Newport Community Center

Newport, New Hampshire

Feasibility Study

Prepared by

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for

Town of Newport, New Hampshire
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April 6, 2018

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II. Executive Summary

Executive Summary

The town of Newport, NH entered into an Agreement with Catlin + Petrovick Architects, PC C+P) and Heller and Heller, LLC to complete a feasibility study for a community center. The study included stakeholder input in the form of town officials, staff, public meetings and program validation. The objective of the study was to review options for the renovation and expansion of the existing recreation center, the renovation and expansion of another existing building or the construction of a new facility to meet the programmatic needs of the Town's Recreation Department and other community groups and organizations.

In addition to the programs offered by the Newport Recreation Department, there is Newport Fitness, a private fitness health club located on Main Street and the Newport Senior Center, a private non-profit, which hosts some fitness activities at their facility on South Main Street.

Community Demographics

The primary users of the facility are residents of the Town of Newport, however residents of surrounding communities such as Sunapee, Goshen and Croyden also participate in programs offered in Newport.

The community currently supports an active town recreation program which hosts activities at the existing Recreation Center and other available town-owned locations throughout the community. The participation in services spans the major age categories with the concentration of use in the 6-15 year old and young adult age groups. The highest concentration is the 6-12-year group.

Trends

The age segment population data indicates there will be an increase in demand for activity programming or adult services ages 54-84 as a result of increases in population for this age segment. The lack of available space to host physical and passive activities has presented a challenge to the recreation department whose programming is dependent upon available indoor space.

Wellness and fitness continue to be a goal which supports overall health and well-being among all age groups. With that desire for good health and well-being, there is an increasing demand for an indoor walking and running track and multi-purpose activity rooms to support physical and passive programs.

Stakeholder Input

Stakeholder participation in the process was through an evening public meeting, public meetings with the Committee, meeting with recreation department staff, and review of information the Committee has gathered previously, including:

1. Two previously conducted Newport resident (voter) and recreation department consumer (user) surveys (1997 and 2014),
2. 1998 Newport Recreation Facility Study by Banwell Architects
3. 2010 Newport Recreation Building Roof Assessment by Banwell Architects
4. Schematic design by SISR Architecture for expansion of the existing recreation facility

On January 17, 2018 C+P and the Committee hosted a public meeting to receive community input from residents. There were approximately sixteen attendees at the public meeting, eight were members of the Committee. C+P facilitated community discussion at the meeting through a Power Point presentation (included in the Appendix) which included the following topics:

- An introduction to our team
- An overview of the purpose of a feasibility study
- Existing Recreation Center conditions and programming
    - Is there a connection to the existing building?
    - Is the desire for a new Recreation Center or Community Center?
    - What non-physical or passive recreation programming would you like to see at the community center?
- Verification of data and statistics from previous studies and surveys
    - Current program offerings vs. desired program offerings
    - Location of existing center – is remaining close to downtown important?
- Current trends in community center design

There was a general sense of support for a new or expanded recreation facility to support expanded recreation programming and services among the attendees.

A meeting with recreation department staff was held to review current recreation department programming. The recreation department staff reviewed their annual program schedule along with the number of attendees in activities and space requirements. During their discussion they stressed there is a wait list for many programs due to spatial constraints. They also discussed the “wish list” of requested programs they would be able to consider given additional space and supporting facilities.

III. Demographic Summary & Market Review

Demographic Summary & Market Review

Summary

The Town of Newport through its Recreation Department provides “drop-in” programs and activities which are available free or for a nominal fee to residents of Newport and surrounding communities. This study was based upon the assumption that this model would continue and that potential revenue generation would not be considered as a means of partially funding the cost of a constructing a new or expanded community center.

There is a private health club which provides more focused facilities and options for individual workout programs, and a non-profit Senior Center which provides a broad range of passive recreation programs for the elder population. The issue was raised if expanded municipal recreation programming would be of concern as potential competition to the private health club or the Senior Center. While the Recreation Department does provide some supplementary physical activity programs to those offered at the Senior Center, it would not present a competitive situation. The private health club has limited fitness class or group programs which would also not be impacted by expanded municipal recreation programming.

The demographics indicate families with children tend to be the largest consumers of community recreation programming. There is also a large population over age 55 seeking fitness and wellness and socialization options beyond those offered elsewhere in town. The goal of most community centers is to integrate generational activities as a means of creating community.

The following information covers the demographics and income profile of the community and provides an overview of national recreation trends for municipalities.

Demographic and Income Profile

Newport town, NH
Newport town, NH (3301952580)
Geography: County Subdivision

Prepared by Esri

Summary	Census 2010	2017	2022
Population	6,507	6,334	6,282
Households	2,629	2,543	2,517
Families	1,706	1,632	1,607
Average Household Size	2.43	2.44	2.44
Owner Occupied Housing Units	1,703	1,588	1,573
Renter Occupied Housing Units	926	955	944
Median Age	41.8	43.2	43.2

Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	-0.16%	0.48%	0.83%
Households	-0.21%	0.50%	0.79%
Families	-0.31%	0.42%	0.71%
Owner HHs	-0.19%	0.51%	0.72%
Median Household Income	2.46%	2.12%	2.12%

	2017		2022	
Households by Income	Number	Percent	Number	Percent
<$15,000	489	19.2%	386	15.3%
$15,000 - $24,999	187	7.4%	156	6.2%
$25,000 - $34,999	190	7.5%	157	6.2%
$35,000 - $49,999	404	15.9%	310	12.3%
$50,000 - $74,999	586	23.0%	681	27.1%
$75,000 - $99,999	302	11.9%	356	14.1%
$100,000 - $149,999	277	10.9%	334	13.3%
$150,000 - $199,999	71	2.8%	90	3.6%
$200,000+	37	1.5%	47	1.9%
Median Household Income	$50,039		$56,492	
Average Household Income	$59,734		$70,652	
Per Capita Income	$24,214		$28,541	

	Census 2010		2017		2022	
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	387	5.9%	345	5.4%	340	5.4%
5 - 9	395	6.1%	357	5.6%	337	5.4%
10 - 14	411	6.3%	372	5.9%	368	5.9%
15 - 19	455	7.0%	373	5.9%	357	5.7%
20 - 24	387	5.9%	394	6.2%	349	5.6%
25 - 34	676	10.4%	763	12.0%	828	13.2%
35 - 44	824	12.7%	691	10.9%	681	10.8%
45 - 54	1,032	15.9%	873	13.8%	763	12.1%
55 - 64	901	13.8%	941	14.9%	922	14.7%
65 - 74	487	7.5%	670	10.6%	749	11.9%
75 - 84	345	5.3%	337	5.3%	389	6.2%
85+	207	3.2%	218	3.4%	199	3.2%

	Census 2010		2017		2022	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	6,324	97.2%	6,100	96.3%	6,005	95.6%
Black Alone	18	0.3%	29	0.5%	40	0.6%
American Indian Alone	15	0.2%	18	0.3%	20	0.3%
Asian Alone	26	0.4%	33	0.5%	40	0.6%
Pacific Islander Alone	0	0.0%	0	0.0%	0	0.0%
Some Other Race Alone	18	0.3%	28	0.4%	34	0.5%
Two or More Races	106	1.6%	126	2.0%	143	2.3%
Hispanic Origin (Any Race)	71	1.1%	106	1.7%	134	2.1%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

March 16, 2018

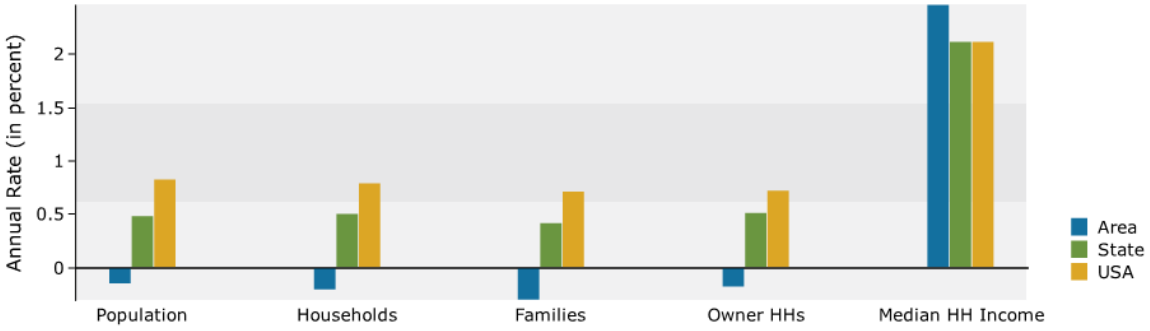
Fig. III-1

Demographic and Income Profile

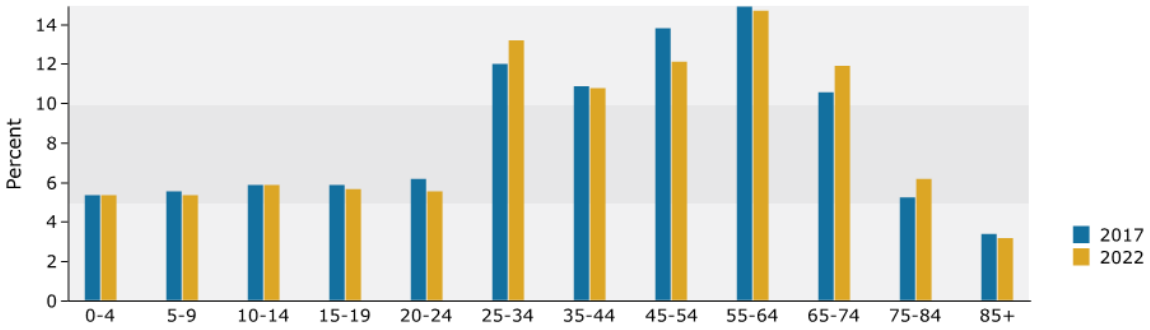
Newport town, NH
Newport town, NH (3301952580)
Geography: County Subdivision

Prepared by Esri

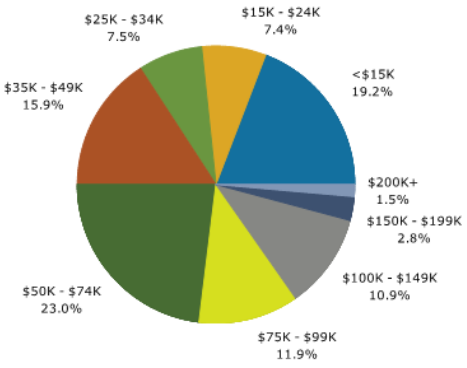
Trends 2017-2022



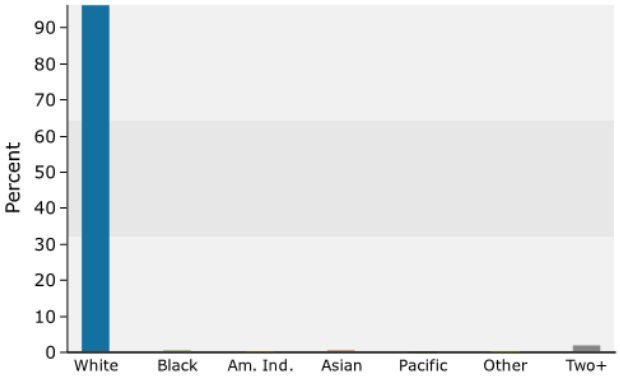
Population by Age



2017 Household Income



2017 Population by Race



2017 Percent Hispanic Origin: 1.7%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

March 16, 2018

Fig. III-2

IV. Program Inventory Review

Program Inventory Review

As part of the Community Center study, the existing program inventory was reviewed and categorized according to age segments of 0-5, 6-12, 13-17, 18+, and seniors. Programs were categorized according to program type to show the distribution of programs according to categories of sports, fitness and wellness, and all other programs. The Newport Recreation Department 2018-2019 proposed budget was the source of the programming numbers.

0-5
Kids soccer
Kids Zone
2 Total Programs (5% of total program offerings)

6-12
Flag Football
Biddy Soccer (2 seasons)
Elementary Soccer
Girl's Field Hockey
Middle School Cheer
Parkour
Elementary Basketball
Youth Basketball
Biddy Wrestling
Elementary Wrestling
Middle School Wrestling
Middle School Track
Granite State Track
Day Camp
Wednesday Trips
16 Total Programs (43% of total program offerings)

13-17
Girl's Field Hockey
Middle School Cheer
Parkour
Garden State Track
Teen Trips
High School Bootcamp
6 Total Programs (16% of total program offerings)

18+
Bootcamp (4 seasons)
Old School PE
Men's Volleyball
Women's Volleyball
Coed Volleyball
Drop-in Volleyball
Summer Basketball
10 Total Programs (27% of total offerings)

Seniors
Am Exercise (2 sessions)
Pickleball
3 Total Programs (8% of total offerings)

There were 37 total programs. A few of the programs are repeated in two different age groups as they include both youth 6-12 and teens 13-17. In addition to these programs, there were a few programs that were not categorized as they appeal to more than 2 age segments. These programs included ice skating, drop-in hockey, February vacation trips, and yoga.

The chart below (*figure IV-1)* shows the breakdown of programs by age segment. As can be seen, approximately half of the programs are offered for youth 12 and under, which suggests there is room to increase the adult programs as the population of Newport is aging. Preschool aged activities could be expanded with additional programming space. It is important to note that senior activities are offered by the Newport Senior Center, which accounts for the low program offerings for seniors.

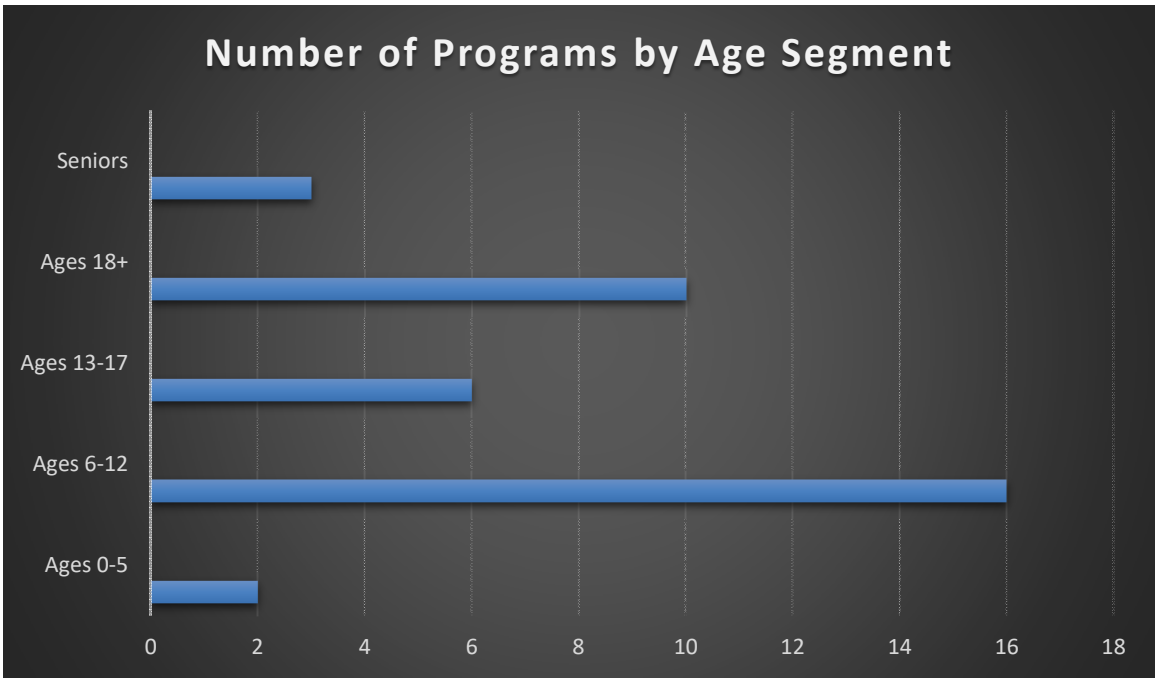


Fig. IV-1

Figure IV-2 shows the distribution of programs by program type, categorized into three categories:

- Sports (23 programs or 62% of offerings)
- Fitness and Wellness (10 programs or 27% of offerings)
- All other programs (4 programs or 11% of offerings)

Sports, fitness and wellness programs represent the vast majority of program offerings.

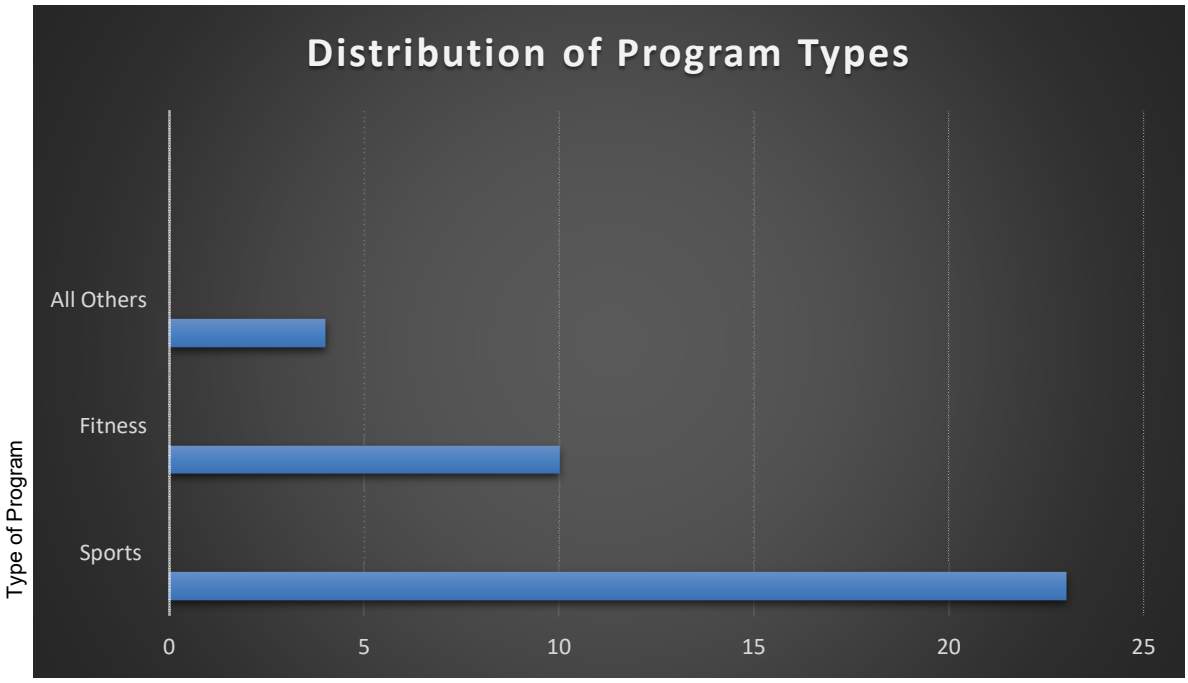


Fig. IV-2

Program Revenue Review

The following table (*figure IV -3)* details the revenue for three previous fiscal years.

Program	FY 14-15	FY 15-16	FY 16-17	% change 14/15 to 16/17
Basketball	$2,448	$2,630	$1,940	-20.8%
Cheering	210	315	210	0.0%
Day Camp	49,420	51,619	49,153	-0.5%
Exercise	2,311	2,318	2,225	-3.7%
Flag Football	370	615	420	13.5%
Field Hockey	440	455	395	-10.2%
Kidzone	594	386	231	-61.1%
Men's Hoops	183	360	183	0.0%
Ping Pong		202	343	N/A
Pickleball	69	352	975	1313.0%
Soccer	3,180	3,565	3,195	0.5%
Track	1,335	1,170	1,220	-8.6%
Wednesday Trips	1,620	1,145	520	-67.9%
Wrestling	1,130	685	1,140	0.9%
Total	$63,310	$65,817	$62,150	-1.8%

Fig. IV-3

Programs that have remained relatively stable (less than a 4% difference) during the three-year period include cheering, day camp, exercise, soccer, men's hoops and wrestling. Growing programs include flag football, and pickleball. Programs that have decreasing revenue amounts in excess of 2% include basketball, field hockey, kidzone, track, and Wednesday trips.

Demographics

The total population change from 2017 to 2022 is negligible (>1%). Figure IV-4 notes population changes from 2017 to 2022 include:

0-4	0%
5-9	5.9%
10-14	(3.3%)
15-19	(6.6%)
20-24	(9.7%)
25-34	10%
35-44	1%
45-54	(13.8%)
55-64	.1%
65-74	9.4%
75-84	12.8%
85+	(1.2%)

Fig. IV-4

Figure IV-4 indicates there will be increased demand for adult services ages 55-84, and 65-74/75-84. The chart indicates teens, young adults and adults ages 45-54 populations decline. As a result of the 5-9 age segment being the most targeted market for the Department, there should be an increase in demand for youth programs, overall.

Population Trends

With the US population getting older there are more adult, active adult and senior individuals within communities. Active adults are interested in social program areas: including walking and biking clubs. Dallas-based ACTIVE Network, an online activity and event marketing, registration and payment processing platform, suggests the following activities for active adult recreation programs compiled from various recreation industry resources:

- Sports - broomball, inner tube water polo, pickleball, wally ball
- Exercise - zumba gold, dance buffet, kettlebells, outdoor fitness
- Technology - beginner's guide to iPad, social media, digital photography
- Entertainment - karaoke, improv, murder mystery dinners, speed dating, Wii for seniors
- Art - Drawing / painting, jewelry making, mixed media arts, pottery, quilting
- Professional / Other - estate planning, self-publishing, brain fitness, voice-overs, memoirs

Some of these programs may be offered at the Newport Senior Center, there may be opportunities for the Recreation Department to supplement their offerings to accommodate the increased demand for activities by adults over age 55.

Recreation Trends

Physical Activities and General Recreation

The data in the following section reflects trends derived from recognized industry resources including the Physical Activity Council, Sport; Fitness and Leisure Activities (SFIA) Topline Participation Report and Environmental Services Research Institute (ESRI). The Physical Activity Council (PAC) is a partnership of six major trade associations in US sports, fitness, and leisure activities. Each year, PAC produces a report summarizing data about US leisure activity. The report provides participation, inactivity levels, spending, aspirational and projection information from 2006 through 2016. This report identifies level of activity by various age groups providing information about key sports, fitness and recreation participation trends. Detailed reports incorporated into this summary include The Outdoor Industry Association and The Sports and Fitness Industry Association Topline Reports and American College of Sports Medicine (ACSM).

Participation & Activities in the United States

Overall, leisure activity participation in the United States has fluctuated over the last six years, while there was a decrease in activity for 2015, racquet, team, and water sports all had participation increases. This may indicate that those particular categories added activities to their repertoire, such as pickleball. Outdoor and fitness sports participation remained relatively flat from 2012 to 2014, while individual sports have experienced steady decline.

Statistics indicate the top ten core participation activities, by number of participants, are:

Activity (definition of core), total number of core participants

- Walking for Fitness (50+ times per year), 76.8M
- Running / Jogging (50+ times per year), 28M
- Treadmill (50+ times per year), 27.7M
- Stretching (50+ times per year), 26M
- Free Weights (hand weights) under 15 lbs. (50+ times per year), 24.8M
- Weight Resistance Machines (50+ times per year), 21.2M
- Bicycling (Road / Paved) (26+ times per year), 20.4M
- Free Weights (dumbbells) over 15 lbs. (50+ times per year), 24.8M
- Fishing (freshwater / other) (8+ times per year), 17.9M
- Stationary Cycling (recumbent / upright) (50+ times per year), 17.4M

The top five percentage growth activities include adventure racing, mixed martial arts (MMA) for competition, off-road triathlons, lacrosse, and traditional triathlons. While this information is helpful, the actual growth activities, based on quantity of participants, provide more insight into what Americans are becoming more interested in for their health, wellness, and fitness needs. The top ten actual growth activities are:

- High Impact Aerobics
- Swimming for Fitness

- Yoga
- Adventure Racing
- Mountain Biking
- Traditional Triathlons
- Lacrosse
- Archery
- Off-Road Triathlons
- BMX Bicycling

These trends reveal that active people are looking for non-conventional health and fitness experiences. More Americans are looking for activities that provide a fun physical, emotional, and mental experience. While many Americans enjoy watching team sports like football, basketball, the Olympics and national championship events; they aren't necessarily interested in participating in those types of events for their fitness needs.

Watching competitive sports is popular and continues to increase in popularity, Americans do not look to traditional competitive sports for their personal fitness. Finally, team sports are still popular among millennials, but they are not experiencing growth like HIIT (High Intensity Interval Training). Many of these activities are categorized as "fun" fitness activities. Exercises like P90x, Insanity, or Crossfit, focusing on high intensity cardiovascular and body-weight resistance training, have proven that you do not need a lot of equipment to be fit. These types of classes have been and will continue to grow in popularity.

Racquet sports that have maintained popularity over the last two years including squash and cardio tennis, a more recent cardiovascular form of tennis which focuses on fitness. A growing trend in the racquet sports industry is pickleball. Tennis has grown slightly from 16.64 million players in 2011 to 17.96 million in 2015. Reports on pickleball participation were new in the 2015 SFIA Topline Report, so growth trends are not yet available. There are approximately 2.46 million players currently. Pickleball courts can be constructed specifically for pickleball or the striping can be overlaid onto existing tennis or badminton courts for multi-use opportunities. Pickleball can no longer be considered a trend, as it is an activity that is offered in virtually every state and region in the country.

Football has seen as consistent decline in participation since 2009, and this trend is expected to continue throughout the coming years. Ultimate Frisbee, an activity popular on college campuses, hit its peak participation numbers in 2012, but has experienced a consistent decline each year since.

Other Activities

The most popular adult (age 25+) outdoor activities, determined by participation rate, were:

- Running, Jogging, and Trail Running, 15.8% or 33.0M
- Fishing (Fresh, Salt, Fly), 15.0% or 31.4M
- Bicycling (Road, Mountain, BMX), 12.8% or 26.8M
- Hiking, 12.4% or 25.9M
- Camping (Car, Backyard, RV), 12.2% or 25.5M

The top five favorite adult activities based on frequency of participation were: running, jogging, and trail running, bicycling, birdwatching, wildlife viewing, and hunting. Positive outdoor recreation participation trends have been seen in racing, triathlons, paddling, kayaking, and fishing.

Three-year growth trends indicated the following top ten activities have experienced increasing participation, and may provide opportunities to engage more people in the future.

- Adventure Racing
- Non-traditional off-road triathlon
- Stand Up Paddling
- Kayak Fishing
- Traditional Road Triathlon
- BMX Bicycling
- Traditional Climbing
- White Water Kayaking
- Boardsailing / Windsurfing

The number of participants in skateboarding in the United States decreased by approximately 3.5 million participants between 2006 and 2014. In 2006, more than 10 million Americans participated in the sport, but by 2014, this figure had fallen to just 6.58 million.

Fitness

Fitness class activities and the use of various cardio and fitness equipment experienced an increase in participation over the last two years. Swimming for fitness is increasing in popularity. Strength training activities, such as free weights and weight / resistance machines, have seen a slight decline in participation. Functional fitness is one of the largest growing segments of the fitness industry and is defined as putting fitness into practice in a real application, such as climbing, carrying, lifting, and bending. Functional fitness activities are geared toward helping with everyday life. Indoor gyms are reallocating space from cardio machines to open space with ropes, balls, and mats.

For fitness related activities, the top 2017 trends identified by the American College of Sports Medicine in a worldwide survey of fitness providers and experts include:

1. Body Weight Training
2. High-Intensity Interval Training (HIIT)
3. Strength Training
4. Group Training
5. Exercise as Medicine (doctors prescribing exercise as part of a treatment plan)
6. Yoga
7. Personal Training
8. Exercise and weight loss
9. Fitness programs for older adults
10. Outdoor recreation such as hiking, canoeing, kayaking
11. Group personal training
12. Wellness coaching
13. Worksite health promotion
14. Circuit training
15. Flexibility and mobility rollers

Team Sports

Over the last 2 years, there has been a slight decrease in the traditional team sports area such as baseball, football, basketball, and soccer. Trending growth in the newer more evolving sports such as Lacrosse continue to grow at significant rates.

Baseball	-6.0%
Basketball	-1.4%
Football	-4.0%
Gymnastics	22.1%
Ice Hockey	5.6%
Lacrosse	29.1%
Roller Hockey	-13.3%
Soccer (outdoor)	-2.1%
Softball (Fast Pitch)	-3.1%
Softball (Slow Pitch)	-14.9%
Wrestling	-37.8%

Fig. IV-5

Passive Activities

Passive and general interest activities offer opportunities for those not participating in physical activities or programs to enjoy the social benefits of a multi-generational community center. These may range from activities to compliment or support the mission of the Senior Center to a variety of programs to support the overall wellbeing of the community.

Dance

As the world of dance as a form of exercise continues to evolve, Two leaders in the field have discussed what the future of modern dance will look like. Heather Vaughan-Southard has examined how the classification of dance methods into specific genres has become increasingly difficult due to blurred traditional lines between styles. Dancers used to focus on a single dance style, like ballet or jazz; however, as time passed they have cross-trained between the genres, and now “we are fusing styles, ideologies, cultures, and genres so seamlessly that it can be difficult to know where one ends and where another begins.”

Danceus, a national dance organization, has predicted that modern dance will focus less on the force of energy and more on body weight creating movement. Millennial dancers have already defied gravity with more aerial acrobatics and body contortions. There will also be a heightened focus on creativity, with more messaging, acting, and expression of emotion that will drive future modern dance. According to Staff, it may be difficult for modern dance instructors “to translate this trend into a course of dance technique class or group instruction.” As the demand increases for diversified forms of exercise

Billiards/Games

Billiards and game tables offer and opportunity for socialization for all ages.

Other National Trends

The following information lists other trends the consulting team has seen based on experience with agencies around the country. These include:

- Outdoor gyms, the latest weapon in fighting the nation's obesity epidemic, are sprouting up in city parks across the country. Clusters of traditional fitness equipment from elliptical machines to leg press and sit-up benches are being installed in parks.
- Play options for youth playgrounds, including theme based playgrounds, destination regionally based play areas, nature based playgrounds, and fitness oriented play spaces. Mecklenburg County, NC worked with the Playcore Company to design a fitness play space for older youth/teens based on the NFL Combine and Adult Ninja Warrior television show.
- Outdoor programming in parks. Many systems lease space for private providers to offer programs or agencies themselves are offering these programs.
- No Child Left Inside and initiatives geared toward youth involvement with nature activities.
- Nature based/environmental programs are growing in popularity for all age groups.

- Unique Sports Leagues with changing the norms such as lower basketball hoops, shortened base paths, changed rules, reduce field lengths, limit softball game times, and smaller tennis courts.
- Playgrounds for seniors.
- STEM programs or science, technology, engineering and math are popular program offerings for youth.
- Packaged wedding venues that result in significant revenue generators for agencies.
- Capitalizing on community center space as rental space. Rather than managing programs, leasing space to program providers.

Sports and Leisure Market Potential Report

The *Sports and Leisure Market Potential Report,* created by ESRI, was utilized to measure the likelihood of the Newport population to participate in recreational activities. The report interprets the data collected by Growth for Knowledge Mediamark Research and Intelligence, LLC. (GfK MRI) in a nationally representative survey of U.S. households. The data measures the national propensity to use various products and services and then applies it to the specific geographic location of Newport. A Market Potential Index (MPI) is assigned to each item, which measures the relative likelihood of the adults in the specified area to exhibit certain consumer behavior compared to the U.S. An MPI of 100 represents the U.S. average. The top **active** recreational activities Newport residents will likely participate in (based on an MPI over 100) include:

Activity	Expected Number of Adults/HHs	Percent	MPI
Participated in aerobics in last 12 months	279	7.6%	92
Participated in archery in last 12 months	112	3.1%	108
Participated in backpacking in last 12 months	163	4.4%	138
Participated in baseball in last 12 months	195	5.3%	117
Participated in basketball in last 12 months	313	8.5%	101
Participated in bicycling (mountain) in last 12 months	175	4.8%	116
Participated in bicycling (road) in last 12 months	403	11.0%	107
Participated in boating (power) in last 12 months	180	4.9%	97
Participated in bowling in last 12 months	351	9.6%	100
Participated in canoeing/kayaking in last 12 months	227	6.2%	107
Participated in fishing (fresh water) in last 12 months	499	13.6%	114
Participated in fishing (salt water) in last 12 months	166	4.5%	110
Participated in football in last 12 months	201	5.5%	108
Participated in Frisbee in last 12 months	170	4.6%	102
Participated in golf in last 12 months	302	8.2%	94
Participated in hiking in last 12 months	387	10.6%	102
Participated in horseback riding in last 12 months	100	2.7%	118
Participated in hunting with rifle in last 12 months	227	6.2%	140
Participated in hunting with shotgun in last 12 months	165	4.5%	122
Participated in ice skating in last 12 months	94	2.6%	93
Participated in jogging/running in last 12 months	475	13.0%	96
Participated in motorcycling in last 12 months	141	3.8%	127
Participated in Pilates in last 12 months	83	2.3%	85
Participated in ping pong in last 12 months	170	4.6%	110
Participated in rock climbing in last 12 months	72	2.0%	100
Participated in roller skating in last 12 months	95	2.6%	134
Participated in skiing (downhill) in last 12 months	96	2.6%	97
Participated in soccer in last 12 months	153	4.2%	97
Participated in softball in last 12 months	130	3.5%	109
Participated in swimming in last 12 months	538	14.7%	94
Participated in target shooting in last 12 months	171	4.7%	101
Participated in tennis in last 12 months	140	3.8%	100
Participated in volleyball in last 12 months	154	4.2%	126
Participated in walking for exercise in last 12 months	934	25.5%	94
Participated in weight lifting in last 12 months	369	10.1%	99
Participated in yoga in last 12 months	262	7.1%	94

Fig. IV-6

There are 24 activities that score over 100 MPI; most communities have scores over 100 for approximately 12-15 activities. This is a significant number of high scoring activities and bodes well for program expansion in the future. Nine activities to give particular attention to are: hunting (rifle), backpacking, fishing, overnight camping, road bicycling, dancing, football, canoeing/kayaking, and hiking**.** These nine activities ranked highest in both percentage of expected adults *and* MPI top-twenty individual rating analyses and are therefore the top potential active activities for future growth.

It is interesting to note that indoor activities scored lower overall than outdoor activities. Indoor programs such as: yoga, pilates, and weight lifting all scored below 100. However, some higher scoring activities can be played indoors or outdoors such as volleyball and basketball.

The Town of Newport can give particular attention to the fact that over 78% of the highest-ranking active endeavors take place outdoors. The development of spaces and programs to pursue those types of outdoor pursuits could interest up to 2,263 households.

Programming Recommendations

- The most significant observation about programs is the need to diversify program opportunities beyond sports/fitness/wellness. Only 11% of program offerings are not sports/fitness/wellness. Consider STEM programs (science, technology, engineering and math), arts programs, and other general interest activities for youth.
- According to trend research, traditional sports such as basketball, baseball, and football have been declining in participation nationwide. Participation in soccer remains stable; whereas participation in lacrosse has significantly increased. This also suggests the continued need to diversify program offerings beyond sports.
- Outdoor programming as identified in the Sports and Leisure Market report has great appeal to Newport residents that could become an important component to the program offerings. Consider creating an outdoor programming space as part of the Community Center site.
- Gymnasium space is important to the community, given the number of sports activities. Consider having a gym with a divider to provide increased programming opportunities. A gymnasium built large enough could attract regional tournaments, and would serve as a way to bring additional revenue into town.
- A gymnasium could also serve as a space for a variety of special events such as art shows, holiday craft fairs, guest speakers, pet shows, and children's events.
- The day camp program is the most important program for the Department as it represents the majority of total program revenue of about 80% of revenue. Therefore, community center design considerations should include provisions for this program.
- Fitness/wellness activities are enduring in popularity. In the community survey that was distributed in Newport, 96% of survey respondents feel that these activities are either very important or important. As a result, continue to grow this program area. Space for group fitness would be important.
- Noting the aging population of Newport, there are opportunities to grow adult programming in concert with the Newport Senior Center.
- Given the health benefits of walking/running, an indoor running/walking track would be beneficial to a new community center space.
- Rental space areas generally do well within community centers and provide a sustainable revenue stream and a good service for the community.
- Marketing of a new/renovated community center should include nearby towns. This will help sustain revenues for the facility.
- Most communities do not have enough meeting room space to use for club and organization meetings.

V. Public Input Summary

IV. Public Input Summary

The public meeting attendance limited, approximately 16 individuals, 8 of which were members of the Community Center Committee. The public discussion began with an overview of the Committee's goals by Peter "PJ" Lovely, Committee Chair followed by a presentation by Michael Petrovick, AIA of Catlin + Petrovick Architects, PC which reviewed information previously gathered by the Committee and included key questions for the evening's agenda. The discussion confirmed that information gathered previously reflected the general consensus of the town. The discussion supported the Recreation Department, and its desire for an new or much improved facility.

The discussion focused on the options being considered as part of this feasibility study – expand and improve the existing recreation facility purchase and renovate Towle School or dispose of the existing facility, or building a new facility and dispose of the existing location. Generally, there was support for all three options but attendees indicated the facility should remain located within close proximity to downtown similar to the current location on Belknap Avenue.

<u>Summary of Comments:</u>

- Clearly unanimous among the attendees was the desire for the facility to remain downtown.
- Consensus that there needs to be an effort to include passive or non-physical recreation programming.
- The desire for the facility to truly be a community center rather than just a recreation center.
- There was concern and discussion around cost.

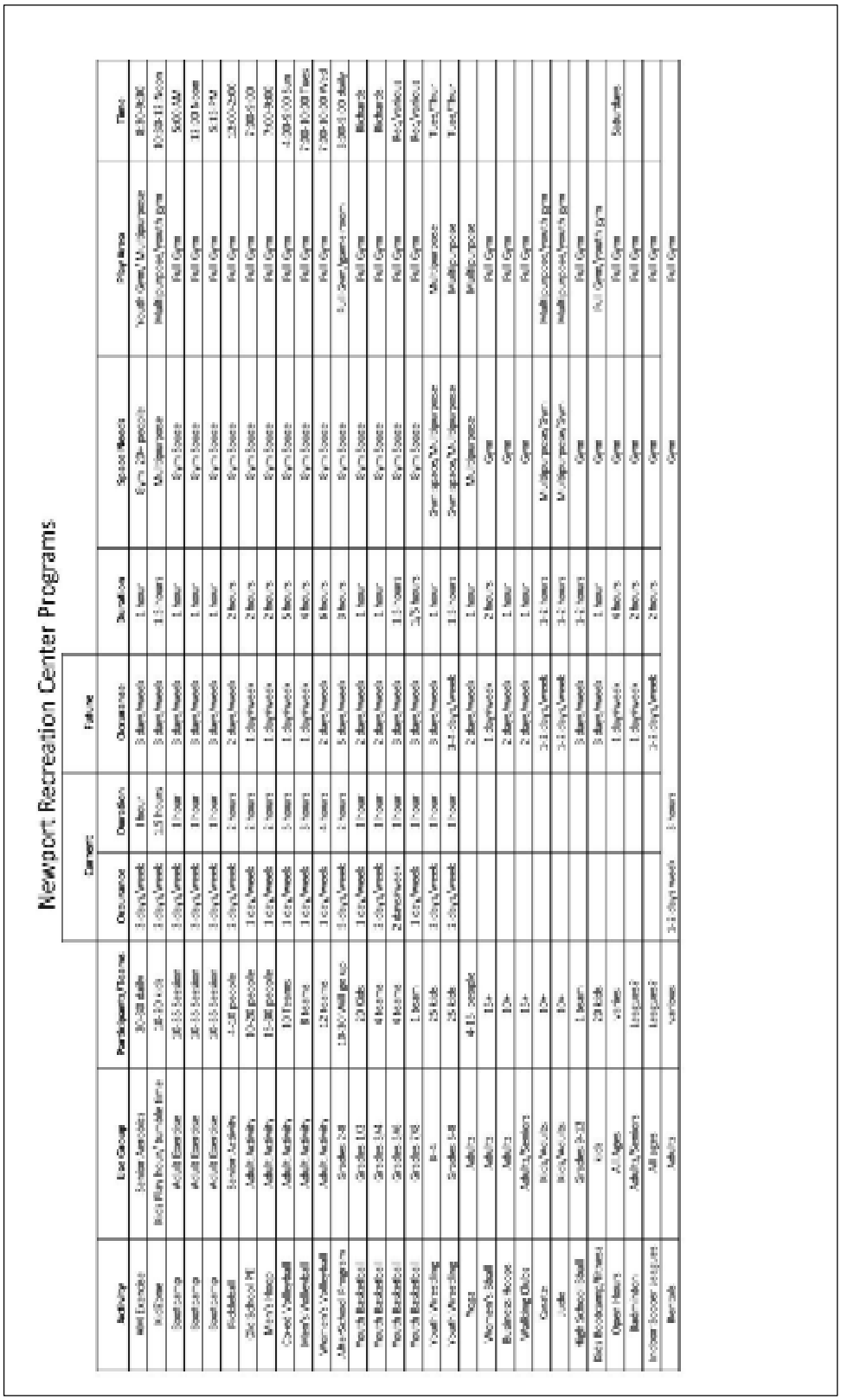


Fig. V-1

VI. Building Programming

Building Programming

The discussion focused on three options:

1. Expand and improve the existing recreation center.
2. Purchase and renovate the existing Towle School.
3. Building a new facility, disposing of the existing recreation center.

There was support for all three options. There was a consensus that any new facility be located within the downtown area for ease of access by students.

The following program of spaces is based upon review of the desired program of activities, through a discussion with Recreation Department staff, the Community Center Committee and precedent of similarly designed facilities for communities of similar size and demographics.

General Programming Factors:

1. The facility – new or expansion of the existing facility – should support the current and future mission and vision of the Recreation Department.
2. The facility should support fitness and wellness programming or active and passive recreation as well as after school programs.
3. The facility design should support multi-generational users.
4. The facility should to support multiple events or programs simultaneously.

Spatial Programming:

Lobby/Vestibule: 1,000 square feet
The lobby is the welcoming hub of the facility; it should be brightly daylight lit with clear view through the facility and into large program spaces such as the gymnasium, the multi-purpose room and open to the second floor. It should be large enough to handle large groups leaving an event.

Administrative Offices/Reception: 700 square feet
The administrative offices and reception should be located adjacent to the Lobby for easy access and control of access to the facility. Staff offices could be arranged with workstations.

Director's Office: 175 square feet
The director's office should be located adjacent to the administrative offices with access to the lobby and main entrance.

Conference/Meeting Room: 800 square feet
The conference/meeting room should be able to function as an activity space for programs and/or serve as a community/recreation department staff meeting space. This space should be accessible from the primary central public space.

Multipurpose/Class Room: 800 square feet
The multipurpose/class room should be able to function as an activity space for programs or serve as a community meeting space. This space should be accessible from the primary central public space. Direct access to outdoor activity areas would be desirable.

Large Multipurpose Room: 2,150 square feet
The two-story multipurpose room should have the capability to be divided into two spaces. Provide equipment storage. This space should be accessible to the primary central public space with glass vision panels.

Gymnasium: 10,000 square feet
The two story gymnasium would have a full regulation basketball court with capability to be divided into two small courts for volleyball, pickleball or basketball practice. The gym would have moveable bleachers on three walls. The primary bleachers would accommodate 300 spectators for viewing of full court events with the secondary bleachers for each small court with capacity for 50 spectators on each side. The gymnasium should also have a walking and jogging track suspended around perimeter of the gym and accessible from the second floor.

Fitness Room: 475 square feet
The fitness room would have equipment for instructor-led training classes. This space should be located adjacent to the large multipurpose room for easy access for activities which require space for movement.

Open Seating/Program Spaces/Spectator Space: 1,500 square feet
The building should include open spaces which can be used during events for spectator or public viewing into the large multipurpose room and/or gymnasium through glass viewing walls into these spaces. These spaces can also be used for program spaces such as youth or summer camp and during in climate weather

Concession/Catering Kitchen: 300 square feet
The concession/catering kitchen should be centrally located for providing concessions sales during large events.

Locker Rooms: 1,000 square feet
There should be four separate locker rooms. Two with direct access to the gymnasium and two adjacent to the gymnasium and large multipurpose room with access from the primary circulation lobby. This configuration allows for two locker rooms to be dedicated to functions in the gymnasium and the other two as public locker rooms available to serve those participating in other activities or for visiting teams.

Single Use HC Toilet/Family Changing Room with HC Shower: 270 square feet
There should be one single use HC toilet/family changing room with shower adjacent to each set of locker rooms and one located at the second level.

Public Group Toilet Rooms: 600 square feet
These public group toilet rooms should be placed adjacent or integrated with the two public locker rooms.

Equipment Storage: 1,625 square feet
There should be storage located immediately adjacent to activity spaces throughout the facility.

Mechanical Room and Janitor Closet: 625 square feet

	Town of Newport of Space Programming					
	Space Identification	**Occupancy**	**SF/Person/ Room**	**Quanity**	**Size of Space**	
1	Lobby/Vestibule			1	1000	sf
2	Offices/Reception	4		1	700	sf
3	Director's Office	1		1	175	sf
4	Conference/Meeting Room	26	30	1	800	sf
4	Multipurpose/Class Room	26	30	1	800	sf
5	Multipurpose Room	240	15	1	2150	sf
6	Gymnasium	400		1	10,000	sf
7	Game Room with Billiard Tables	23	45	1	1050	sf
8	Fitness Room	13	35	1	475	sf
9	Seating/Program Spaces/Open Spectator			10	1500	sf
10	Concessions/Catering Kitchen			1	300	sf
11	Public Group Toilet Rooms		144	2	600	sf
12	Single Use HC Unisex Toilet w/HCP Shower	3	90	1	270	sf
13	Locker Rooms w/ Group Toilet Rooms		300	4	1000	sf
14	Mulipurpose/Classroom Room Storage		125	1	125	sf
15	Multipurpose Room Storage		400	1	400	sf
16	Gymnasium Storage		300	1	400	sf
17	Fitness Room Storage		200	1	200	sf
18	Equipment Storage		500	1	500	sf
19	Janitor's Closet		125	1	125	sf
20	Mechanical Room		200	1	200	sf
Total Net Square Feet (NSF)					**22,770**	**NSF**
Gross To Net Efficiency Factor - Gross SF Factor = 1.30					**29,601.00**	**GSF**

Catlin + Petrovick Architects, PC

VII. Design Concepts

Design Concepts

After analysis of the programming needs and the space requirements for a community center program it is evident that the existing building is deficient in meeting the needs of the Town. The existing building is in need of significant upgrades and repairs with outdated systems and today's building code cannot be met in its current state. The existing site lacks adequate parking and does not meet the needs of the facility. Significant investment would be required to provide a community center to meet the needs of the Town.

The study considered three site options:

1. The existing recreation center with acquisition of land immediately adjacent to the building and across Belknap Avenue for additional parking;

2. The existing Towle School and necessary land acquisition to provide adequate parking;

3. A new building constructed on the existing Little League Field on Meadow Road

Prior to entering into a contract with the design team, the Community Center Committee had considered several vacant sites for the new building option. After reviewing the sites with the committee, it is the conclusion that the best available option for the new building would be the existing Little League Field on Meadow Road.

The same program of spaces was utilized for each of the concept options. The options represent different approaches for meeting the goal of providing a new or renovated and expanded Recreation Center. The conceptual layout options are for the purpose of testing the feasibility of the various approaches and developing a preliminary budget recommendation for comparison of the options.

Site Development

All of the options include the potential to develop the site around each conceptual building for parking and some outdoor activity space.

The site concepts, like the conceptual building designs, show a level of design necessary to develop a preliminary budget for that portion of the project as well as to demonstrate the amount of property required to develop each option.

Sustainable Design

Sustainable design concepts are considered to minimize a building's negative impacts on the environment as well as on those who occupy the building. The objective of sustainability is to reduce consumption of non-renewable resources, minimize waste, and create healthy, productive environments to live, work and play.

Integrating sustainable design philosophy encourages decisions at each phase of the design process which will guide the project to success without negatively impacting the project budget. From conceptual design through building occupancy, sustainable design impacts every phase of a building's lifecycle. Therefore, balancing first-costs with cost of ownership benefits has been considered in each of the three options included in this study.

Option 1 – Renovation, Upgrade and Addition to the existing Recreation Center

This option includes selective demolition and full renovation of the existing recreation center structure. An addition would be included to meet the requirements of the program.

The most significant challenge of this option is the floor level changes within the existing structure. A newly conceived community center plan incorporating the existing building would require the installation of a lift to accommodate required accessibility.

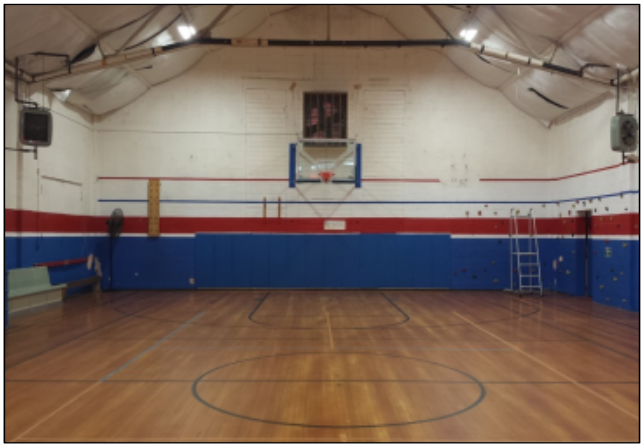
The interior plan of the building is organized with a primary public lobby and circulation spine that would provide access and visibility to the primary program spaces: gymnasium, large multipurpose room, activity classroom/meeting room, reception and administrative offices.

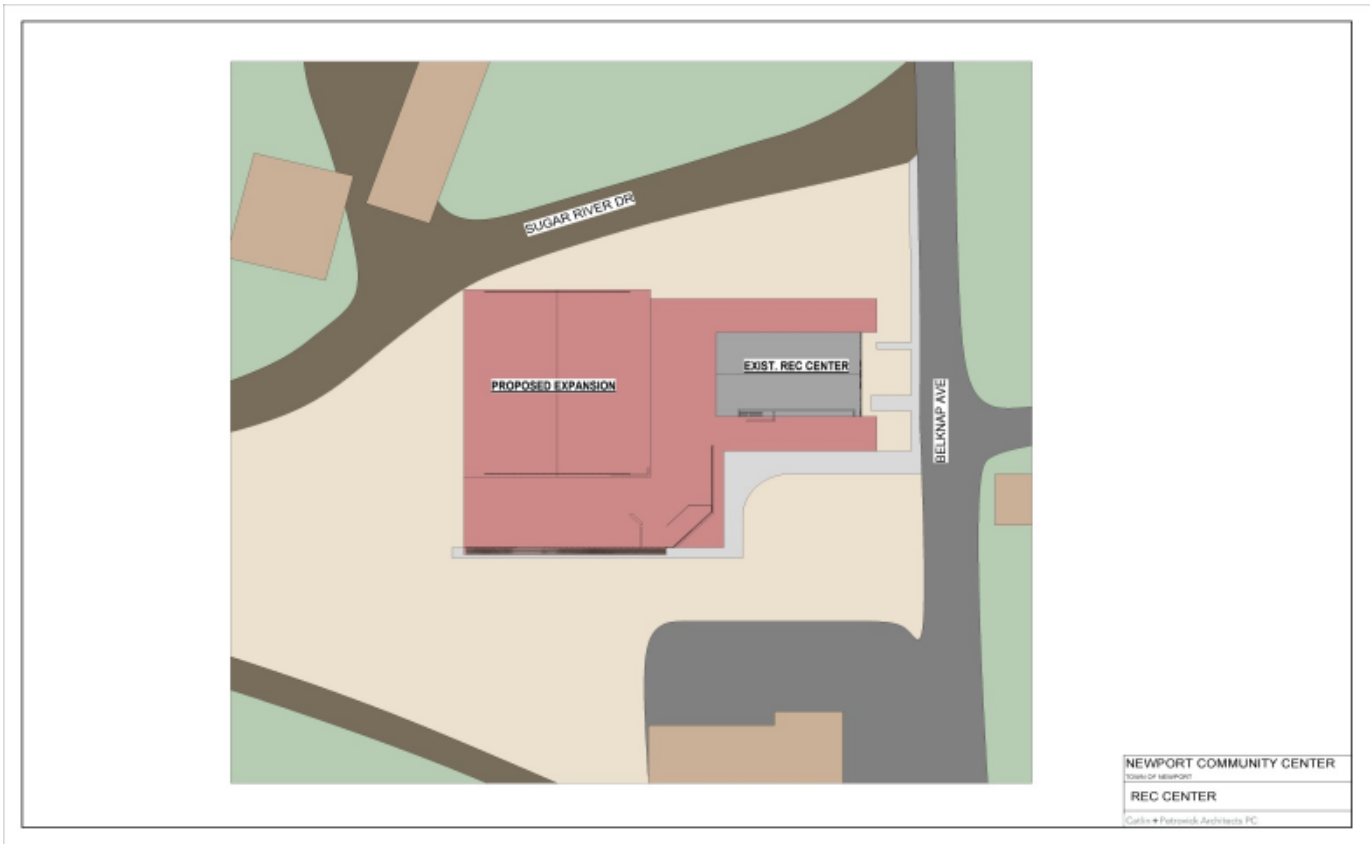
This option would be a single-story structure with a central point of entry. The lobby and circulation spaces could be double height spaces would provide an open and inviting environment.

The estimated cost for the option, including constructing a new high school gymnasium, woul be approximately $9m. (See figure VIII-1)

Fig. VII-1

Fig. VII-3




SUGAR RIVER DR
PROPOSED EXPANSION
EXIST. REC CENTER
BELKNAP AVE
NEWPORT COMMUNITY CENTER
REC CENTER

Fia. VII-4

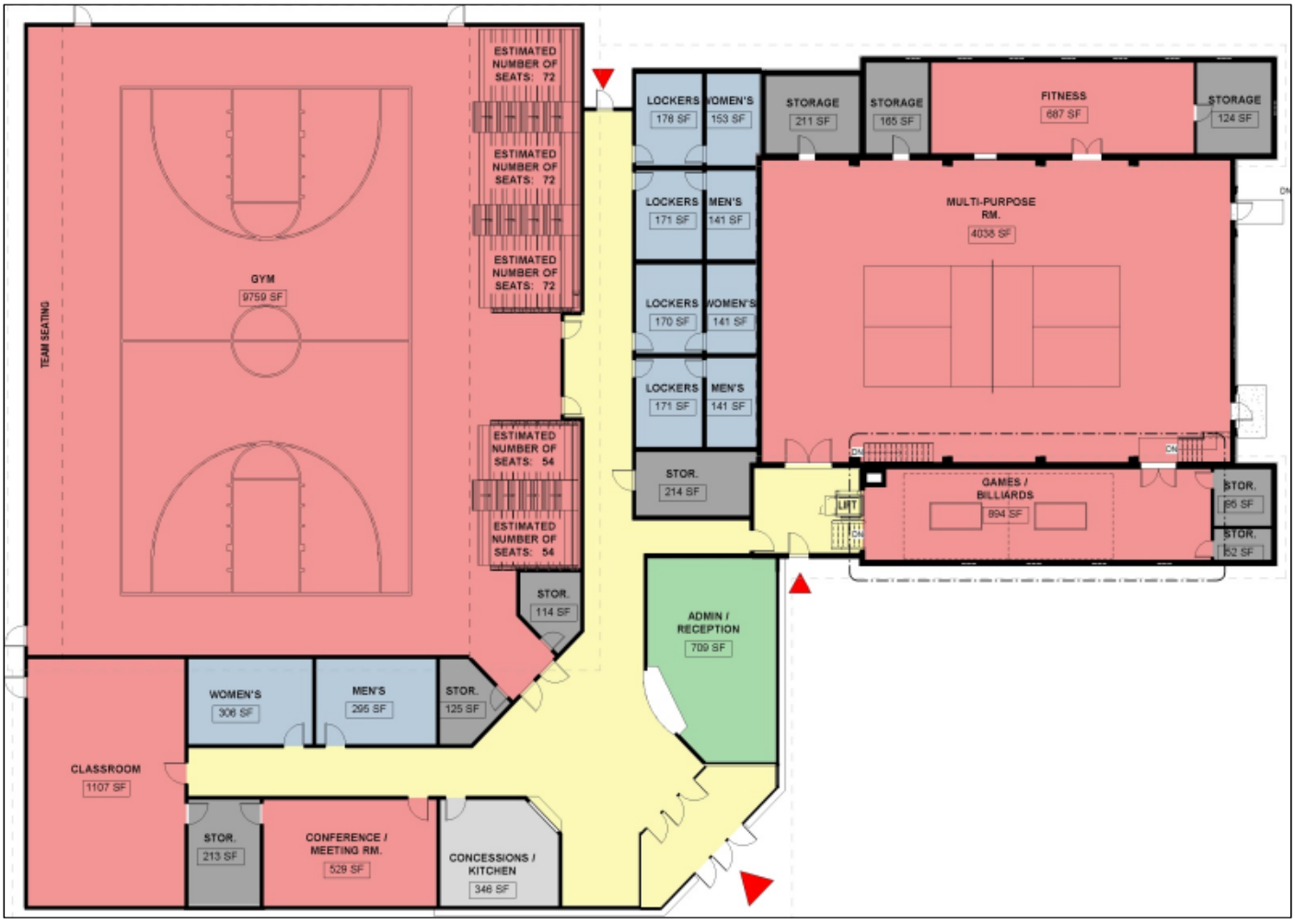


Fig VII-5

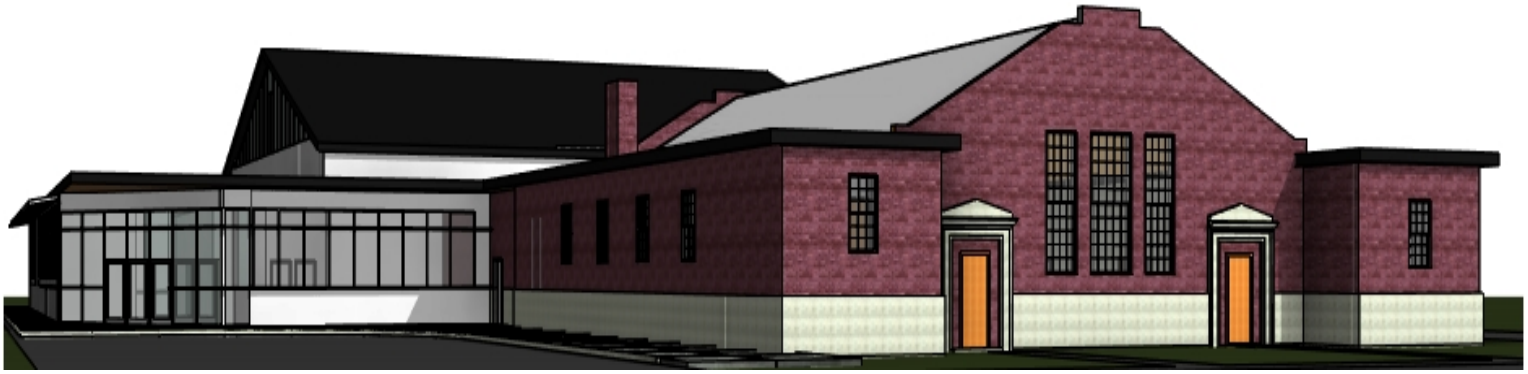


Fig VII-6

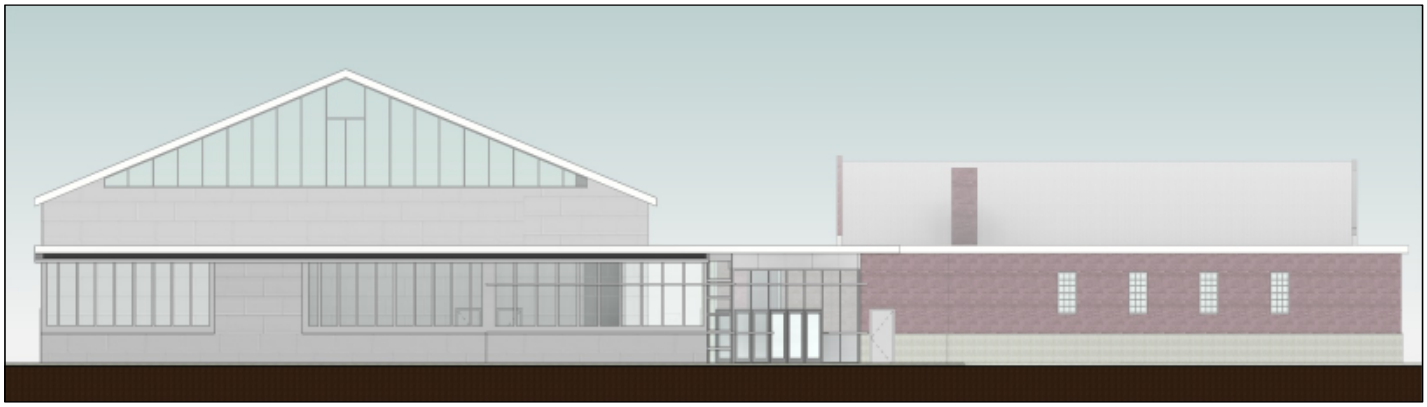


Fig. VII-7

Fig. VII-8

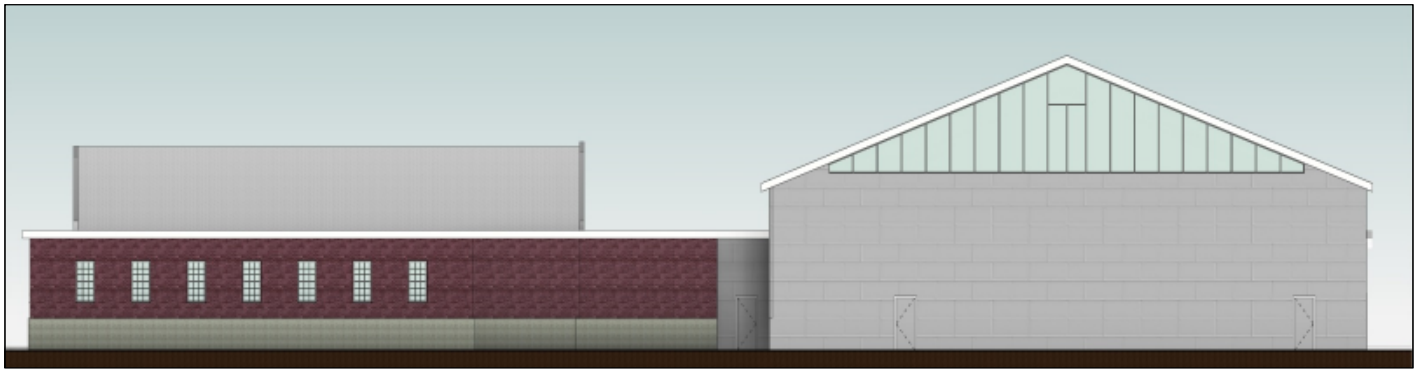


Fig. VII-9

Option 2 – Acquisition and Renovation of Towle School

The building has significant space (29,000 SF) to accommodate the programming, a regulation gymnasium and space for a large multipurpose room, the option proved to be too costly based on the following:

1. Additional land acquisition would be required to accommodate the parking requirements for the site.
2. The project would be categorized as a Change of Use by the Building Code which would require a complete upgrade of the building to code compliance, include ADA accessibility.
3. The existing building is masonry bearing construction making it costly to renovate the interior spaces to accommodate the programming for the community center, specifically;
    a. Existing locker rooms and rest rooms are not code compliant and lack adequate space to expand to meet code requirements.
    b. Corridors do not meet egress width requirements.
    c. The building would require installation of a 4-stop elevator to become ADA compliant.
    d. HVAC and electrical systems would require replacement
4. Existing boiler room contains asbestos which would require abatement.
5. The existing gymnasium requires renovation.
6. The large older building would incur high ongoing maintenance and operating costs for the Town.
7. The high school teams would no longer have access to the gymnasium.
8. The estimated cost for the option, including constructing a new high school gymnasium, woul be approximately $11m. (See figure VIII-1)

Fig. VII-10

Fig. VII-11

Fig. VII-11

Fig. VII-12

Fig. VII-13

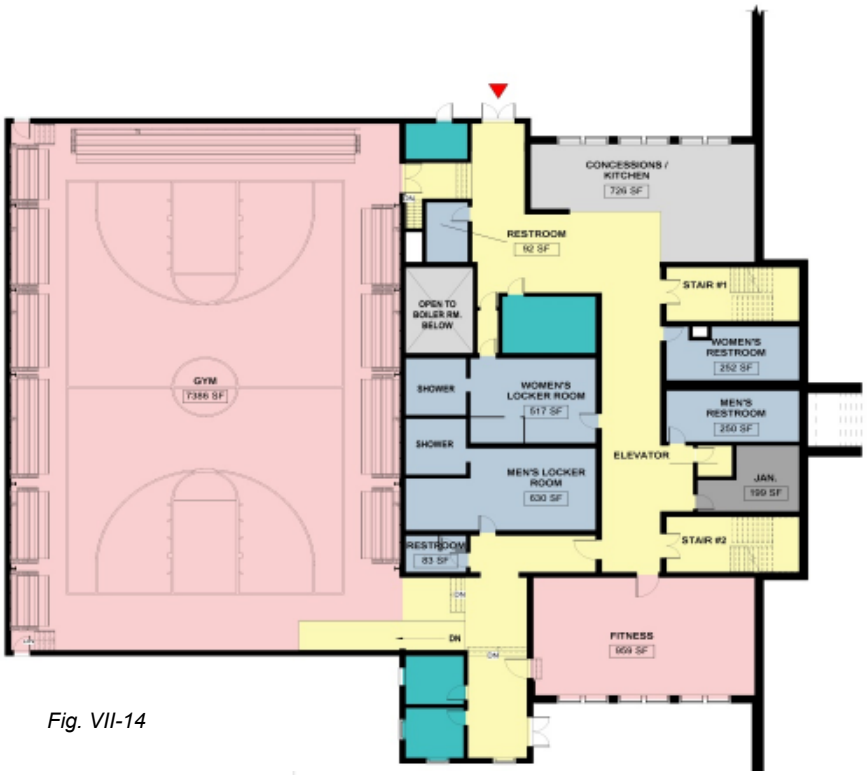


Fig. VII-14

Fig. VII-15


CL
WC
WC
STAIR #1
BILLIARDS / GAME RM.
641 SF
ELEVATOR
OPEN TO BELOW
STAIR #2
CL
WC

Fig. VII-16

Option 3 – New Construction

This option proposes to relocate the existing Little League Field on Meadow Road and Ash Street to another location and building on this site.

A new building would allow more flexibility in the interior layout and would respond effectively to the functional needs of the community center program. The organization is similar to other options. This option would be a two-story concept to maximize the site through a more condensed building footprint. The first floor would have the primary public spaces – lobby, administrative offices, locker rooms, spectator spaces, concession/catering kitchen, gymnasium, weight training/fitness and multipurpose room. The second floor would the classrooms, games/billiards area and open program/spectator spaces, access to the suspended walking track would be from this level.

Clearly differentiated from traditional architecture, the conceptual building design uses an updated architectural style which is based upon a modern interpretation of the Town's mill and agricultural history and would use historic materials, features, size, scale, and mass with historic mill and agricultural structures. The exterior facade includes areas of glazing which provide both natural light to the interior as well as allowing those passing by to view activities in the building.

The overall cost of ownership for new construction would be, $8.8m (see figure VIII-1) .

Fig. VII-17

Fig. VII-18

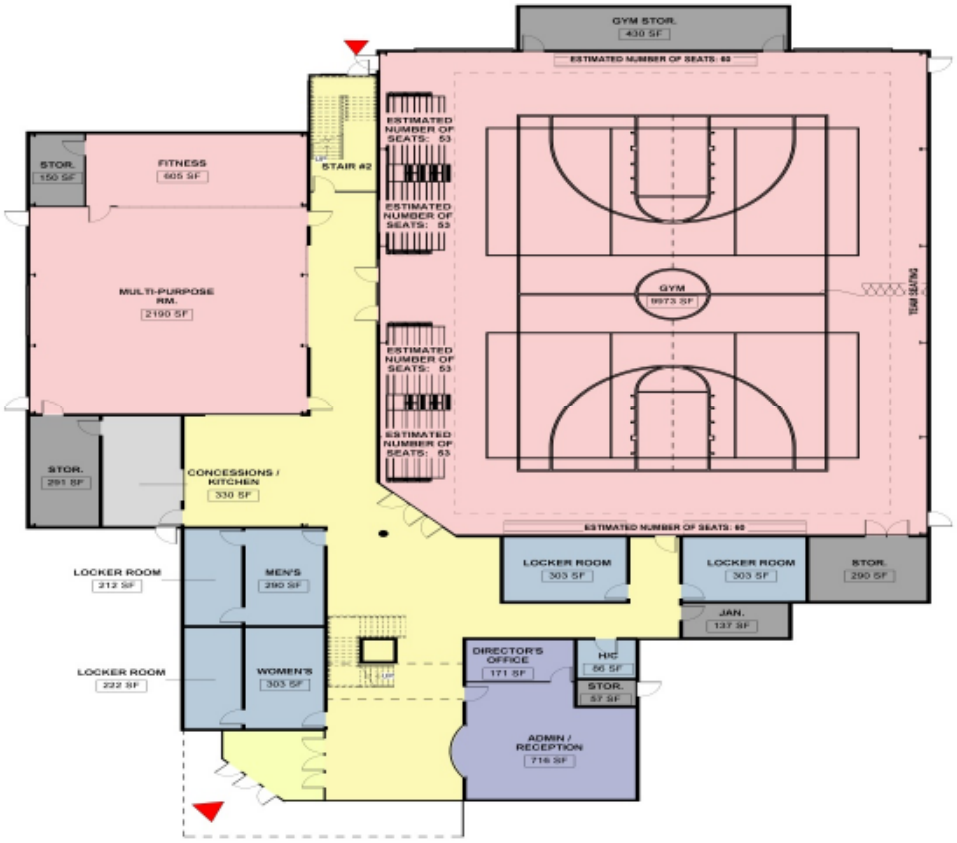


Fig. VII-19

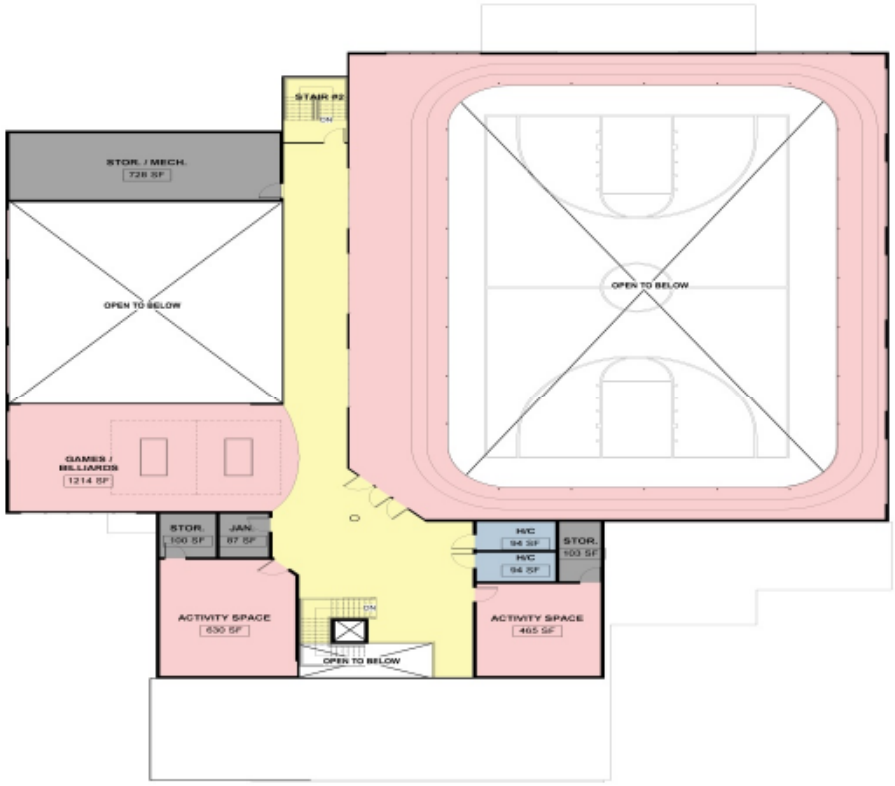


Fig. VII-20

Fig. VII-21

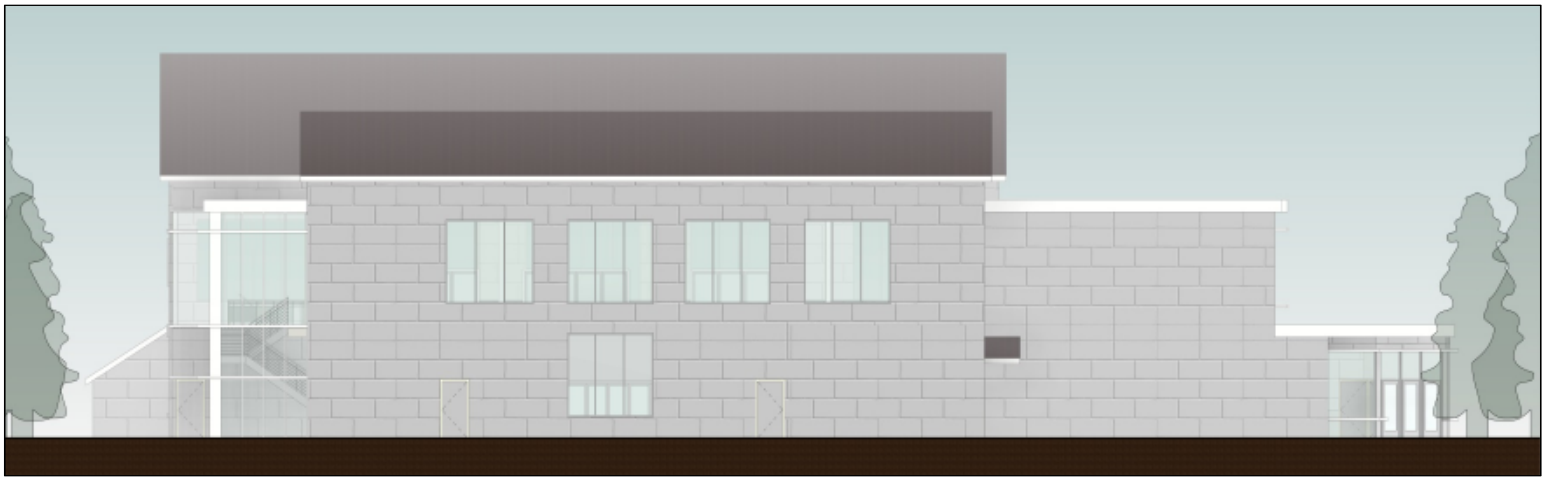


Fig. VII-22

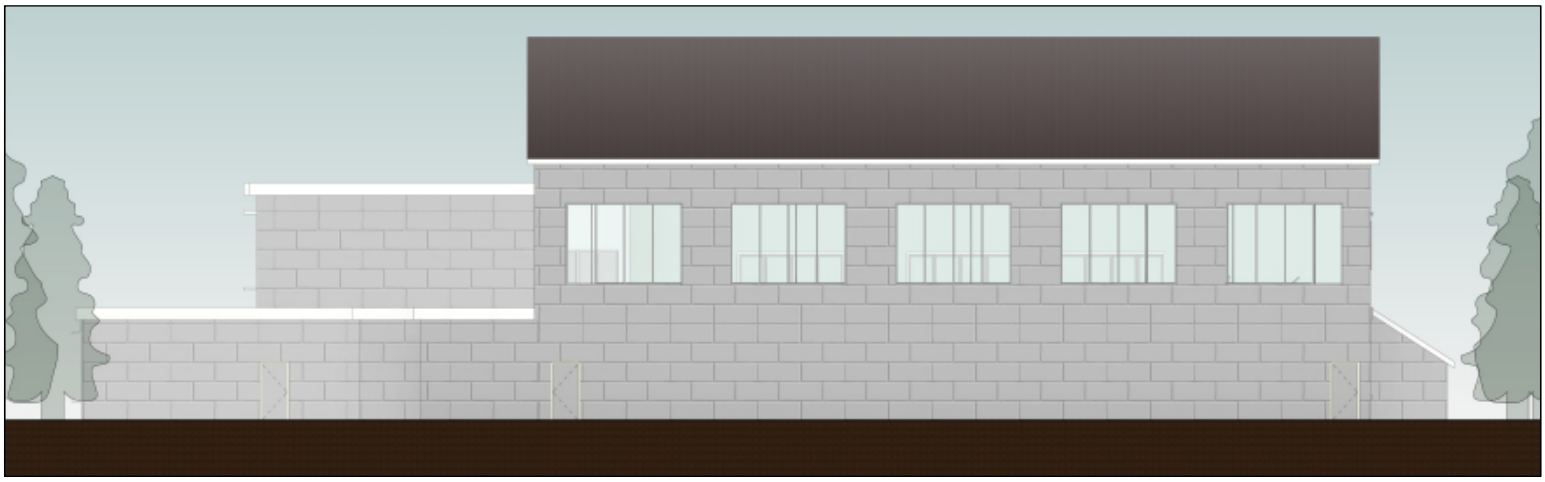


Fig. VII-23

VIII. Recommendations

Recommendations

Each of the approaches explored in the study present a viable solution for a community center for the Town of Newport.

The general merits for each option is summarized as follows:

Option 1 – Renovation, Upgrade and Addition to the existing Recreation Center

Merits:

- Center remains in existing location
- Utilizes existing recreation center

Limitations:

- High degree of compromised in programmed space needs
- Renovation of existing recreation center would be more costly than building new
- Requires land acquisition
- Limited available property

Option 2 – Acquisition and Renovation of Towle School

Merits:

- Highly visible Main Street downtown location
- Large existing building

Limitations:

- High degree of compromised in programmed space needs
- Renovation of existing building would be more costly than building new
- Requires land acquisition
- Limited available property
- Requires a new gymnasium at High School

Option 1 – New Construction

Merits:

- Eliminates inefficiencies of existing older buildings
- Easy access via Meadow Road and Ash Road
- Efficient layout
- Modern building conveys forward or progressive thinking community
- Meets programmed space needs

Limitations:

- Requires Little League field be relocated

The new construction option would be the most appealing solution for solving the space needs for the Recreation Department and a Community Center. New construction would allow the best opportunity for developing and efficient, sustainable facility for cost efficient cost-of-ownership throughout the lifecycle of the building. The renovation and addition option for the existing recreation center would offer the next approach to minimize program compromise and to provide an efficient and sustainable building. The Towle School option requires the most amount of program compromise. The Town would need to acquire additional land adjacent to the property and build a new regulation gymnasium at the high school.

After considering all of the design concept approaches and options, the Community Center Committee has indicated the new construction approach for further development. Consideration of costs was a primary concern along with compromise of program spaces which directed the Committee to favor this option.

IX. Budget Recommendations

Budget Recommendations

The various concept options have been developed to a sufficient level to provide preliminary budget recommendations. The budget recommendations include construction costs and soft costs to represent total project costs (TPC). The preliminary budget recommendations are based on general square foot costs utilizing historical cost data. The goal of the preliminary budget recommendations is to allow a cost comparison of the options by the Community Center committee for selection and further development.

Town of Newport - Community Recreation Center					
New Building - Pre-Engineered	30,181	sf	@	$ 225	$ 6,790,725
Project Costs including Estimated Soft Costs *				130%	$ 8,827,943
Total Project Costs					**$ 8,827,943**
Towle School - Renovation	29,000	sf	@	$ 190	$ 5,510,000
New High School Gymnasium	12,500	sf	@	$ 250	$ 3,125,000
Project Cost including Estimated Soft Costs *				130%	$ 11,225,500
Total Project Costs					**$ 11,225,500**
Existing Rec Center- Reno. +	24,669	sf	@	$ 283	$ 6,970,596
Total Project Cost including Estimated Soft Costs *				130%	$ 9,061,775
Total Project Costs					**$ 9,061,775**
* Soft costs include A&E Fees, Bidding, Testing, Contigencies, and FF&E					

Fig. VIII-1

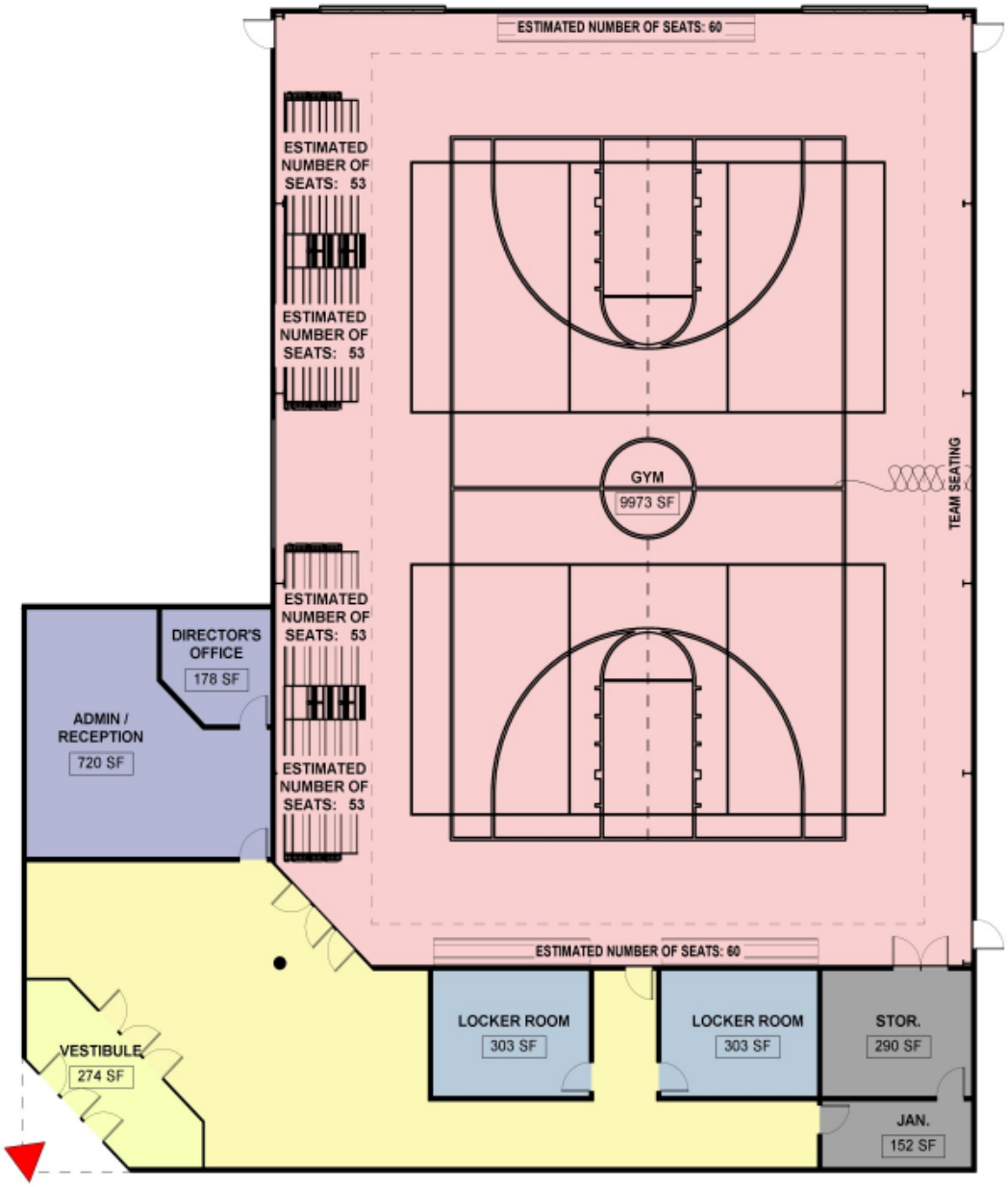
X. Appendices

A. Schematic design for new gymnasium facility
B. Design and Construction Phase Options
C. Public Meeting #1 Presentation
D. Public Meeting #2 Presentation
E. Deliberative Session Presentation Boards

Appendix A – Schematic Design for New Gymnasium Facility

Option 2 proposes to renovate the Towle School would require construction a new regulation sized gymnasium at the high school to meet the needs of the athletic program. The design shown herein would be for a standalone gymnasium with support spaces which would be constructed adjacent to the existing high school.

The estimated cost for the approximately 12,500 SF facility is $3 – 3.2m.



Appendix B – Design and Construction Phase Options

Town of Newport
Community Center Feasibility Study

Design and Construction Phase Options

1. Design, Bid and Build
   This option would be a two-step, two-year process where in the first year the Town would raise the funds at Town Meeting for the design team then select a design team to complete the design and construction documents process for the selected building option. The design team would include a professional estimator who will provide milestone project estimates in order that the final design follows the Town's proposed budget. The project would be bid with bids due just prior to Town Meeting the following year where the Town will raise the funds for construction based on the bids.

   The design team shall consist of:

   - Architect
   - Civil engineer
   - Surveyor
   - Structural engineer
   - Mechanical engineer
   - Electrical engineer
   - Cost estimator

   Design team fee: $550,000 - $600,000 (8-9% of construction cost)

2. Design/Build
   This option would be based on a two-step, two year process where the Town would raise the funds at Town Meeting in year one to select a design/build team consisting of those team members listed above but also including a Construction Manager. The Design/Build team would be hired to complete the design of the project through 50% Design Development where the Town would be provided with a Guaranteed Maximum Price. At year two Town Meeting the Town would raise the funds based on the GMP and the associated design. If approved, the Design/Build team would complete the construction documents based on the specifications included in the GMP. The CM wouls bid the sub-contracts to construct the project within the GMP.

Appendix C – Public Meeting #1 Presentation

A Community Conversation

Community Center Feasibility Study

January 17, 2018

Town of Newport Community Center Feasibility Study

Recreation Center – Past to Present…

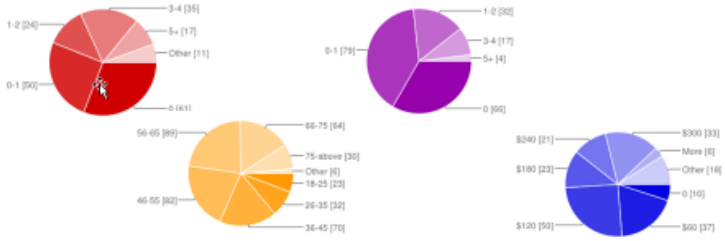
- 1997 Feasibility Study by Banwell Architects
- 2010 Recreation Center Roof Study
- 2012 Facility and Fields Committee Formed
- 2015 SISR Architects Preliminary Design for Expanding Existing Center
- December 2017 Catlin + Petrovick Architects retained to prepare updated Feasibility Study

Catlin + Petrovick Architects PC

Recreation Center – Past to Present…

2014 Community Surveys

- Election Day
- Community Survey



- 70% Support for Updated or New Community Center
- 84% Support Community Activities and Programs
- 70% Will Use a New Center 3 or more times per week
- 70% Health, Wellness and Fitness are important

Renewed Interest

- New Committee Members
- Update Feasibility Study

Project Team

Catlin + Petrovick Architects PC

with Heller and Heller, LLC

John Catlin, AIA
Michael Petrovick, AIA
Barbara Heller

Project Team

Catlin + Petrovick Architects PC

- Located in Keene, New Hampshire
- 35 Years of Experience
- Extensive Experience in Municipal Feasibility Study
- Over 75 Feasibility Studies
  - Town of Richmond Four Corners
  - Maps Counseling Services
  - Town of Peterborough Town House
  - Hubbardston, MA Senior Center
  - Montague, MA Senior Center
- Over 50 Municipal Buildings
  - Town Offices
  - Historic Buildings

Town of Newport Community Center Feasibility Study

Project Team

Catlin + Petrovick Architects PC

Mission Statement: to proactively work with Town officials and the community to develop a plan that addresses the Town's infrastructure needs, meets the requirements of the employees and enhances life in Newport.

Catlin + Petrovick Architects PC

- What is a Feasibility Study?
- What can the Town expect from this process?
- Who are the Players?
- Review of Facility
- Key Questions
- Next Steps

Feasibility Study

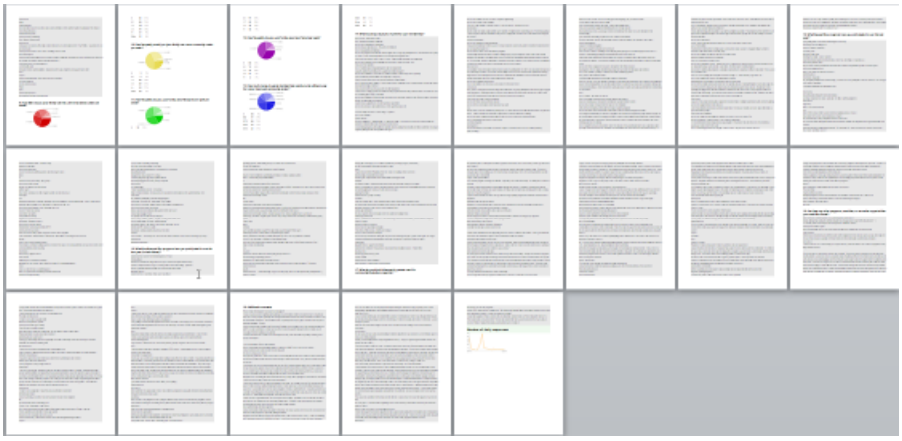
- Assess and Evaluate Existing Facility
- Community Goals
- Community Needs
- Evaluate Potential Sites
  - Existing Recreation Center
  - Other Existing Buildings
  - Vacant Site(s)
- Develop a preliminary solution(s) for viable options
- Deliver Report of Information

Town of Newport Community Center Feasibility Study

- Outdated
- Limited space
- Not fully accessible
- Limited locker/restrooms
- Limited site

Catlin + Petrovick Architects PC

Town of Newport Community Center Feasibility Study



- Programming
- Location
- Survey Review

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Next Steps

- Code Research of Building Type
- Compile Data and Statistics
- Conceptual Design Options
- Associated Cost Analysis
- Draft Report
- Final Report

Questions

Town of Newport Community Center Feasibility Study

Thank you

Catlin + Petrovick Architects PC

Appendix D – Public Meeting #2 Presentation

Town of Newport
Newport Community Center
Feasibility Study

April 2, 2018

Catlin + Petrovick Architects, PC

Community Center Feasibility Study

- 1997- 2014 Previous Studies for new Community Center
- November 2017 – Request for Qualifications for Design Firm for Feasibility Study
- Review Multiple Options
- Conceptual Design with Pricing

Catlin + Petrovick Architects, PC

Project Team

Catlin + Petrovick Architects, PC
with
Heller & Heller Consulting, LLC

- Located in Keene, New Hampshire
- 35 Years of Experience
- Extensive Experience in Municipal Feasibility Study
- Over 75 Feasibility Studies
  - Town of Richmond Four Corners
  - Maps Counseling Services
  - Town of Peterborough Town House
  - Hubbardston, MA Senior Center
  - Montague, MA Senior Center
- Over 50 Municipal Buildings
  - Town Offices
  - Historic Buildings

Programming

Population: 6,500 (2010 Census Data)

Active Activities

- Bootcamp
- KidZone
- Pickleball
- Men's Basketball
- Youth Basketball
- High School Basketball
- Women's Basketball
- Co-ed Volleyball
- Men's Volleyball
- Women's Volleyball
- Indoor Soccer
- Karate
- Judo
- Youth Wrestling
- Day Camp
- Walking Club

Passive Activities

- Educational Programs
- Mind-body/Balance Programs
- Cultural Events
- Billiards/games
- Environmental Education
- Nature Programs and Education

	Town of Newport DRAFT of Space Programming				13-Feb-18	
	Space Identification	Occupancy	SF/Person/ Room	Quanity	Size of Space	
1	Lobby/Vestibule			1	1000	sf
2	Offices/Reception	4		1	700	sf
3	Director's Office	1		1	175	sf
4	Conference/Meeting Room	26	30	1	800	sf
4	Multipurpose/Class Room	26	30	1	800	sf
5	Multipurpose Room	240	15	1	3600	sf
6	Gymnasium	400		1	10,000	sf
7	Game Room with Billiard Tables	23	45	1	1050	sf
8	Fitness Room	13	35	1	475	sf
9	Seating/Program Spaces/Open Spectator			10	4500	sf
10	Concessions/Catering Kitchen			1	300	sf
11	Public Group Toilet Rooms		144	2	600	sf
12	Single Use HC Unisex Toilet w/HCP Shower	3	90	1	270	sf
13	Locker Rooms w/ Group Toilet Rooms		300	4	1000	sf
14	Mulipurpose/Classroom Room Storage		125	1	125	sf
15	Multipurpose Room Storage		400	1	400	sf
16	Gymnasium Storage		300	1	400	sf
17	Fitness Room Storage		200	1	200	sf
18	Equipment Storage		500	1	500	sf
19	Janitor's Closet		125	1	125	sf
20	Mechanical Room		200	1	200	sf
Total Net Square Feet (NSF)					27,220	NSF
Gross To Net Efficiency Factor - Gross SF Factor = 1.30					35,386	GSF

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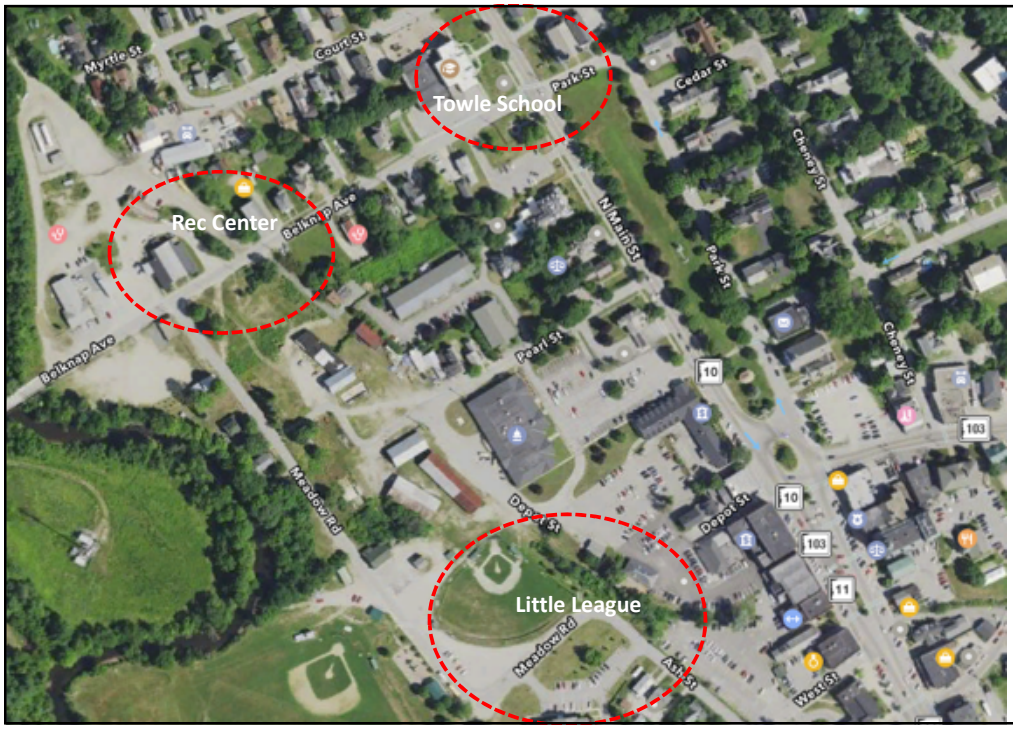
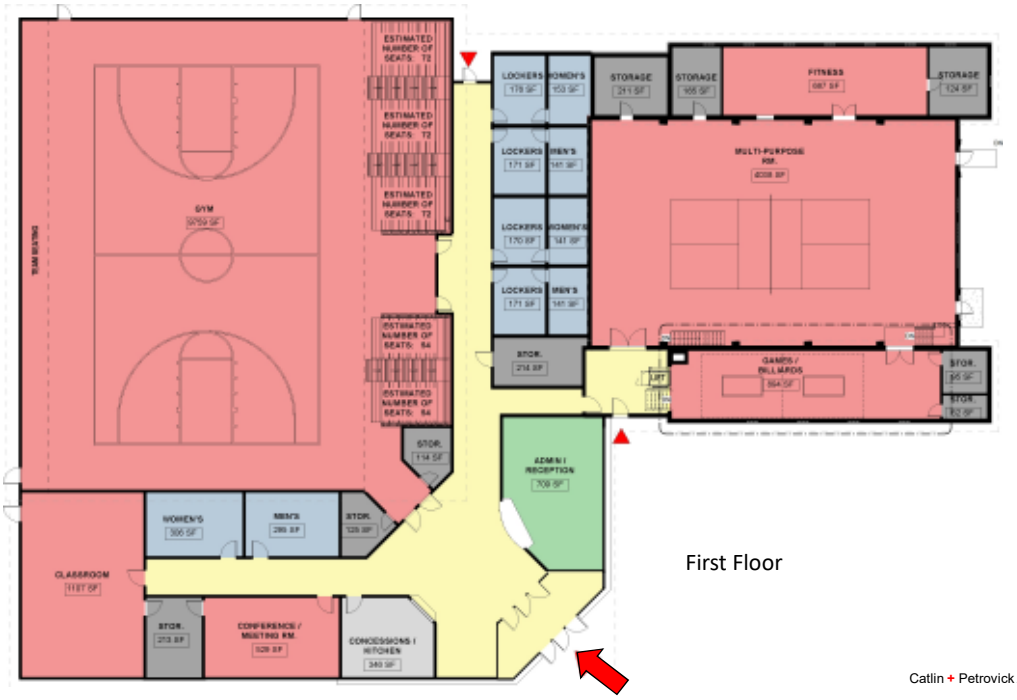
Catlin + Petrovick Architects, PC



Catlin + Petrovick Architects, PC

Catlin + Petrovick Architects, PC



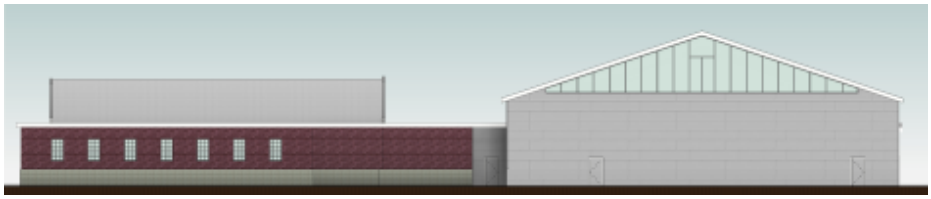
First Floor

Catlin + Petrovick Architects, PC

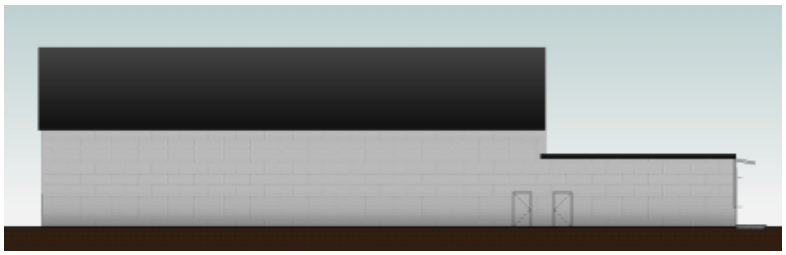
West Elevation

South Elevation

Catlin + Petrovick Architects, PC



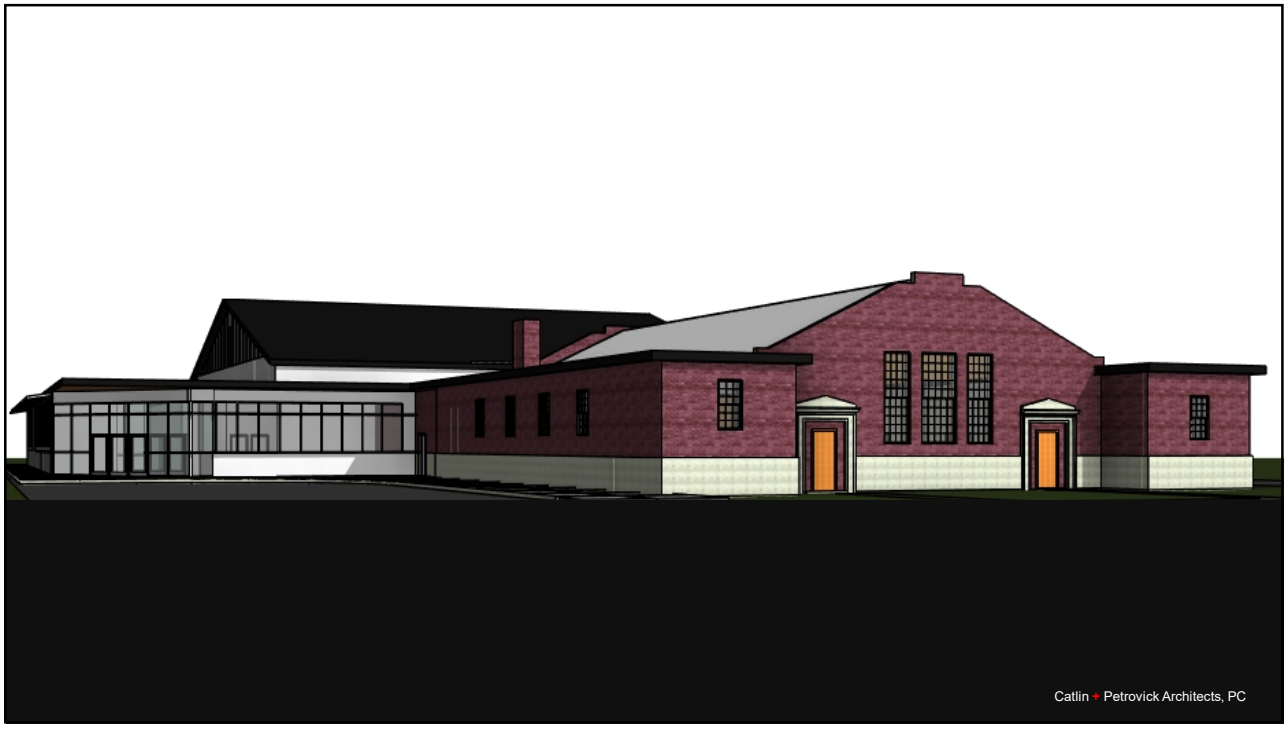
East Elevation



North Elevation

Catlin + Petrovick Architects, PC


Catlin + Petrovick Architects, PC


Catlin + Petrovick Architects, PC

Towle School

Catlin + Petrovick Architects, PC

Towle School

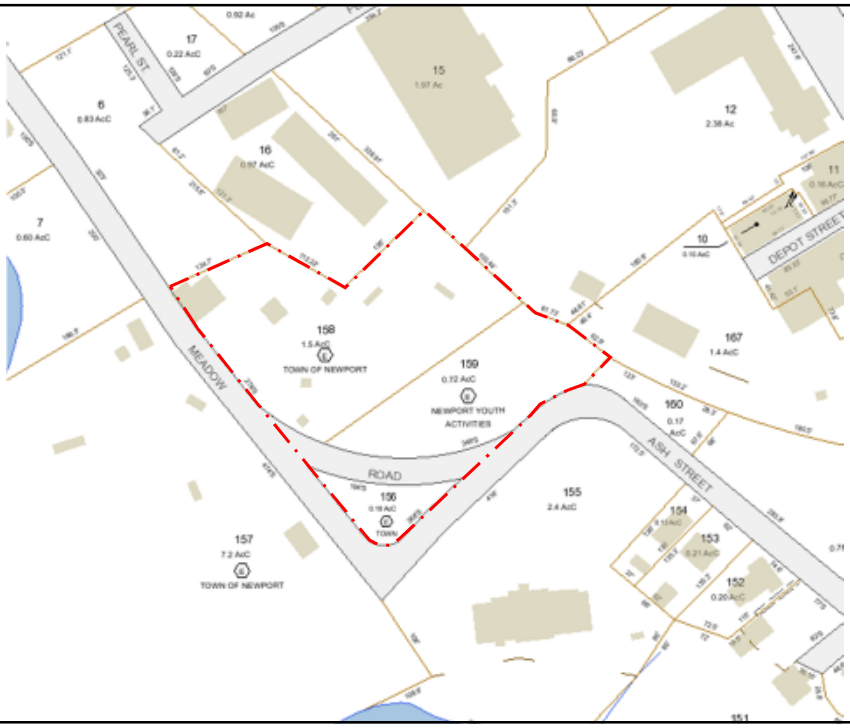
Lower Level

First Floor

Second Floor

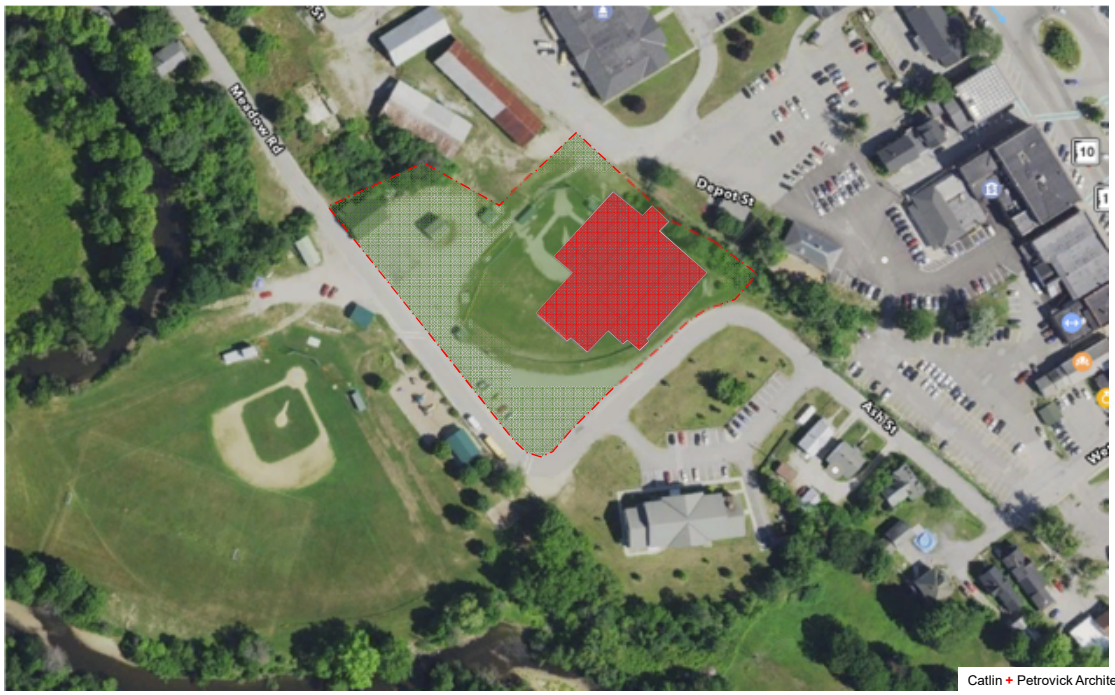
Catlin + Petrovick Architects, PC

Catlin + Petrovick Architects, PC



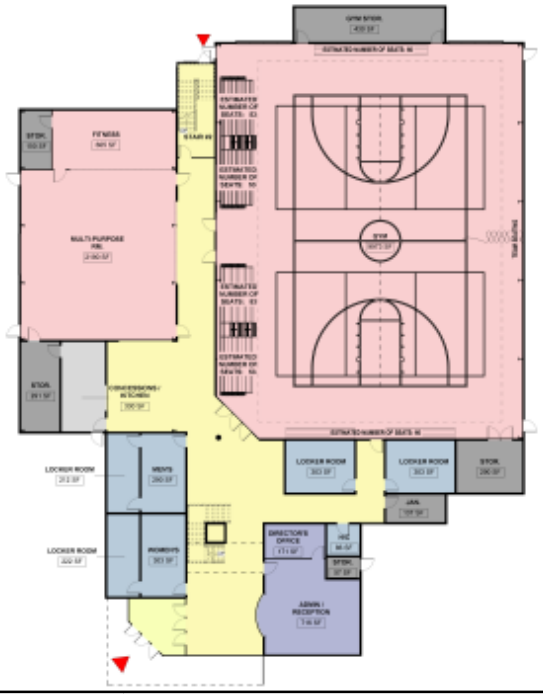
New Facility to be located at the Existing Little League Field

Catlin + Petrovick Architects, PC



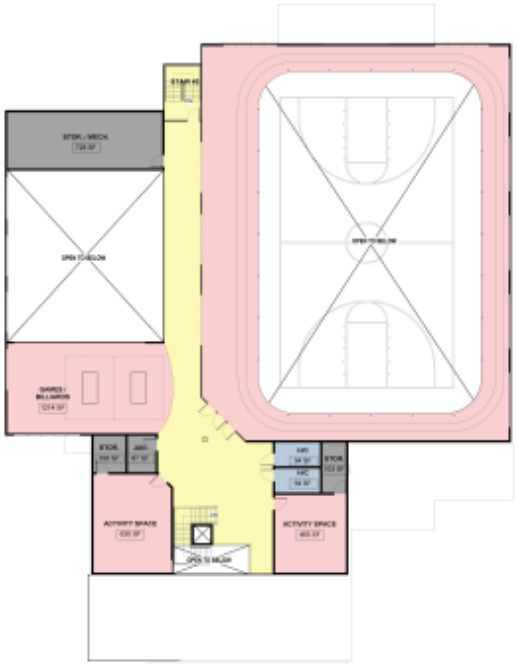
Catlin + Petrovick Architects, PC

Catlin + Petrovick Architects, PC



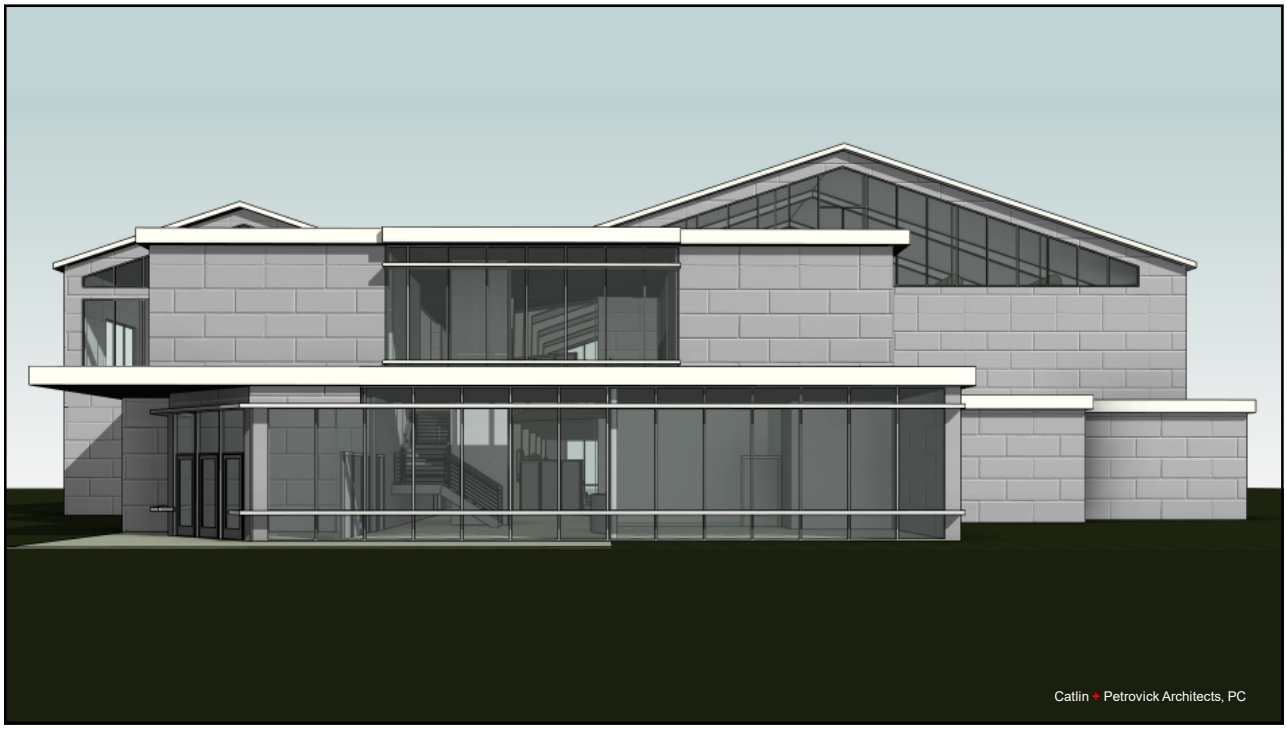
First Floor

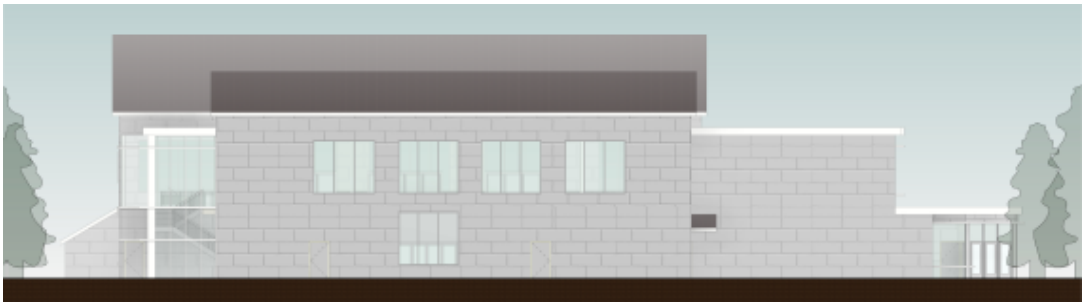
Catlin + Petrovick Architects, PC



Second Floor

Catlin + Petrovick Architects, PC

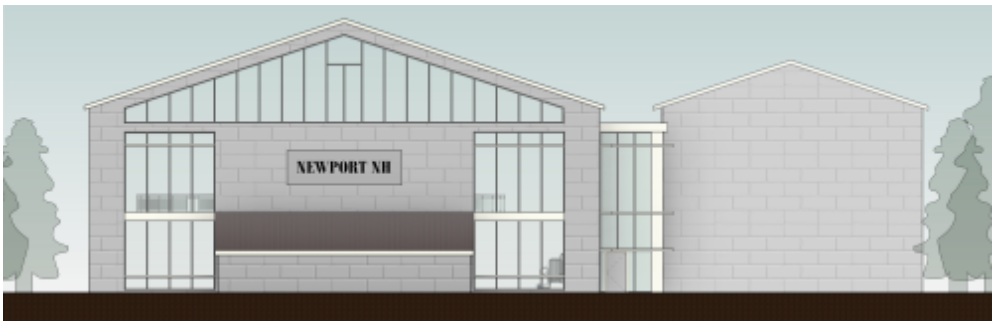




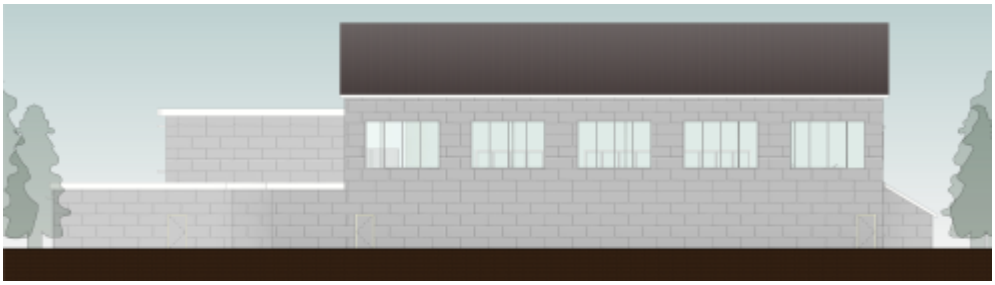
West Elevation

South Elevation

Catlin + Petrovick Architects, PC

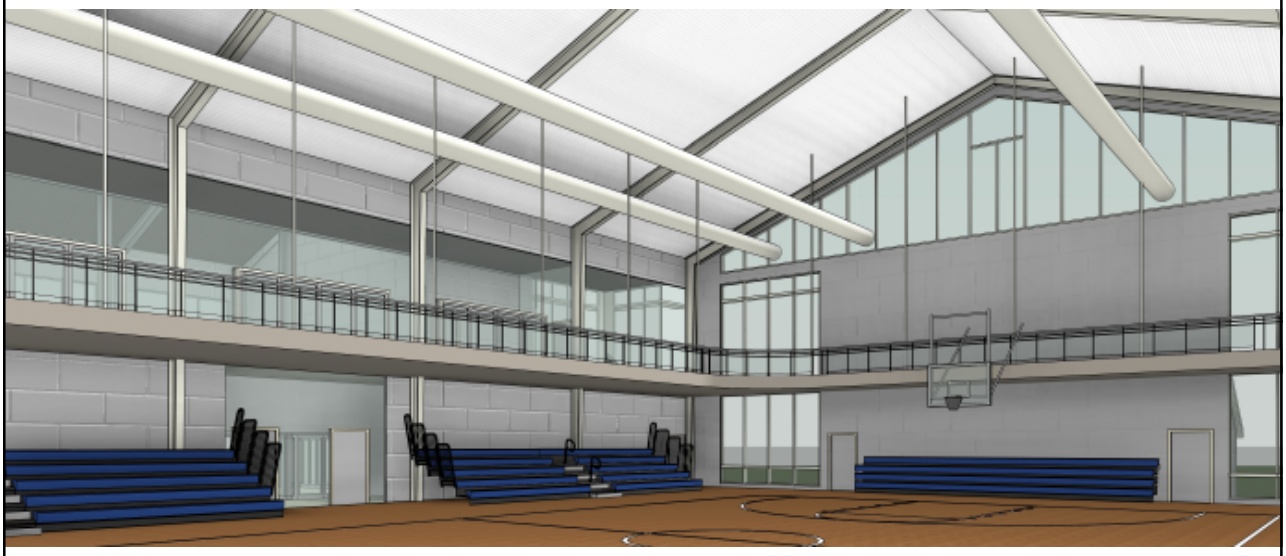


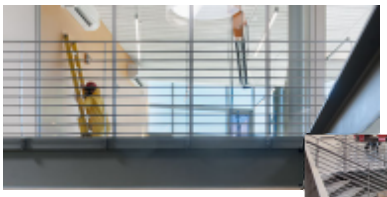
North Elevation



East Elevation

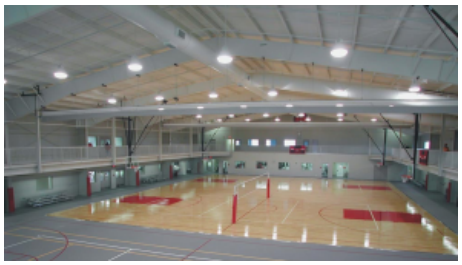
Catlin + Petrovick Architects, PC





Simple Interior details which recall the Town's industrial past

Exterior details which recall the Town's industrial past and allow naturally lit interior spaces



Catlin + Petrovick Architects, PC

Town of Newport - Community Recreation Center						30-Mar-18
New Building - Pre-Engineered	30,181	sf	@	$ 225	$ 6,790,725	
Project Costs including Estimated Soft Costs *				130%	$ 8,827,943	
Land Acquistion for Parking					$ -	
Total Project Costs					**$ 8,827,943**	
Towle School - Renovation	29,000	sf	@	$ 190	$ 5,510,000	
New High School Gymnasium	12,500	sf	@	$ 250	$ 3,125,000	
Project Cost including Estimated Soft Costs *				130%	$ 11,225,500	
Land Acquistion for Parking					$ 300,000	
Total Project Costs					**$ 11,525,500**	
Existing Rec Center- Reno. + Add.	24,669	sf	@	$ 283	$ 6,970,596	
Total Project Cost including Estimated Soft Costs *				130%	$ 9,061,775	
Land Acquistion for Parking					$ 300,000	
Total Project Costs					**$ 9,361,775**	
* Soft costs include A&E Fees, Bidding, Testing, Contigencies, and FF&E						

Catlin + Petrovick Architects, PC

Newport Community Center Feasibility Study

Recommendation:

- New Community Center Facility provides most economical solution
  - Sufficient size property for building and parking
  - Adjacent to playing field
  - Lower cost of ownership
  - Flexible spaces
  - Future growth

Catlin + Petrovick Architects, PC

Newport Community Center Feasibility Study

Next Step – Two Options:

Option 1

- Design, Bid and Build
  - Building fully designed with complete Construction Documents
  - Designed to established budget with no guarantee until bids are received
  - Larger upfront investment prior to confirmed construction costs

Option 2

- Design/Build
  - Building fully designed in collaboration with Construction Manager
  - Designed to established budget with Guaranteed Maximum Price
  - Smaller upfront investment to confirmed budget

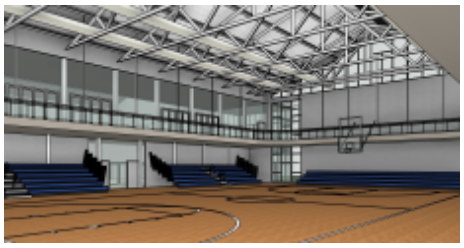
Catlin + Petrovick Architects, PC

Newport Community Center Feasibility Study

Next Step – Recommendation:

Option 1

- Design, Bid and Build
  - Building fully designed with complete Construction Documents
  - Designed to established budget with no guarantee until bids are received
  - Larger upfront investment prior to confirmed construction costs



Option 2

- Design/Build
  - Building fully designed in collaboration with Construction Manager
  - Designed to established budget with Guaranteed Maximum Price
  - Smaller upfront investment to confirmed budget

Catlin + Petrovick Architects, PC

Town of Newport
Newport Community Center
Feasibility Study

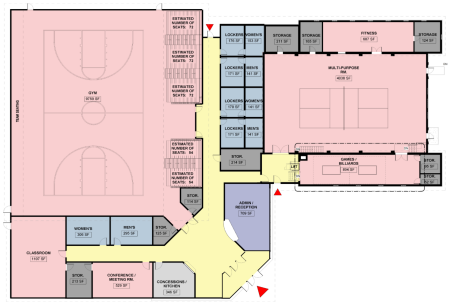
26 March 2018

Catlin + Petrovick Architects, PC

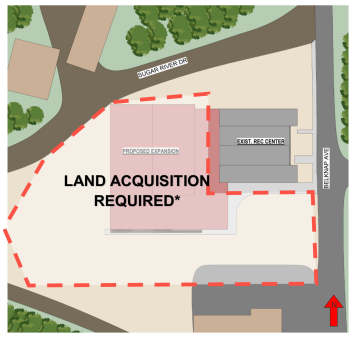
Appendix E – Deliberative Session Presentation Boards

NEWPORT COMMUNITY CENTER

Catlin + Petrovick Architects PC



FIRST FLOOR

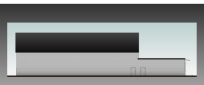


SITE PLAN

NORTH

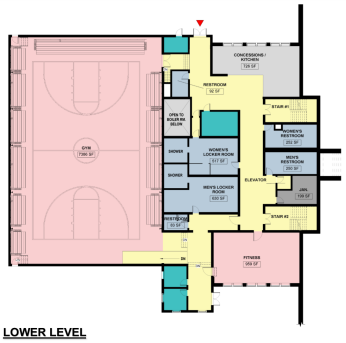
EAST

SOUTH



WEST

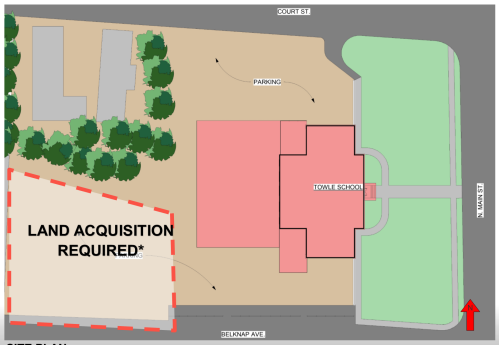
OPTION 1: EXISTING REC. CENTER EXPANSION



LOWER LEVEL

FIRST FLOOR

SECOND FLOOR



SITE PLAN

NORTH FACADE

CORRIDOR

LIBRARY

NORTH FACADE

GYMNASIUM

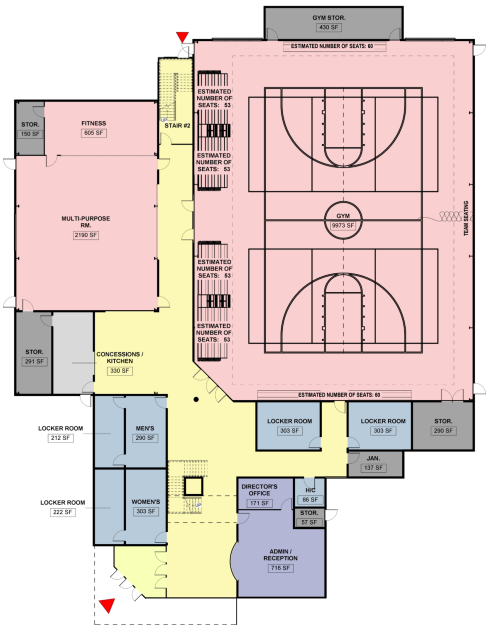
MAIN ENTRANCE

CLASSROOM

OPTION 2: TOWLE SCHOOL RENOVTION

NEWPORT COMMUNITY CENTER

Catlin + Petrovick Architects PC



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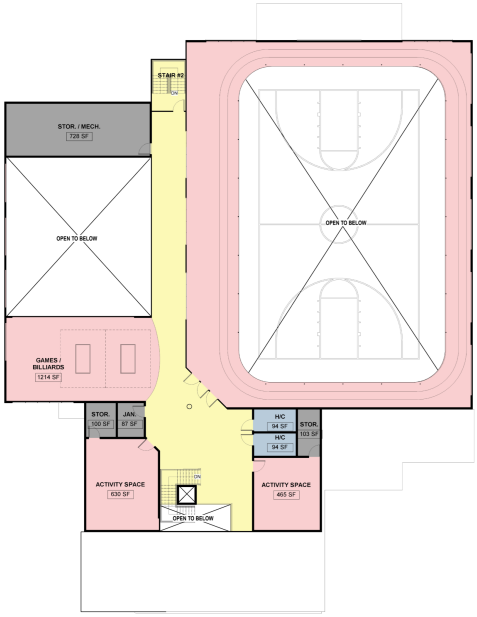
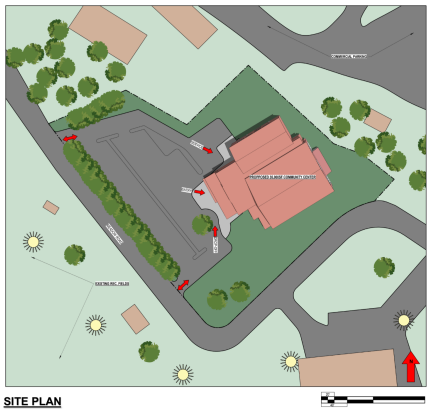
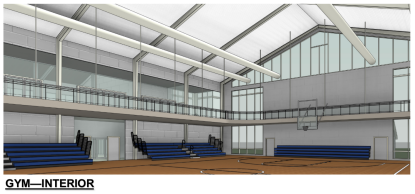


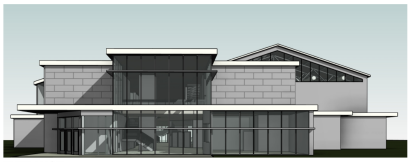
SECOND FLOOR



SITE PLAN



GYM—INTERIOR



ENTRANCE

NORTH

EAST

SOUTH

WEST

PREFFERED OPTION—NEW BUILDING