AMAZON
COMMUNITY CENTER

FACLITY SUMMARY

NOVEMBER 2015

Location: 2700 Hilyard St.
Built: 1973
Capacity: 125 persons

Facility Condition Report – FSR:

The Amazon Community Center **Building A**, Facility ID 13102, is located at 2700 Hilyard St in Eugene, OR. The one- story, 3,168 SF building was constructed in 1974. There has been one addition, date unknown.

BUILDING A CONDITION SUMMARY

CURRENT REPAIR COST: $540,073

REPLACEMENT COST: $999,913

FCI: 55.01%

DEFICIENCY SUMMARY

STRUCTURE/EXTERIOR CLOSURE: The original building appears to rest on concrete footings and showed no signs of settlement, but the cracks on the interior walls of the office area addition indicated possible building movement or differential settling. The siding is in need of painting. The roof and windows are past their performance life expectancy but there are no signs of leaking. Est. Total Project Cost - $136,860

INTERIORS: The interior partitions drywall at or near where the addition connects to the original building, and above the interior doors is cracking and in need of repair. Floor finishes in the common areas are generally vinyl composition tile in poor condition; carpet in the assignable spaces appeared in fair condition. Tile in main activity room contains asbestos. Finishes and partitions are generally past their expected performance life. Est. Total Project Cost - $226,170

PLUMBING: Fixtures, domestic water distribution and drainage systems are generally original to the facility and past their expected life. Est .Total Project Cost - $95,600

The Amazon Community Center **Building B**, Facility ID 13103, is located at 2700 Hilyard St in Eugene, OR. The one-story, 2,551 SF building was originally constructed in 1974. There have been no additions.

BUILDING B CONDITION SUMMARY

CURRENT REPAIR COST: $475,497

REPLACEMENT COST: $804627

FCI:%59.1

BUILDING B DEFICIENCY SUMMARY

STRUCTURE/EXTERIOR CLOSURE: The single-ply flat roofing is in poor condition with reported leaks. Windows and doors are original to the facility and past their life expectancy. Est. Total Project Cost - $64,479

INTERIORS: Interior doors and fittings are original to the building and past life expectancy. Interior finishes are all past useable life expectancy, including flooring that contains asbestos. Est. Total Project Cost - $145,387

PLUMBING: All domestic water distribution and drainage systems are past expected life, although they are functioning adequately. Est .Total Project Cost - $80,911

HVAC: All equipment is past life expectancy although functioning adequately. Est. Total Project Cost - $99,718

The Amazon Community Center **Building C**, Facility ID 13104, is located at 2700 Hilyard St in Eugene, OR. The one-story, 3,024 SF building was constructed in 1974. There have been no renovations or additions.

BUILDING C DEFICIENCY SUMMARY

STRUCTURE/EXTERIOR CLOSURE: Exterior doors and windows are beyond useful life expectancy. Est. Total Project Cost - $76,435

INTERIORS: Interior doors and fittings are original to the building and past life expectancy. Interior finishes are all past useable life expectancy, including VCT flooring that contains asbestos. Est. Total Project Cost - $191,103

PLUMBING: All domestic water distribution and drainage systems are past expected life, although they are functioning adequately. Est .Total Project Cost - $54,105

HVAC: All equipment is past life expectancy although functioning adequately. Est. Total Project Cost - $20,688

ELECTRICAL: Service and distribution equipment is all original to the facility and past expected life. Est. Total Project Cost - $36,440

EQUIPMENT/FURNISHINGS: The building contains fixed casework and counter tops which appeared beyond their useful lives. $50,200

FACILITY QUALITY ASSESSMENT

	Programmability Quality Rating	Facility Condition Rating	Overall Rating	
Facility			**Letter Grade**	**Description**
Amazon Community Center	C	D	C	Fair

In order to continue to meet patron demand and to address service to 55+ demographic, the aging facility needs significant renovation and upgrades.

- Good Location
  - Near Amazon Pool
  - Another recreation center-Adaptive rec
  - On the bus line
  - YMCA
  - Civic Stadium / Kids Sports possible location
  - Bike path
- Windows-old need updating
  - Single pane
  - Locks broken
- Lighting- old needs updating
- Building A has cracks in the walls caused by the shifting foundation each year.
  - Doors don't always close and lock.
- HVAC system is inconsistent. However the new thermostats are very very good.
- Restrooms-
  - need to be updated- old fixtures, locks and flooring
  - not up to ADA standards
- Storage- build storage for equipment. Currently inadequate and limits programming.
- Additional fitness / gym area with wooden floor.
- Kitchen-completely outdated. Limits programming.
- Renovate and update offices and lobby.
- Buildings-need signage and paint
- Outside Amphitheater-needs maintenance and upgrade. Possible revenue producing venue.
- Safety
  - 3 separate buildings are difficult to monitor and upkeep.
  - Transients camping, drinking and smoking in the outside corridors.

PUBLIC SURVEY RESULTS

Numerous respondents highlighted the need for:

- Safety
  - Patrons feel safe on site
  - Safety is extremely important
  - The park does not feel safe, this affects the Center
  - Transients create an unsafe feeling in the park
- Cleanliness
  - Patrons value cleanliness in general
  - Center is clean and inviting.
  - Beautiful grounds
- Building Conditions
  - Run down & shabby
  - Old & Outdated
  - Small rooms
  - Poor ventilation
  - Overcrowded
  - HVAC is often broken
  - Poor Lighting
- Customer Service
  - Friendly
  - Helpful
  - Welcoming
- Improvements or amenities
  - Art studio
  - Fitness equipment
  - Computers- less so
  - Lack of storage makes rooms seem cramped
  - Outdated & broken equipment
  - Need outside trash cans
  - Wooden dance floor- safety issue as well as amenity
- Programming
  - Youth center
  - More Free Shakespeare
  - More art classes
  - More programs for families
  - More programs for adults (not seniors)

SUMMARY

The facility is 42 years old (b.1974). There are 3 buildings on site with a connecting covered walkway. The campus is sited at the Amazon Park near the playground. The building design is inadequate for safety and communication between buildings is difficult. Weather is problematic; the flat roofs have caused leaks and have required considerable repair. The

exterior is worn and doors and windows are past life expectancy. All of the interior structures have also exceeded life expectancy. The center is maintained in adequate condition though constant repairs to the HVAC system, lights, restrooms and doors. All of which receive heavy use. Interior walls have large cracks due to the shifting clay ground under the foundation. Equipment, appliances, fixtures and furnishings are overall old and shabby but again adequate.

The scope of programming at the center is broad; serving ages 2 ½ through adult and including seniors. The lack of contemporary amenities such as sprung wood floors, fitness equipment and a rentable kitchen limits activities, events and rentals. Patrons enjoy the neighborhood feel and the availability of classes for all ages however the programs and activities at the center are limited by the age of the equipment and size of the rooms. Due to inadequate storage, equipment is stored in the rooms which limits activities in the rooms. The lobby serves as office space for two different divisions, Athletics and Youth & Family as well as a waiting area for patrons. The noise and over-crowdedness compromises efficiency and the general experience. Patrons in general are very concerned about the safety in the Amazon Park and this impacts their perception of the safety at the center. Overall significant repair, renovation and equipment replacement would be required to address the amenity deficits and structural inadequacies.

The lobby is cramped with inadequate seating to accommodate waiting patrons. On site Storage is inadequate with equipment stored within classrooms and necessitating the rental of 2 off-site storage containers.

AMAZON POOL

FACLITY SUMMARY

NOVEMBER 2015

Location: 2600 Hilyard Ave
Acquired: 1957
Capacity: 1048 persons

Facility Condition Report – FSR:

The Amazon Park Pool, Facility ID 13101, is located at 2600 Hilyard Street in Eugene, OR. The one-story, 8,251 SF building was constructed in 1960. This building was significantly renovated and expanded in 2001.

CONDITION SUMMARY

CURRENT REPAIR COSTS: $91,996

REPLACEMENT COST: $8,331,913

FCI: 1.10%

DEFICIENCY SUMMARY

INTERIOR FINISHES: Wall finishes are beyond useful life expectancy. Est. Total Project Costs: $91,996.

FACILITY QUALITY ASSESSMENT

	Programmability Quality Rating	Facility Condition Rating	Overall Rating	
Facility			**Letter Grade**	**Description**
Amazon Pool	B	A	A	Excellent

This facility is a very popular community space. Seasonal demand now exceeds the ability to accommodate the recreation, team and event patronage.

- No HVAC system due to seasonal usage. Staff use space heaters.
- Poor ventilation in staff rooms

- Lobby is too small for the amount of people served
- Solar panels: installed in 2001 for hot water. Outdated, leaking and in poor condition. Even with significant
- Good location
    - Bus line
    - No signs on the street to indicate
    - Bike path
- Parking
    - Inadequate for amount of patrons
    - Conflicts with neighboring community centers and neighborhood.
- Security
    - Limited because it is an outdoor pool with chain-link around it.
    - Only one opening to get in and out of offices and deck.

PUBLIC SURVEY RESULTS

Amazon Pool

- Cleanliness/Safety was the overwhelming topic for AZP. Whether the feeling was the pool is clean/safe or dirty/unsafe everyone agreed that this was the most important factor for their willingness to attend and their enjoyment while there.
- Facilities—There were a lot of comments on the amenities. People appreciated the amenities that AZP has and often stated they would attend more frequently or pay more if there were more/improved amenities.
- Crowded/Busy—This was also a very common topic. Many people feel that AZP is too crowded and choose not to attend due to how busy it is.

SUMMARY

Amazon Pool was constructed in 1960 and went through extensive renovations in 2001. Amazon Pool has a 50mx25yd/25m pool, a shallow beginner pool, a multi-use pool with a zero depth area and a sand play area. Amazon Pool also has several recreational amenities including 2 slides, 5m diving platform, 3m springboard and 2 1m springboards. The front office entry area is very small and the bathhouse has no HVAC due to being a seasonal (6 months a year) facility. The locker rooms and staff change rooms do contain over head space heaters. Amazon Pool also has a solar heating unit on the roof of the bathhouse that needs minor repair. Storage space and meeting space is very limited. The sand play area, while a popular attraction, contributes a great deal of wear on the pools (Multi-purpose pool in particular) due to the sand getting into the filtration systems. Amazon Pool's security system is very inconsistent and commonly requires the closing staff person to contact the service provider to have them override the system arming requirements. The parking lot is inadequate, there are too few spaces for the amount of patrons that attend which impacts the surrounding community center. There was an "over flow" parking area added years ago which does add a few additional spaces but since it is unfinished it tends to get rutted out and still doesn't provide enough space.

Amazon Pool has a great deal of flexibility because of its multiple pools and the overall size of the facility. The popularity and demand for space leads to overcrowding which is noted by many patrons. The common desires from patronage is to cover Amazon Pool to make it a year-round pool or to build a new facility in the Churchill area. This facility was built with competitive aquatics in mind and as such is able to host large swim meets and water polo tournaments. In fact, this facility hosts all Eugene/Springfield high school water polo teams as well as the local club team and the UO club team in the fall, and is major reason the facility stays open so late in the season. As popular and crowded as this pool is the vast majority of its business is done in a 10-11 week “main summer season” which runs roughly mid-June through Labor Day.

CAMPBELL

SENIOR CENTER

FACLITY SUMMARY

NOVEMBER 2015

Location: 155 High St.
Acquired: 1962 – Expansions 1966, 1973, 1990
Capacity: 250 persons

Facility Condition Report – FSR:

The Campbell Senior Center **Main building** is located at 155 North High St., in Eugene, OR. The one-story, 8,277 SF building was constructed in 1968 for a multitude of senior and community programs. Since its original construction, there have been two additions to this facility, one in the 1970's and the other in the 1980s. In 2012, the City installed a new single-ply roof. In 2004 AND 2010, the HVAC system was upgraded. In 2006 the exterior lighting was upgraded. Covered Bicycle parking was added in 2013 and a significant portion of the concrete walks and patio around the buildings were replaced in 2015.

MAIN BUILDING CONDITION SUMMARY

CURRENT REPAIR COST: 1,228,554

REPLACEMENT COST: $2,630,536

FCI: 46.7%

MAIN BUILDING DEFICIENCY SUMMARY

EXTERIOR ENCLOSURE: The exterior enclosure, comprised of painted wood siding, appeared in poor condition. Est. Total Project Cost: $427,150

INTERIORS: The interior wall & floor finishes are generally in fair condition and are replaced as needed. The ceiling finishes are a combination of materials and are in poor condition, as well as being past their useful life expectancy. Est. Total Project Cost.- $347,300

PLUMBING: The building is equipped with bathroom and shower facilities. A water heater is provided for the domestic water service. Sanitary sewer piping is cast iron with some PVC. Domestic water piping is galvanized with some copper. Systems are original to the building and

standard life expectancy for these is approximately 25-30 years. Fixtures are old and not as efficient as newer models. When plumbing systems are upgraded, it is recommended to also upgrade fixtures. There are no known problems with the systems at this time. Est. Total Project Cost - $281,620

HVAC: The two furnaces with AC are 31 years old, beyond life expectancy and inefficient. Associated duct work in crawl spaces is in poor condition. Est Total Project Cost - $34,170

FIRE PROTECTION: The fire alarm detection system was installed or upgraded in 1989 and is functioning and adequate but beyond life expectancy. Est. Total Project Cost: $40,840

ELECTRICAL: The panels are original installation and appeared in poor condition. The industry standard life expectancy for electrical service & distribution systems is 30 years and although it is still functioning adequately, is shown as needing replaced. Est. Total Project Cost $97,470

The Campbell Senior Center **Woodshop**, Facility ID 14702, is located at 155 North High St, in Eugene, OR. The one-story, 2,017 SF building was constructed in 1968. In 2000, the city installed a new single ply roof. In 2015, the asbestos tile flooring was replaced with particle board, to match the north end of the shop.

WOODSHOP DEFICIENCY SUMMARY

STRUCTURE/EXTERIOR CLOSURE: The exterior enclosure, comprised of painted wood siding, appeared in poor condition. The single ply roof, installed in 2001, has a few reported leaks. Exterior doors are typically wood set in wood frames and are in poor condition. Single pane windows set in wood frames appeared in poor condition. These systems have an expected life of 30 years, which was reached in 1998. Est. Total Project Cost: $50,390

INTERIORS: The interior wall finish appeared in poor condition. The interior wood doors with wood frames were in poor condition. Door hardware appeared to be in fair condition. Most ceilings are open to the wood deck and appeared to be in fair condition. Est. Total Project Cost: $106,870

PLUMBING: Plumbing fixtures were in apparent poor condition. A 50 gallon water heater is provided for the domestic water service. Sanitary sewer piping is cast iron and PVC. Domestic water piping is copper. All plumbing systems are original to the facility and are beyond the 20-30 year life expectancy. Est. Total Project Cost: $59,550

HVAC: Residential style heat pumps have electric heat strips and should be replaced with units more suited for wood dust environment. Est. Total Project Cost: $64,080

ELECTRICAL: The electrical panel is original installation and appeared in poor condition. The distribution system, lighting and branch wiring are all beyond expected life of 25-30 years. Est. Total Project Costs: $21,590

FACILITY QUALITY ASSESSMENT

	Programmability Quality Rating	Facility Condition Rating	Overall Rating	
Facility			**Letter Grade**	**Description**
Campbell Senior Center	C	D	C	Fair

This facility is outdated and is not able to keep up with community need, changes in trends and the increase in the 55+ population. Needs significant renovation.

- Thin walls-sound carries
- Windows-single paned. Locks broken
- Small rooms-inadequate for amount of patrons at Campbell.
- Hallways are too narrow
- Lighting-old and outdated. Dim
- Carpets & blinds: old and outdated
- Restrooms-limited. Needs more stalls to accommodate the number of patrons.
- HVAC-inconsistent in all of the rooms. The existing closed system make it difficult to maintain a comfortable air flow and temperature for patrons.
- Art room-Campbell has a thriving art population. The existing room is inadequate and doesn't have a sink.
- Location: The river corridor makes it a mixed blessing
    - Rentals- popular site for rentals, well-kept grounds, good revenue producer.
    - On bus line
    - Good access and outdated signage
    - Safety and perceived safety is a problem due to large transient population on the river.
- Safety
    - Transients use the outside areas for sleeping.
    - There can be drugs and alcohol involved.
    - Weekend and evening hours
    - Vandalism
- Storage- absolutely inadequate. Chairs are stored in the halls and rooms. Safety hazard.
- Office spaces are limited. Double as storage.
- Woodshop: needs some mats and possibly other equipment additions to address safety.
- Events: in order to better serve the community, Campbell staff would like to add
    - External sound system
    - Larger kitchen
- Gym / fitness studio: this addition is needed to address recreation trends and changing demographic.

PUBLIC SURVEY RESULTS

In general, respondents love being at Campbell but stress the building is inadequate for the current use.

Numerous respondents highlighted the following:

- Facility is perceived as shabby and old but has been well taken care of.
- Not enough restrooms.
- Not enough parking.
- Safety concerns with travelers/homeless patrons.
- Requested more activities/classes.
- Staff is warm and welcoming.

SUMMARY

The facility is 47 years old (b. 1968) and the oldest build to be a recreation center in Eugene. There are two buildings on site, separate from each other with an uncovered sidewalk to connect them. The facility is connected to Skinner's Butte Park and near the Willamette River and bike path. The facility is comprised of eight classrooms/meeting spaces that are all crowded due to capacity and storage issues. Due to age and continual overuse, the floors, interior walls and ceilings have holes, cracks, stains, water damage and an overall dated, shabby appearance. Great maintenance has preserved the building well beyond its life expectancy. The electrical system does not meet the needs of the kitchen and blows the breakers constantly. This is compensated by spreading out the electrical kitchen needs throughout the building (i.e., roasting pans plugged in the art room and staff offices). Plumbing is dated with sinks and toilets that do not drain adequately and plug up on more than a weekly basis. Some of the windows latches are broken and cannot be repaired due to the fact that parts are no longer available. The lighting system shares the same concern, soon bulbs will not be able to be purchased. The HVAC system is divided into sections (put in at different times) and does not provide central heat. The heating system in some rooms is controlled by wall units/temperatures in other rooms. The needs of the refrigeration/freezing is met by having two small refrigerators in the kitchen and due to space the freezer is located in the woodshop. There are health and safety issues with the existing dust collection system and immediate repairs are planned. There is a need for a larger, new system to ideally serve the needs of the wood shop's specialized tools and the programs that take place there.

The scope of the programming is very specific to population served (majority 50+), but the number of patrons using the Center is 100+ per day. Due to a high volume of rentals, the Center is in use seven days a week, morning into late evening. The courtyard and east gardens provide Campbell Center as a well sought after place for wedding and party rentals. Programming is limited by capacity and the increased need of space due to mobility issues (wheelchairs/walkers). The kitchen is a priority to expand and bring it into compliance with electrical and health department recommendations. The lobby and office space are an inadequate size (patrons spilling into the front entryways creating sound issues for the front desk staff and staff rotating through classrooms to use as office space). Office space, classrooms, hallways and the woodshop are being used for storage creating unsafe conditions. Patrons have noted that there are not enough restrooms or space to move around safety. Lack of parking causes patrons to park in the adjoining Skinner's Butte parking lot, creating difficulties for our mobility- challenged patrons. Patrons have expressed concern about their safety, in the center and around the park, due to the homeless population that frequents the Center. Overall significant repair, renovation and equipment replacement would be required to address the

amenity deficits and structural inadequacies and allow us to meet the needs of the largest growing population (baby boomers).

ECHO HOLLOW POOL & FITNESS CENTER

FACLITY SUMMARY

NOVEMBER 2015

Location: 1655 Echo Hollow Road
Acquired: 1969
Capacity: 430 persons

Facility Condition Report – FSR:

FACILITY DESCRIPTION:

The Echo Hollow Pool, Facility ID 16201, is located at 1655 Echo Hollow Rd in Eugene, OR. The partly two story, 20,773 SF building was constructed in 1968. This building has had additions and minor renovations. In 2000, the city installed a new single ply membrane roof. In 2004, they added a hot tub, mechanical room and a multi-purpose room on the east side of the building. Around the same time, they upgraded the seismic performance of the building by adding steel reinforcement to the building exterior and interior.

CONDITION SUMMARY

CURRENT REPAIR COST: $5,175,477

REPLACEMENT COST: $10,039,348

FCI: 51.55%

DEFICIENCY SUMMARY

INTERIORS: Wall finishes appeared to be in poor condition. The ceilings in the offices and locker rooms are suspended grid and acoustical tiles and appeared in poor condition. Wood doors and fittings are all past expected useful life. Est. Total Project Cost: $489,311

PLUMBING: Although, generally in fair condition and functional, plumbing fixtures, domestic water distribution and rain water drainage systems are beyond expected life span and should be replaced. Est. Total Project Cost: $823,968

FIRE PROTECTION: Systems are functional but generally past their expected life span and should be replaced. Est. Total Project Cost: $275,681

HVAC: Heating and cooling equipment and systems are generally older than expected useful life span. Est. Total Project Cost: $767,602

ELECTRICAL: The branch wiring to devices and other building equipment appeared to be in poor condition. In general, distribution systems are more than 40 years old and should be considered for replacement over the next few years. Est. Total Project Cost: $65,248

EQUIPMENT & FIXED FURNISHINGS: All are generally past their expected life span, show heavy wear and use and should be replaced. Est. Total Project Cost: $1,396,441

POOL CONSTRUCTION & SYSTEMS: The pool water distribution system is more than 40 years old, is leaking, and should be replaced over the next few years. The pool shell is fiberglass and has become delaminated and repaired in various locations. It should eventually be replaced with a material that requires less maintenance. Est. Total Project Cost: $1,357,224.

FACILITY QUALITY ASSESSMENT

	Programmability Quality Rating	Facility Condition Rating	Overall Rating	
Facility			**Letter Grade**	**Description**
Echo Hollow Pool	C	D	C	Fair

Echo Hollow Pool:

- Good natural light
- Family changing rooms are nice but limited. Need more to accommodate patrons.
- Major leak in the pool
- Pipes are aged and it results in :
  - Water is discolored/orange in staff kitchen and staff room-undrinkable
  - No hot water in kitchen and staff room sinks
- Changing rooms –outdated
  - missing roof panels
  - old fixtures
  - narrow toilet stalls
  - not enough benches
  - thin walls- sound transmission from adjacent areas (office & locker rooms)

- Location-good
  - Bus line
  - Library nearby
  - schools

- Mechanical systems
    - Elevator is unreliable
    - The mid- pool bulkhead no longer lowers, inhibiting the ability to host 50 meter/long course swim team meets/practices .
- Storage- not enough
    - Equipment is stored on the deck
    - Stacked in boxes overhead, not secured.
- Water temperature can't be adjusted between the 2 pools because they share water. Limits programming.
- Safety
    - Weight room / fitness area is not visible for monitoring.
    - Front office-only one way in and out
    - Parking lot in the back is unsafe. Staff have to exit out the back at night after alarming the system.
    - No staff parking
- Offices need renovation- small, narrow walkways.
    - The public must enter the office area in order to access the men's room.

PUBLIC SURVEY RESULTS

- Cleanliness and upkeep are mentioned regularly – pretty evenly split between people who think it needs to be clearer and people who think it is well maintained, decent number in either court acknowledge the age of the facility.
- Friendly/knowledgeable/welcoming staff was mentioned often

SUMMARY

Constructed in 1968, Echo Hollow Pool is in its 47th year of operation. The location has good natural light and houses a workout area, a 25 yard indoor pool, a 25 meter outdoor pool, hot tub, and a multi-purpose room. The age of the facility is showing in the mal- or non-functioning equipment. The two pools are joined by a bulkhead that no longer lowers, inhibiting the ability to host swim meets. The shared water also means the temperature cannot be adjusted which limits programming. The storage in the facility is limited and equipment must be stored on the pool deck. The facility had seismic upgrades completed in 2004, adding steel reinforcement to the building exterior and interior. Although the facility is a large building at 20,773 square feet, its layout creates large amounts of underutilized space and safety issues with a workout area which is not visible for monitoring and an unsafe back parking lot. Office areas are inadequate for number of staff and are cramped and windowless. Male patrons must enter the office area to enter their locker room.

Many of the patrons who visit Echo Hollow do so because of its location and quality of staff. The facility is located in the West side of Eugene and has easy access to the bus line. Despite the cleanliness of the facility, the age makes it appear dingy. The changing rooms are outdated with narrow stalls and limited bench seating. The two family changing rooms cannot adequately accommodate the number of people who need to use them. The programming at Echo Hollow Pool serves patrons from ages 6 months to seniors and is limited by space, temperature of the

water, and lack of play amenities. Overall, Echo Hollow is in need of repair, replacement, and renovation in response to its aging structure and lack of up-to-date amenities.

HILYARD
COMMUNITY CENTER

FACLITY SUMMARY

NOVEMBER 2015

Location: 2580 Hilyard St.
Built: 1990
Capacity: 165 persons

Facility Condition Report – FSR:

The Hilyard Community Center, Facility ID 13105, is located at 2580 Hilyard St in Eugene, OR. The one-story, 5,882 SF foot building was constructed in 1990. There have been no additions or renovations.

CONDITION SUMMARY

CURRENT REPAIR COST: $426,044

REPLACEMENT COST: $1,865,040

FCI: 22.84%

DEFICIENCY SUMMARY

INTERIORS: Finishes, in general, are beyond useful life expectancy. Est. Total Project Cost: $200,159

HVAC: Est. Total Project Cost: $9,673

ELECTRICAL: Communications & Security systems are generally past useful life expectancy, although no known problems. Est. Total Project Cost: $36,177

FIXED EQUIPMENT & FURNISHINGS: Fixed furnishings and equipment are generally past useful life expectancy. Est. Total Project Cost: $69,403

STRUCTURE/EXTERIOR CLOSURE: The tile roof needs to be replaced. Est Total Project Cost $110,632

FACILITY QUALITY ASSESSMENT

	Programmability Quality Rating	Facility Condition Rating	Overall Rating	
Facility			**Letter Grade**	**Description**
Hilyard Adaptive Center	A	B	A	Excellent

This facility primarily provides services for Adaptive Recreation. The most pressing need is for increased storage to accommodate the expanding programs.

- Nice lobby and gathering area
- Double entry door is perfect
- Need increased storage especially for the Adaptive bicycle program.

PUBLIC SURVEY RESULTS

In general, respondents said the facility,

- Welcoming, accessible, safe & good quality environment with helpful staff.
- Could use more space & storage to expand services.

Numerous respondents highlighted the following:

- Good quality facility & parking conditions, welcoming & accessible, helpful/friendly staff, good personal safety.
- Need more or lack programmable and storage space, fitness equipment, safe chairs, better immediate control of cooling/heating, additional parking at times.

SUMMARY

Hilyard Community Center is 25 years old (b. 1990) and comprises of one (1) building, located at Amazon Park, directly north of Amazon Pool and backed by athletic fields. The overall building design quality is good relating to safety, accessibility, and usability. The site includes in good condition a functional lobby and gathering space, accessible walkways and parking space with generally adequate overall parking. The roof design has proven problematic causing numerous reoccurring leaks throughout the building during rainy and inclement weather. Overall, external and internal structures remain in general good condition. The main hall contains a wood floor that is an amenity for some users, but is sensitive to damage and requires increased maintenance. Most equipment, appliances, fixtures and furnishings are in general good condition, however, the retractable patio awning is worn and needs replacement.

The Center was designed to provide primary services to individuals with disabilities. The scope of programming serves mainly teens through adults, including seniors. While equipment and appliances allow for general programming, the lack of storage and small programmable spaces limits capacity for additional services, expanding programs, and meeting patron requests. Contemporary amenities such as, but not limited to, sprung multi-purpose flooring and fitness equipment would strengthen services and address patron demands. While patrons are generally pleased with the facility and services provided, attention to increasing storage and programmable space would provide avenues for service growth and increased usability which are currently unattainable.

PETERSEN BARN COMMUNITY CENTER

FACLITY SUMMARY

NOVEMBER 2015

Location: 870 Berntzen Rd.
Acquired: 1976 – Expansion 1990
Capacity: 150 persons

Facility Condition Report – FSR:

Petersen Barn is an aging facility with interior and exterior structure that has long exceeded industry standard life expectancy. Programmable space, storage and amenities are inadequate for existing community needs as are environmental controls, plumbing and electrical fixtures.

CONDITION SUMMARY

CURRENT REPAIR COST: $962,901

REPLACEMENT COST: $2,198,167

FCI: 43.80%

DEFICIENCY SUMMARY

STRUCTURE/EXTERIOR ENCLOSURE: The building appears to rest on continuous spread footings with stem walls that showed signs of settlement. The metal roof is in poor condition and leaks. The exterior cedar siding is in need of painting. Est. Total Project Cost: $326,660

INTERIORS: The upstairs flooring shows heavy wear, as does the kitchen floor downstairs. Most surfaces and finishes are past life expectancy and show heavy use and wear. Est. Total Project Cost: $312,681

PLUMBING: Systems are currently functioning adequately but are all past life expectancy, an average of 20-30 years. Classroom sinks are in poor condition and Custodial room concrete sink has cracks, chips, and is not code compliant. Est. Total Project Cost: $154,785

HVAC: Systems are in generally good condition. Domestic water heater is a 1999 model and

just past industry life expectancy of 14 years. No problems have been observed. Est. Total Project Cost: $8,217

ELECTRICAL: Although functioning adequately, components of the system, including branch wiring and lighting fixtures are past life expectancy of 20 years. Est. Total Project Cost: $79,280

FIXED EQUIPMENT & FURNISHINGS: All fixed furnishings, fixtures and casework are well worn and past average life expectancy of 20 years. Est. Total Project Cost: $81,279

FACILITY QUALITY ASSESSMENT

	Programmability Quality Rating	Facility Condition Rating	Overall Rating	
Facility			**Letter Grade**	**Description**
Petersen Barn Center	D	C	C	Fair

This small facility is not adequate to meet the community needs as a community center for all ages.

- Stairs-not to code. Risers are too steep.
- Floor
  - The foundation is crooked and tilts.
  - Corroded floors
- All fixtures show
- Hot water values are exposed in the preschool room.
- No ventilation
- Electrical system is inadequate for the needs
- Location-excellent
  - playground
  - Near sports fields-soccer
  - Library
  - Pool
  - Buses-but there is no stop nearby
- Storage is inadequate
  - There are 4 outside temporary structures. Exposed to mold etc.
- Office space is inadequate and not secure except for the Teen Court office.
- Safety concerns
  - Gangs
  - Drug dealing
  - Prostitution
  - Tagging
- Kitchen
  - Needs to be upgraded in order to serve senior lunches and family dinners to community.

PUBLIC SURVEY RESULTS

In general, respondents found Petersen Barn Community Center safe and clean though cramped and somewhat “shabby.”

Numerous respondents highlighted the need for:

- additional programmable space
- more accessible bathrooms (with changing tables)
- roomier lobby
- Additional parking
- Better wheelchair accessibility
- Better ventilation
- Better HVAC
- More storage
- Bigger Main Hall for community events

The main hall and art loft were of particular concern, with significant commentary on the main hall floor. Numerous respondents expressed a desire for a wood floor in the main hall and frustration with the 2 load-bearing pillars that interfere with lines of sight and the flow of movement. The Art Loft upstairs was singled out as being insufficient for art classes. Its lack of storage or display space means that class participants must transport supplies and (often wet) paintings to and from class each week. The lack of an “artist” sink combined with an upstairs location and narrow right-of ways further dismayed survey respondents.

In general respondents commented on the age of the building and its amenities while acknowledging staff for facilitating quality activities.

SUMMARY

Constructed in 1933 and renovated twice (the last being when it was donated to the City of Eugene in 1976), Petersen Barn Community Center is a converted dairy barn situated in Petersen Park in West Eugene. The exterior is worn, in need of paint and experiencing rot in some of the exterior wood. All interior fixtures, electrical, plumbing and HVAC have exceeded life expectancy. Interior electrical and plumbing are insufficient for programming needs and the plumbing in particular is out of compliance with modern community center standards (valves and pipes exposed in multiple locations). The HVAC system cannot provide even temperature control throughout the building. Irrespective of the season, some areas are too warm while others remain too cold. Both upstairs and downstairs floors have excessive wear and are in

frequent need of repair. Interior walls are generally in good condition. Parking capacity is adequate, however security lighting is needed in the rear parking lot.

Existing programmable space is inadequate for current Recreation programming and rentals needs. 1 small classroom upstairs accessed by steep stairs offers no storage and insufficient amenities for the variety of classes offered. The limited available space in the downstairs pre-school room limits enrollment to 10. The main hall which hosts the majority of activities at the barn and is also the primary rental space at the facility, is bisected by 3 support pillars that disrupt sightlines and flows of movement during offered activities. The Kitchen is small and unable to accommodate more than 2 people working therein. The lobby is cramped with inadequate seating to accommodate waiting patrons. On site Storage is inadequate with equipment stored within classrooms and necessitating the rental of 2 off-site storage containers.

THE RIVER HOUSE COMMUNITY CENTER

FACLITY SUMMARY

NOVEMBER 2015

Location: 301 N. Adams Street
Built: 1972
Capacity: 40

Facility Condition Report – FSR:

The River House, Facility ID 22801, is located at 301 North Adams St., in Eugene, Oregon. The two-story, 2,329 SF building was constructed in 1920 as a single-family home. The house was significantly renovated in 2003, replacing all major systems in the building including roof, interior, and exterior finishes.

RIVER HOUSE CONDITION SUMMARY

CURRENT REPAIR COST: $12,337

REPLACEMENT COST: $806,471

FCI: 1.53%

RIVER HOUSE DEFICIENCY SUMMARY

INTERIORS: Partition wall were mostly finished and painted drywall. Wall finishes appeared to be in fair condition with normal wear & tear for a heavily used community center. They could use some minor patching & painting. Est. Total Project Cost - $3893

PLUMBING: Water service to the building has had several leaks and is in need of replacement. Est. Total Project Cost - $5,942

HVAC: Duct seams need to have tape replaced and insulation wired in place. Est. Total Project Cost - $2,556

The River House **Canoe Storage**, Facility ID 22802, is located at 301 North Adams St in Eugene, Oregon. The two-story, 2,287 SF building was constructed in 1970 to house

equipment in support of the River House Program activities. The building, a residential grade structure, was built using non-traditional methods. The building was renovated in 1998, 2003, and 2008. In 1998, the City installed a new 3-tab composition roof. In 2003, the electrical panel was upgraded. In 2008, the exterior of the building was re-stained.

CANOE STORAGE CONDITION SUMMARY

CURRENT REPAIR COST: $18,380

REPLACEMENT COST: $226,204

FCI: 8.13%

CANOE STORAGE DEFICIENCY SUMMARY

STRUCTURE/EXTERIOR CLOSURE: The exterior doors are typically steel framed metal doors and appeared to be in poor condition. Windows are typically metal frame, single pane units which appeared in poor condition. Est. Total Project Cost: $18,380

FACILITY QUALITY ASSESSMENT

	Programmability Quality Rating	Facility Condition Rating	Overall Rating	
Facility			**Letter Grade**	**Description**
The River House	D	A	B	Good

The staff prefers the location but need to have more storage and staff space to meet program needs.

- Meeting space to accommodate trainings for 30-50
- Kitchen/ Laundry Area:
  - Add showers for staff
  - 3 sinks to wash/ rinse and sanitize cooking equipment
  - Space for a 2nd fridge
  - Changing Room
- Outdoor covered area to stage when prepping for program.
- Additional restrooms to support increased programming.
- Improve parking: parking for participants is on-street parking only.
- Pave the lot so that gravel doesn't wear on equipment and track into buildings.
- Lighting for safety.
- Vagrancy and vandalism are security concerns for staff and equipment.
- Better care for overgrown filbert orchard to the east of the house will reduce homeless camps.
- Storage
- Desire a drive through staging area in order to load safely.

- Multi bay parking
  - Indoor storage for trailers
  - Increased storage for flammables
  - HVAC and ventilation in storage areas to ensure gear integrity
  - Additional storage for gear so that heavy items do not have to be carried up and down stairs.

PUBLIC SURVEY RESULTS

In general, respondents found River House Community Center safe and clean though cramped and somewhat “shabby.”

Numerous respondents highlighted the following:

- Participants praise the River House for programs and staff.
- They describe the building as a “little funky”, agree that it is clean but cluttered (clean gives the perception of safety, 95%) and say the building needs more space for classrooms, storage, large event space and parking (all parking is on street in a residential neighborhood)
- Participants and staff worry things are not safe (inside or outside) when they are here (cars, bikes, packs gear), and comment about the transient homeless issues surrounding the facility
- Facility is old but kept functional
- Classroom is dingy, no place to safely store personal items
- 92% say make repairs, upgrades to existing, 0% say build new

SUMMARY

The River House Outdoor Program facility has two separate structures, the main facility is a 1920 two-story house that acts as the community center and houses staff offices, classroom, kitchen, equipment storage and lobby. This structure was significantly renovated in 2003. The other structure, the canoe shed, was built in 1970 to house outdoor program equipment. Over the past several years, minor renovations have been done to the canoe shed. The River House facility is located in the Whiteaker neighborhood along the Ruth Bascom Riverbank Path, accessible via the bike path or by street. The River House site is shared with a community garden and a compost demonstration site. Over the past several years, program offerings have increased at the River House creating challenges to properly store outdoor equipment, participants and staff personal gear and accommodate indoor class size groups of more than 10. Both buildings are in need of minor repairs. The main structure is in need of minor patching and painting to walls, water service to the building has had several leaks, and the HVAC system has ongoing issues that need addressing. The canoe shed is in decent condition aside for the poor condition of exterior doors and windows. The larger issue for both structures is around adequate storage for program, participant and staff equipment, creating a safe environment for staff and participants, and addressing an overall increase use of the center and group sizes.

Over the past several years, program participation has increased significantly, especially during the summer months. During the peak season the River House serves as a “base camp” for participants and staff. The River House is used as a place to start and end programs and to prepare for each day’s outing. This requires participants to change clothes, store personal items, and to properly become aquatinted with the outdoor gear/equipment. The facility lacks changing facilities and storage for personal belongings and a lobby area that is accessible and meets the needs of increased use. Additionally, the equipment storage areas are cumbersome and often inadequate, requiring heavy equipment to be stored in in inaccessible areas and flammables to be stored in high use areas. The overall increase in program use has highlighted the small and limited classroom space and the lack of off-street parking. River House and partner programs could easily serve 30 plus individuals. Current indoor classroom space is limited to approximately 10. Additionally, there is a growing concern from both staff and participants regarding the overall safety of the complex. During open hours, theft of personal items including bikes, and backpacks has been an issue. During closed hours, early morning and night time, safety concerns are related to vagrancy and vandalism, exacerbated by inadequate lighting and nearby camps. In general, with increased popularity of River House programs it has become apparent that the facility and surrounding areas do not adequately meet the corresponding changing needs of staff and participants.

SHELDON COMMUNITY CENTER

FACLITY SUMMARY

NOVEMBER 2015

Location: 2445 Willakenzie
Acquired: 1968
Capacity: 320 persons

Facility Condition Report – FSR:

The Sheldon Community Center, Facility ID 21702, is located at 2445 Willakenzie Rd in Eugene, OR. The one-story, 11,962 SF building was constructed in 1967. There have been no major renovations to this facility. However, in 1994, the city installed a single ply roof. In 2011 new aluminum insulated windows and doors were installed, as well as the exterior double door to the gym.

CONDITION SUMMARY

CURRENT REPAIR COST: $2,077,440

REPLACEMENT COST: $3,809,947

FCI: 54.53%

DEFICIENCY SUMMARY

SHELL: The single-ply roof was installed in 1993 and, although in good condition for its age, is beyond expected useful life. Est. Total Project Costs: $296,789

INTERIORS: All interior finishes and systems show heavy use and wear and are beyond useful life expectancy. Flooring is generally in poor condition and older tiles contain asbestos. Est. Total Project Costs: $738,899

PLUMBING: The domestic water system and sanitary lines are more than 40 years old, are in poor condition should be replacement over the next few years. Other plumbing systems are in fair condition but are past useful life expectancy. Toilets are old 3.5 gallon flush. One urinal is cracked. Sinks are generally in decent shape but show heavy wear and tear. Est. Total Project Cost - $348,000

HVAC: Equipment is generally past useful life expectancy. The air intake louver should be modified to allow year-round filter function. Currently filters get wet in the winter, freeze and don't allow adequate air to pass through. Est. Total Project Cost - $476,000

ELECTRICAL: Most of the communications and security system are beyond useful life expectancy. Est. Total Project Cost - $15,000

FIXED FURNISHINGS & SPECIAL EQUIPMENT: Most of the fixed furnishings and special equipment are beyond useful life expectancy. Est Total Project Cost - $202,500

FACILITY QUALITY ASSESSMENT

	Programmability Quality Rating	Facility Condition Rating	Overall Rating	
Facility			**Letter Grade**	**Description**
Sheldon Community Center	C	D	C	Fair

Facility needs to be upgraded in order to meet community needs in that region.

- Windows are old in two of the larger classrooms.
- Lighting outdated
- Need staff restrooms. Staff currently share patron restroom with children.
- HVAC system is inadequate. No A/C.
- Difficult to maintain good cell / WiFi signal in the building

- Gym- only recreation gym in the division.
    - Not regulation size- this limits use. Needs upgrade to standard size
- Good Location
    - Pool – an interior connection to the pool would enhance the relationship and programs between the two buildings.
    - Near bus line
    - Fields
    - Only Community Center able to serve the Coburg area
- Parking lot
    - Shared with High School. Creates conflict. Safety issues-students speeding
    - Pool and center patrons have to park across the street on game nights.
    - Poor signage.

PUBLIC SURVEY RESULTS

- Safety
    - Patrons feel safe on site
    - Safety is extremely important

    - The parking lot is unsafe – blind corner
    - Chipped paint/repairs not made – feel unsafe
    - Childcare is safe
- Cleanliness
    - Patrons value cleanliness in general
    - Rundown areas make building seem not clean
- Building Conditions
    - Facility is old/out-dated
    - Landscaping is minimal/needs to be refreshed
- Customer Service
    - Staff are friendly and welcoming
    - Enjoy interactions with staff
    - Staff do a good job
- Improvements or amenities
    - Need more space
    - Most amenities comments were to improve pool
- Programming
    - “good” programming
    - Great resource for community
    - Positive impact

SUMMARY

Sheldon Community Center is a one-story 11, 962 SF building built in 1967 and is physically connected to Sheldon Pool, sitting adjacent to Sheldon Park. The building has not had any major renovations, but in 1194, a single ply roof was installed as well as new insulated windows and gym doors in 2011. The lobby received a remodel of the front desk in 2012.

The exterior consists primarily of CMU block and is beyond life expectancy. Exterior retaining wall is breaking down and falling apart. The flat roof continues to leak into the interior and the downspouts are not able to drain properly. The interior, also consisting of CMU block is in fair condition. The interior floor, VAT/VST is failing throughout the lobby, four classrooms and kitchen. All interior structures have exceeded life expectancy. HVAC does not provide any cooling and heating is inconsisstent. The water system, over 40 years old, will need replacing in the next few years. The building receives heavy use and public reports is appears run-down and lighting yellow and dingy. Safety is a concern as the building does not contain a fire sprinkler system. The electrical system does not supply an appropriate level of power for existing use and is well beyond life-expectancy. Kitchen is not adequate for building use and is not appropriate for public rental. The gymnasium floor is well beyond its life expectancy and lack of HVAC makes the space challenging to use due to heat or lack of air circulation.

The scope of programming at the center is broad; serving ages 2 ½ through adult, including child-care, Early Leaning, school-age and senior programming. The building’s proximity to Sheldon High School creates a great deal of foot-traffic asking for bathroom access. Current bathroom facilities do not meet the need for internal programming or requested public use. Rooms are used for multiple purposes but do not contain enough storage for the programming, leaving stacks or tables/equipment in public view. Program participants request more space for programming and feel the building’s appearance is run down. Overall significant

repair, renovation and equipment replacement would be required to address the amenity deficits and structural inadequacies.

SHELDON
POOL & FITNESS CENTER

FACLITY SUMMARY

NOVEMBER 2015

Location: 2443 Willakenzie
Acquired: 1969
Capacity: 228 persons

Facility Condition Report – FSR:

The Sheldon Pool, Facility ID 21701, is located at 2443 Willakenzie Rd in Eugene, OR. The one-story, 22,718 SF building was constructed in 1967. There have been a few additions and renovations to this facility. Recent occurrences are the replacement of the pool water delivery system, including piping and gutters. Seismic upgrades to the natatorium were completed in 2010 and new windows and doors were installed in 2012. Installation of new single ply roofing was completed in 1994, and the addition of a storage room, the renovation of restrooms, and the installation of a solar water system in 2000.

CONDITION SUMMARY

CURRENT REPAIR COST: $2,879,224

REPLACEMENT COST: $8,344,136

FCI: 34.51%

DEFICIENCY SUMMARY

SHELL: The single-ply roof was installed in 1993. Although it is in good condition, it is beyond it's useful life expectancy. Est. Total Project Costs: $403,485.

INTERIORS: Partition wall were mostly finished and painted drywall in the office area and mechanical areas. Wall finishes appeared to be in poor condition. The ceilings in the offices and locker rooms are suspended grid and acoustical tiles and appeared in poor condition. Ceiling finishes in the mechanical room is hard deck. The common areas were mostly finished concrete slab; locker and restroom areas had ceramic tile flooring. The age and condition of the wall

finishes, doors, casework & ceiling systems account for most of the repair cost estimate. Est. Total Project Costs - $632,782

PLUMBING: Plumbing fixtures appeared to be in fair condition. Domestic water distribution is copper and appeared in fair condition. Special plumbing construction and equipment include a 2,250,000 BTU domestic hot water heater, and a gas boiler for heating the pool water; both appeared in fair condition. Sanitary waste system is cast iron in apparently good condition. The rain water drainage system consist of internal cast iron roof drains and appeared in fair condition. The pool water system is more than 40 years old and should be replaced. Est. Total Project Costs: $215,939

HVAC: The central equipment is original to the building and beyond life expectancy. Est Total Project Cost: $849,561

ELECTRICAL: The main electrical service is fed from a pad mounted transformer, owned and maintained by the local utility company with a 3-Phase, 4-Wire, 277/480 Volt output to a main switchboard panel at the building. Power distribution feeder wiring to sub-panels and other transformers is copper, providing 3-Phase, 4-Wire, 277/480 Volt and 3 Phase, 4 Wire, 120/208 Volt services and is considered adequate. The lighting distribution wiring is copper 3-Phase, 4-Wire, 277/480 Volt and 3-Phase, 4-Wire, 120/208 Volt serving pendant mounted and surface mounted fluorescent light fixtures and switches. The building illumination appeared generally adequate. The branch circuit wiring is copper 1-Phase, 3-Wire, 120/240 Volt and serves the electrical receptacles, devices, and other building equipment. The branch wiring to devices and other building equipment appeared to be in fair condition. Emergency and life safety egress and exit lighting systems are installed and operating properly. Exit signs are present at the exit doors and near stairways, are illuminated, and are operating properly. The building exterior is illuminated. However, these building systems generally are more than 40 years old and should be considered for replacement over the next few years. Est. Total Project Cost - $57,908.00

EQUIPMENT & FURNISHINGS: Est. Total Project Costs: Fixed furnishings and equipment is all original to the facility and in need of replacement or refurbishment. Est. Total Project Costs: $719,549

FACILITY QUALITY ASSESSMENT

	Programmability Quality Rating	Facility Condition Rating	Overall Rating	
Facility			**Letter Grade**	**Description**
Sheldon Pool & Fitness	C	D	C	Fair

This is an aging facility with a number of systems that have reached their expected lifespan and are approaching obsolescence. Needs significant renovation.

- Storage
  - Very limited
  - Equipment is stored on the floor limiting passage.
  - Some equipment is stored on deck behind chain-link.
- Poor signage
- Electrical is obsolete. Unable to adequately serve needs without blowing fuses.

- Lobby needs upgrade.
- Entrance needs upgrade. Doors open directly into the front desk and then on to the deck. Need a double entry door for energy efficiency and patron/staff comfort.
- Fitness room is not separated from the deck and pool. Creates a noise and air quality problem for any programs there.
- Lockers-old, broken, outdated.
- Ongoing plumbing issues
- Accessibility- patrons who cannot use stairs, cannot get to the lobby / dressing rooms or pool deck without using the elevator. The elevator lift on the pool deck to the second level is occasionally unreliable and requires service call for repair. The lift for water accessibility must be manually lifted in and out of the deck position for patron entry into the water.
- Equipment is outdated; both fitness and furniture.
- Offices and fitness room need to be renovated
    - Old equipment
    - No meeting / training space
    - Privacy issues
    - Safety- fitness area is not visible to staff. No way to monitor.
- Family changing room lavatory sink water temperature is not warm.
- Minimum spectator seating: limits events and meets.
- Safety
    - Parking lot-same as Sheldon Center
    - Rails on the 2nd floor and easy to climb and fall through onto 1st floor.
    - Kids get onto roof easily. Vandalize lights etc
    -

PUBLIC SURVEY RESULTS

- Facilities/updating/amenities—By far the topic of most concern. There were constant statements of outdated facility, lacks amenities, lacks space, lacks appeal/flexibility. Many comments on our lack of family change rooms (we only have 1, which also doubles as an accessible changing area).
- Cleanliness/Safety—Much like AZP cleanliness is a major driving factor for attendance and enjoyment of facility.
- Space—Many comments on general lack of space for all activities at SHP. Weight room is small and cramped, 25yd pool is small (not shallow or deep enough), deck space is limited, and viewing/spectator space is limited.

SUMMARY

Sheldon Pool & Fitness Center was constructed in 1967 and is attached to Sheldon Community Center which is situated in the corner of the Sheldon High School campus. Sheldon Pool and Sheldon Community Center both have separate entries and front office areas. Sheldon Pool houses a 25 yard pool, diving well and a fitness area. The 2 pool shells have outlived their life expectancy by approximately 20 years. Many repairs have been made to maintain the ongoing operation of this facility which have required 3 month closures on occasion. The entryway is inadequate and inefficient, allowing cold air to blow through the

office area and into the pool area. The locker rooms are outdated and have lockers that consistently fail. Air temp is inconsistent, the HVAC system is original to the facility. Shower temps are also inconsistent. The failed domestic water heater was replaced with 7 on-demand water heaters tankless domestic water heaters and the domestic water piping is more than 40 years old. Shower temps are commonly slow to warm and often don't get beyond luke warm. There is a lack of storage which results in a lot of equipment being stored in the open on the deck. The fitness area is housed in the natatorium and does not have separate HVAC which leads to air quality and temperature concerns.

Sheldon Pool provides service to a diverse population ranging in age of 6 months through seniors. This wide range of patronage is difficult to serve with an aging facility that lacks modern amenities such as a warm water therapy pool, hot tub and recreation features. The user groups require a wide range of pool temperatures that cannot be accommodated with the current set-up. As such many patrons pursue facilities that can accommodate their needs. Patron's biggest concerns are around the aging appearance, general lack of amenities and lack of space. We also have programs and partners that can no longer grow due to pool space constraints. Cleanliness is also a stated concern which is due in part to the age of the facility and the lack of storage. The list of repairs needed to get Sheldon Pool to an acceptable operating level is extensive and that wouldn't even begin to address the lack of amenities, space and flexibility of the facility.

Recreation Facility Ratings

1/1/2016

	Programmability Quality Rating					Facility Condition Rating			Combined Score		
Facility	**Score**	**Points Possible***	**% of total score possible**	**Likert Score**	**Letter Grade**	**Facility Condition Index**	**Facility Rating**	**Letter Grade**	**Average**	**Letter Grade**	**Descrip-tion**
Amazon Pool - Seasonal	193	280	69%	4	B	1.10	5	A	4.5	A	Excellent
Sheldon Pool	162	312	52%	3	C	34.51	3	C	3	C	Fair
Echo Hollow Pool	168	320	53%	3	C	51.55	2	D	2.5	C	Fair
Amazon Community Center	150	312	48%	3	C	59.10	2	D	2.5	C	Fair
Sheldon Community Center	155	304	51%	3	C	54.53	2	D	2.5	C	Fair
Petersen Barn Community Center	102	308	33%	2	D	43.80	3	C	2.5	C	Fair
Campbell Senior Center	145	312	46%	3	C	46.70	2	D	2.5	C	Fair
Hilyard Adaptive Center	303	308	98%	5	A	22.84	4	B	4.5	A	Excellent
The River House	117	308	38%	2	D	1.53	5	A	3.5	B	Good

Program Rating Scale			**Condition Rating Scale**			**Combined Rating Scale**		
72-100	5	A	0-15	5	A	4.5-5	A	excellent
58-71	4	B	16-30	4	B	3.5-4.4	B	good
44-57	3	C	31-45	3	C	2.5-3.4	C	Fair
30-43	2	D	46-70	2	D	1.5-2.4	D	poor
0-29	1	F	71-100	1	F	0-1.4	F	Fail

Description Criteria:

Excellent- exceeds all minimum standards of safety, cleanliness, and usability

Good- meets all minimum standards of safety, cleanliness, and usability

Fair- meets most of the minimum general standards for use by the public but has numerous deficiencies that lower overall quality

Poor- does not meet most of the minimum general standards for use by the public and needs substantial work in many areas

Failed- does not meet any of the minimum general standards for use by the public and needs extensive renovation or reconstruction

Notes:

*All facilities were scored for programmability using the same survey. The only variables are the N/A points. These points were not included in the overall scoring. For example: If a facility did not have nor need fitness equipment, they received an N/A and this point was not scored. This accounts for the different points possible for each facility.