

MONTGOMERY TOWNSHIP **COMMUNITY & RECREATION CENTER**



The Site

- In the Spring of 2012 Montgomery Township acquired the 12 acre parcel at the southeast corner of Horsham and Stump Roads.



Needs Assessment

- In March 2012 the Township solicited proposals from qualified firms for a needs assessment and feasibility study for a community center proposed to be built on the site. 20 firms responded.
- In June 2012 the partnership of Kimmel Bogrette Architecture + Site and Ballard*King was selected to undertake the Needs Assessment and Feasibility Study.

Directives

- The Board of Supervisors set the following direction:
 - That the facility would be a multi-purpose recreation\community center that meets the needs of a broad range of Township residents of all ages and abilities;
 - That there would not be any tax increase to fund the debt service payments for construction of the facility;
 - That the operation of the facility would be funded from revenues generated by the users of the facility.
 - That the Project would not include a swimming pool.

The Process

- A kickoff public meeting held on July 11, 2012 to solicit public input from residents and interest groups.
- Kimmel Bogrette and Ballard*King presented information on programming options for the facility and potential costs for construction.
- Over the next several months the consultants held workshop meetings with the Board, various Township volunteer boards/commissions, potential partners and Township staff to evaluate the needs and potential uses for the facility.

The Study

- In December 2012 the final report titled "Multi Purpose Recreation/Community center Needs Assessment and Feasibility Study" was released and presented at a public meeting on December 10, 2012
- The report and public presentation:
 - covered market analysis,
 - opportunities and challenges
 - needs assessment
 - operations analysis – revenues and expenses

The Opportunities

- The Horsham and Stump Road site is well known and has easy access to the market area.
- There is not a public, active use focused, community recreation center in the Primary or Secondary Service Area.
- The Township does not currently have its own community recreation center to serve its residents or its existing recreation programs.
- Despite the presence of a number of other providers in the greater Montgomery Township area, there was a market for another indoor recreation facility if it has a different orientation and focus.
- The demographic characteristics indicate households with children and great income levels. The population is expected to continue to grow at a reasonably strong rate in the next five years.

The Challenges

- There are a significant number of existing non-profit facilities (YMCA's) in the area.
- These facilities have a strong family focus and fitness orientation.
- The center will have to draw users from beyond the Township boundaries to be financially successful.
- The demographic characteristics of the population indicate an older median age which does limit participation in a number of activities.
- Funding not only the development but the operation of a new recreation center will have to be clearly defined.

Facility Activities Areas

- Gymnasium – 1 to 3 basketball courts with roll down divider.
- Community Room – For multiple uses including lectures, meetings, parties and music programs. Direct access to the catering kitchen is desired.
- Weight / Cardio –Space with exercise equipment including cardio machines, circuit training and free weights.
- Exercise Studio / Multi Purpose Room – 2 or 3 rooms that could have many functions including exercise options like yoga, dance and zumba as well non exercise options like children's music and story times.

Facility Activity Areas (cont'd)

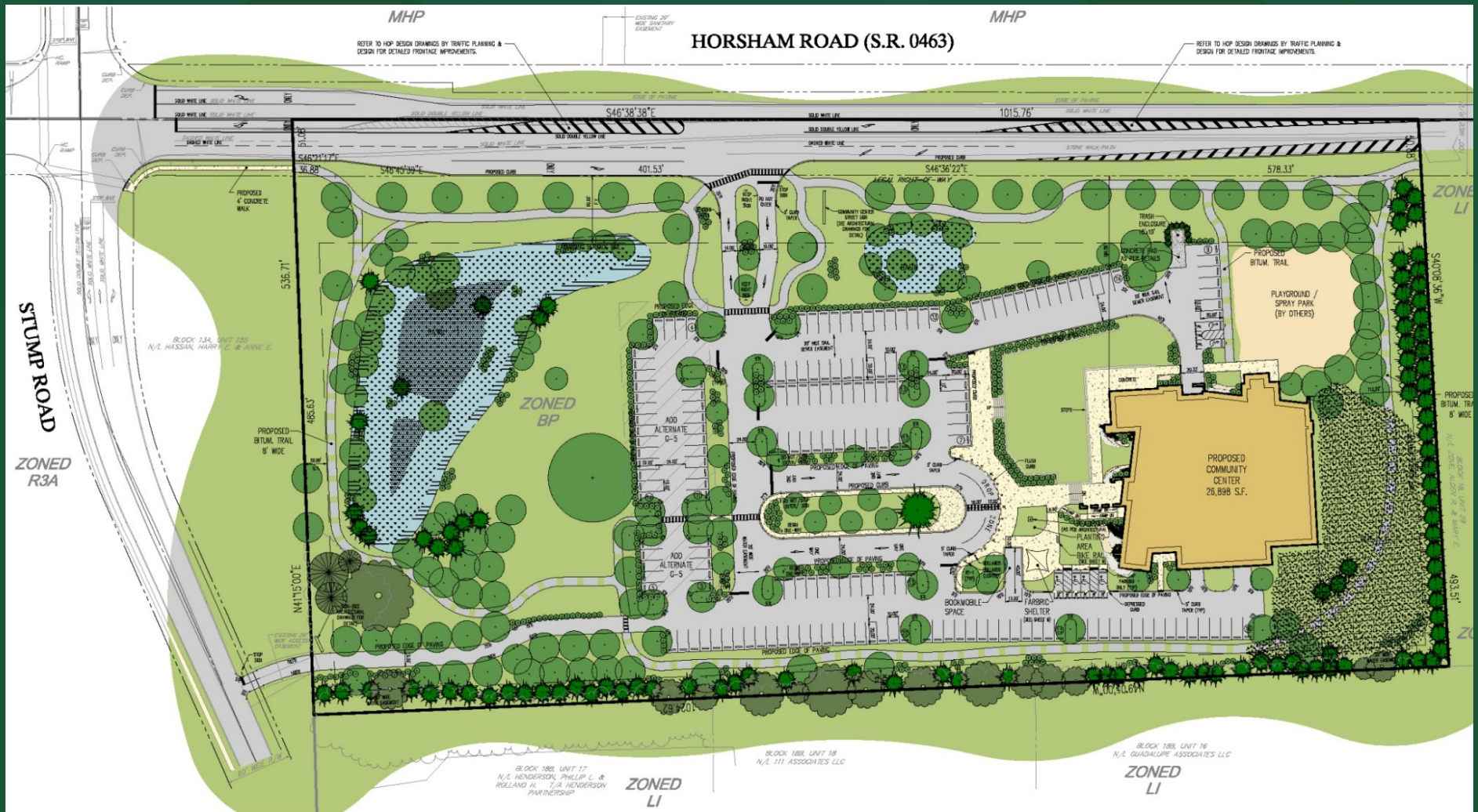
- Senior Activities / Classroom – room for senior activities like crafts and book club meetings that could also function as a classroom for other various learning programs. Direct access to the catering kitchen is desired.
- Youth Lounge – Open to but removed from the main areas. Lounge could contain video games, ping pong, pool table, foosball table and soft seating.
- Suspended Running Track – overlooking gymnasium. Lanes for walking, jogging and running.
- Internet access a must.

Options

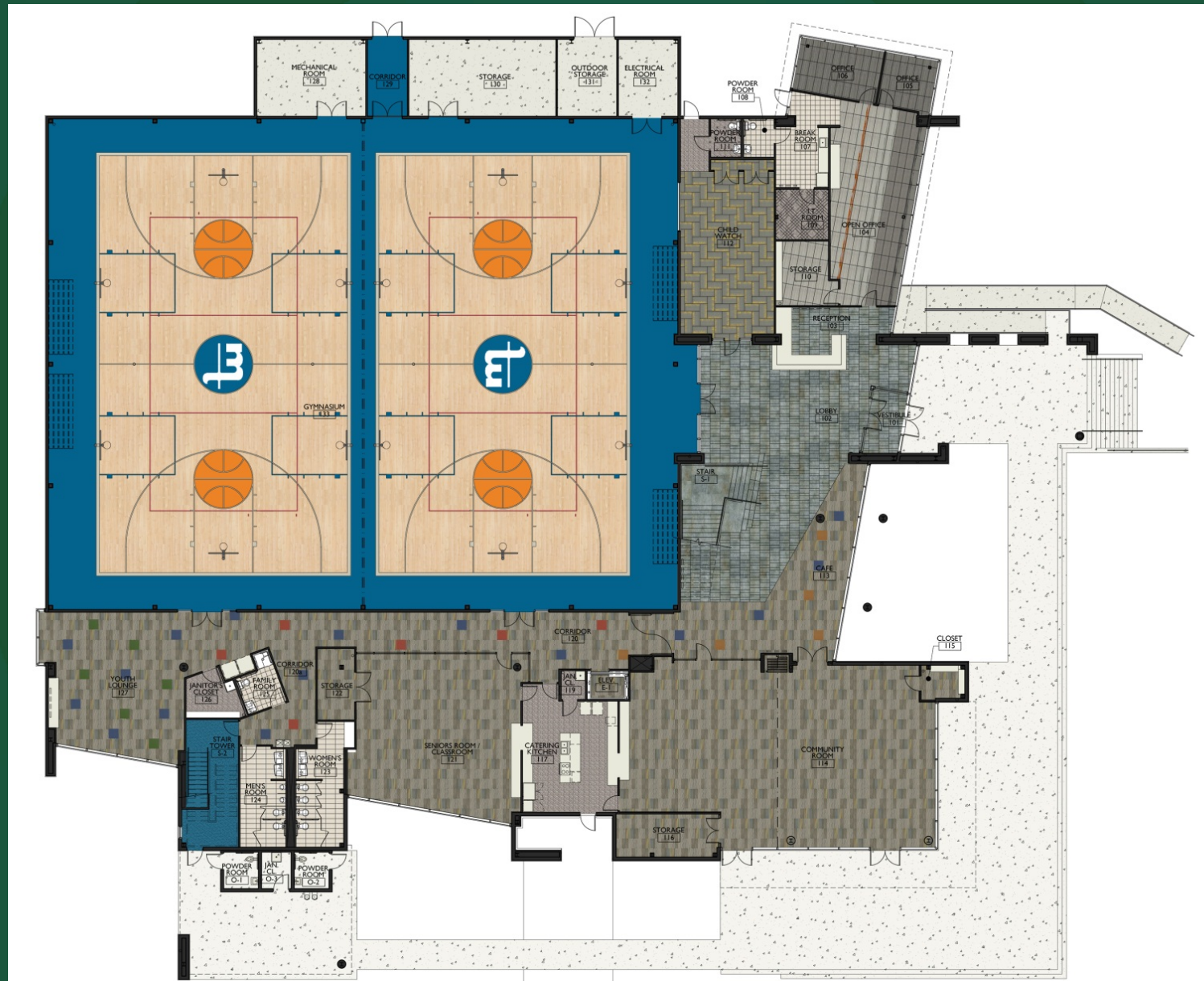
- Three optional design concept plans and cost estimates for construction and operation of the facility under each option:
- **Option 1** – Gymnasium, track, child watch, weight/CV area, group exercise room, community room, catering kitchen, senior lounge, youth lounge, lobby, locker rooms and administration area – **Approximately 31,000 sq.ft.**
- **Option 2** – Same as Option 1 except there is a double gym, larger track, cafe and another exercise room. **Approximately 39,000 sq.ft.**
- **Option 3** – Same as Option 2 except there is a triple gym, and a larger track. –**Approximately 46,500 sq.ft.**

Building Image





First Floor





Accessible Spray Park / Playground

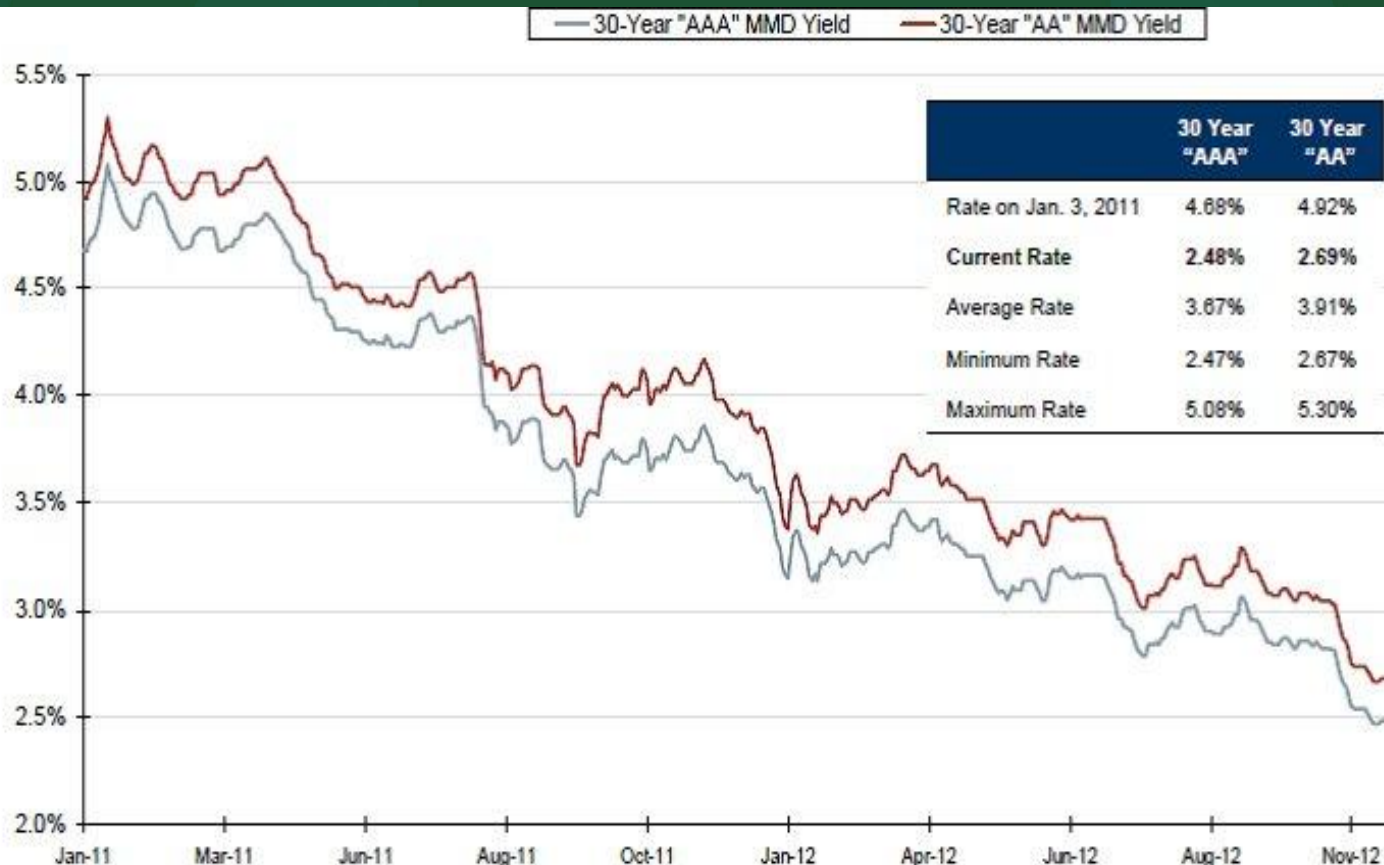


Funding the Project

- Estimated Project Cost – \$11,460,250 including Accessible Playground and Spray park.
- Took advantage of all-time historic lows in the municipal bond market.
- Borrowed \$7,875,000 toward construction costs and bond issuance costs for a 30 year term at a rate of 3.44%.
- Utilized \$3,335,250 of designated capital reserve funds.
- Utilized DCED Grant towards cost for Accessible Playground and Spray Park - \$250,000.

Funding the Project

Took advantage of all-time historic lows in the municipal bond market.



(1) Current rates as of December 6, 2012

Grants

- Pursued two grants to assist our funding efforts.
 - Pennsylvania Community and Economic Development's (DCED) "Greenways, Trail and Recreation Grant Program" for a \$250,000 grant for the construction of an "Accessible Playground and Spray Park" co-located with the Center.
 - A grant request was for \$5.0M through the Pennsylvania State Redevelopment Assistance Capital Program (RACP) for funds to be used towards the construction cost of the center. Unfortunately unsuccessful with this grant request.