



**CITY COUNCIL Agenda Item #19-120**

**Date: April 10, 2019**

**Consent  Discussion**

**SUBJECT:** Recreation Center Renovation

**SUBMITTING DEPARTMENT:** City Manager's Office, Community Services/Recreation Dept.

**RECOMMENDED ACTION:** Discuss and vote to approve proposal to develop cost estimates and design concepts for renovation of the Recreation Center at 55 Barre Street.

**RELATED COUNCIL GOAL/PRIOR ACTION:** Community Prosperity; Inclusive, Equitable and Healthy Community; Responsible Government

**EXPENDITURE REQUIRED:** Approximately \$10,000

**SOURCE OF FUNDS:** Recreation Department Contingency Fund

**LEGAL REQUIREMENTS:** The Montpelier Recreation Center must meet ADA requirements to continue serving as a public facility.

**BACKGROUND INFORMATION:** The Recreation Center at 55 Barre Street is aging and deteriorating, and severely out of compliance with ADA requirements. As a result, the Recreation Department has been forced to schedule many events and activities in other locations that are ADA accessible. In addition, the building is not energy efficient, requires an assessment to determine if any environmental hazards exist (such as lead or asbestos), and includes several large areas that are not used or underused and could be renovated to accommodate additional programming.

After an extensive public outreach campaign that included public meetings, focus groups, and a scientific survey of the community, the City's consultant reported that -- while the public would like a new recreation facility that included swimming pools, fitness equipment and additional exercise and meeting space -- there appeared to be little appetite for paying for such a new facility. Instead, the consultant recommended, and Council informally agreed to, renovating the existing facility to bring it into ADA compliance at a minimum, and likely improve energy efficiency and expand programming space to add fitness equipment and exercise space, as well as meeting space, in line with the survey's findings.

With the Council's approval on 4/10/19, the City will draft an RFP for an architect to work with our consultant and Community Services staff to:

- Determine the costs and design of bringing the building into ADA and safety compliance. That would include adding an elevator, overhauling restrooms, and making safety improvements to create more usable space in the building.
- Additionally, the architect would provide sketches and cost estimates for going further: Opening up unused and underused areas – such as the basement – to provide fitness equipment, exercise space, meeting

rooms and other programming options as identified in the survey. This presentation would provide a cost estimate and general concept design of a top-notch Recreation Center similar in appearance to the Montpelier Senior Center just across the street.

To clarify, this initial RFP is not for the final design. Instead, it is a general sketch of options and realistic cost estimates for the final renovation project. The options (ranging from basic changes to come into ADA/safety compliance, as well as a second proposal to overhaul the building and create an energy efficient, attractive facility that provides more services to the community) will then be presented to Council. Council can then decide if they want to do the minimal work, the maximum work or something in between, based on design and cost estimates. At that point, an RFP would be issued for the final renovation project, based on Council's preference.

**SUPPORTING DOCUMENTS:** N/A

**INTERESTED PARTIES:** Finance, Community Services, DPW, City Manager's Office

**CITY MANAGER'S APPROVAL:**

A handwritten signature in black ink, appearing to read 'W. Hoffman', is written over the 'CITY MANAGER'S APPROVAL:' text.