

**CITY OF ARVADA
COUNCIL AGENDA INFORMATION SHEET
WORKSHOP**

Agenda No. 2.B

City Council Meeting Date: February 8, 2016

Title: Apex Parks and Recreation District Projects Update

Action Proposed: Workshop

Information about the Project or Request: The purpose of this workshop is to update the City Council on the Apex Parks and Recreation District's capital projects and intention to conduct an election in May 2016 to authorize the issuance of debt in order to finance the projects. The projects that will be presented during the workshop were developed through an outreach process that involved members of the community and several public meetings. It is anticipated that the District will request the City Council to consider a resolution of support for the debt authorization election which would be considered during a future business meeting.

Background

The Apex Parks and Recreation District has conducted several community outreach processes in order to develop facility plans that will meet Arvada's community recreation facility needs well into the future. These processes have been called 2020 Vision and have utilized a citizen's committee and community meetings. The first 2020 Vision process occurred in 2005 followed by an updated process in 2012. The most recent 2020 Vision process occurred in early 2015 and generated a plan that was presented to the City Council during a joint meeting with the Apex Board in May 2015.

On Thursday, January 7, council members McGoff and Allard met with Apex Board members Jeff Glenn and Jim Whitfield as part of the City/Apex Coordinating Committee. The Coordinating Committee received an update on the District's recreation facility capital plan and discussed the debt authorization election which would be necessary to finance the projects. The projects discussed during the meeting are summarized as follows:

- Apex Center Splash Pad - \$1,504,087
- Arvada Tennis Center - \$5,760,810
- Fitzmorris Park Center/Pool - \$4,842,366
- Long Lake Regional Park Improvements - \$4,285,000
- Lutz Sports Complex Improvements - \$4,310,000
- Secret Recreation Center Renovation - \$7,811,794

Total costs: \$28,514,057

Apex plans to seek voter authorization to issue \$25,000,000 of debt to finance the above projects. As a reminder, the debt authorization does not require a mill levy increase; Apex will have the capacity to issue new debt after they pay the remainder of existing debt in 2017. The debt authorization election is scheduled for May 3, 2016.

The difference between the debt authorization amount and the cost of the projects is \$3,514,057. During the May 2015 joint meeting the City reaffirmed that \$3.1 million had been set aside to address recreation facility needs in south central Arvada. These funds had been set aside in 2012 in response to community concerns associated with the lack of active recreation facilities in the area. In association with that commitment, the City developed a concept for a recreation center and neighborhood pool within Fitzmorris Park and utilizing part of the adjacent elementary school site. Recognizing the recreation facility needs of the area, the City's commitment of funds and the concept plan, the City and Apex agreed to explore joint development of the Fitzmorris facility. This effort has resulted in a commitment by Apex to include the Fitzmorris site in their list of projects. The commitment of the City funds set aside for the Fitzmorris project will make up most of the difference between the projected debt and the cost of the projects.

Therefore, it is important to recognize that the Fitzmorris project is a collaborative effort between Apex and the City in order to address a recognized community need. In association with this collaboration, the City, Apex, Jeffco Public Schools and the Citizens for a Livable Ralston Community (CLRC) are working together in order to develop the project plan. A Public Open House Meeting, co-hosted by the City, Apex and CLRC to discuss the Fitzmorris project, was held on January 26 at Fitzmorris Elementary School. This meeting continued the conversation regarding residents' recreational priorities using past public engagement results and studies.

Apex and their consultant, BRS Architects, presented the building concept and site layout plans in a scale designed to serve neighborhood level demands and an assumption of shared parking with the elementary school in an enlarged parking lot.

The February 8 workshop will provide the City Council with an opportunity to receive an update on the entire list of projects planned by Apex, the collaboration between the City and Apex to plan and develop the Fitzmorris site, and the debt authorization election. Staff anticipates that Apex will request a resolution of support for the debt authorization election.

The attached document summarizes each of the projects, the concept plan and capital project costs.

Next Steps: Based on Council feedback, staff will proceed with preparing a resolution of support for the debt authorization election.

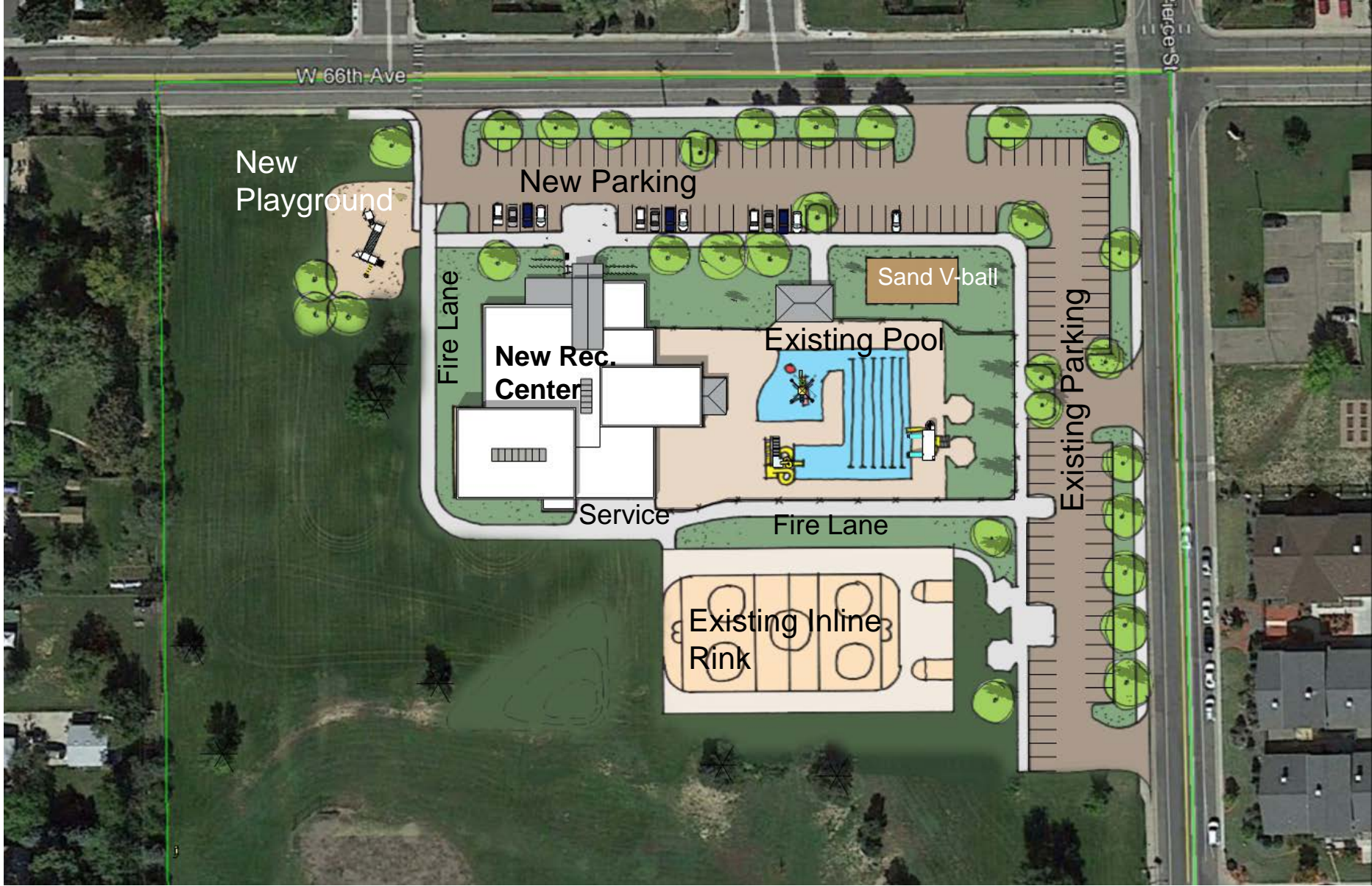


PARK & RECREATION DISTRICT
13150 W. 72ND AVE, ARVADA, CO 80005
303-424-2739 • APEXPRD.ORG

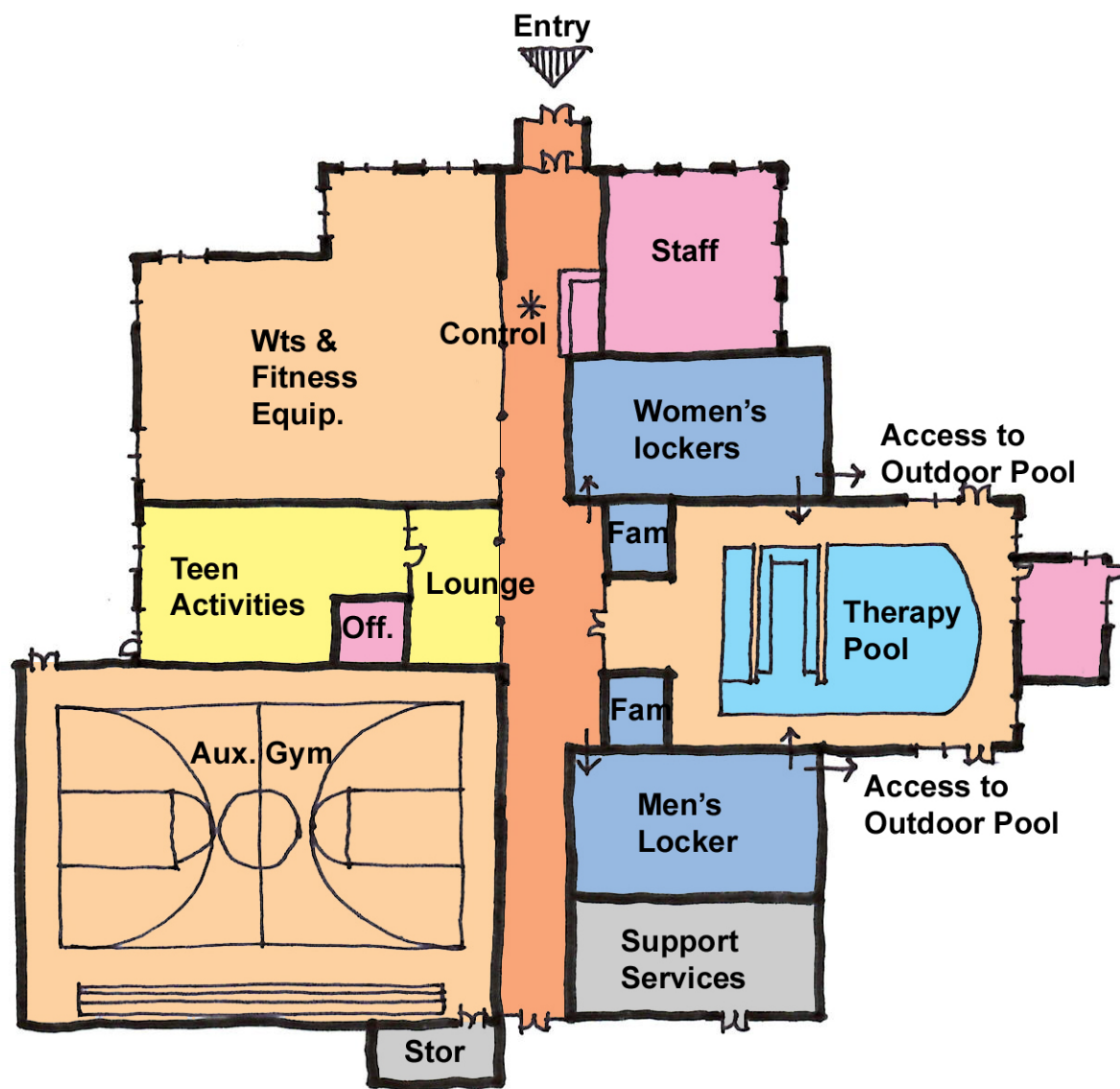
SECRET
CENTER



Secretst Recreation Center



Secret Recreation Center



SECRET CENTER REPLACEMENT



Secret Recreation Center



Secret Recreation Center



Secretst Recreation Center

Project:

Secret Center

Summary:

Construct 21K+ sq.ft. replacement recreation center to include small weight room, community/aerobics area teen center, small gym, locker rooms, therapy pool

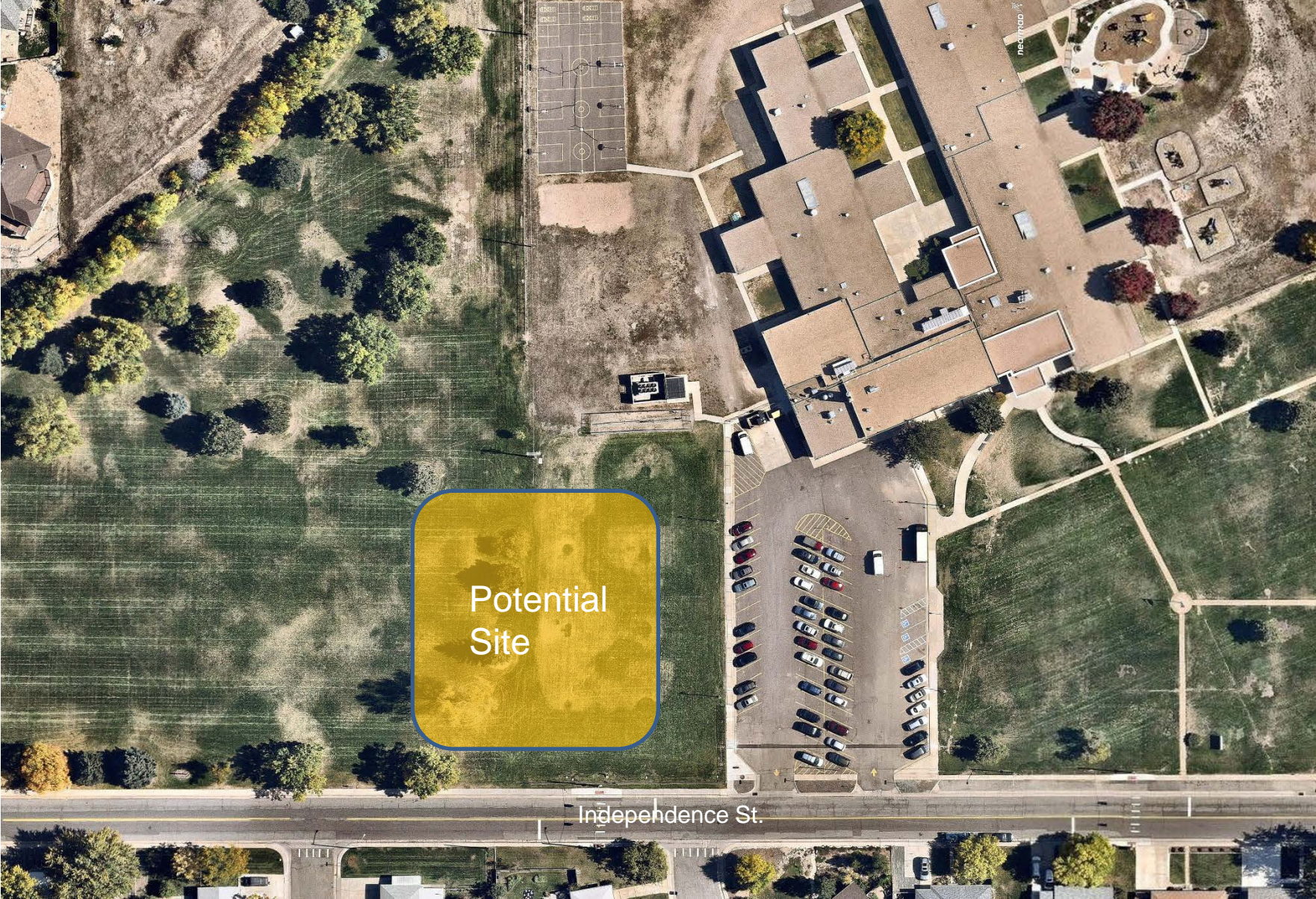
Estimated Cost:

| | |
|---|--------------------|
| Facility construction cost | \$5,153,000 |
| architectural, site expenses, development costs | \$2,289,806 |
| Total Project | \$7,442,806 |

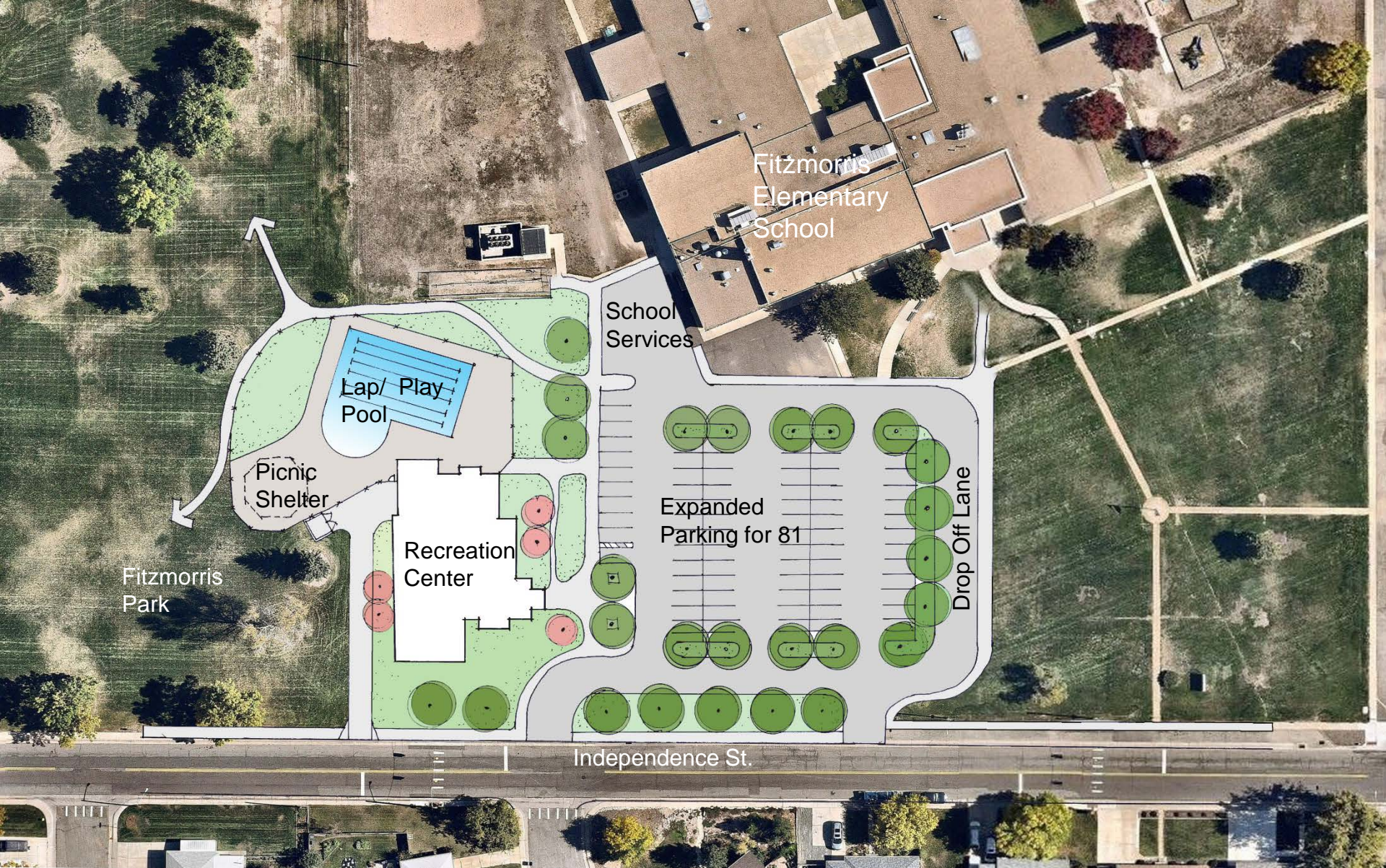


Secret Recreation Center

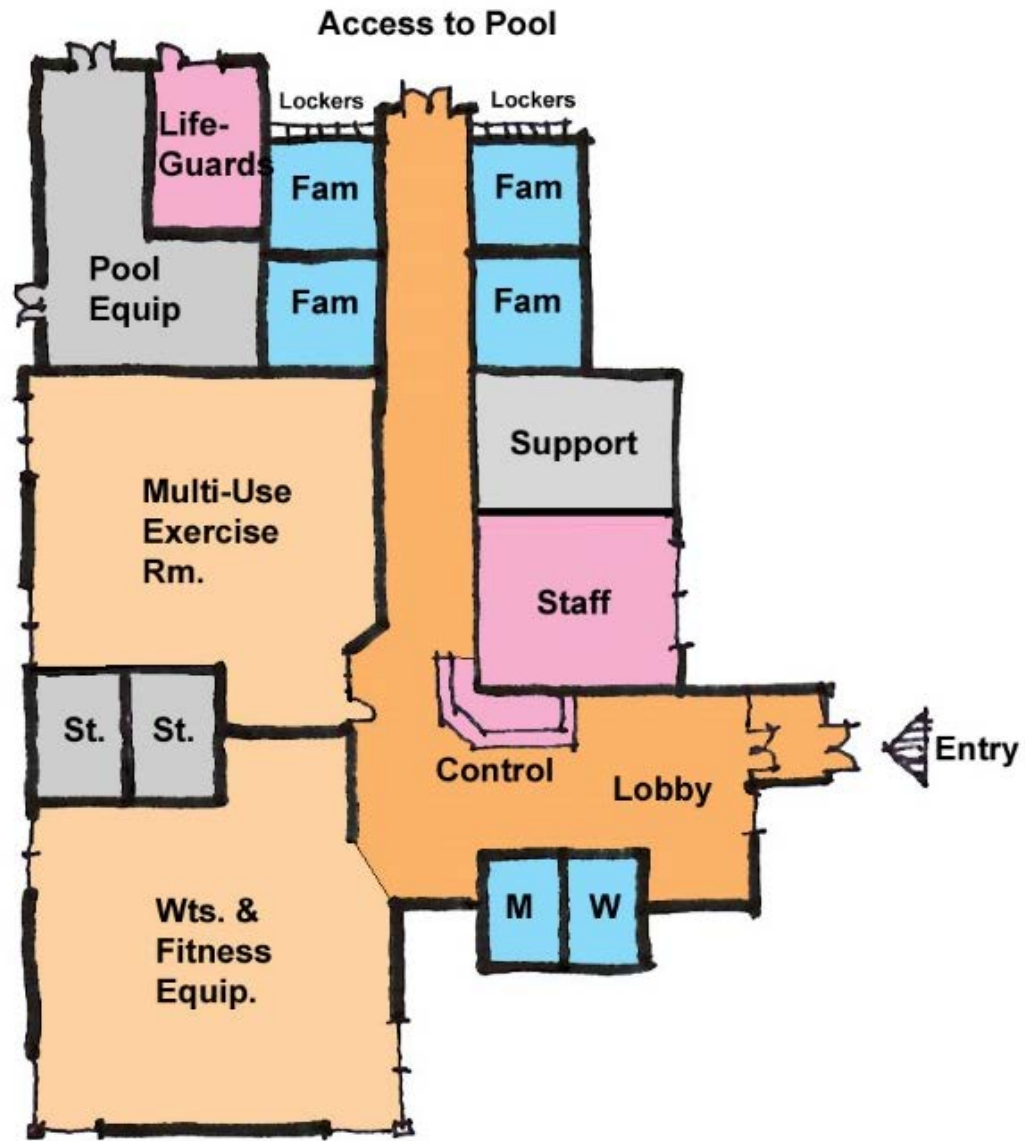
**FITZMORRIS
PARK
CENTER/POOL**



Fitzmorris Park Center/Pool



Fitzmorris Park Center/Pool



Fitzmorris Park Center/Pool



OPTION ONE – MID-CENTURY MODERN



Fitzmorris Park Center/Pool



OPTION ONE – MID-CENTURY MODERN



Fitzmorris Park Center/Pool



OPTION TWO – TRADITIONAL SUBURBAN



Fitzmorris Park Center/Pool



OPTION TWO – TRADITIONAL SUBURBAN



Fitzmorris Park Center/Pool

Project: Fitzmorris Park center/pool project estimate

Summary: Construct 8500+ sq.ft. recreation center, 6 lane pool to include small weight room, community/aerobics area

| | | |
|-----------------|---|--------------------|
| Estimated Cost: | Facility construction cost | \$3,249,665 |
| | architectural, site construction expenses | \$1,646,266 |
| | Total Project | \$4,895,931 |

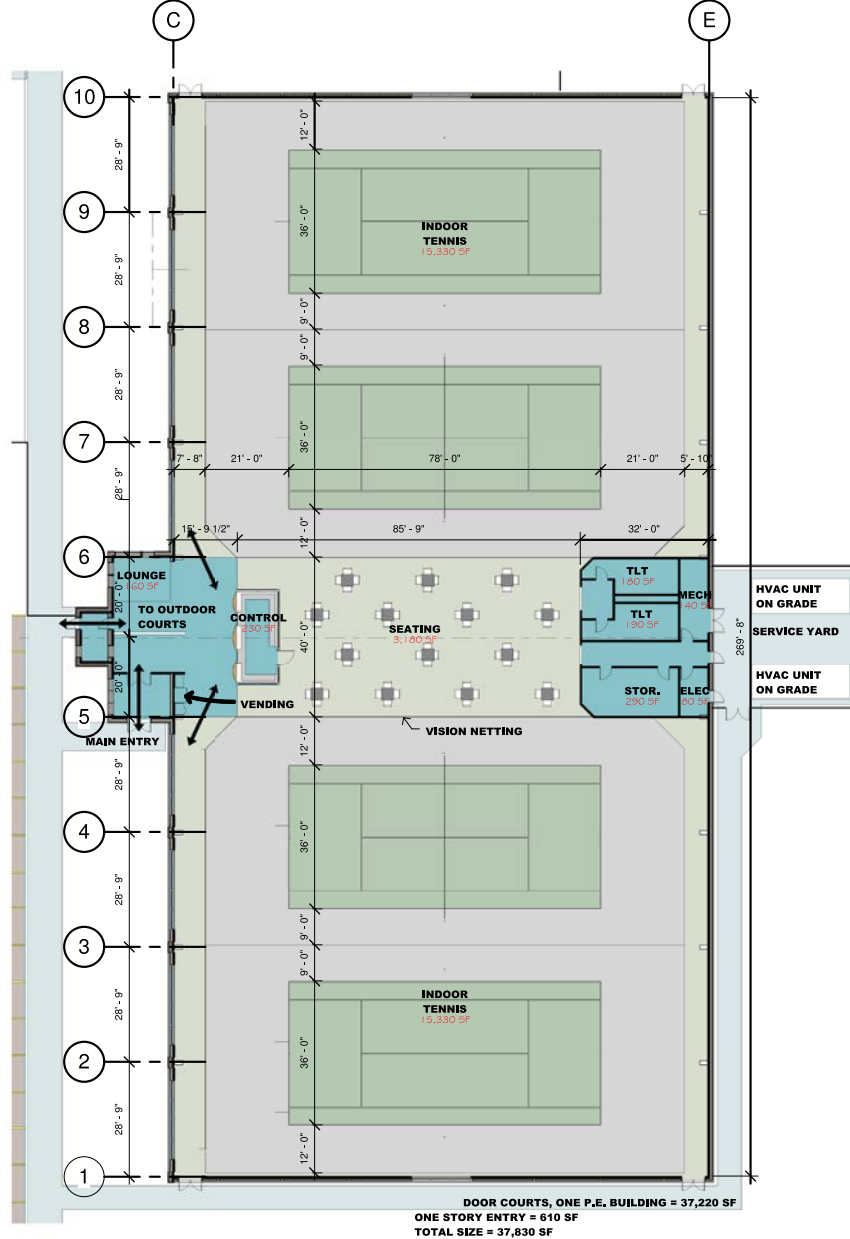


Fitzmorris Park Center/Pool

**ARVADA
TENNIS
CENTER**



Arvada Tennis Center



Arvada Tennis Center



A3

SHEET: TENNIS BUILDING
DATE: July 30, 2015
SCALE:
DLC F: 19/25

Arvada Tennis Center Remodel and
Expansion

ORISON LAYRE COLLABORATIVE
Architecture • Interiors • Interior Design
818 East Spauld Blvd., Denver, CO 80202
T: 303.294.0244 F: 303.294.3440



Arvada Tennis Center



Arvada Tennis Center

Project:

Arvada Tennis Center

Summary:

Renovate 8 outdoor courts with post tension surfaces, new lights, fences

Addition of facility with 4 new indoor courts and controlled access to all areas of the tennis complex

Estimated Cost:

Renovation of existing 8 courts incl. lights, fencing \$550,000

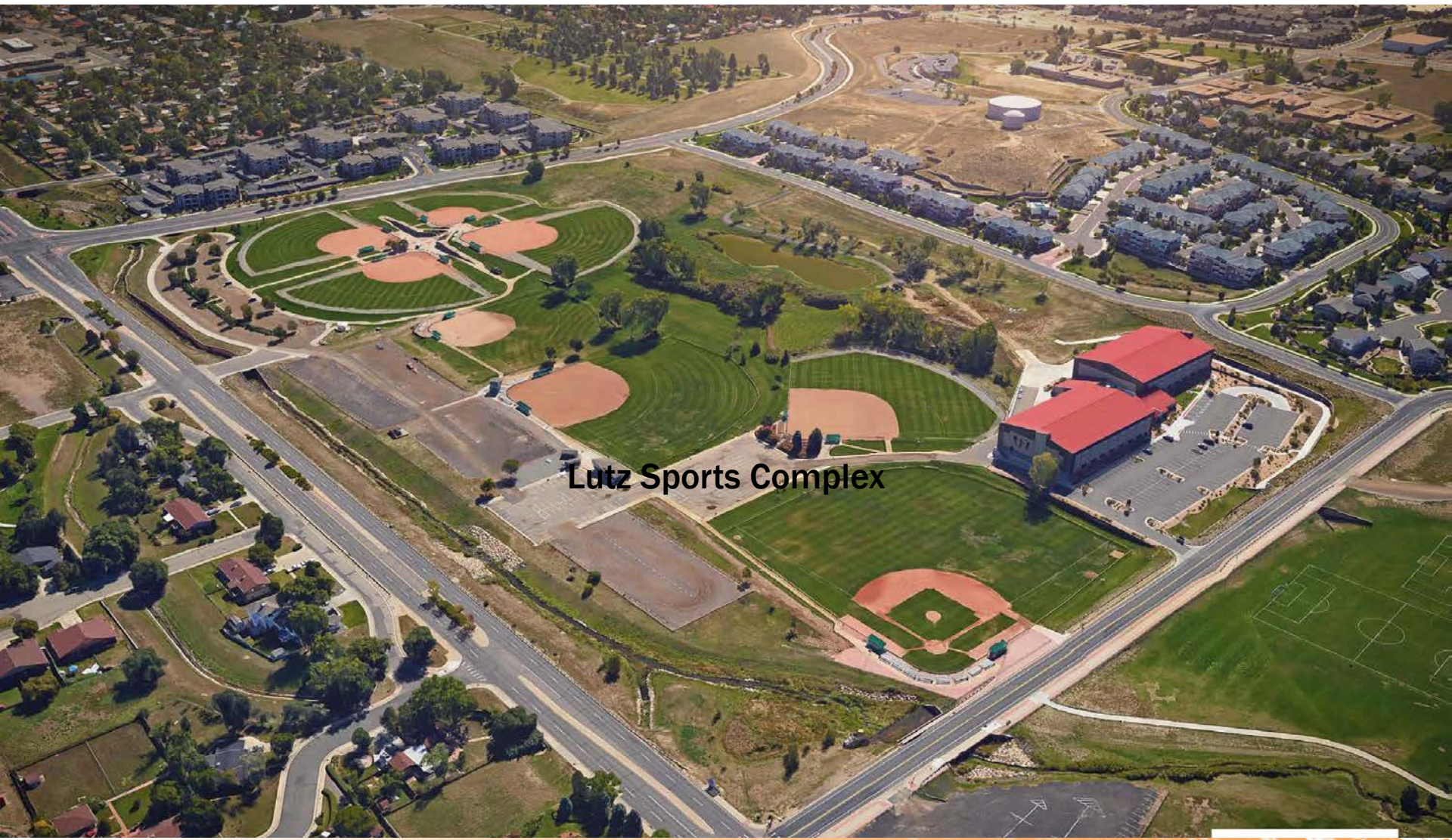
Structure to enclose 4 new courts incl. associated construction expenses \$5,210,810

Total Project \$5,760,810



Arvada Tennis Center

**LUTZ
SPORTS
COMPLEX**



Lutz Sports Complex



Lutz Sports Complex

Harold D. Lutz Sports Complex
PRELIMINARY CONCEPT PLAN



Lutz Sports Complex



Lutz Sports Complex

Project:

Lutz Sports Complex Improvements

Summary:

Construct a new 4 field baseball/softball pod complex with lighting, parking, restroom/concession

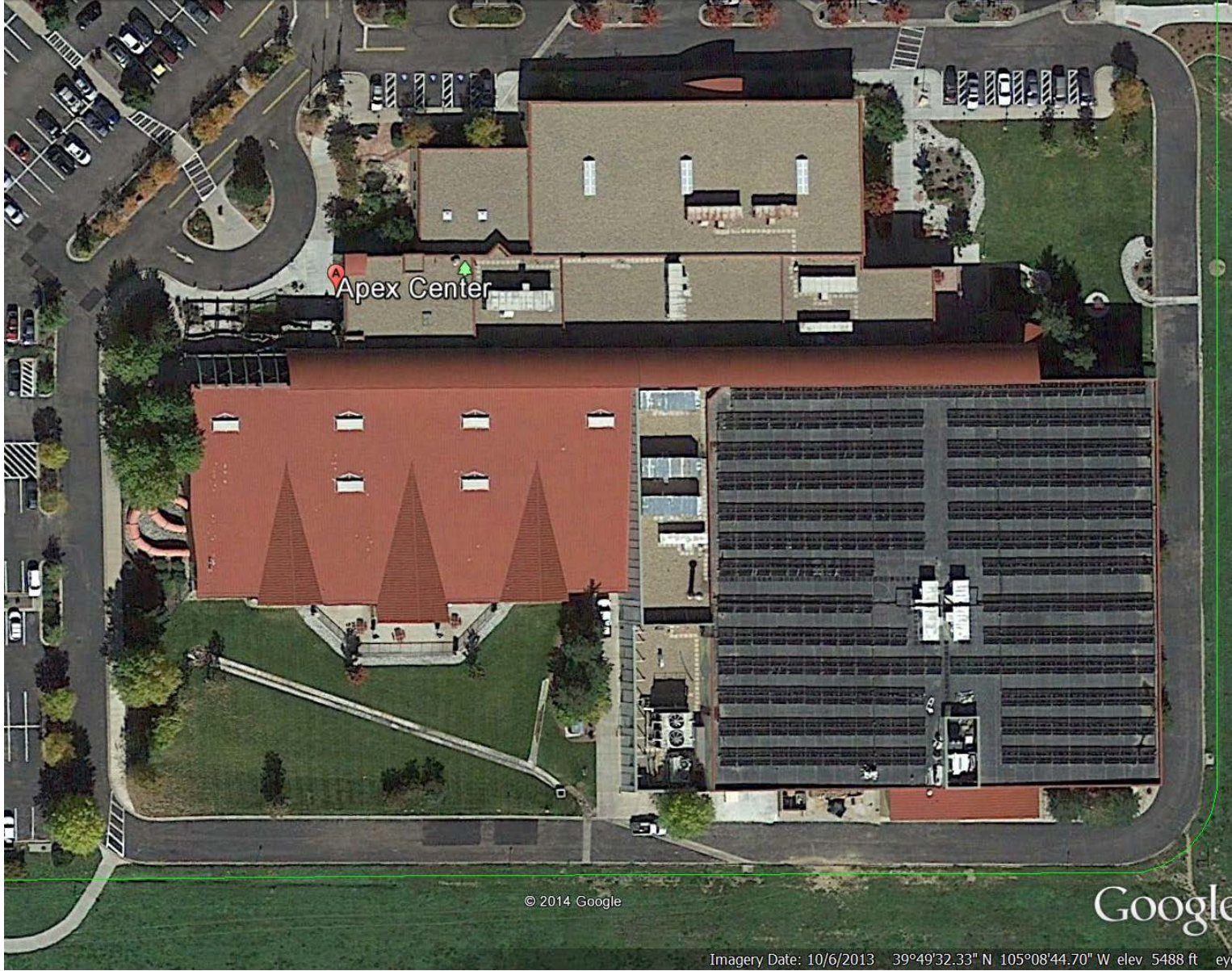
Estimated Cost:

| | |
|-------------------------------|--------------------|
| New 4-plex fields only | \$2,100,000 |
| Parking Lot | \$575,000 |
| Lighting | \$210,000 |
| Landscaping | \$125,000 |
| Sub-Total Base Project | \$3,010,000 |
| Restroom/Concession Building | \$1,300,000 |
| Total Project | \$4,310,000 |



Lutz Sports Complex

**APEX CENTER
SPLASH
PAD**



Apex Center

© 2014 Google

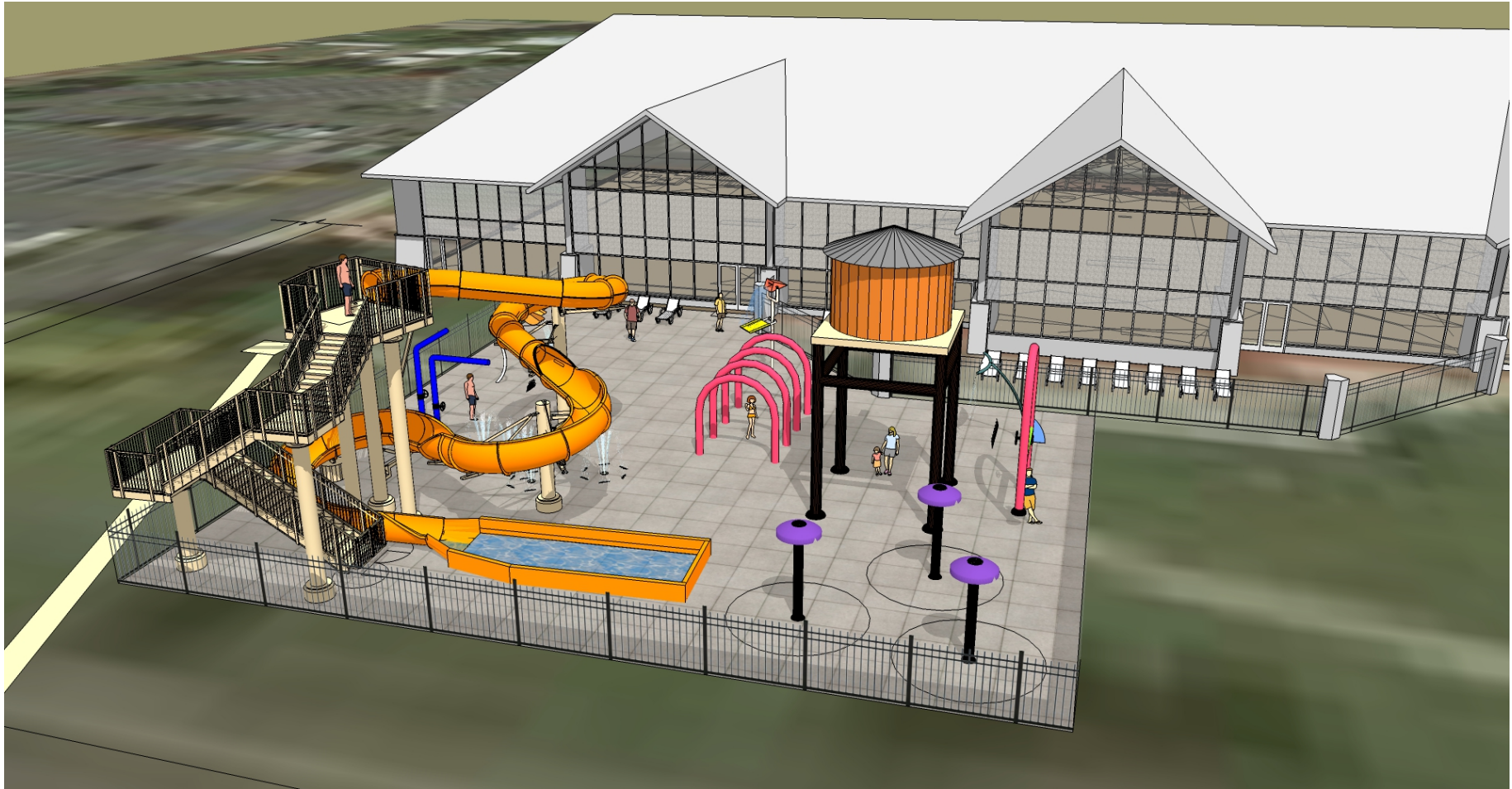
Google

Imagery Date: 10/6/2013 39°49'32.33" N 105°08'44.70" W elev 5488 ft ey

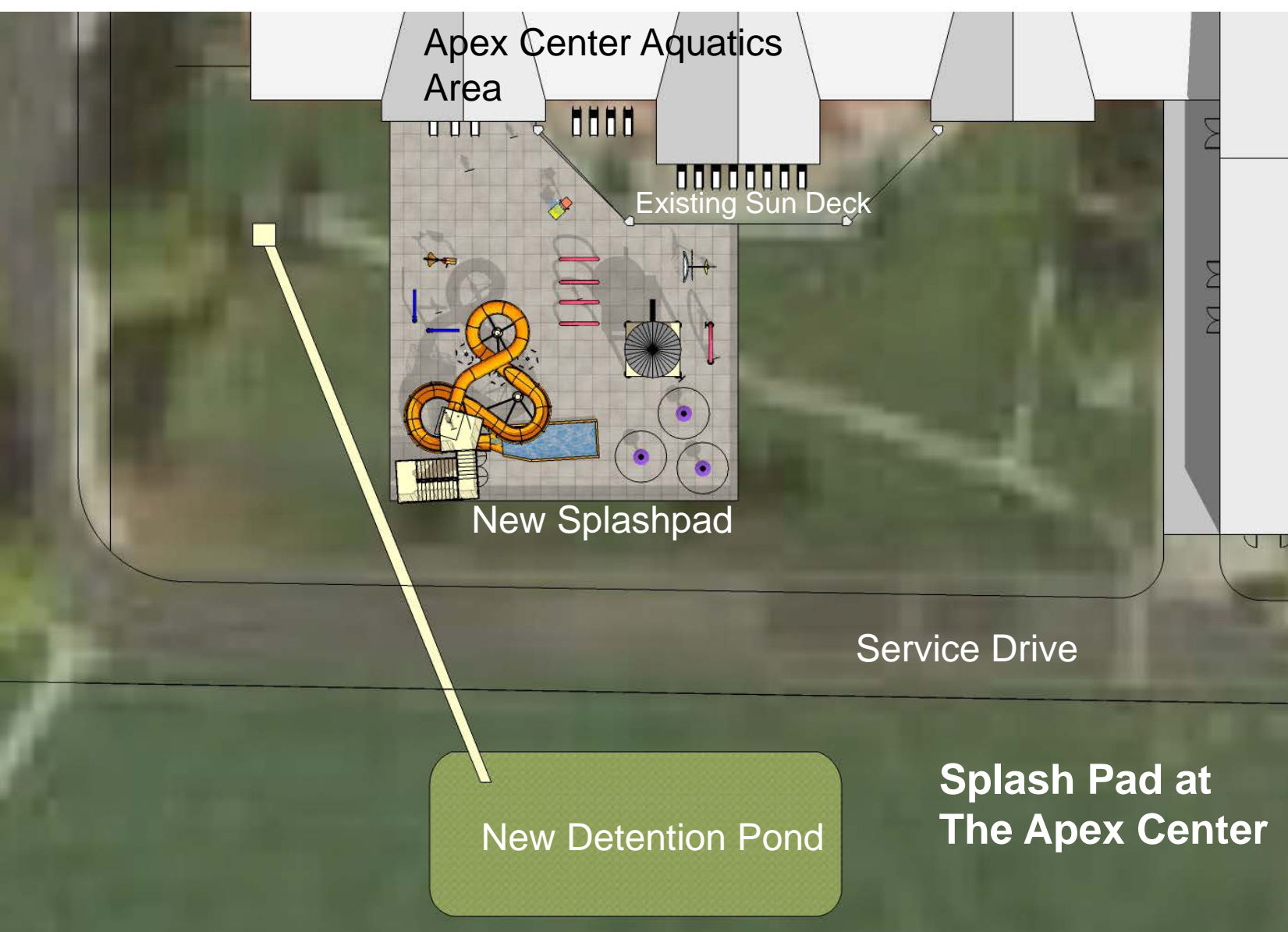


Apex Center Renovation/Addition

Splash Pad at The Apex Center

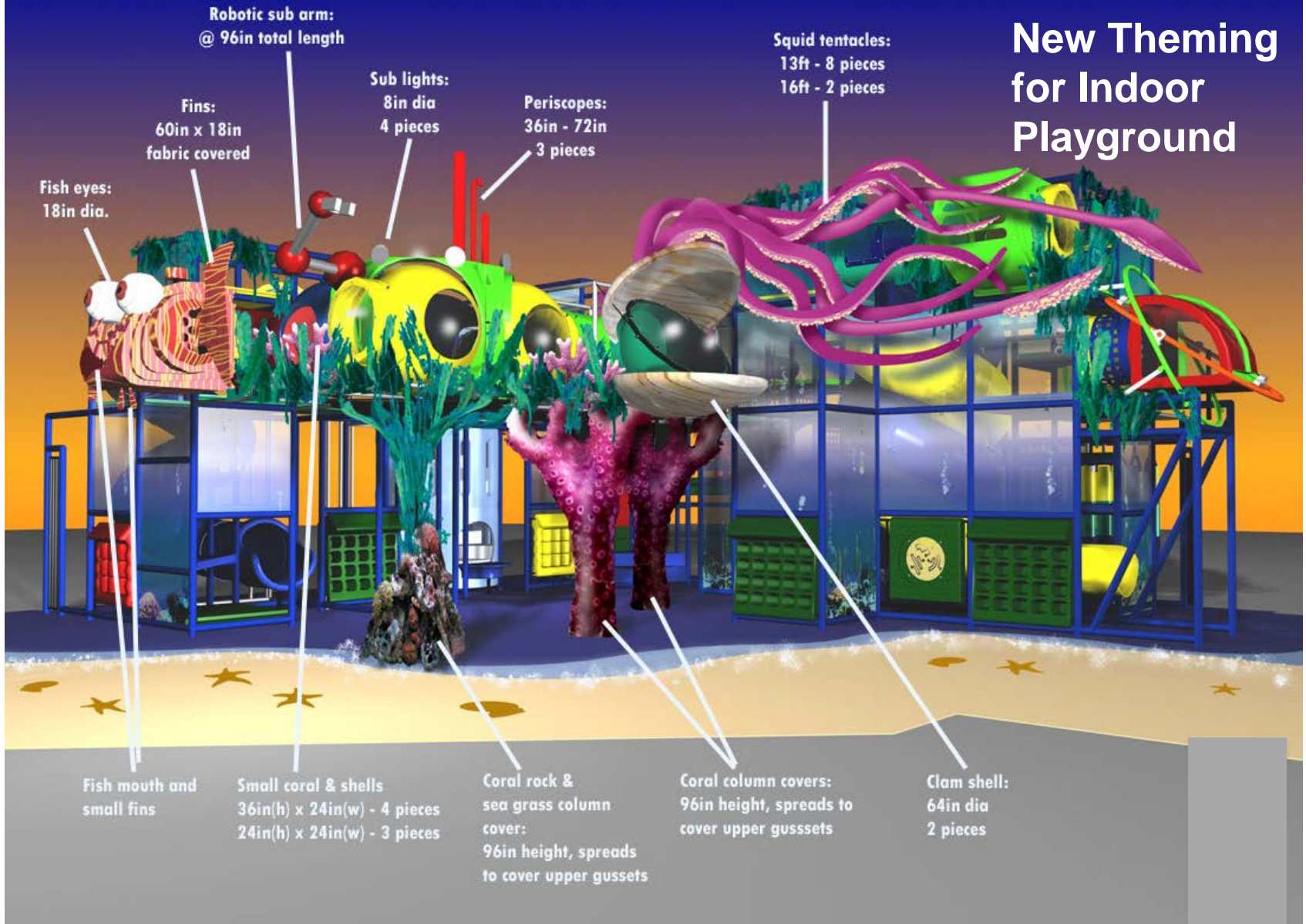


Apex Center Renovation/Addition



Apex Center Renovation/Addition

New Theming for Indoor Playground



Apex Center Renovation/Addition

New Theming for Indoor Playground



Jelly fish and
tentacles:
Head: 84in dia.
Tentacles: 10ft - 12ft: 20 pieces

Squid eye:
18in dia. - 1 piece



Apex Center Renovation/Addition



Apex Center Renovation/Addition



Apex Center Renovation/Addition

Project: Apex Center renovation/addition project

Summary: Construct 7800 sq.ft. outdoor splash pad, renovate aquatics area center pool, renovate indoor playground

| | | |
|-----------------|---|--------------------|
| Estimated Cost: | Facility construction cost | \$1,133,000 |
| | architectural, site expenses, development costs | \$420,895 |
| | Total Project | \$1,553,895 |



Apex Center Renovation/Addition

**LONG LAKE
RANCH**



Long Lake Ranch Regional Park



Long Lake Ranch Regional Park

Long Lake Regional Park
PRELIMINARY CONCEPT PLAN



Long Lake Ranch Regional Park



Long Lake Ranch Regional Park



Long Lake Ranch Regional Park

Project: Long Lake Ranch Regional Park Improvements

Summary: Construct two new baseball/softball fields, including backstops, to complete the first 5 field complex, lighting for all five baseball/softball fields; construct a restroom/concession building.

construct 2 new synthetic multi-sport turf fields (lacrosse, rugby & football), with parking and lights.

| | | |
|------------------------|---|--------------------|
| Estimated Cost: | 2 new fields with backstops | \$1,100,000 |
| | Additional lighting to complete lighting the 5-plex | \$285,000 |
| | Restroom/Concession Building | \$1,300,000 |
| | 2 new sports turf fields, parking, lights | \$1,600,000 |
| | Total Project | \$4,285,000 |



Long Lake Ranch Regional Park

2016 Election Project Cost Estimates

| | |
|---|---------------------|
| Arvada Tennis Center | \$5,760,810 |
| Long Lake Ranch field, parking, light additions | \$4,285,000 |
| Lutz Field renovation/reconfiguration | \$4,310,000 |
| Fitzmorris site center/pool | \$4,895,931 |
| Secrest site center | \$7,442,806 |
| Apex Center - renovation, splash pad addition | <u>\$1,553,895</u> |
| Total estimate project budget | <u>\$28,248,442</u> |
| Amount from Apex PRD General Fund | -\$148,442 |
| Bond amount | -\$25,000,000 |
| Amount from the City of Arvada towards outdoor pool | -\$3,100,000 |

