

MEMORANDUM

To: Mayor and City Council
From: Rich Rosenthal, CPRP / Parks, Recreation and Facilities Director
Study Session Date: September 5, 2019
Subject: Aquatics and Events Center Concepts

COUNCIL DIRECTION

Staff seeks Mayor and Council direction on the following question(s):

- Should the City of Medford continue efforts to develop an indoor recreation facility?
 - If so, what type of facility should be further explored?
 - If so, which potential funding mechanisms should be considered?
 - If so, what is the manner and timeframe in which Mayor and Council wish to receive additional information or to consider formal action?

PRESENTATION OUTLINE

- Presentation and information – Rich Rosenthal
- Financing options – Ryan Martin
- Project consultants:
 - David Wilkerson, ORW Architecture
 - Justin Caron, Aquatics Design Group

PREVIOUS STUDY SESSIONS AND G-3 MEETINGS ON THE TOPIC

At its January 31, 2019 study session, Council directed staff to research indoor recreation facility development options that best address community deficiencies and future needs, with emphasis on aquatics, but also recognizing interest in a multi-purpose event center.

In May 2019, Mayor and Council adopted 2019-21 biennial goals that included determining feasibility of an aquatic/event center within the Public Infrastructure initiative of proactively planning for and responding to identified infrastructure needs essential for citizens to live, work and play. Recreation facility consideration is also pertinent to Economic Development and Health and Safety goals.

BACKGROUND

Based on level of service standards outlined in the City's past several adopted 10-year Leisure Services Plans, the Parks, Recreation and Facilities Department has routinely

assessed community recreation facility needs and developed several concepts over the years to help Medford address its deficiencies and to best serve its population for generations to come.

Although voters rejected aquatics facility bond measures four times between 1971 and 2012, Medford's population has tripled since Jackson Aquatics Center opened in 1960, and it has grown 12 percent since the development of U.S. Cellular Community Park in 2008.

Based on Medford's current population and level-of-service standards, Medford is deficient at least 12,612 square-feet of aquatics space and an indoor recreation area equivalent to 19 full-size basketball courts.

After receiving Council direction last January to further research indoor recreation facility development options, the City re-engaged ORW, a Medford architecture firm, and contracted with Aquatics Design Group (ADG) to develop conceptual site plans and cost estimates for an indoor aquatics center as well as a co-located event center based on characteristics recommended in the 2016 state-funded HVS market and feasibility study.

The proposed designs are also consistent with key 2017-18 Recreation Facility Focus Group and Parks and Recreation Commission recommendations:

- Address community needs first but also create a draw for economic stimulus.
- Size the facility to have the greatest possible return-on-investment.
- Select a site with ample space for a phased project and for future expansion.

Based on these criteria and other factors like access and parking, the Howard Memorial Sports Park in west Medford is the best location presently available to the City at no cost, and facility concepts were developed specifically for this site.

Conceptual Site Plans

ORW and ADG collaborated on conceptual site plans for an indoor aquatics facility featuring recreational and competitive pools as well as infrastructure that could be shared with an adjacent event center.

The proposed Aquatics and Event Center dimensions are:

Area	Building Size (sq. ft)	Pool Size (sq. ft)	Capacity
Recreational Pool	21,950	6,500	260
Competitive Pool	20,247	8,150	341
Event Center	89,559	N/A	1,200
Shared Support Space	24,927	N/A	N/A

The recreational pool tank is 2,300 square feet larger than Jackson Aquatics Center and features a versatile three-lane, 25-yard swimming lesson and lap swim area, a beach-entry interactive climb-on structure, a current river with water features and sprays, and a circular

vortex current. The recreational area of the aquatics facility also contains two flume slides and an outdoor splash pad similar in surface area as the Hawthorne Park splash pad.

The competitive pool is a 25-yard-by-33-meter tank with 11 deep-water lanes conducive for local, state and regional swim meets, water polo competitions, and other aquatic activities.

The event center encompasses nearly 90,000 square-feet of open space with a multi-purpose surface that would be striped and configured for recreational and competitive athletics when not used for trade shows, banquets, and large meetings.

The shared support space provides sufficient restrooms, changing rooms, storage areas, offices, and rentable multi-purpose rooms to serve both aquatics and event center buildings simultaneously.

Staff will present development concepts, cost estimates, and potential funding mechanisms at the study session.

Prospective Facility Construction Process and Timeline

If funding mechanisms are approved for an indoor recreation facility, construction would be completed in approximately three years through the Construction Manager/General Contractor (CMGC) approach to planning, designing and constructing a project in which owners, designers and contractors work collaboratively to develop project scope, optimize the design, improve quality and control costs. The City used the CMGC process to build the \$21 million police station and three new fire stations, Phase 4 of U.S. Cellular Community Park, and the Santo Community Center gymnasium.

Status of Jackson Aquatic Center

Built in 1960 at a cost of \$83,000, Jackson Aquatic Center is Medford's only municipal swimming pool, and over one million swimmers have used the pool in its six decades of service. The cost to build a modern outdoor seasonal replacement is at least \$7 million.

Jackson received 14,478 visits this summer – a 32 percent increase over the smoke-plagued 2018 season.

Due to the City's diligent maintenance efforts over the years, Facilities Management staff are cautiously optimistic the pool's age-related water heating, circulation and surface issues and challenges can be sufficiently mitigated within the adopted biennial operational budget for the pool to open in 2020 and possibly beyond, but a catastrophic failure could quickly shutter the facility.

Public Facility Development

Public recreation facility development is not exempt from supply-and-demand pressures and construction cost escalation. According to ORW, the \$14.5 Hawthorne and Jackson pool replacements proposed in the 2012 bond measure would cost approximately \$23 million in today's dollars, a 57 percent increase.

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Public facilities must be built in accordance with state and federal rules and regulations that mandate site development, accessibility, public health and safety, prevailing wages, energy efficiency, equipment quality, and construction standards. A structure of commercial size and scale with 50-year structural lifecycle are constructed by large regional or national firms with the ability to obtain substantial levels of bonding and insurance.

Large-scale indoor recreation facilities serving the general public are commonly built and funded by the public sector to provide programs and services at the lowest possible cost. Private providers are more likely to charge fees and rates that may not be affordable to those with economic barriers.

Thank you,
Rich Rosenthal
Parks, Recreation and Facilities Department