

**CITY OF ELKO**  
**PARKS AND RECREATION ADVISORY BOARD**  
**REGULAR MEETING**  
**6:30 P.M., P.S.T. THURSDAY, JANUARY 16, 2020**  
**CITY COUNCIL CHAMBERS / CITY HALL**  
**1751 COLLEGE AVE., ELKO, NEVADA**

**CALL TO ORDER**

Harmony Stall called the meeting to order at 6:32 P.M.

**ROLL CALL: Harmony Stall**

**Lynett Davis**  
**Jim Conner**  
**Amber Fox**  
**Cloby Curtis**  
**Fred Beitia**

**APPROVAL OF MINUTES:** October 17, 2019

**\*\* A motion was made by Jim Conner, seconded by Lynett Davis, to approve the minutes as presented.**

***Motion passed. (5-1. Harmony Stall abstained.)***

**COMMENTS BY THE GENERAL PUBLIC**

Pursuant to N.R.S. 241, this time is devoted to comments by the public, if any, and discussion of those comments. No action may be taken upon a matter raised under this item on the agenda until the matter itself has been specifically included on a successive agenda and identified as an item for possible action. **ACTION WILL NOT BE TAKEN**

***No comments were made by the general public.***

**I. NEW BUSINESS**

- A. Review, discussion and consideration of potential future priority projects for the Parks and Recreation Departments and matters related thereto. FOR POSSIBLE ACTION**

This item is on the agenda to allow the public and the Advisory Board the opportunity to review and discuss potential project priorities within the Parks and Recreation Departments. A recommendation will be forwarded to City Council for final approval.

James Wiley, Parks and Recreation Director, said the swimming pool has outlived its life. The pool shows deterioration and needs to be plastered. The roof is leaking and they plan on having a roofing contractor complete a reroof. The estimate is \$200,000 to re-plaster and the reroof is estimated to be \$100,000. He is hoping for Council direction for an aquatics facility. We will need another feasibility study to go more in depth. The 2010 study that was completed is no longer valid due to the location. The feasibility study is budgeted for \$50,000. Mr Wiley said the City has a contract with the United States Forest service and the 5th street parking lot is approaching the timeframe to put in a parking lot. The estimated cost went down from \$500,000 to \$350,000.

Harmony Stall wanted to know if the bid was already sent.

Mr. Wiley answered no, because the City is currently in the budgeting process and the 5th street parking project will have bids go out in July. He recommended \$50,000 for preventive maintenance. The weed abatement showed good results. He felt the project should continue annually and estimates \$40,000 for the project. There is no money for further projects. He does not want to ignore the other projects they have on the list and advised they should continue to be on the list. He said the pool is the biggest project at the moment. He said that room tax revenue is down by 7% from last year.

Jim Conner wanted to know how ball fields fit into the budget.

Mr. Wiley said that the budget is maxed out but came in slightly below budget. Council direction is important and it is important to continue with the priority list and revisit the feasibility study for a definite location.

Mr. Conner said that looking at the aquatic center might be a two-part project due to cost and having a recreation center along with it.

Mr. Wiley spoke about the aquatic/recreation center on the PowerPoint presentation (Exhibit "A").

Amber Fox asked if the USA Swimming feasibility study cost was for \$50,000.

Mr. Wiley said that we would need to dive deeper into the study than what USA Swimming is offering. He advised that we need to focus on the location and building materials.

Ms. Fox asked Mr. Wiley for the total amount of the budget.

Mr. Wiley said the total amount is \$740,000. He said in the past the budget was \$850,000 as a base line but we need to be conservative.

**\*\* A motion was made by Harmony Stall, seconded by Fred Beitia, to approve the priority list as presented by James Wiley.**

*Motion passed. (5-1. Jim Conner abstained.)*

B. Review , discussion, consideration and possible action to designate a site within the City of Elko as an “Off Leash” Dog Park and matters related thereto. **FOR POSSIBLE ACTION**

This item is on the agenda for the Public and the Board to discuss the possible location for a Dog Park. Several locations will be discussed, with a possible recommendation to be forwarded to City Council for final approval.

Mr. Wiley recognized the general public present for the dog park discussion. He asked the public for comments.

Darcy Shelton, 2232 North Hollow Circle, brought a presentation (Exhibit “B”) of different proposals and has 10 letters from locals to support the dog park. She looked at a dog park in West Wendover that was fundraiser funded. She felt there is enough support from Elko citizens and offered her help and support in the dog park.

Courtney Clearwater, 661 7th Street, said she takes her dogs to the baseball fields. She felt it would be nice to have a designated spot for her dogs to go. She said she won’t drive to Lamoille.

Nicole Johnson, 250 W. Ash St., is in support of the dog park and has been yelled at by the baseball players to take the dogs off the field. She looks for towns or cities with dog parks when she leaves town.

Ms. Fox wanted to know the minimum space for a dog park.

Ms. Shelton answered that the size of a soccer field is the recommended size.

Ms. Stall asked if the 5th St. Park would be used entirely for the dog park or could we fence off a portion of the park.

Mr. Wiley said he would recommend the entire field. He said we could discuss the pros and cons when we are ready

Chairman Curtis asked if restroom facilities would need to be available for a dog park.

Mr. Wiley answered that there are requirements for a park and we would have to follow those requirements for a public space. He feels 5th Street Park will be the best option because there are restrooms that are existing and a future parking lot. He advised that we could move the soccer fields to several locations in the City.

Ms. Stall said after hearing that there will be other places for soccer she supports the 5th St. Park as a dog park.

Mr. Curtis wanted to know where the soccer fields will be moved to if the dog park replaced the 5th Street Park.

Mr. Wiley answered the best option would be the Southside Fields.

Mr. Curtis wanted to know how many U8 fields would be able to fit in the Southside Fields.

Mr. Wiley said we could put more than the 5th Street Park currently has.

Joe Carr, Park Superintendent, explained the Southside field sizes for soccer. There would not be an issue moving soccer to the Southside. The only issue would be soccer taking over the current space for softball and baseball.

Mr. Wiley said softball and baseball have enough room to play.

Mr. Beitia asked how many teams play at Mountain View Park.

Mr. Wiley did not know the team number and said there are three youth recreational leagues, an adult soccer league and two travel teams. He said that soccer is very busy now.

Mr. Carr said the City has installed dog stations around other parks and encourages dog owners to use them.

**\*\* A motion was made by Amber Fox, seconded by Harmony Stall, to have the Dog Park location at the 5th Street Park.**

***Motion unanimously passed. (6-0)***

## **II. REPORTS**

### **A. Staff Reports**

Mr. Wiley said Sno Bowl has been open for 2 weekends and was successful. Saturday is ski school. Peterson Equipment in Salt Lake City donated a snow groomer worth over \$60,000. He will recognize Peterson Equipment in front of City Council some time in the future. Adult basketball is starting up and thanks to Lynette Davis for letting them use the facility.

Mr. Carr said that they are in the middle of picnic restoration, Sno bowl responsibilities, Sports Complex furnishings and Christmas tree recycling. The City also teamed up with Spring Creek Association for Christmas tree drop offs.

### **B. Board Reports**

**No Report.**

## **III. SCHEDULE THE NEXT PARKS AND RECREATION ADVISORY BOARD MEETING**

**April 16th, 2020 at 6:30 P.M. is the next meeting.**

**COMMENTS BY THE GENERAL PUBLIC**

Pursuant to N.R.S. 241, this time is devoted to comments by the public, if any, and discussion of those comments. No action may be taken upon a matter raised under this item on the agenda until the matter itself has been specifically included on a successive agenda and identified as an item for possible action. **ACTION WILL NOT BE TAKEN**

*No comments were made by the general public.*

**NOTE:** The Chairman, Vice-Chairman, or other Presiding Officer of the Parks and Recreation Advisory Board reserves the right to change the order of the agenda, and if the agenda has not been completed, to recess the meeting and continue on another specified date and time. Additionally, the Parks and Recreation Advisory Board reserves the right to combine two or more agenda items, and/or remove an item from the agenda, or delay discussion relating to an item on the agenda at any time.

**ADJOURNMENT**

Respectfully Submitted,

James Wiley  
Parks and Recreation Director

**EXHIBIT A**



# **ELKO RECREATION CENTER FEASIBILITY STUDY**

Date: January 14, 2011

Prepared for:  
City of Elko Parks and Recreation Department

Prepared by:  
The Richardson Partnership, Inc.  
CRSA  
Lewis, Young, Robertson and Burningham, Inc.

## **City of Elko Parks and Recreation Department**

### **Recreation Center Feasibility Study**

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## **ACKNOWLEDGEMENTS**

### **CORE TEAM**

The feasibility study team would like to thank the City of Elko City Council, Recreation Center Steering Committee and the public for their valuable input and direction, without which it would not have been possible to prepare this study. The members of these groups made themselves available throughout the process as often as needed to provide answers and feedback. They were essential to making the difficult decisions necessary to prepare a realistic and relevant fiscal analysis and feasibility study for the Elko Recreation Center.

These groups included the following members:

### **Steering Committee**

|                 |   |
|-----------------|---|
| Eric Howes      | CPRP - City of Elko Parks & Recreation Director |
| James Wiley     | City of Elko Parks & Recreation                 |
| Jim Conner      | City of Elko City Councilman                    |
| Lynette Davis   | Elko High School / Recreation Board             |
| Fred Beitra Jr. | Elko Recreation Board                           |

### **Support Group for the Steering Committee**

|                 |                                    |
|-----------------|------------------------------------|
| Nikki Moore     | City of Elko Aquatics Director     |
| Jana DeLong     | City of Elko Recreation Department |
| Dawn Leyva      | City of Elko Recreation Department |
| Fernando Vargas | Boys & Girls Club of Elko          |

## City of Elko Parks and Recreation Department

### Recreation Center Feasibility Study

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#### APPROVALS

January 2011

#### Review Signatures

We have reviewed the Elko Recreation Center Fiscal Analysis and Feasibility Study and warrant that it adequately represents our request for a facility to fulfill our mission and needs. All appropriate parties have reviewed it for approval.

|                   |      |
|-------------------|------|
| Person #1 - Title | Date |
| Person #2 - Title | Date |
| Person #3 - Title | Date |
| Person #4 - Title | Date |
| Person #5 - Title | Date |
| Person #6 - Title | Date |
| Person #7 - Title | Date |
| Person #8 - Title | Date |
| Person #9 - Title | Date |

# **City of Elko Parks and Recreation Department**

## **Recreation Center Feasibility Study**

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## **City of Elko Parks and Recreation Department**

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### **Elko Recreation Center Feasibility Study**

## **SECTION 1**

### **INTRODUCTION**

#### **1.1 Project Scope and Background**

In July 2010 the City of Elko's Department of Recreation solicited for feasibility study services for the new Elko Recreation Center. The team selected is a collaboration of the Richardson Design Partnership, CRS Associates, and Lewis, Young, Robertson and Burningham to provide services as diverse site analysis, demand, budget and funding analysis, and architectural conceptual planning and design. The feasibility study goals were to synthesize information gathered from a public input process associated with Elko City Master Planning effort, discussions with the Elko Recreation Center Steering Committee and others to define an integrated facility master plan.

As a component of the feasibility study effort, the solicitation included site analysis of over a dozen sites scattered throughout Elko City for the new building. While site analysis was a component of the project, site selection is outside of the project scope and will be determined by the City of Elko City Council and the Planning Department.

The services developed for the new Recreation Center include services currently accommodated in the dated Elko Aquatics Center. In addition, a public opinion survey allowed the team to assess the immediate demand on current public and private facilities and the overall demand for recreation facilities within the Elko City limits. Demand analysis also took into consideration currently available recreation facilities and their utilization. All of these factors were documented and compared against other municipal recreation resources in peer cities.

The elements of the Recreation Center considered at this early stage are to be comprised primarily of leisure and competition recreation facilities such as fitness and weight lifting equipment, program/classrooms, gyms, and aquatics facilities.

#### **1.2 Project Objectives and Guidelines**

The new Elko Recreation Center will become a notable milestone in the city's ambitious and forward-thinking program to create integrated recreation and community resourced programs. By augmenting currently dispersed and over utilized recreational outlets the project will craft a single multi-use building. The new facility will fulfill highly specific program needs and can be woven into the fabric of the urban environment to enhance the city's image and civic identity. The facility will support recreation, continuing education, youth programming and outreach.

The Elko Recreation Center can also provide a model for proper and efficient stewardship of natural resources through employing tenets of sustainability in the design and construction process as well as in energy-efficient operations. The feasibility study team included their in-house sustainability director as a general resource through the study effort to assure that sustainability goals could be interwoven in the process.

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### **Elko Recreation Center Feasibility Study**

The feasibility study team understood the importance placed on achieving high-performance facilities for recreation and fitness through assuring program functionality, technical performance, holistic design synergies and integration into the physical context. Through a collaborative approach, the team developed a clear understanding of the city's vision and employed a proven and rigorous process to achieve a well-defined document. A multi-disciplinary organizational structure, which included city staff, recreation steering committee members, public input, and other advisors provided a platform from which the team reconciled the demand, funding resources, and function with aesthetics.

The study team welcomed the opportunity to collaborate with the City of Elko to provide a feasibility study which meets the city's goals and fosters the use of recreational outlets. This collaborative relationship supported the long term goals of the Recreation Department, the goals of the City Master Plan and fostered open dialog.

#### **Building Program: Forging a Partnership**

The facilities planning stage of the feasibility study also reviewed the opportunities for the Recreation Center to partner with other public and non-profit organizations. The Boys and Girls Club, which is in the midst of a capital campaign to develop its own facility, had recently signed a memorandum of understanding with the city to consider co-locating the Boys and Girls Club with the Recreation Center. The space needs for this element may be comprised of activity areas, classrooms, and administrative offices space. No discussions occurred to establish a monetary value for the city regarding the Boys and Girls Club.

### **1.3 Client Team**

The Recreation Department served as the feasibility study director for the project. The feasibility study team utilized market research to establish overall project budget (both hard and soft costs) which were checked by the feasibility study team. In addition, city staff acted as a sounding board and voice of reason to ensure the delivered project is just, accurate, and sustainable. The Recreation Steering Committee served as the direct client team, participating in planning workshops and reviewing analysis, findings and project proposals.

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### **Recreation Center Feasibility Study**

## **SECTION 2**

### **EXECUTIVE SUMMARY**

#### **2.1 Introduction**

In July 2010, the feasibility study team began work on the viability of a new Recreation Center for the City of Elko. This study included demand, budget, and funding analysis, site evaluation, space needs analysis, and recommended concepts for design and funding strategies. Significant time was spent analyzing available sites.

The feasibility study team met with members of the Recreation Center Steering Committee, Support Group, individual planning groups, and the public. Through the summer of 2010 the project team did the following:

- Conducted a series of meetings and workshops to address the vision and goals for the project;
- Quantified and mapped existing plans displaying the current uses and organization of the different user groups;
- Identified proposed space needs through a series of interviews and summarized the results in room/space diagrams;
- Crafted conceptual models representing building volume and potential site utilization;
- Outlined the connection to city circulation systems;
- Explored and evaluated options for site access, drop-off and pick-up, and parking;
- Reviewed the capacity of existing conditions, community input and preferences, market trends, and benchmarking to establish a demand analysis;
- Created a project budget based on cost models of peer institutions, expected revenues and expenditures, and funding options ;
- Presented funding options that included the review of bonding, capital and operating expenses, and issues related to the formation of a recreation district ;
- Addressed issues related to the ongoing City master planning process; and
- Reviewed and finalized recommended and review comments.

A key topic addressed during feasibility study was the fiscal analysis and funding approaches that were available to the city. The team also understood that in the volatile construction market issues of growth, flexibility, and future planning had to be addressed within the available area through defining planning priorities and creating planning efficiencies.

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### **Recreation Center Feasibility Study**

## **2.2 Project Philosophy**

The vision for the new Elko Recreation Center is to recognize the role of the new building as a hub for a full range of community recreation activities to service youth and adults. The Elko Recreation Center will serve as a home for an active community, a collaborative and vibrant educational outreach mechanism, and home to many programs administered at diverse sites across the city.

In order to determine the what form the future Recreation Center may take, the Feasibility Study considered public demand, the size and administrative overlay at other recreation centers, fiscal analysis, funding options, the appropriate scope of services to be offered, and potential partnerships. In addition, potential sites were analyzed to determine the potential impact of a new civic building. The underlying consensus was that existing facilities are dated and have reached the end of their useful life and that a new facility will be able to supplement many facilities that are currently over burdened by public demand. The vision for a new facility would allow the City of Elko to tailor its needs with an appropriate funding structure to craft a facility to meet much of the pent up demand.

With this vision in mind, the following purposes and goals were established:

### **Planning**

- Create a visually open facility through which users can easily navigate.
- Provide adequate access and security for all anticipated building users.
- Utilize the main level as the social hub from which one easily finds other services and activities.
- Place public services, instructional services and active public lobby as hub from which spokes of the gym, aquatics areas and support spaces radiate.
- Shape an exterior image for the building to advertise the Elko and its recreational opportunities.
- Arrange user groups in a way that facilitates synergy among functions.
- Maximize gathering, lounge and open work spaces within the footprint to support collaboration.
- Create welcoming space for individuals, families, and children.
- Eliminate barriers (real and perceived) for persons with disabilities.
- Replace physical facilities or services if displaced by the site selection for the Recreation Center.

### **Building Environments**

- Build collaborative neighborhoods of diverse resources, while providing accessibility to visitors.
- Provide flexible group meeting and instruction rooms to accommodate many different teaching methods and class sizes.
- Provide natural light and durable finishes as the budget allows.
- Provide opportunities in all public areas for display and celebration.

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### **Recreation Center Feasibility Study**

#### **Technology**

- Provide locations for technology-rich work environments.
- Consider creating a hub of wireless connectivity for users on the go.
- Ensure that the facility is as hospitable to technology as can be afforded.
- Anticipate future technological development and plan for the flexibility to accommodate that development (i.e. digital timing and display systems, score keeping, etc.).

#### **Infrastructure**

- Create a flexible facility that responds to current and future functional needs.
- Provide the infrastructure necessary to service technology-rich environments.
- Address fire protection and life safety needs.
- Address structural and seismic issues.
- Address accessibility (ADA) requirements.
- Take advantage of opportunities to increase comfort and energy conservation opportunities.

#### **Sustainability**

- Provide the infrastructure necessary to support Elko City's sustainability goals.
- Establish strategies and standards for building performance.
- Consider the utilization of Elko City's centralized geothermal services during site selection.
- Work collaboratively with the City, pool specialist, and mechanical engineer to manage water consumption and sewer demand.

## **2.3 Program Summary**

#### **Mission**

The new building is intended to assist the City of Elko and its Department of Parks and Recreation in fulfilling its collaborative mission of promoting fitness. This new home will centralize many of the department's outreach and resources and may bring together a non-profit partner as part of creating an enjoyable environment for physical exercise, recreation and instruction. As such, it must facilitate education, collaboration and community building.

The Elko Recreation Center will be an attractive, modern building that will utilize a visually appealing and functional structure. A core of public services offered on the first level will play a vital role in creating a stimulating new image for the City of Elko and the Department of Parks and Recreation. Services will include leisure and lap pools, gymnasias, party room, staff support spaces, and the possibilities of connection with a partnered organization. The building will unfold with services on the second level with a walking track, fitness area, program/instruction rooms and spectator seating overlooking the lap pool.

#### **Context**

The intent of the Feasibility Study was to consider and analyze a set of diverse sites for the new Elko Recreation Center. Analysis of potential site is reviewed in detail in Section

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### **Recreation Center Feasibility Study**

5 – Site Analysis. While there are general recommendations for the selection of the best site, continued coordination with the Master Plan will assist in the selection of a single site. As the potential for the selected site to contained developed services, a line item has been added to the budget to cover the potentials for replacing existing services or amenities on another site. This cost does not include land acquisition costs, as services would most likely be developed on property currently owned by Elko City.

#### **Energy, Environment and Resource Conservation**

A key planning idea in the programming and concept design process may be incorporation of sustainability goals. High-performance design can provide maintenance efficiency and low operation costs. By doing so, the Elko Recreation Center may be able to provide the City with an opportunity not only to benefit from a high-performance building, but also to promote and showcase the benefits of sustainable design.

The City of Elko currently owns and operates a centralized geothermal heating system which currently supplies civic buildings with high temp hot water used for building heating. Customers typically use the geothermal water (178 degree F) to heat a controlled loop system via plate-type heat exchangers. Facilities utilizing this system benefit by lower utilities costs over the building's lifecycle, but must make an initial investment that may be higher than a typical building. In 2011 Elko will investigate the current and future capacities of the system. The budget included herein anticipates the building will be able to take advantage of the Elko geothermal heating system although savings for operations costs are not included within this report. There are limited architectural savings, coming in the form of space savings. A typical grid connected building would most likely have a boiler/water heater system for heating. On the geothermal system the boiler/water heater system would be replaced by a plate heat exchanger/ pump system. The room that houses these pieces of equipment would be approximately half the size, or a savings of a few hundred square feet.

#### **Building**

The Elko Recreation Center will provide the City of Elko the opportunity to enhance their outreach mission. The Rec Center continues the ongoing outreach initiative by planning for spaces that represent:

- Socially rich, blending leisure and competition recreational opportunities with the social atmosphere of well-respected recreation centers;
- Diverse resources with integrated services; and
- Varied types of recreational outlets that support the multiple needs of children, adults, and seniors.

#### **Space Summary List**

Section 3 of this document outlines the types and space needs of each room/area within the Elko Recreation Center. The Rec Center may occupy an estimated 83,500 gross square feet (GSF) on two levels. At 83,500 GSF the resulting net assignable area will be approximately 66,800 square feet (80% of the total). Consequently, approximately 16,700 square feet (20%) will be attributed to non-assignable areas—public circulation,

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### Recreation Center Feasibility Study

such as public lobbies and lounges, mechanical and electrical shafts and rooms, restrooms, stairs, wall thicknesses and other non-assignable uses. CRSA's illustrative conceptual plans included in Section 4.4 illustrate that this level of efficiency that can be accomplished. At \$235 per square foot the total construction estimate is \$19,625,000.

CRSA illustrated that efficient design allows the building to be smaller in size and thus require a smaller construction budget. If additional area is desired, such as wider stairs, larger circulation areas, or a less efficiently organized building, the efficiency factor may be as low as 70%, but there would be cost implications. At 70% efficiency the building would grow to 95,444 gross square feet and cost \$22,430,000. A difference of \$2.8 million.

The program contains five primary divisions as identified in Section 3 "Space Summary," consisting of:

| Division         | Net Area   |
|------------------|------------|
| Entry/Lobby      | 3,240 NSF  |
| Administration   | 1,160 NSF  |
| Gymnasium        | 15,700 NSF |
| Fitness Areas    | 10,400 NSF |
| Natatorium       | 25,081 NSF |
| Pool Support     | 2,540 NSF  |
| Support Spaces   | 2,060 NSF  |
| Building Support | 6,630 NSF  |
| TOTAL            | 66,811 NSF |

## 2.4 Project Budget Estimate

This Feasibility Study attempted to define very specifically the needs and desires for space within a new facility. While the study defines one course of action, the space summary found within Section 4.2 illustrates additional options for programs and space size. For example, there is clear demand to replace the existing 6 lanes of indoor and 6 lanes of outdoor recreational pool space with similar accommodations in the new facility. To meet this need the City will have multiple options of how to get there, they may choose to provide a combination of either an eight 25-meter lap lanes, a ten 25-meter lap lanes, a twelve 25-meter lap lanes and a large leisure pool with or without two additional lap lanes that can accommodate swim instruction and lap swimmers.

As the project is in early planning stage, this work illustrates gross order of magnitude costs in early-2011 dollars. The project cost per square foot estimate is \$235, adding overhead, profit and general conditions at market rate, design contingency, and the cost of soft ball field replacement, and soft costs the total project cost estimate is approximately \$28,200,000 (details follow).

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### Recreation Center Feasibility Study

#### TOTAL PROJECT COST SUMMARY

|   |     |           |                   |
|---|-----|-----------|-------------------|
| Total Estimated Gross Square Feet         |     | \$        | 83,514            |
| Cost per Square Feet                      |     | \$        | 235               |
| <b>Building Construction Cost</b>         |     | <b>\$</b> | <b>19,625,731</b> |
| Overhead and Profit                       | 4%  | \$        | 785,029           |
| General Conditions                        | 6%  | \$        | 1,177,544         |
| Design Contingency                        | 10% | \$        | 1,962,573         |
| Softball Field Replacement                |     | \$        | 550,000           |
| <b>Total Construction Cost</b>            |     | <b>\$</b> | <b>24,100,878</b> |
| <b>Soft Costs</b>                         |     |           |                   |
| Fixtures, Furnishing and Equipment (FF&E) |     | \$        | 918,651           |
| Testing, Fees                             | 12% | \$        | 2,355,088         |
| Site Acquisition Cost                     |     | \$        | -                 |
| Site Development Cost                     |     | \$        | 800,000           |
| <b>Total Soft Costs</b>                   |     | <b>\$</b> | <b>4,073,739</b>  |
| <b>TOTAL PROJECT COST</b>                 |     |           | <b>28,174,617</b> |

### **SECTION 3 - FISCAL ANALYSIS**

This section of the feasibility study includes an assessment of current capacity for existing recreation facilities, demand for additional facilities, projected future usage and demand for a recreation center, assessment of revenues and expenditures associated with the operating costs of a recreation center, and funding strategies for the capital and operating costs of a recreation center in Elko. This section is organized as follows:

- 3.1 Demand Analysis
- 3.2 Community Input/Preferred Option
- 3.3 Facility Usage
- 3.4 Maintenance and Operating Expenditures
- 3.5 Capital Costs
- 3.6 Operating Costs
- 3.7 Funding Options

#### **3.1 DEMAND ANALYSIS**

The demand analysis evaluates demand for a wide variety of recreation facilities and programs, and ensures that all facilities are being put to their highest and best use. Also, many private recreation facilities exist in the community, and the City does not intend to add duplicative services that would detract from the operation of these facilities in any way. Therefore, with the intent to maximize existing resources before adding new facilities, the following tasks were undertaken:

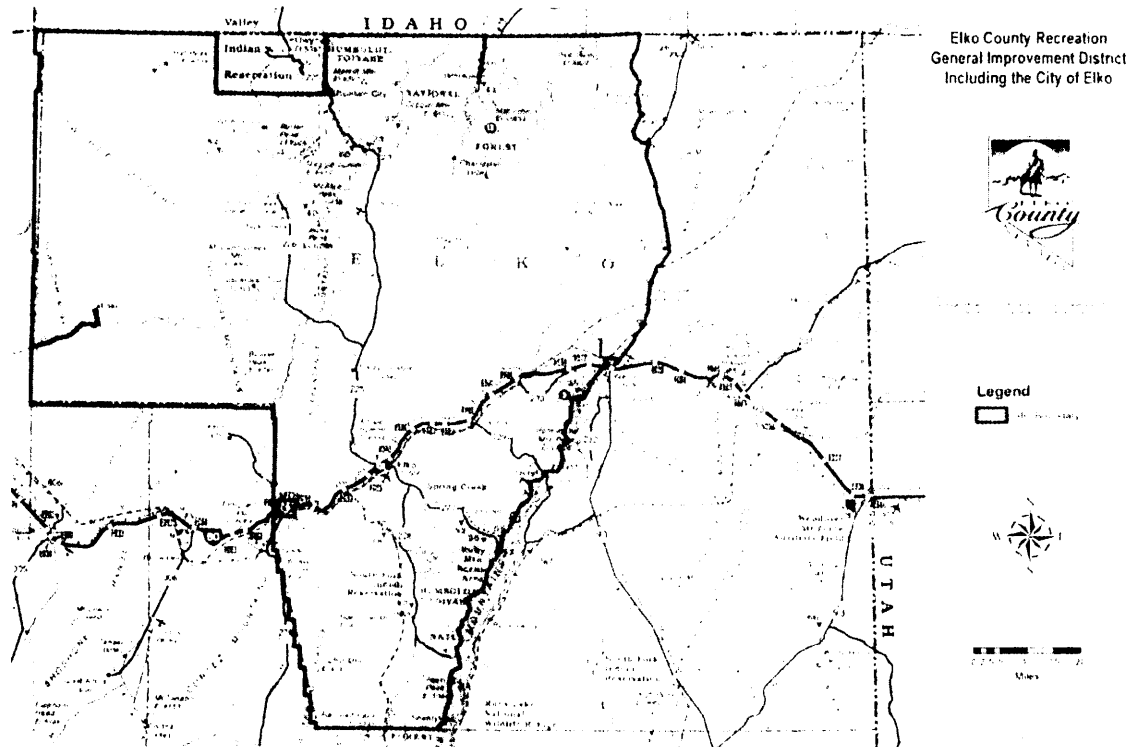
- Evaluation of the inventory of existing facilities that could be included in a recreation center ("supply");
- Assessment of usage and capacity of existing assets ("demand" compared to "supply");
- Evaluation of future demand ("demand"); and
- Estimate of the number of facilities needed to meet demand ("supply" needed to meet "demand").

Demand is determined based on market area, which may differ by the type of facility being considered. For example, people will generally travel further to visit a water park than they will for a practice soccer field. In the City's General Plan, the level of service for various facilities, as well as for all parks and recreation activities, has been examined based on the demands placed on facilities by three market areas: smaller (City of Elko), mid-size, and larger. This recognizes the fact that some facilities, such as a recreation center, have the ability to draw from a much larger market area than do other facilities or programs. For purposes of analysis, a recreation center has been determined to draw from a larger market area – a "recreation district" -- that is represented by the boundaries of the Elko Convention Center District. All potential amenities located within the recreation center are, therefore, also considered to have the ability to draw from the larger market area which has an estimated population of 42,000.

## City of Elko Parks and Recreation Department

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FIGURE 3.1 MAP OF ELKO COUNTY RECREATION GENERAL IMPROVEMENT DISTRICT



The inventory and capacity of existing facilities has been reviewed for the following three categories, all of which are appropriate to be included in a recreation center:

- Indoor gym facilities – basketball, wrestling and volleyball
- Aquatic facilities
- Program/rental facilities

#### Indoor Gymnasium Facilities -- Basketball, Wrestling, and Volleyball

The City of Elko offers an organized community basketball program at two facilities: Elko High School and Elko Indian Colony Gym. Both facilities are available three days a week. The City has the option of utilizing Elko Indian Colony Gym more than three days a week; however, the cost to do so is prohibitive.

The following table shows the total hours that each facility is available for basketball games and practice times each week. Assuming each game is two hours long and that each team plays one game a week, technically only three hours are available for teams to practice during the week. However, according to the City, a fee is required by Elko Indian Colony Gym to practice and very rarely is the High School available for teams to practice.

## City of Elko Parks and Recreation Department

### Recreation Center Feasibility Study

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**TABLE 3.1  
ELKO GYMS**

|                  | <b>TOTAL NUMBER OF<br/>GYMS AVAILABLE<br/>FOR USE</b> | <b>TOTAL HOURS<br/>GYMS AVAILABLE<br/>PER WEEK</b> | <b>TOTAL HOURS GYMS<br/>ARE USED FOR<br/>GAMES*</b> | <b>TOTAL HOURS GYMS<br/>ARE AVAILABLE FOR<br/>PRACTICE</b> |
|------------------|---|--|---|--|
| Elko High School | 2   | 18   | 16  | 2  |
| Colony Gym       | 1   | 9  | 8   | 1  |

Source: *Elko City Recreation, LYRB*

\*Assumes two hours per game and teams play each other.

There are also several gyms in three LDS churches in Elko and two in Spring Creek. High school gyms are available for additional use on Sundays. Police Athletic League (PAL) basketball is run by the Elko Police Department and uses many school gymnasiums (other than the high school), limiting the availability of these gyms to the public.

There are currently no organized volleyball programs in Elko. Based on input received from the focus groups, recreation staff and surveys, it was felt that additional indoor gymnasiums could serve both basketball and volleyball needs.

Junior Wrestling programs also use a number of school gyms. The use of school facilities by these programs is the main reason that additional school facilities are not available for the basketball programs. There is also an adult women's basketball league and an adult volleyball league competing for usage of the high school gyms and the Indian Colony gym.

In the Parks and Recreation element of the City's Comprehensive General Plan, a Level of Service (LOS) analysis was performed for indoor basketball courts. Currently, the population of residents per component is 14,000; national averages are closer to 5,000. (See Appendix A). Using this standard, as well as the input received from the interviews/surveys conducted and the capacity analysis shown above, there is demand for an additional 2-3 indoor gymnasiums for basketball and volleyball.

"Drop-in" basketball is becoming increasingly popular nationwide, but is not possible with the current facilities, which do not allow for "drop-in" access to school gymnasiums. The addition of publicly-owned and operated facilities will raise the current level of recreational services in the area by allowing for "drop-in" sports, including basketball.

#### Swimming Pool

The City of Elko's swimming pool houses three separate pools with a total pool capacity of 450 to 500 individuals. The three pools include:

- An outdoor 25-meter six-lane pool complete with a diving tank and a water slide;
- An outdoor wading pool for children ages six and under; and
- An indoor six-lane 25-yard pool.

The municipal swimming pool is currently used for:

## City of Elko Parks and Recreation Department

### Recreation Center Feasibility Study

- Deep and shallow water exercise classes;
- Swimming lessons;
- Swim team practice;
- Lap swimming; and
- Open public swimming.

The total number of participants for the three primary programs at the municipal pools is shown below:

- Deep water exercise classes – 171 (Jan – Dec 2009);
- Shallow water exercise classes – 224 (Jan – Dec 2009); and
- Swimming lessons – 6,332 (Jan – Dec 2009).

Peak usage times include the summer months. Tuesday and Thursday afternoons are particularly busy during the summer as Day Care, the Boys and Girls Club, and City Parks and Recreation Camp students visit during this time.

The pool is available in the summer for lap swimming and swim team practice in the early morning, followed by swimming lessons from 8:30 a.m. to 11:30 a.m. Some deep and shallow water exercise classes, as well as an additional hour of lap swimming, are available between morning swimming lessons and public swimming hours. Public swim hours are from 1:00 p.m. to 4:00 p.m. and 6:30 p.m. to 8:30 p.m. A few additional swimming lessons are held during the evening hours, along with deep and shallow water exercise classes and lap swimming.

A detailed outline of pool hours and programs offered in the spring and fall can be found in the following table.

|       | TABLE 3.2<br>SPRING/FALL POOL HOURS |     |     |     |     |     |
|-------|-------------------------------------|-----|-----|-----|-----|-----|
|       | MON                                 | TUE | WED | THU | FRI | SAT |
| 6:00  |                                     |     |     |     |     |     |
| 7:00  |                                     |     |     |     |     |     |
| 8:00  |                                     |     |     |     |     |     |
| 9:00  |                                     |     |     |     |     |     |
| 10:00 |                                     |     |     |     |     |     |
| 11:00 |                                     |     |     |     |     |     |
| 12:00 |                                     |     |     |     |     |     |
| 1:00  |                                     |     |     |     |     |     |
| 2:00  |                                     |     |     |     |     |     |

# City of Elko Parks and Recreation Department

## Recreation Center Feasibility Study

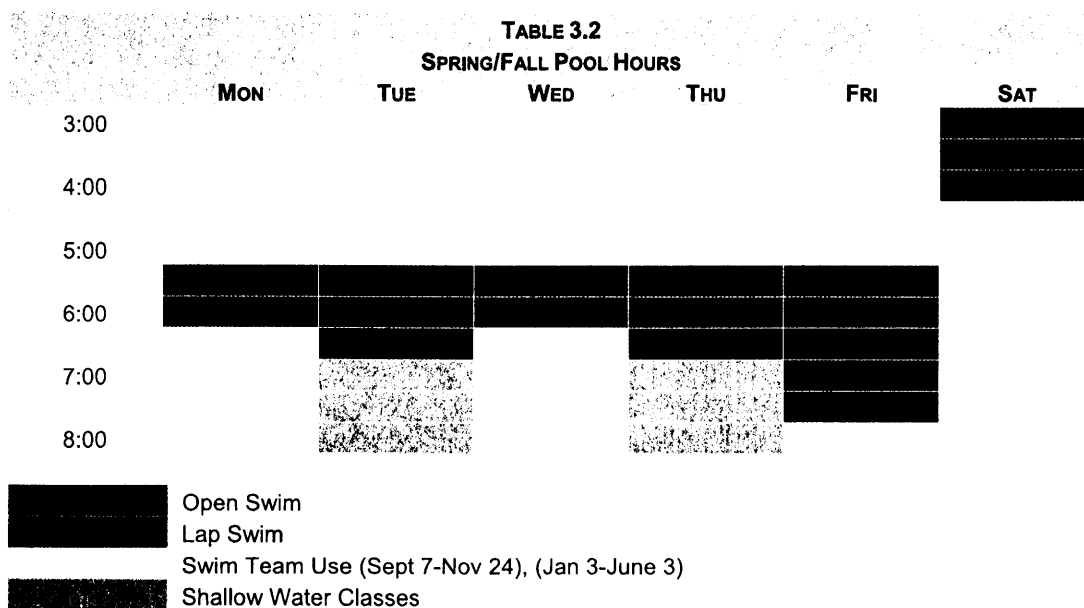


Figure 3.2 shows historic pool usage and illustrates that pool usage peaked in 2009 during the months of June and July.

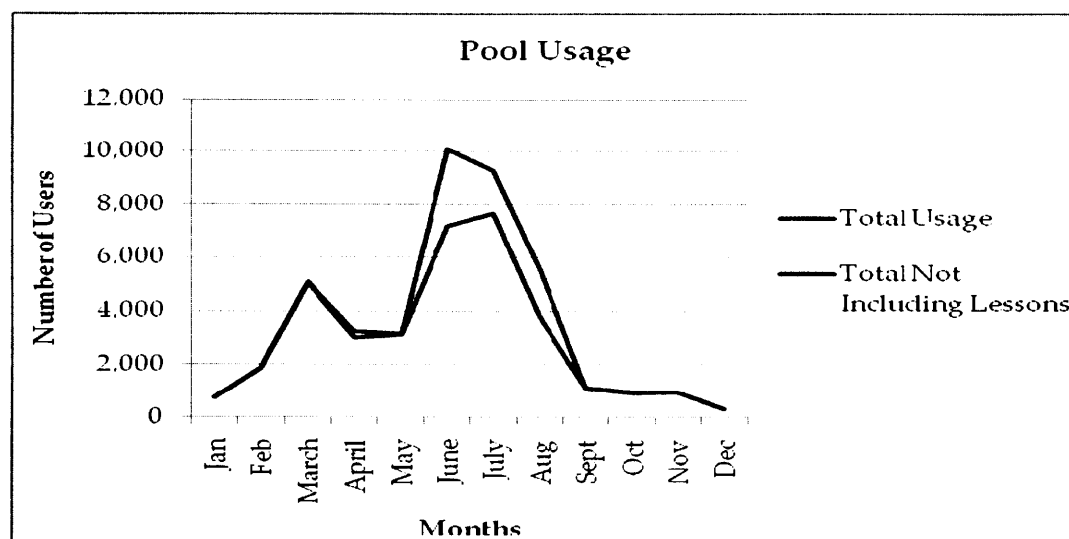


FIGURE 3.2 ANNUAL POOL USAGE

Table 3.3 shows the average peak capacity throughout an average summer day. While the municipal swimming pool is not currently reaching pool capacity of 450-500 individuals, it is meeting the ideal capacity of 250-300 as outlined by pool staff.

| TABLE 3.3<br>AVERAGE PEAK CAPACITY DURING SUMMER |     |
|--|-----|
| 6:00 a.m. - 10:00 a.m.                           | 231 |
| 10:00 a.m. - 1:00 p.m.                           | 248 |
| 1:00 p.m. - 4:00 p.m.                            | 250 |

# City of Elko Parks and Recreation Department

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**TABLE 3.3**  
**AVERAGE PEAK CAPACITY DURING SUMMER**

5:30 p.m. - 8:30 p.m.

Source: City of Elko Pool, LYRB

80

The table below shows annual pool availability for each of the three municipal swimming pools. Currently the swimming pool is limited in programs that can be offered during the fall and winter months because the swim team occupies the only indoor lanes available during the afternoon and early evening hours (see "Swim Team Pool Use" tables). As a result of limited lane use during peak periods, an additional two lanes are recommended. Also, if two pools were located indoors, more programs could be offered to the public, including: swimming lessons, exercise classes, additional open swim hours and physical therapy sessions. Additional desired amenities in a new aquatic facility include a lazy river or leisure pool along with zero entry.

**TABLE 3.4**  
**ANNUAL POOL AVAILABILITY**

|         | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEPT | OCT | NOV | DEC |
|---------|-----|-----|-----|-----|-----|-----|-----|-----|------|-----|-----|-----|
| Indoor  |     |     |     |     |     |     |     |     |      |     |     |     |
| Outdoor |     |     |     |     |     |     |     |     |      |     |     |     |
| Wading  |     |     |     |     |     |     |     |     |      |     |     |     |

Open  
 Closed

**TABLE 3.5**  
**SWIM TEAM POOL USE**

|       | MON | TUE | WED | THU | FRI | SAT |
|-------|-----|-----|-----|-----|-----|-----|
| 6:00  |     |     |     |     |     |     |
| 7:00  |     |     |     |     |     |     |
| 8:00  |     |     |     |     |     |     |
| 9:00  |     |     |     |     |     |     |
| 10:00 |     |     |     |     |     |     |
| 11:00 |     |     |     |     |     |     |
| 12:00 |     |     |     |     |     |     |
| 1:00  |     |     |     |     |     |     |
| 2:00  |     |     |     |     |     |     |
| 3:00  |     |     |     |     |     |     |
| 4:00  |     | **  |     | **  |     |     |
| 5:00  |     | **  |     | **  |     |     |
| 6:00  |     |     |     |     |     |     |



## City of Elko Parks and Recreation Department

### Recreation Center Feasibility Study

The tables below list all programs offered through the City of Elko. The first table lists all programs offered only one day each year and the second table lists programs or classes that last more than one day.

**TABLE 3.6**  
**DAY CLASSES**

|  |                                  |
|--|----------------------------------|
| ABC and 123                            | Mad About Hats                   |
| Adopt a Butterfly                      | Manga Mania                      |
| Art Play                               | Messy Marvin Monday              |
| Bat Chat Workshop                      | Mind Your Manners (4-6 yrs)      |
| Be A Meteorologist for A Day #1        | Mind Your Manners (7-12 yrs)     |
| Beading Fun (4-6yrs)                   | Mosaic Tiles                     |
| Bug-A-Boo Inn                          | My First Art Class               |
| Burst Your Bubble                      | Nature Nuts                      |
| Cartoon Class                          | Ooey-Gooney (4-7yrs)             |
| Clowning Around w/ "Bubbles" the Clown | Ooey-Gooney (8-12yrs)            |
| Color Me Special                       | Origami Fun                      |
| Create-A-Card                          | Paint It Fun (4-7yrs)            |
| Critter Creations                      | Paint It Fun (8-12yrs)           |
| Duct Tape Madness                      | Pin Beading                      |
| Edible Art                             | Recycled Fun (5-7yrs)            |
| Fancy That                             | Recycled Fun (8-11yrs)           |
| Foam Fun                               | Rhythm & Tune                    |
| Girls Rule                             | Super Sitters Workshop           |
| Hip Hiking Sticks                      | Super Snacks                     |
| Home Alone                             | Teddy Bear Tea Party             |
| Home Tweet Home                        | The Blanket Creation             |
| Jewelry Making                         | The Great Puppet Caper (5-7yrs)  |
| Junior Scrapbooking                    | The Great Puppet Caper (8-11yrs) |
| Learn to Draw (5-7yrs)                 | Tie-Dye Duds (5-7yrs)            |
| Learn to Draw (8-11yrs)                | Tie-Dye Duds (8-11yrs)           |
| Leatherworks                           | Up, Up & Away/Kites              |
| Lets Wiggle & Shake                    |                                  |

**TABLE 3.7**  
**CAMPS/PROGRAMS (1+ DAY)**

|                                       |  |
|---------------------------------------|--|
| Basic Aid Training (BAT)              | Martial Arts for Children Session #1 & #2  |
| Bumper Bowling                        | Martial Arts for Girls                     |
| Cheerleading Camp                     | Martial Arts Little Ninjas Session #1 & #2 |
| Click! Beginning Photography          | Mommy & Me Tumble Gym                      |
| Cowpoke Camp Session #1 & #2          | Outdoor Exploration Camp                   |
| Crayon Crew & Natures Capers Day Camp | Paint, Glitter, & Glue                     |
| ElkoKids SnowBowl Jr. Ski Program     | Paper Mache Pinatas                        |
| ElkoKids SnowBowl Jr. Snowboard       | Pirate Adventure Camp                      |
| First Aid for Children Today (FACT)   | Skateboarding - Basic Tricks               |
| Fun Factory Summer all Day            | Skateboarding - Getting Started            |
| Gymnastics                            | Sports Tykes                               |
| Junior Bowling                        | Sunshine Play Cmp                          |
| K-9 College                           | Tennis/Juniors #1 & #2                     |
| Kids In Motion Sports Camp            | Tennis-Pee Wee #1 & #2                     |
| Ladybug Lane Playcamp                 | The Big Dig                                |
| Leaders of the Future                 | Toddler Tumble Gym                         |
| Macrame Camp                          |  |

## City of Elko Parks and Recreation Department

### Recreation Center Feasibility Study

Currently very few programs are offered for teens due to lack of teen participation and the limited availability of teachers willing and available to teach. Availability of space for these programs is also an issue. Teen programs include classes in: photography, skateboarding, babysitting, etc.

Currently the City does not offer any programs for active seniors. However, the Elko Senior Citizen Center (The Terrace) offers many activities, clubs, groups, and exercise classes to senior citizens in the area. Some of these activities and classes include: gardening clubs, card groups, aerobics and tai chi classes.

June, July and August are considered peak months for community programs because most of the classes are offered during these months when students are not in school. The City is currently limited in the number of programs that can be offered because many classes are held at Mountain View Elementary School in two modular classrooms that are only available during the summer months. However, Fun Factory/ Latchkey programs are held in the auxiliary gym at Mountain View Elementary which is available for that specific program on a year-round basis.

Table 3.8 details the approximate number of program/class hours that are offered each month, the total possible (peak) attendance per class, and the equivalent number of classes that would be offered if each class was held one day for two hours. For example, in July, the City of Elko offers roughly 100 hours worth of community classes, equaling approximately 50 classes (assuming each class averages two hours and is offered one day). Total possible attendance for any one class in the month of July could not exceed 38 people. These numbers do not include the Fun Factory Summer program that is offered Monday through Friday and has a student capacity of 75.

| <b>TABLE 3.8</b>                    |  |                                      |                                     |
|-------------------------------------|--|--------------------------------------|-------------------------------------|
| <b>DETAIL OF COMMUNITY PROGRAMS</b> |  |                                      |                                     |
| <b>PEAK MONTHS</b>                  | <b>TOTAL PROGRAM<br/>HOURS PER MONTH</b> | <b>PEAK ATTENDANCE<br/>PER CLASS</b> | <b>CLASS EQUIVALENT<br/>(1 DAY)</b> |
| June                                | 84                                       | 38                                   | 42                                  |
| July                                | 100                                      | 38                                   | 50                                  |
| August                              | 24                                       | 12                                   | 12                                  |

The facilities that currently house these community programs and classes are as follows:

- Mountain View Elementary School
- Main City Park
- Southside Park
- Private Facilities: Igloo, Weather Station, American Red Cross, Snowbowl Ski Resort, Telescope Lanes

If a recreation center is constructed, in order to accommodate current usage, the new facility would require at least one classroom (two are preferred) and one multi-purpose room large enough to accommodate 80 children. A recreation center of this size would allow the city to offer a greater variety of classes on a year-round basis with the convenience of additional facilities such as a kitchen and pool.

## City of Elko Parks and Recreation Department

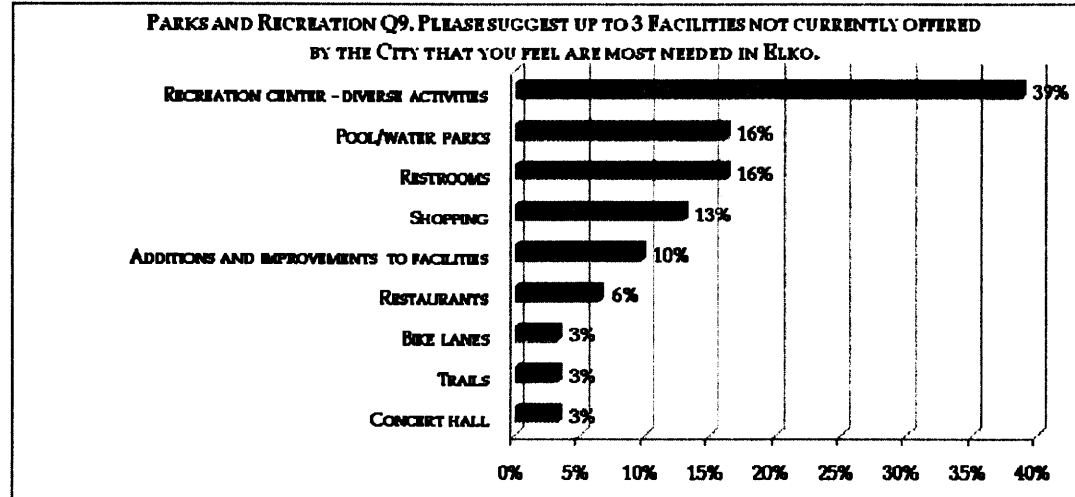
### Recreation Center Feasibility Study

#### 3.2 COMMUNITY INPUT AND THE PREFERRED OPTION

The community has provided input on the needs and desires of City residents as well as concerns involving the construction of a recreation center. Many residents embrace the idea of a recreation center as it would solve the problem of limited availability and lack of flexibility that sports and non-sports programs currently have with school facilities. Many residents also hope that the new facility will provide additional activities and programs for teens. However, concern was expressed that the recreation facility should not compete with private exercise facilities in the area, such as Gold's Gym and Elko Indian Colony Gym.

As part of Elko's recent General Plan update, a survey was mailed to property owners within the City. While only 92 responses were received to the survey, the top-ranked priority for new recreation facilities was a recreation center, followed by a pool/water park.

FIGURE 3.3 PARKS AND RECREATION SURVEY QUESTION: FACILITIES MOST NEEDED IN ELKO



Based on public input, as well as the demand analysis conducted which analyzed the capacity of existing facilities, and the desire to limit duplication of current recreational services, the following recommendations and priorities were established for the Recreation Center:

- Eight-lane swimming pool (two more than the existing lap pool)
- Leisure pool with a lazy river
- Indoor track
- 2-3 gymnasiums
- 2-3 classrooms (flex space)
- Fitness room

The Recreation Center would need to provide services for, and be supported by, a larger geographical area than just the City of Elko. After reviewing maps and driving distances,

## City of Elko Parks and Recreation Department

### Recreation Center Feasibility Study

we recommend that the market area for the Recreation Center include the same area as the Convention Center District.

Other alternatives that may become available in the near future and would satisfy the need to provide space for additional classes and programs without the construction of a recreation center include the following:

- **Police Station:** The City is planning to construct a new Police Station. Design for the new facility has been completed and construction can proceed as soon as funding is secured. The current Police Department has multiple classrooms and a gymnasium. Should this facility become available, the Recreation Department could use this facility as a Recreation Center until or unless a new Recreation Center is constructed. However, this is an old building and the City's decision for this building is uncertain.
- **The National Guard Armory:** The National Guard Armory is another facility with gym space that is currently not available to City staff or to the general public. However, it does have gym space, kitchen and classroom facilities. The Nevada National Guard ("NNG") is considering moving to either the Elko Regional Airport or the Nevada Fire Science Academy near Carlin. The property where the building sits is owned by the City of Elko and if the NNG vacates this building it becomes property of the City of Elko and could also be used for recreation purposes. The City's plan for this facility, should it become available, is uncertain, but would certainly meet many of the current needs of the Recreation Department until a more complete recreation center could be constructed. This facility is in much better condition than the Elko Police Station.

### 3.3 USAGE OF SIMILAR FACILITIES – BENCHMARKING

Usage of a new recreation facility would depend on a variety of factors, including the size of the market area, the amenities offered, fee structure, competition in the private sector, etc. With no historic records in place for recreation center usage in Elko, the best approach to estimating usage comes from "benchmarking" – researching usage at comparative locations. The following table compares numerous recreation centers on attendance, size, population and users.

|  | TABLE 3.9<br>COMPARATIVE DATA |             |                              |                         |
|--|-------------------------------|-------------|------------------------------|-------------------------|
|  | ATTENDANCE &<br>USAGE         | SQUARE FEET | POPULATION IN<br>MARKET AREA | USERS PER<br>POPULATION |
| South Jordan                             | 211,741                       | 50,393      | 37,044                       | 5.7                     |
| South Davis                              | 573,957                       | 155,000     | 92,335                       | 6.2                     |
| Legacy Center                            | 386,000                       | 96,560      | 47,555                       | 8.1                     |
| Black Mountain Rec<br>Center (Henderson) | 332,595                       | 41,000      | 60,844                       | 5.5                     |
| Silver Springs Rec<br>Center (Henderson) | 272,855                       | 36,000      | 60,844                       | 4.5                     |
| Valley View Rec<br>Center (Henderson)    | 201,803                       | 40,000      | 60,844                       | 3.3                     |
| Whitney Ranch Rec<br>Center (Henderson)  | 380,226                       | 41,000      | 60,844                       | 6.2                     |

**City of Elko Parks and Recreation Department**  
**Recreation Center Feasibility Study**

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**TABLE 3.9**  
**COMPARATIVE DATA**

|                                       | <b>ATTENDANCE &amp;<br/>USAGE</b> | <b>SQUARE FEET</b> | <b>POPULATION IN<br/>MARKET AREA</b> | <b>USERS PER<br/>POPULATION</b> |
|---------------------------------------|-----------------------------------|--------------------|--------------------------------------|---------------------------------|
| West Valley City                      | 394,202                           | 97,000             | 122,003                              | 3.2                             |
| Clearfield                            | 363,000                           | 55,000             | 29,840                               | 12.2                            |
| Uintah Community<br>Center            | 186,447                           | 70,000             | 31,379                               | 5.9                             |
| Kearns Oquirrh Park<br>Fitness Center | 570,000                           | 75,000             | 60,000                               | 9.5                             |
| <b>Average</b>                        |                                   |                    |                                      | <b>6.1</b>                      |

An average of 6.1 users per capita results in nearly 256,000 anticipated annual recreation center users in the Elko market area. For purposes of analysis, and in order to assess risk levels, this study evaluates the revenues that would be generated by a range of 200,000 to nearly 256,000 users.

**TABLE 3.10**  
**PROJECTED DEMAND**

|                               |         |
|-------------------------------|---------|
| Target Market Area Population | 42,000  |
| Users per Capita              | 6.1     |
| Estimated Demand              | 255,795 |

## City of Elko Parks and Recreation Department

### Recreation Center Feasibility Study

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#### 3.4 OPERATING COSTS – BUDGET ANALYSIS

Budgets of other recreation facilities were compared as to facility size, employee wages and benefits, materials and supplies, operating expenditures, and equipment/capital expenditures.

Research of comparative recreation facilities suggests that average revenues are \$4.83 per user. A complete list of facilities researched along with respective revenues is included in Appendix B.

**TABLE 3.11**  
**AVERAGE REVENUES GENERATED PER USER**

|                            |        |
|----------------------------|--------|
| Memberships and Passes     | \$3.76 |
| Aquatics                   | \$0.30 |
| Facility Rentals/Parties   | \$0.09 |
| Programs                   | \$0.44 |
| Concessions                | \$0.16 |
| Other                      | \$0.09 |
| Transfers from Other Funds | \$0.00 |
| TOTAL                      | \$4.83 |

Average expenditures were calculated based on the size of the facility, as there are many fixed costs associated with the maintenance of a recreation facility that do not vary based on the number of users. The last row in table 3.12 calculates expenditures per square foot for each facility.

# City of Elko Parks and Recreation Department

## Recreation Center Feasibility Study

TABLE 3.12

EXPENDITURES (DOES NOT INCLUDE DEBT SERVICE)

|                                | SOUTH JORDAN       | WHEAT RIDGE        | SOUTH DAVIS        | HENDERSON<br>(40Ksf) | HENDERSON<br>(80Ksf) | COTTONWOOD         | WEST VALLEY<br>CITY | CLEARFIELD         | UINTAH             |
|--------------------------------|--------------------|--------------------|--------------------|----------------------|----------------------|--------------------|---------------------|--------------------|--------------------|
| Square Feet                    | 50,393             | 70,000             | 155,000            | 40,000               | 80,000               | 114,906            | 97,000              | 55,000             | 70,000             |
| Employee Wages and Benefits    | \$644,381          | \$1,524,025        | \$1,774,184        | \$567,311            | \$901,639            | \$1,576,888        | \$1,871,998         | \$1,133,713        | \$1,303,700        |
| Materials and Supplies         | \$98,850           | \$142,949          | \$318,450          |                      |                      | \$197,180          | \$150,800           | \$92,226           | \$66,500           |
| Operating Expenditures         | \$446,971          | \$559,460          | \$895,506          | \$209,851            | \$825,943            | \$670,505          | \$706,460           | \$156,645          | \$346,600          |
| Equipment/Capital Expenditures | \$20,562           | \$31,300           | \$106,000          |                      |                      | \$39,185           | \$0                 | \$104,600          |                    |
| <b>TOTAL</b>                   | <b>\$1,210,764</b> | <b>\$2,257,734</b> | <b>\$3,094,140</b> | <b>\$777,162</b>     | <b>\$1,727,582</b>   | <b>\$2,483,758</b> | <b>\$2,729,258</b>  | <b>\$1,487,184</b> | <b>\$1,716,800</b> |
| <b>Per sf</b>                  | <b>\$24</b>        | <b>\$32</b>        | <b>\$20</b>        | <b>\$19</b>          | <b>\$22</b>          | <b>\$22</b>        | <b>\$28</b>         | <b>\$27</b>        | <b>\$25</b>        |

Average costs per square foot, on a benchmarking basis, are nearly \$24.00. Note that size of facility does not influence the costs per square foot – the two lowest costs per square foot are found at South Davis Recreation Center in Bountiful, UT (with 155,000 square feet) and at Henderson Recreation Center (with 40,000 square feet). All facilities considered in this analysis have comparable amenities, and all have aquatic facilities. Based on the benchmarking analysis, as well as input from City staff, \$24.00 per square foot has been used in the analysis of operating costs.

TABLE 3.13

AVERAGES PER SF

|                                |                |
|--------------------------------|----------------|
| Employee Wages and Benefits    | \$15.43        |
| Materials and Supplies         | \$1.46         |
| Operating Expenditures         | \$6.58         |
| Equipment/Capital Expenditures | \$0.41         |
| <b>TOTAL</b>                   | <b>\$23.88</b> |

## City of Elko Parks and Recreation Department

### Recreation Center Feasibility Study

#### PROJECTED DEMAND AND BUDGET

Based on the average operating revenues and expenditures of other recreation centers, budgets have been projected as shown below:

| <b>TABLE 3.14</b>   |                      |                     |  |
|---|----------------------|---------------------|--|
| <b>PROJECTED BUDGET REVENUES</b>  |                      |                     |  |
| <b>CATEGORY</b>   | <b>HIGH ESTIMATE</b> | <b>LOW ESTIMATE</b> |  |
| Memberships and Passes  | \$667,381            | \$751,956           |  |
| Aquatics  | \$108,812            | \$60,000            |  |
| Facility Rentals/Parties  | \$73,750             | \$17,529            |  |
| Programs  | \$130,430            | \$87,357            |  |
| Concessions   | \$41,107             | \$32,115            |  |
| Other   | \$11,123             | \$17,737            |  |
| <b>TOTAL</b>  | <b>\$1,288,603</b>   | <b>\$1,166,694</b>  |  |
| <i>*"High Estimate" for revenues is based on 256,000 annual users; "Low Estimate" is based on 200,000 annual users.</i> |                      |                     |  |

| <b>TABLE 3.15</b>                    |                      |                     |  |
|--------------------------------------|----------------------|---------------------|--|
| <b>PROJECTED BUDGET EXPENDITURES</b> |                      |                     |  |
| <b>CATEGORY</b>                      | <b>HIGH ESTIMATE</b> | <b>LOW ESTIMATE</b> |  |
| Employee Wages and Benefits          | \$1,110,809          | \$771,395           |  |
| Materials and Supplies               | \$104,904            | \$72,850            |  |
| Operating Expenditures               | \$473,702            | \$328,960           |  |
| Equipment/Capital Expenditures       | \$29,658             | \$20,596            |  |
| <b>TOTAL</b>                         | <b>\$1,719,073</b>   | <b>\$1,193,801</b>  |  |
| <b>Revenues Less Expenditures</b>    | <b>(\$430,470)</b>   | <b>(\$27,107)</b>   |  |
| <b>Subsidy per User</b>              | <b>\$1.68</b>        | <b>\$0.14</b>       |  |

#### SUBSIDIES AT OTHER RECREATION CENTERS

Generally, recreation centers are not able to generate sufficient revenues to offset the accompanying operations costs. Therefore, most recreation centers are subsidized by other public revenues, most often revenues from the General Fund. Many communities accept the need for a "subsidy" based on community preferences and the perception that recreation benefits the entire community, is important for youth in the community, benefits economic growth, etc.

| <b>TABLE 3.16</b>          |                     |                    |                    |                |                    |                         |                |
|----------------------------|---------------------|--------------------|--------------------|----------------|--------------------|-------------------------|----------------|
| <b>SUBSIDY COMPARABLES</b> |                     |                    |                    |                |                    |                         |                |
|                            | <b>SOUTH JORDAN</b> | <b>WHEAT RIDGE</b> | <b>SOUTH DAVIS</b> | <b>LEGACY</b>  | <b>COTTON-WOOD</b> | <b>WEST VALLEY CITY</b> | <b>UINTAH</b>  |
| <b>Users</b>               | <b>211,741</b>      | <b>522,000</b>     | <b>573,957</b>     | <b>386,000</b> | <b>NA</b>          | <b>394,202</b>          | <b>186,447</b> |
| Transfers from Other Funds | \$357,633           | \$163,916          | \$1,153,765        | \$727,550      | \$339,673          | \$150,000               | \$901,800      |
| <b>Subsidy per User</b>    | <b>\$1.69</b>       | <b>\$0.31</b>      | <b>\$2.01</b>      | <b>\$1.88</b>  | <b>NA</b>          | <b>\$0.38</b>           | <b>\$4.84</b>  |

\*Average = \$1.85; average not including Uintah equals \$1.26.

### 3.5 CAPITAL COSTS

Capital costs will be dependent on the size of the building that the community chooses to build. During the course of this study, building costs have ranged from \$15 million to \$28 million, depending on the different amenities desired in the building, as well as the total size of the facility. Nearing the completion of this study, a facility cost of \$19.5 million was seen as most likely; however, a range of costs has been included in this study to better enable the City to evaluate alternatives that may arise as more specific facility plans are drawn up in the future.

### FUNDING OPTIONS – BONDING CAPITAL COSTS

While fundraising efforts and community donations may be used to offset a portion of the capital costs, the community will most likely need to bond for the majority of these expenses. The following table shows the annual payments that would be required for a range (\$15 million - \$25 million) of construction costs. Note that the amounts of \$15 million to \$25 million shown in the table below reflect the total amount available to be used for construction, professional expenses and land acquisition, and do not reflect the total par amount of the bonds (which includes costs of issuance, reserves, etc.). The annual payments shown in the table cover all costs – issuance, debt service, etc.).

**TABLE 3.17**  
**ANNUAL BOND PAYMENTS**

| <b>ANNUAL PMTS</b> | <b>\$15M</b> | <b>\$20M</b> | <b>\$25M</b> |
|--------------------|--------------|--------------|--------------|
| 20 yrs             | \$1,125,801  | \$1,501,068  | \$1,876,335  |
| 25 yrs             | \$979,383    | \$1,305,844  | \$1,632,305  |
| 30 yrs             | \$884,801    | \$1,179,734  | \$1,474,668  |

\*Assumes GO Bond; shows amount available for construction, land, etc. Payments include issuance costs; 4% interest rate.

If bonds are issued for a shorter time period – 20 years -- annual payments will be higher, but the total interest paid will be far less than the amount of interest paid over a 30-year period.

The analysis also clearly indicates that the City of Elko needs to partner with all of the available taxing entities, over a larger geographic area than just Elko, if it is to raise sufficient revenues to make a recreation center feasible.

The taxable value of the City of Elko is \$390,921,792. Based on the bond payments shown in the table above, the monthly payments for each \$100,000 of assessed valuation are as shown in the following table.

**TABLE 3.18**  
**THE CITY OF ELKO - MONTHLY PMTS PER \$100,000 OF ASSESSED VALUATION**

|        | <b>\$15M</b> | <b>\$20M</b> | <b>\$25M</b> |
|--------|--------------|--------------|--------------|
| 20 yrs | \$8.40       | \$11.20      | \$14.00      |
| 25 yrs | \$7.31       | \$9.74       | \$12.18      |
| 30 yrs | \$6.60       | \$8.80       | \$11.00      |

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If the recreation center is supported by the larger area represented by the Elko Convention Center District -- a Recreation District -- the taxable value of the area increases to \$771,651,939, with monthly payments per \$100,000 of assessed value as follows:

**TABLE 3.19**  
**ELKO RECREATION DISTRICT - MONTHLY PMTS PER \$100,000 OF ASSESSED VALUATION**

|        | <b>\$15M</b> | <b>\$20M</b> | <b>\$25M</b> |
|--------|--------------|--------------|--------------|
| 20 yrs | \$4.26       | \$5.67       | \$7.09       |
| 25 yrs | \$3.70       | \$4.94       | \$6.17       |
| 30 yrs | \$3.34       | \$4.46       | \$5.57       |

Based on our experience with numerous recreation districts and the need for public support, the threshold level of support seems to be not more than \$5.00 per month per household, including both capital and operating costs (which are discussed in detail in the following section).

### 3.6 OPERATING COSTS

Operating costs have been estimated based on an annual subsidy of \$400,000. The monthly operating cost is \$1.51 if spread over the entire Recreation District and \$2.98 if distributed solely to the City of Elko.

**TABLE 3.20**  
**OPERATING COSTS**

|   |                      |
|---|----------------------|
| <b>TAXABLE VALUE -- ELKO CITY</b>                   | <b>\$390,921,792</b> |
| Annual Operating Subsidy                            | \$400,000            |
| Operating Tax Rate                                  | 0.001023223          |
| Operating Tax on \$100,000 Assessed Value - Annual  | \$35.81              |
| Operating Tax on \$100,000 Assessed Value - Monthly | \$2.98               |
| <b>TAXABLE VALUE - RECREATION DISTRICT</b>          | <b>\$771,651,939</b> |
| Annual Operating Subsidy                            | \$400,000            |
| Operating Tax Rate                                  | 0.000518368          |
| Operating Tax on \$100,000 Assessed Value - Annual  | \$18.14              |
| Operating Tax on \$100,000 Assessed Value - Monthly | \$1.51               |

Total operating and capital payments are summarized below for the two scenarios: 1) the City of Elko only; and 2) Recreation District.

**TABLE 3.21**  
**RECREATION DISTRICT - CAPITAL AND OPERATING COSTS**  
**MONTHLY PAYMENTS PER \$100,000 OF ASSESSED VALUATION**

|        | <b>\$15M</b> | <b>\$20M</b> | <b>\$25M</b> |
|--------|--------------|--------------|--------------|
| 20 yrs | \$5.77       | \$7.19       | \$8.60       |
| 25 yrs | \$5.21       | \$6.45       | \$7.68       |
| 30 yrs | \$4.86       | \$5.97       | \$7.09       |

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### Recreation Center Feasibility Study

TABLE 3.22

**THE CITY OF ELKO - CAPITAL AND OPERATING COSTS**  
**MONTHLY PAYMENTS PER \$100,000 OF ASSESSED VALUATION**

|        | <b>\$15M</b> | <b>\$20M</b> | <b>\$25M</b> |
|--------|--------------|--------------|--------------|
| 20 yrs | \$11.38      | \$14.18      | \$16.98      |
| 25 yrs | \$10.29      | \$12.73      | \$15.16      |
| 30 yrs | \$9.59       | \$11.79      | \$13.99      |

The maximum allowable tax rate per \$100 of assessed valuation in Nevada is \$3.66. The tax cap in Elko, which makes up a portion of the \$3.66, is \$0.92. The annual cost per \$100 of assessed valuation for a recreation center ranges from \$0.11 to \$0.19 for capital costs only (30-year bond).

TABLE 3.23

**ANNUAL CAPITAL COST PER \$100 OF TAXABLE VALUE**

|        | <b>\$15M</b> | <b>\$20M</b> | <b>\$25M</b> |
|--------|--------------|--------------|--------------|
| 20 yrs | \$0.15       | \$0.19       | \$0.24       |
| 25 yrs | \$0.13       | \$0.17       | \$0.21       |
| 30 yrs | \$0.11       | \$0.15       | \$0.19       |

Operating costs are based on the City subsidizing approximately \$400,000 annually. This results in a cost of roughly \$0.05 per \$100 of assessed value for recreation facility operating expenditures, over and above the revenues that are received through fees, rentals, etc. The table below combines both capital and operating expenses and suggests that the range of costs is between \$0.17 and \$0.24 per \$100 of taxable value annually. This represents between five and seven percent of the available tax cap.

TABLE 3.24

**CAPITAL AND OPERATING COST PER \$100 OF TAXABLE VALUE**

|        | <b>\$15M</b> | <b>\$20M</b> | <b>\$25M</b> |
|--------|--------------|--------------|--------------|
| 20 yrs | \$0.20       | \$0.25       | \$0.29       |
| 25 yrs | \$0.18       | \$0.22       | \$0.26       |
| 30 yrs | \$0.17       | \$0.20       | \$0.24       |

### 3.7 FUNDING OPTIONS

Research indicates that most households are not willing to vote for bonds that will cost their household more than \$5.00 per month for recreation facilities. Therefore, because the desired recreation center will most likely cost between \$15 and \$20 million, not including annual operating costs, it is apparent that the City of Elko does not have sufficient financial resources to develop and support a recreation center on its own.<sup>1</sup> However, if a recreation district could be created that would cover a larger area, the development and operation of a recreation center appears to be feasible. Our recommendations for development of the recreation center are as follows:

<sup>1</sup> The cost for Elko City property owners to fund and operate a recreation center (assuming a capital cost of \$18 million) would be approximately \$11.00 per month.

## City of Elko Parks and Recreation Department

### Recreation Center Feasibility Study

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- Create a Recreation District with the same boundaries as the Convention Center District
- The Recreation District would overlay with five other taxing districts: Elko City, Elko County, Elko Convention District, Elko School District and the TV District.
- The Recreation District would need between \$0.17 and \$0.24 per \$100 of taxable value annually in order to cover capital costs, as well as annual operating costs. At the expiration of the 30-year bond term, only operating costs, representing \$0.05 per \$100 of taxable value, would be necessary.
- There is a maximum cap of \$3.66 per \$100 of taxable value, and rates can only increase by 3 percent per year.
- If a new district is created, it would likely only be allowed \$0.04 per year; therefore revenues must come from other sources as well.
- The impacts on property owners, assuming a facility cost of \$18 million for approximately 72,000 square feet, would be roughly \$5.50 monthly for 30 years of bond payments; only operating costs would remain after the 30-year period.
- Partnerships are essential for the development of a recreation center to be feasible. Elko School District recently passed a "pay-as-you-go" measure that will generate \$5.88 million annually, or \$0.75 per \$100 of taxable value. Recreation center annual capital payments are estimated at approximately \$1 million annually, or 17 percent of total school district revenues from pay-as-you-go. Shared arrangements with the school district should be explored that would be beneficial to both the school district and to the community.
- Other partners should also be approached regarding their potential contribution to the recreation center. These partners could contribute a portion of their tax rate, or make cash or in-kind contributions. Potential partners include, but are not limited to:
  - Elko County
    - Property tax revenues
    - Consolidated tax revenues
  - Mining companies
  - Great Basin College
  - Local businesses
- Other means of funding include capital campaigns, grants, and installment purchase agreements (annual appropriations). However, annual appropriations for installment purchase agreements will not be as attractive in the bond markets, and interest rates and costs will be higher if this approach is used.
- A voter override (NRS 361.4728) could be used for a partial abatement exemption of the tax caps if funding cannot be obtained from existing sources.

**City of Elko Parks and Recreation Department**  
Recreation Center Feasibility Study

**APPENDIX A: LEVEL OF SERVICE ANALYSIS**

| INVENTORY  | BASEBALL/<br>SOFTBALL FIELDS | FOOTBALL FIELDS | SOCCER FIELDS | OUTDOOR<br>BASKETBALL | INDOOR<br>BASKETBALL | TENNIS COURTS | VOLLEYBALL<br>COURTS | TRAILS   | PARK ACRES      | SWIMMING                    |
|--|------------------------------|-----------------|---------------|-----------------------|----------------------|---------------|----------------------|----------|-----------------|-----------------------------|
| City Components                                    | 14                           | 3               | 9             | 5                     | 0                    | 8             | 1                    | 1        | 115.77          | 1                           |
| Schools  |                              |                 |               |                       | 2                    |               |                      |          |                 |                             |
| Other (County, Private)                            |                              |                 |               |                       | 1                    |               |                      |          |                 |                             |
| <b>Total</b>                                       | <b>14</b>                    | <b>3</b>        | <b>9</b>      | <b>5</b>              | <b>3</b>             | <b>8</b>      | <b>1</b>             | <b>1</b> | <b>115.77</b>   | <b>1</b>                    |
| <b>CURRENT RATION PER POPULATION</b>               |                              |                 |               |                       |                      |               |                      |          |                 |                             |
| <b>Smaller Service Area Analysis:</b>              |                              |                 |               |                       |                      |               |                      |          |                 |                             |
| Current Population                                 | 18,500                       |                 |               |                       |                      |               |                      |          |                 |                             |
| Projected Population - Year 2020                   | 20,808                       |                 |               |                       |                      |               |                      |          |                 |                             |
| <b>Mid-Size Service Area Analysis:</b>             |                              |                 |               |                       |                      |               |                      |          |                 |                             |
| Current Population                                 | 30,000                       |                 |               |                       |                      |               |                      |          |                 |                             |
| Projected Population - Year 2020                   | 33,000                       |                 |               |                       |                      |               |                      |          |                 |                             |
| <b>Larger Service Area Analysis:</b>               |                              |                 |               |                       |                      |               |                      |          |                 |                             |
| Current Population                                 | 42,000                       |                 |               |                       |                      |               |                      |          |                 |                             |
| Projected Population - Year 2020                   | 45,000                       |                 |               |                       |                      |               |                      |          |                 |                             |
| <b>National Standards</b>                          |                              |                 |               |                       |                      |               |                      |          |                 |                             |
| Additional Units Desired (Current)                 | 2,500                        | 20,000          | 10,000        | 5,000                 | 5,000                | 2,000         | 5,000                |          | 6-10 acres/1000 |                             |
| LOS Basis  | 4                            | 1               | 1             | -                     | 3                    | -             | 1                    |          | 32              |                             |
| LOS Desired  | Mid                          | Mid             | Mid           | Small                 | Mid                  | Mid           | Mid                  |          | Small           |                             |
| Additional Units to Maintain Existing LOS, in 2020 | 1,667                        | 7,500           | 3,000         | 3,700                 | 5,000                | 3,750         | 15,000               |          | 8,00            | Large                       |
| Additional Units Desired 2020                      | 1                            | -               | 1             | 1                     | -                    | 1             | -                    |          |                 |                             |
| Additional Units Desired 2020                      | 6                            | 1               | 2             | 1                     | 4                    | 1             | 1                    |          | 51              |                             |
| <b>TOTALS</b>                                      |                              |                 |               |                       |                      |               |                      |          |                 |                             |
| <b>BUILDING COST</b>                               |                              |                 |               |                       |                      |               |                      |          |                 |                             |
| Cost per Unit                                      | \$550,000                    | \$360,000       | \$360,000     |                       |                      | \$60,000      |                      |          |                 |                             |
| Cost to Attain Desired Levels, 2010                | \$2,920,000                  | \$360,000       | \$360,000     |                       |                      | \$0           |                      |          |                 |                             |
| Cost to Maintain Existing Levels, 2020             | \$970,000                    | \$0             | \$360,000     |                       |                      | \$60,000      |                      |          |                 |                             |
| Cost to Attain Desired Levels, 2020                | \$4,440,000                  | \$360,000       | \$720,000     |                       |                      | \$60,000      |                      |          |                 |                             |
|  |                              |                 |               | Cost ind. in Rec Ctr  |                      |               |                      |          |                 | Cost included in Rec Center |

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**APPENDIX B: COMPARABLE REVENUES**

| <b>REVENUES</b>            | <b>SOUTH JORDAN</b> | <b>WHEAT RIDGE</b> | <b>SOUTH DAVIS</b> | <b>LEGACY</b>      | <b>COTTONWOOD</b>  | <b>WEST VALLEY CITY</b> | <b>UINTAH</b>      |
|----------------------------|---------------------|--------------------|--------------------|--------------------|--------------------|-------------------------|--------------------|
| Memberships and Passes     | \$552,000           | \$1,820,600        | \$2,373,005        | \$2,819,600        | \$780,550          | \$1,422,500             | \$701,000          |
| Aquatics                   | \$90,000            | \$76,300           |                    | \$0                | \$612,850          | \$72,000                | \$36,500           |
| Facility Rentals/Parties   | \$61,000            | \$0                | \$15,000           | \$0                | \$29,500           | \$20,000                | \$30,000           |
| Programs                   | \$107,880           | \$136,918          | \$160,000          | \$0                | \$670,375          | \$385,000               | \$39,000           |
| Concessions                | \$34,000            | \$0                | \$4,000            | \$351,642          | \$44,085           | \$146,500               | \$8,500            |
| Other                      | \$9,200             | \$60,000           | \$62,500           | \$0                | \$6,725            | \$38,000                | \$0                |
| Transfers from Other Funds | \$357,633           | \$163,916          | \$1,153,765        | \$727,550          | \$339,673          | \$150,000               | \$901,800          |
| <b>TOTAL</b>               | <b>\$1,211,713</b>  | <b>\$2,257,734</b> | <b>\$3,768,270</b> | <b>\$3,898,792</b> | <b>\$2,483,758</b> | <b>\$2,234,000</b>      | <b>\$1,716,800</b> |

## City of Elko Parks and Recreation Department

### Recreation Center Feasibility Study

#### SECTION 4

#### PROGRAM SUMMARY


##### 4.1 Introduction

The following table summarizes the square footage allocations included in this feasibility study. After initial budgeting review the study team has based the core of the work on a 83,500 gross square foot building. Determination as to what is included in the design documents will depend on the following:

- Execution of final funding options
- Teaming opportunity with the Boys and Girls Club
- Choice of construction site
- Availability and proximity of resources (sewer, water, gas, electric, geothermal)
- Design and construction cost escalation over time

##### 4.2 Room and Space Listing

The following table includes all the rooms and spaces programmed for the Elko Recreation Center. As with the summary, the space list is based on an approximately 83,500 GSF building.

|  | No. | NSR /<br>Space | Program<br>Net SF |
|--|-----|----------------|-------------------|
|  <b>Entry/Lobby</b> |     |                | <b>3,240</b>      |
| I.1.1 Entry Vestibule  | 1   | 140            | 140               |
| I.1.2 Lobby  | 1   | 2,800          | 2,800             |
| I.1.3 Information/Reception/Control  | 1   | 300            | 300               |
| I.1.4 Restroom (Women)   | 0   | 180            | 0                 |
| I.1.5 Restroom (Men)   | 0   | 160            | 0                 |
| <b>Administration</b>  |     |                | <b>1,160</b>      |
| I.2.1 Program Manager  | 1   | 140            | 140               |
| I.2.2 Coordinator  | 1   | 100            | 100               |
| I.2.3 Office Coordinator   | 1   | 100            | 100               |
| I.2.4 Program Coordinator  | 2   | 100            | 200               |
| I.2.5 Coordinator  | 1   | 100            | 100               |
| I.2.6 Workroom   | 1   | 250            | 250               |
| I.2.7 Conference Room  | 1   | 270            | 270               |

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|                      |   |   |        |               |
|----------------------|---|---|--------|---------------|
| <b>Gymnasium</b>     |   |   |        | <b>15,700</b> |
| 1.3.1                | Gymnasium                                 | 2 | 7,600  | 15,200        |
| 1.3.2                | Gymnasium                                 | 0 | 5,900  | 0             |
| 1.3.3                | Equipment Storage                         | 1 | 500    | 500           |
| <b>Fitness Areas</b> |   |   |        | <b>10,400</b> |
| 1.4.1                | Program Room                              | 2 | 1,000  | 2,000         |
| 1.4.2                | Exercise Studio Storage                   | 1 | 100    | 100           |
| 1.4.3                | Fitness Center (Weights & Cardio)         | 1 | 2,860  | 2,860         |
| 1.4.4                | Fitness Center Storage                    | 2 | 20     | 40            |
| 1.4.5                | Running Track                             | 1 | 5,280  | 5,280         |
| 1.4.6                | Women                                     | 0 | 86     | 0             |
| 1.4.7                | Men                                       | 0 | 86     | 0             |
| 1.4.8                | Janitorial closet                         | 2 | 60     | 120           |
| <b>Natatorium</b>    |   |   |        | <b>25,081</b> |
| 1.5.1                | Leisure Pool                              | 1 | 9,555  | 9,555         |
|                      | Leisure Pool with 2 Lap Lanes             |   | 10,511 |               |
| 1.5.2                | Lap/Competition Pool - 8 lanes, 25 meter  | 1 | 8,350  | 8,350         |
|                      | Lap/Competition Pool - 10 lanes, 25 meter |   | 9,800  |               |
|                      | Lap/Competition Pool - 12 lanes, 25 meter |   | 11,000 |               |
| 1.5.3                | Observation Seating                       | 1 | 2,200  | 2,200         |
| 1.5.4                | Women's Locker Room                       | 1 | 1,700  | 1,700         |
| 1.5.5                | Men's Locker Room                         | 1 | 1,500  | 1,500         |
| 1.5.6                | Family Changing Room                      | 2 | 100    | 200           |
| 1.5.7                | Wet Classroom/Party Room                  | 1 | 500    | 500           |
| 1.5.8                | Wet Classroom/Party Room Storage          | 1 | 100    | 100           |
| 1.5.9                | Lifeguard Break Rm + Head Guard Wkrm      | 1 | 200    | 200           |
| 1.5.10               | First Aid Room                            | 1 | 96     | 96            |
| 1.5.11               | Aquatic Programs Coordinator              | 1 | 180    | 180           |
| 1.5.12               | Pool Storage 1                            | 1 | 500    | 500           |

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| Pool Support |                                     |   |       | 2,540 |
|--------------|-------------------------------------|---|-------|-------|
| 1.6.1        | Filtration Room                     | 1 | 1,200 | 1,200 |
| 1.6.2        | Pool Chemicals - Acid               | 1 | 200   | 200   |
| 1.6.3        | Pool Chemicals - Chlorine           | 1 | 100   | 100   |
| 1.6.4        | Surge Tanks                         | 1 | 480   | 480   |
| 1.6.5        | Ozonator Room                       | 1 | 200   | 200   |
| 1.6.6        | Pool Electrical Room                | 1 | 240   | 240   |
| 1.6.7        | Pool Elec Rm - Play Toy Switch Gear | 1 | 120   | 120   |

| Support Spaces |                                      |   |     | 2,060 |
|----------------|--------------------------------------|---|-----|-------|
| 1.7.1          | Drop-in Child Care                   | 1 | 720 | 720   |
| 1.7.2          | Drop-in Child Care Toilet            | 1 | 60  | 60    |
| 1.7.3          | Drop-in Child Care Outdoor Play Area | 1 |     | 0     |
| 1.7.4          | Concessions                          | 1 | 600 | 600   |
| 1.7.5          | Janitorial Room                      | 1 | 120 | 120   |
| 1.7.6          | Laundry                              | 1 | 60  | 60    |
| 1.7.7          | Receiving Dock                       | 1 | 200 | 200   |
| 1.7.8          | General Building Storage             | 1 | 300 | 300   |

| Site Services |                         |   |  | 0 |
|---------------|-------------------------|---|--|---|
| 1.8.1         | Softball Field          | 1 |  |   |
| 1.8.2         | Babe Ruth Baseball      | 2 |  |   |
| 1.8.3         | Baseball Field (4 plex) | 4 |  |   |
| 1.8.4         | Splash Pad              | 1 |  |   |

| Building Support |                                      |   |       | 6,630 |
|------------------|--------------------------------------|---|-------|-------|
| 1.9.1            | Mechanical Room (with Heat Exchange) | 1 | 1,800 | 1,800 |
| 1.9.2            | Electrical Room                      | 1 | 310   | 310   |
| 1.9.3            | Telecommunications Room              | 1 | 140   | 140   |
| 1.9.4            | Elevator Equipment                   | 1 | 180   | 180   |
| 1.9.5            | Fan Room                             | 1 | 4,000 | 3,800 |
| 1.9.6            | Chiller                              | 1 | 400   | 400   |

**Total Net Square Feet 66,811**

### **4.3 Building Organization**

The following is a narrative description of the context and rationale for the building organization as it is outlined in the space summary. These descriptions deal specifically with interior spaces and can be adapted to a specific site once that decision has been made.

#### **Main Entry**

The first level will provide a distinctive entrance into the recreation center. This two-story lobby space and vestibule will provide the main organization for all interior spaces. From this space there will be views to the pool deck, pool party room, childcare, Boys and Girls Club, main staircase and gymnasiums. Using this single circulation spine increases the efficiency of the floor plan (less hallways) and the way finding of the interior (all public spaces will be visible from lobby). Ample natural light will flow in from large window walls and clerestory roof windows. Color and activity will enliven the space to create a dynamic building interior.

A single point of entry is required for security and member access. This reception desk will be located in the main lobby just off the main entrance. There will be three areas accessible without going through the security checkpoint - the Boys and Girls Club, public restrooms and the public concessions area. This will be the place where people will be dropped off, picked up and can socialize without entering any of the other building amenities.

#### **Administration Suite**

This suite of offices for the director and support personnel will be centrally located within the facility. Adjacent to the main lobby, reception desk, pool offices and daycare it will act as the main hub for the facilities managers and their associated activities. A shared workroom will support all administrative paperwork needs throughout the building.

#### **Gymnasiums**

As stated in the demand analysis section, there is need for two or three new basketball courts in Elko. This study has anticipated two high school sized gymnasiums, each one containing a high-school sized basketball court (with two cross-courts for practice) and pull-out bleachers accommodating 150 spectators. Standard scoreboards will be provided for high school games as well as any mats and pads for wrestling/gymnastics and removable volleyball standards and nets. A storage space for all this equipment will be accessible from both gyms.

Once again, natural light will be utilized in this space through a series of skylights and/or transom windows to minimize the use of artificial lighting during the day. Glare can be controlled through the use of translucent panels which also provide a higher level of insulation than glass windows, therefore increasing the energy efficiency of the building.

#### **Fitness Areas**

The second level will contain all the spaces for fitness including a jogging track, weights, bikes, cardio equipment and three individual exercise studios for programs as diverse as yoga, martial arts, aerobics, etc. Rather than being completely enclosed with solid walls, these space will contain ample windows to allow views to the exterior as well as

## **City of Elko Parks and Recreation Department**

### **Recreation Center Feasibility Study**

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overlooking the main lobby, leisure pool and gymnasiums on the first floor. With such visually diverse scenes, patrons will see all the activities within the building leading to an enhanced experience within the facility.

#### **Leisure Pool Facilities**

The leisure pool will be one of the largest spaces in the building. Facing south and west and lit with natural sunlight through large window-walls for most of the day, this area provides a main focus to the activities within the building. Accessible from the main lobby and the locker rooms, there will be approximately 10,000 sf of pool amenities including zero-entry pool edge, two-story feature slide, splash areas, lazy river, whirlpool vortex and a wet party room. Full-service lockers rooms with showers and restrooms will be provided for men and women as well as family-sized changing rooms.

A suite of spaces including aquatics program coordinator offices, life guard break room and first aid room will be located adjacent to the leisure pool. Windows will allow views to the pool deck as well as allowing natural light from the pool area into these offices.

Behind the scenes, the pool support will provide the highest quality and most up-to-date filtering and purifying equipment. The proximity of geothermal loops in areas of Elko can provide a uniquely sustainable method to heat the pools year round with minimal use of fossil fuels and emissions.

#### **Competition Pool Facilities**

A 25-meter, eight-lane competition lap pool will be adjacent to the leisure pool, with a deployable curtain between the two when programs or events warrant it. Mezzanine seating for 125 accessible from the second floor will overlook the pool and provide ample room for visitors to view competitive events.

#### **Boys and Girls Club**

This 10,000 sf space will include a large multi-purpose room with other rooms in proximity including a game room, fine arts room, health and life skills space, teen area, STEMM Center (technology), and associated support and storage rooms. The club will be accessible directly from the main lobby without having to go through the rec center security checkpoint.

Agreements between the Boys and Girls Club and the Rec Center will allow scheduled access to shared amenities such as the pools, gymnasiums and fitness equipment.

#### **Support Spaces**

A drop-in child care center will be provided for patrons of the facility. This space will be located off the lobby near the front door. It will have access to a fenced-in outdoor play area. The space will also contain a staff office, children's restroom and quiet infant zone.

A catering kitchen will be available for staff and public gathering. This space will contain cabinets and countertops, sinks, an ice machine, refrigerator, stoves and ovens and catering carts for service throughout the building. This will not be considered a "commercial kitchen" and therefore will not need complicated and expensive exhaust hood equipment.

## **City of Elko Parks and Recreation Department**

### **Recreation Center Feasibility Study**

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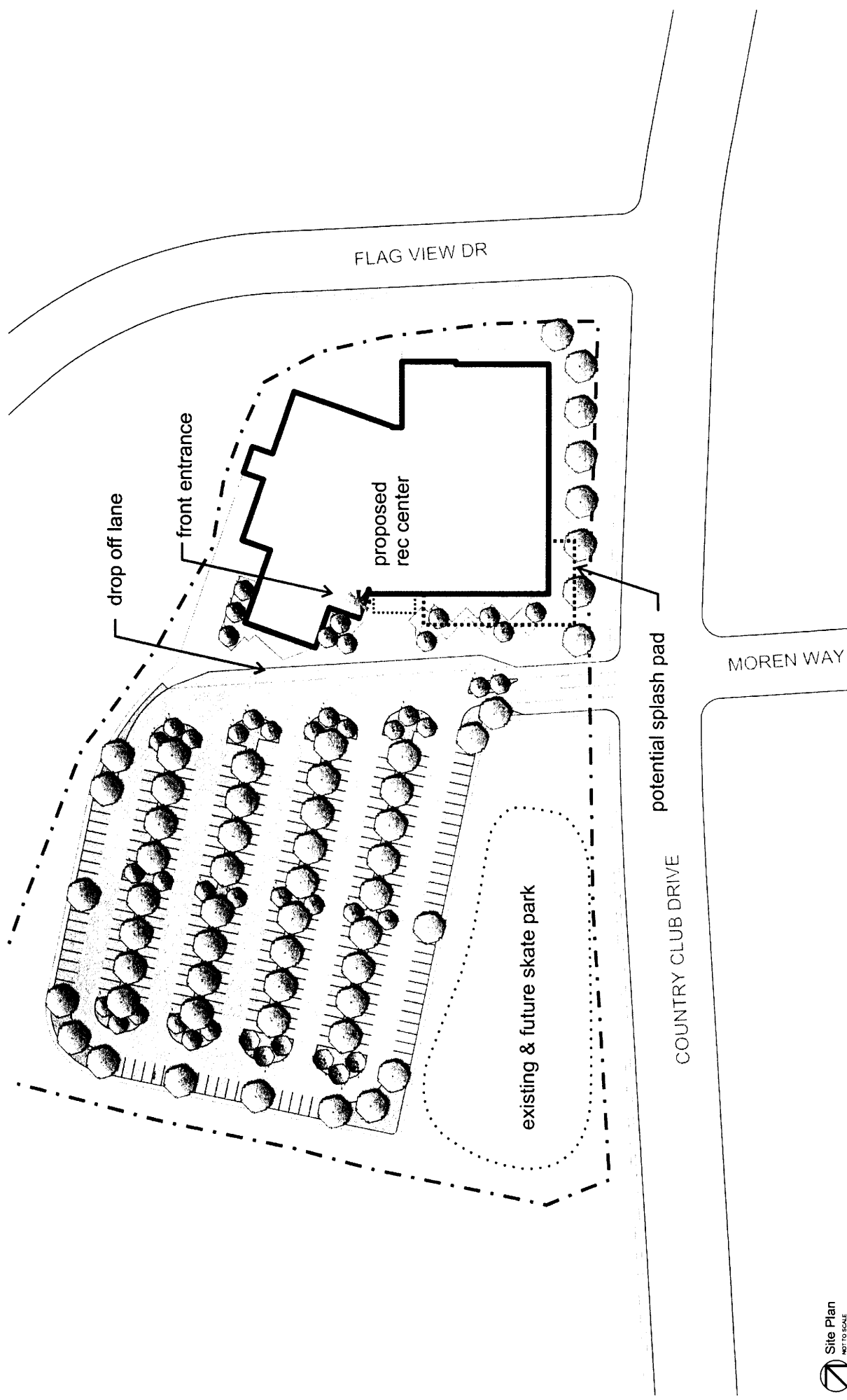
A receiving dock will be located away from the major public auto and bus circulation routes. Here deliveries of equipment and supplies will be made out of view and earshot of the general public. A corridor will connect this dock with the main lobby so materials can be distributed throughout the building in an efficient manner.

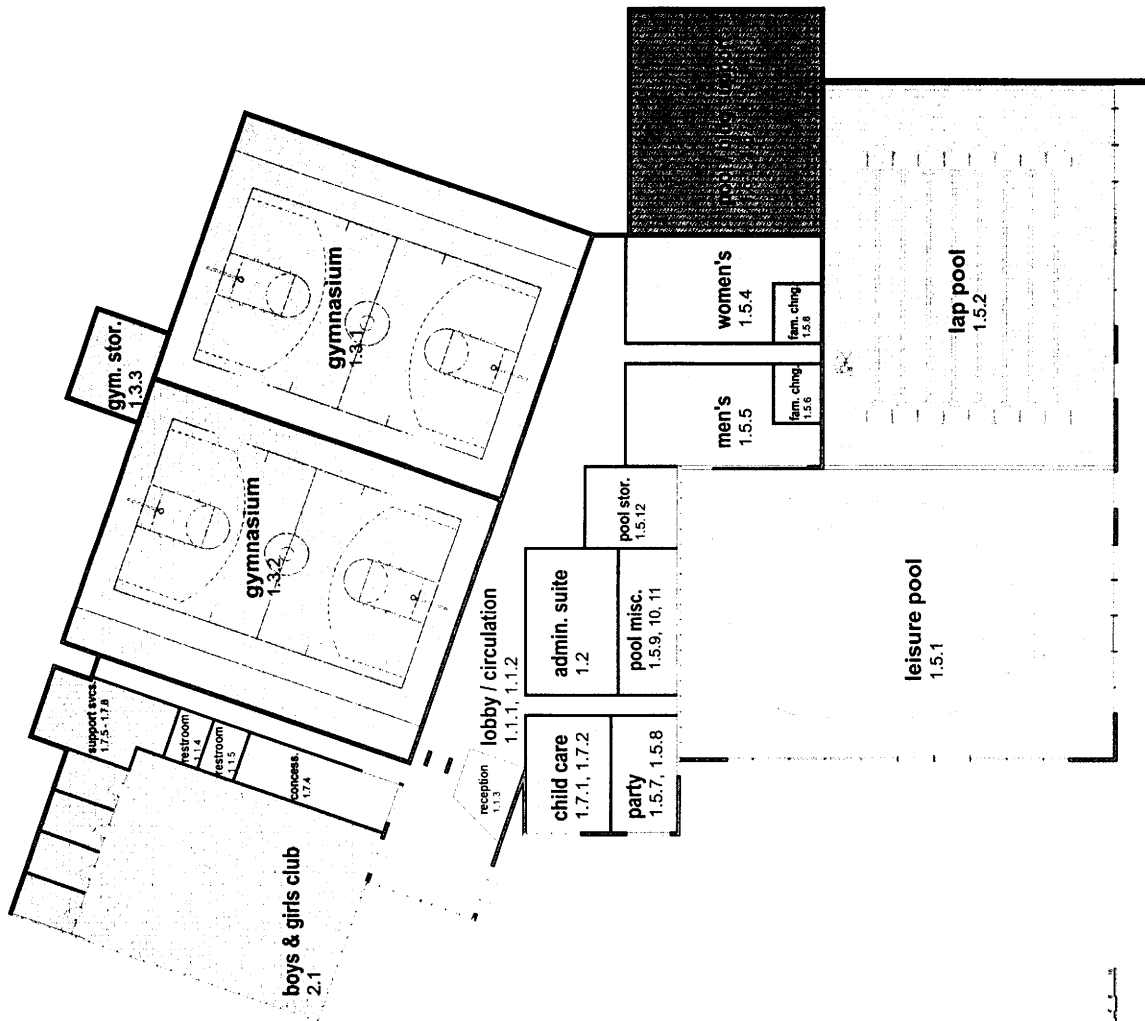
Pool service will occur at the back of the pool space, away from the main public traffic and accessible only by qualified pool suppliers and service providers. This drive path can be minimized by allowing it to cross landscaped areas by using concrete pavers which allow grass to be planted in and around them. This will reduce the amount of asphalt and concrete on the site, reducing the overall heat-island effect of the recreation center to assist in achieving the sustainable project goals. Double doors will lead from the exterior to the pool service core where pumps can be service and exchanged, chemicals can be replenished and surge tanks can be accessed.

#### **4.4 Conceptual Site Plan, Floor Plans and Rendering**

The following graphics illustrate potential layouts for major spaces programmed for the Elko Recreation Center:

ELKO RECREATION CENTER  
12 OCTOBER 2010





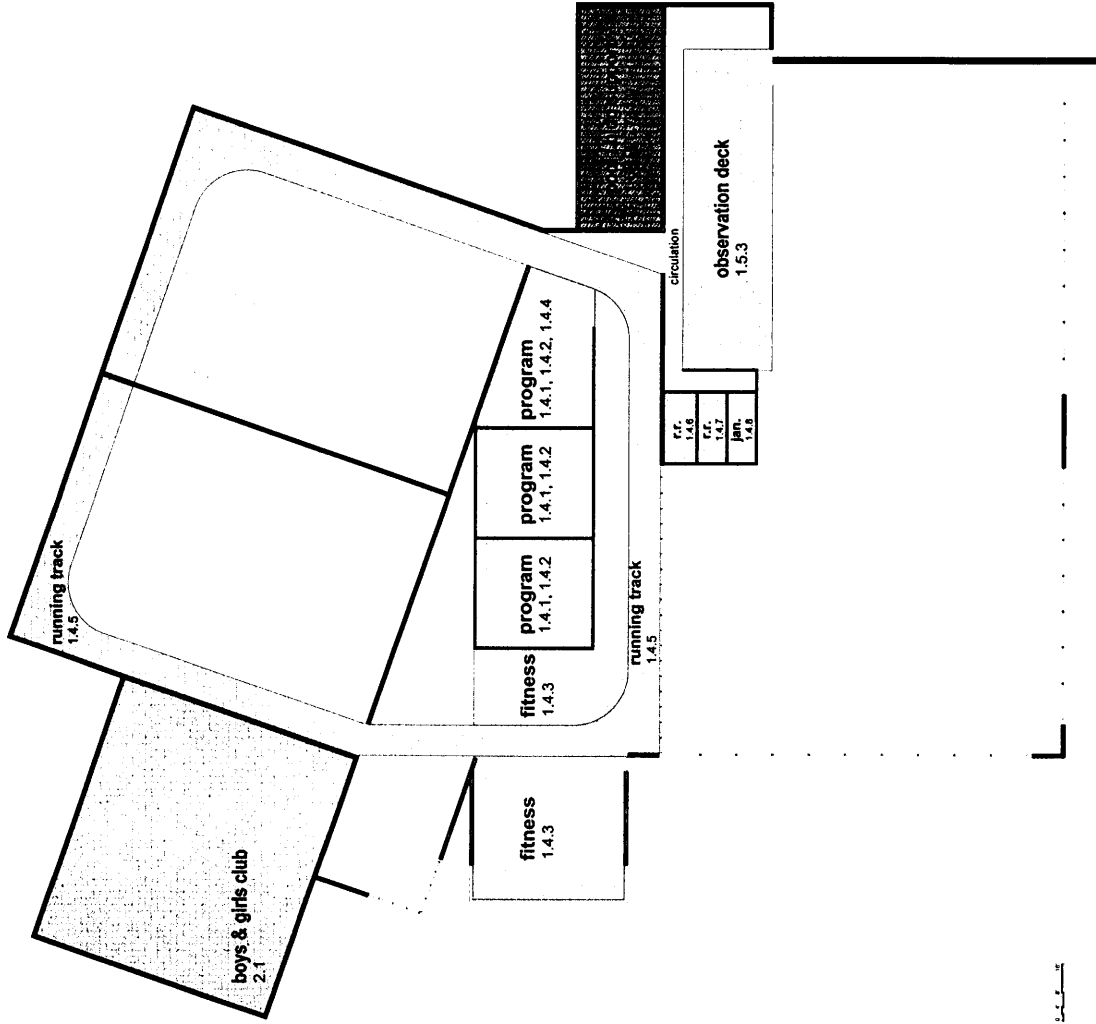
LEVEL 1  
NOT TO SCALE

# ELKO RECREATION CENTER

12 OCTOBER 2010

**trp inc.**  
architecture  
planning  
interiors  
THE RICHARDSON PARTNERSHIP INC.

**CRSA**



# ELKO RECREATION CENTER

12 OCTOBER 2010



ELKO RECREATION CENTER  
12 OCTOBER 2010

trp inc.  
MICHAEL  
BOWLING  
ARCHITECTS  
THE RICHARDSON PARTNERSHIP INC.

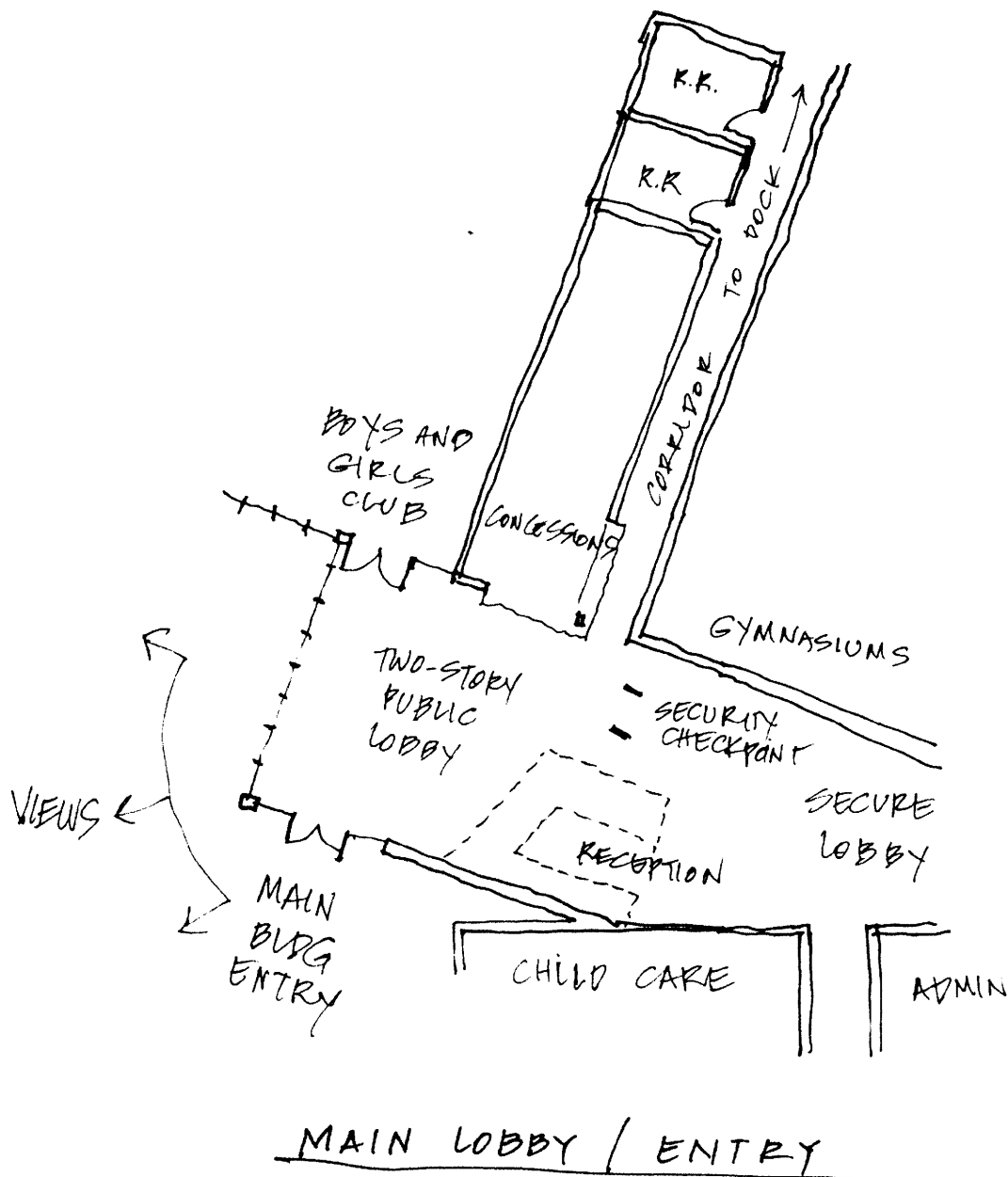
CRSA

## City of Elko Parks and Recreation Department

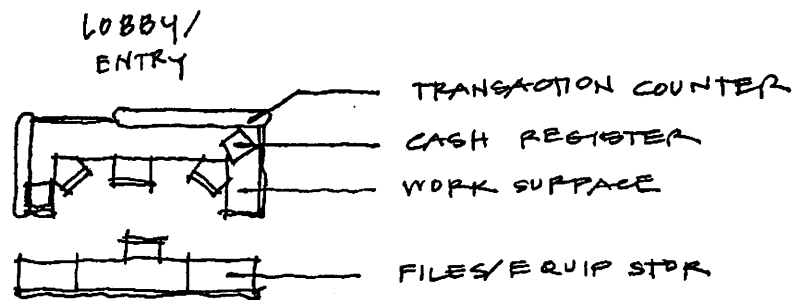
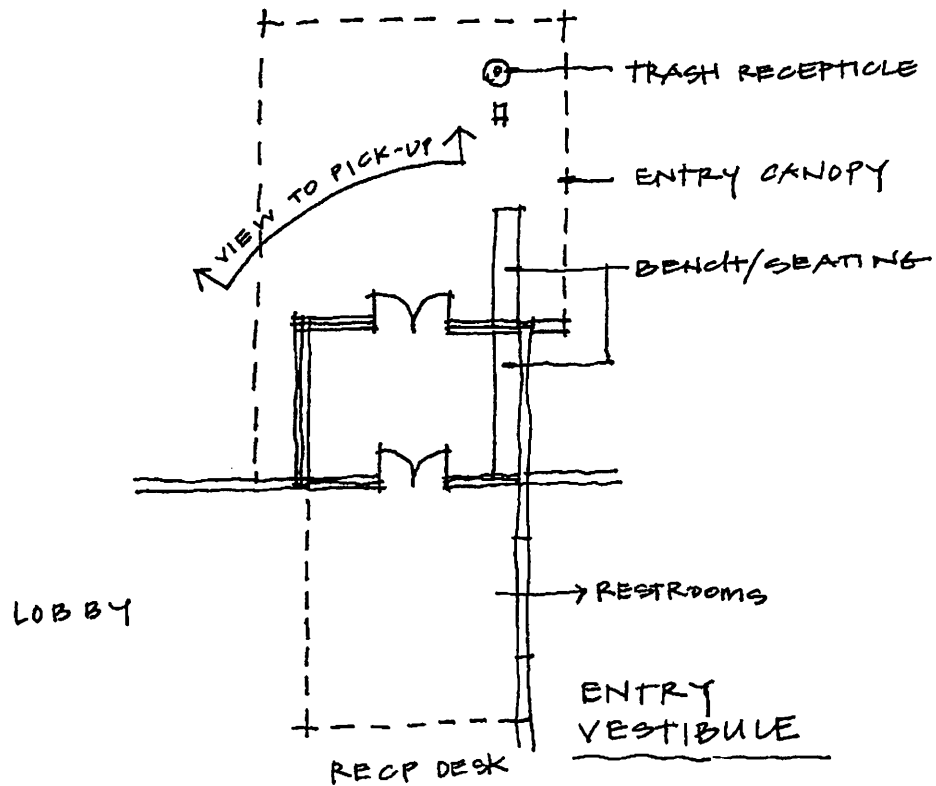
### Recreation Center Feasibility Study

#### 4.5 Conceptual Room Diagrams

The following graphics illustrate potential individual spaces programmed for the Elko Recreation Center:



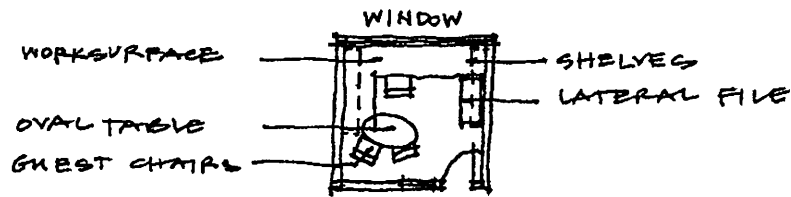
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Recreation Center Feasibility Study



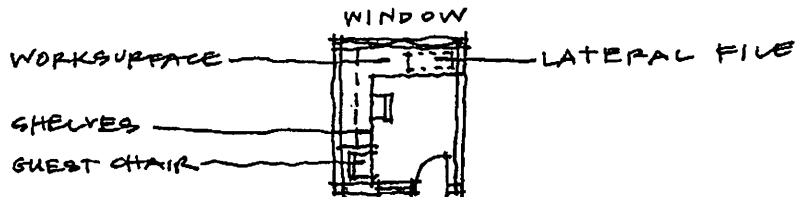
INFORMATION / RECEPTION / CONTROL

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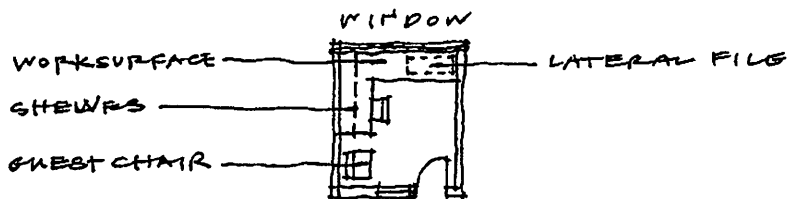
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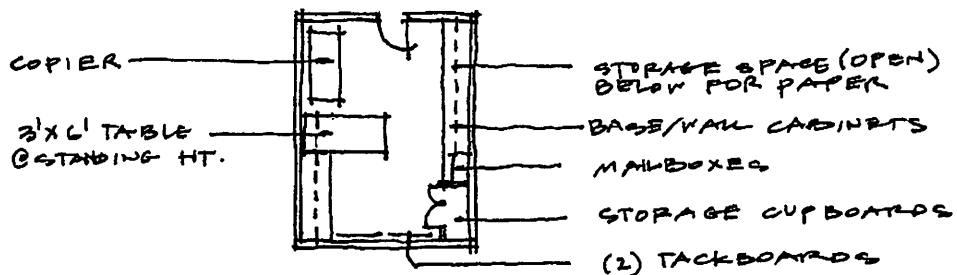
PROGRAM MGR  
 140 SF



PROGRAM COORDINATOR

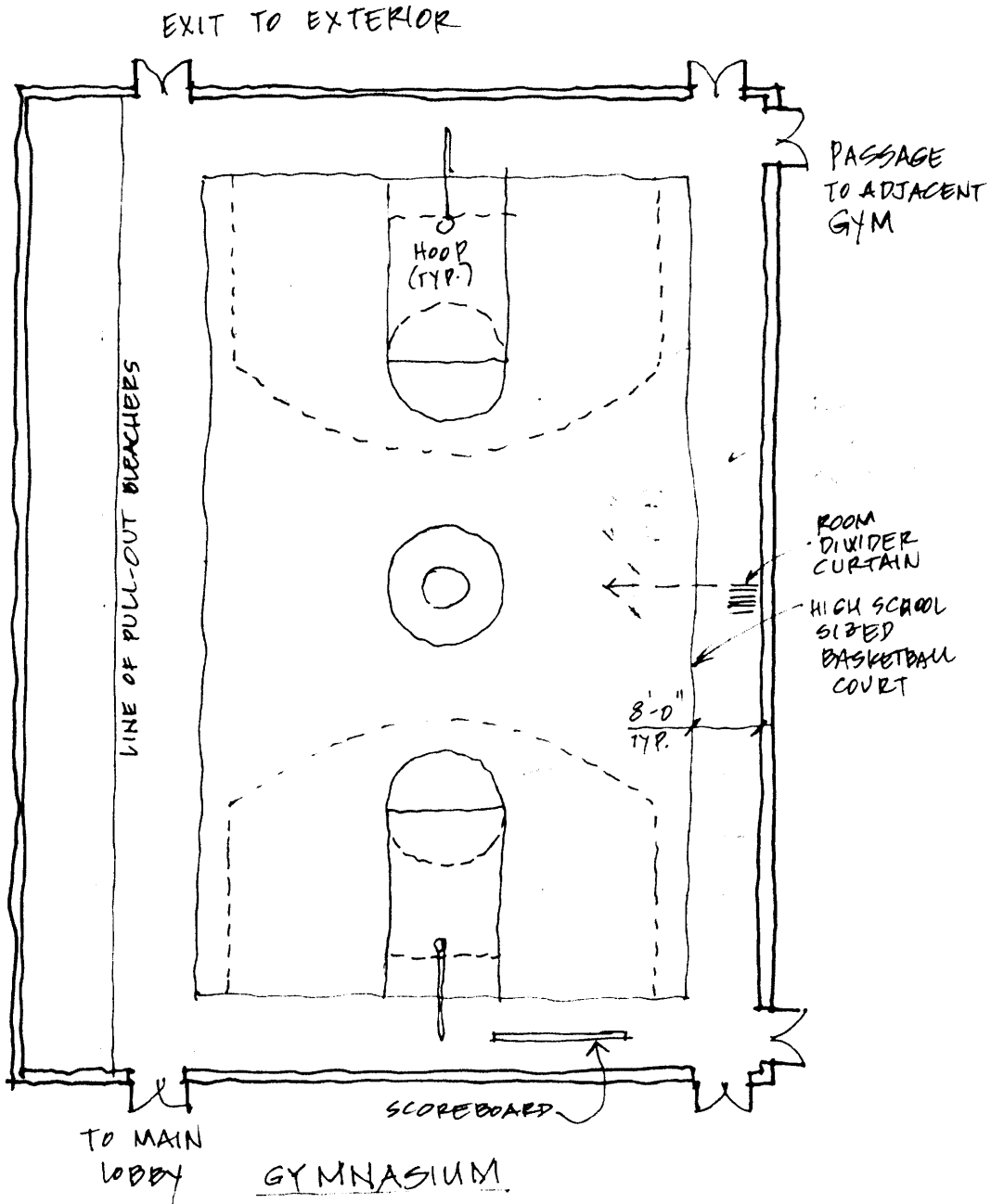


OFFICE COORDINATOR



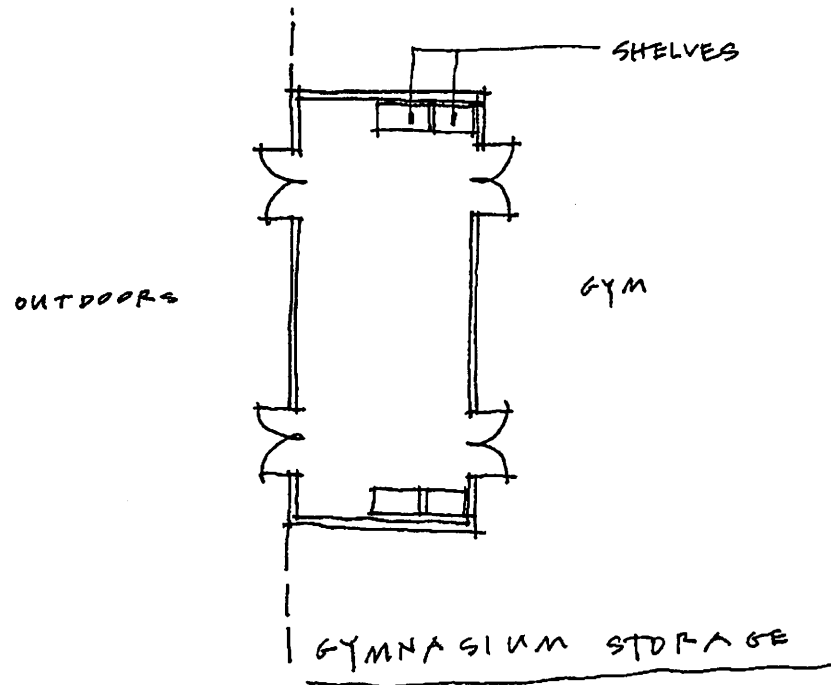
WORK ROOM / STORAGE / SUPPLY

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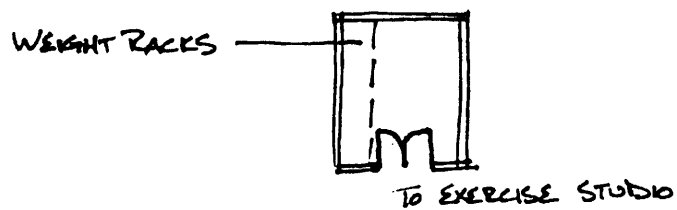
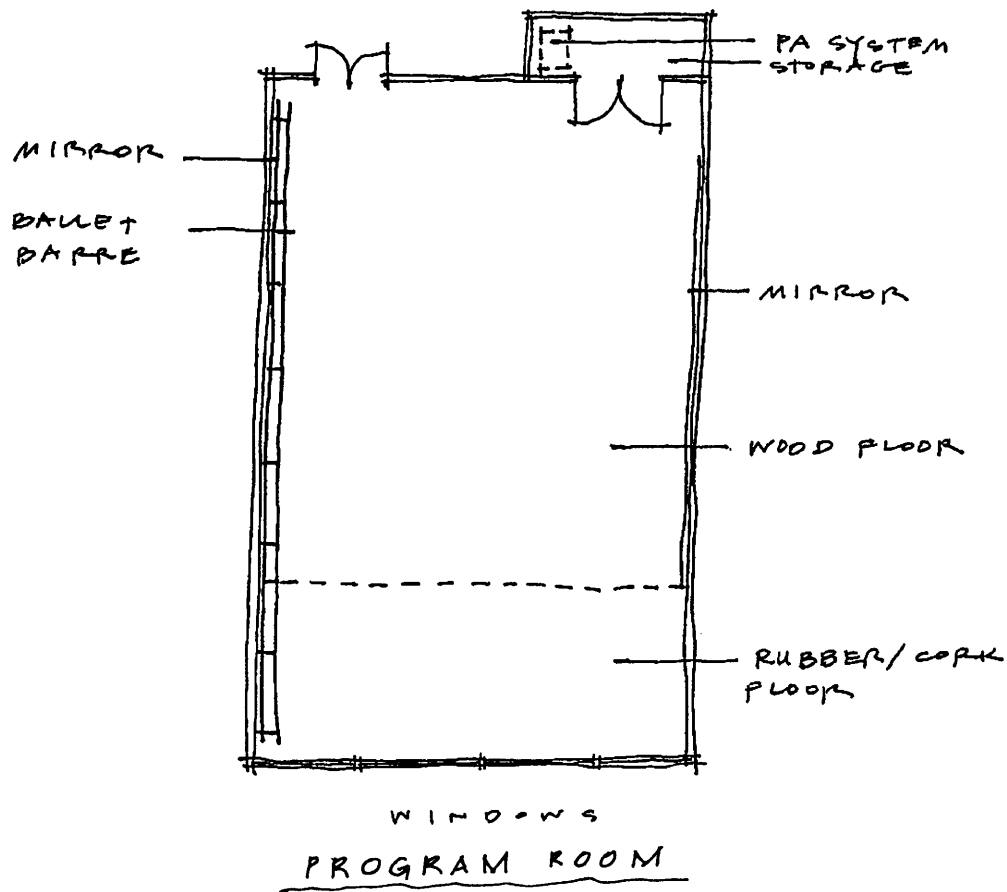
**City of Elko Parks and Recreation Department**  
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Recreation Center Feasibility Study

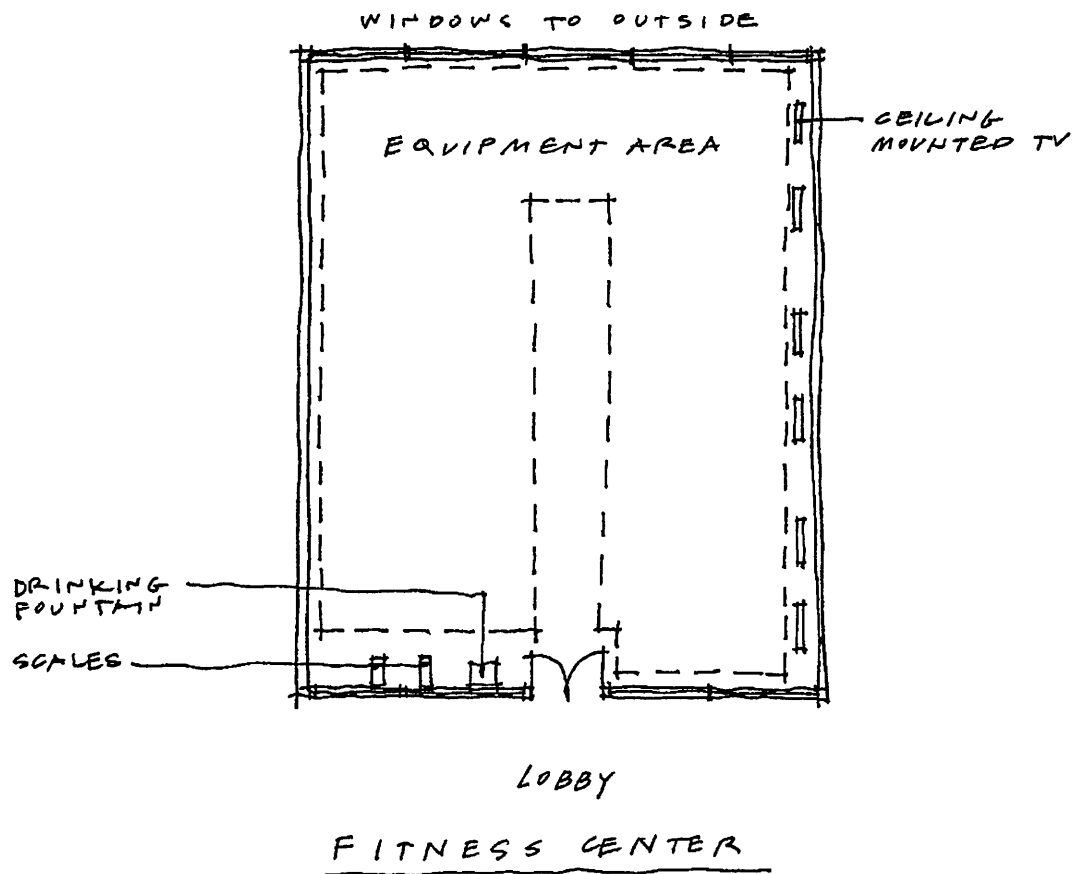
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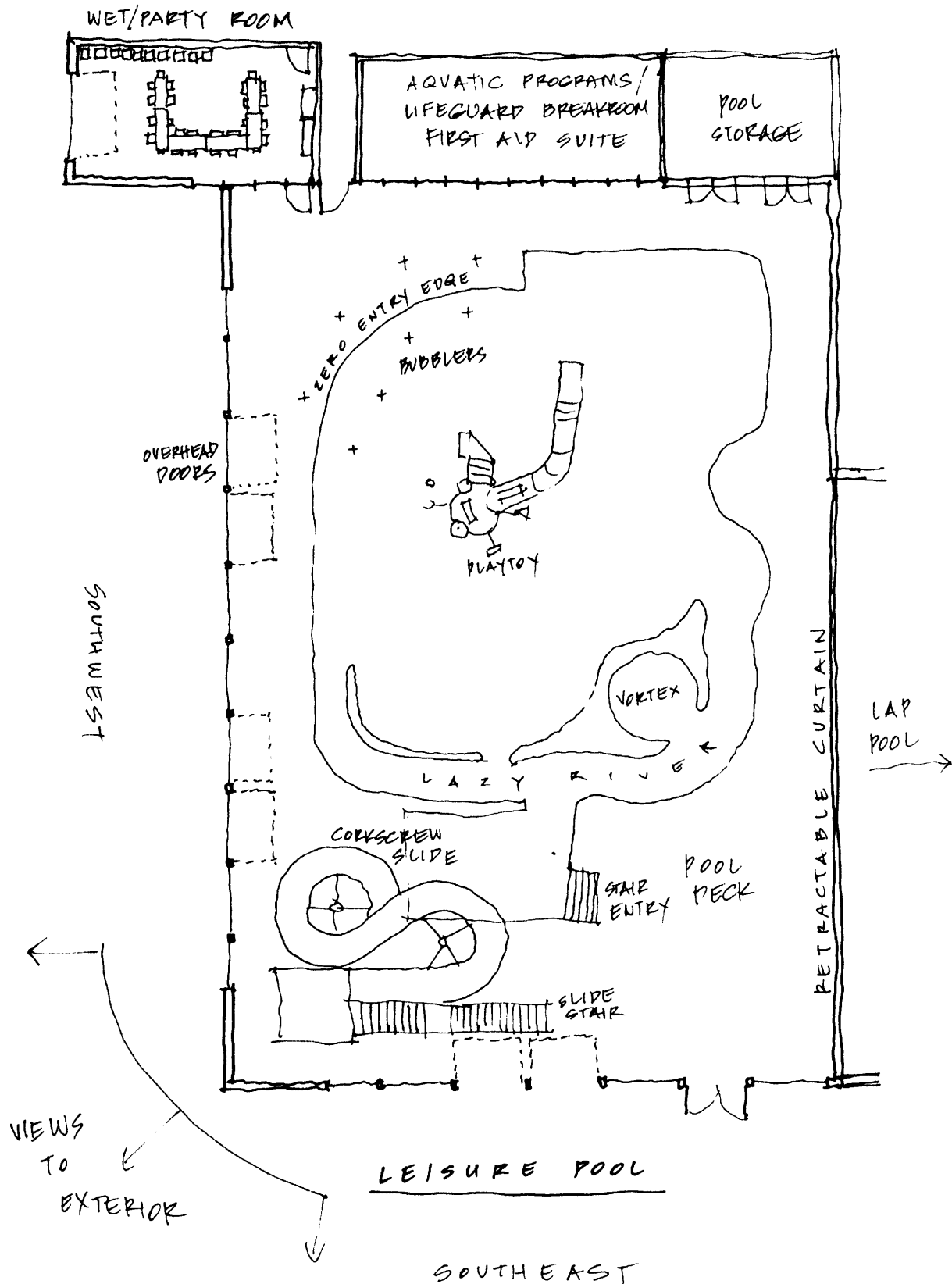
EXERCISE STUDIO STORAGE

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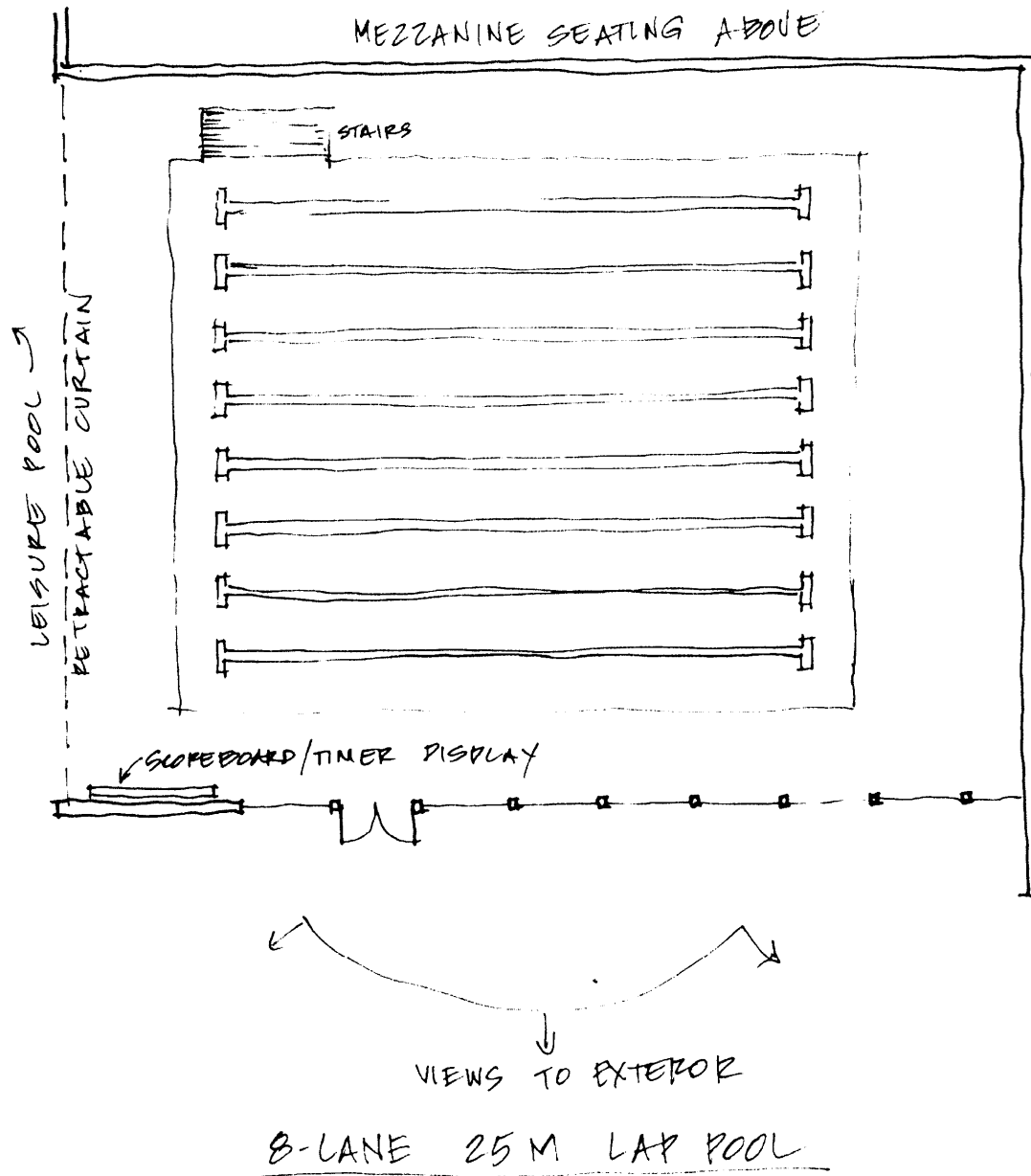
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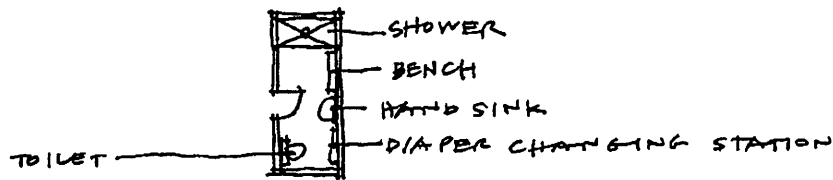
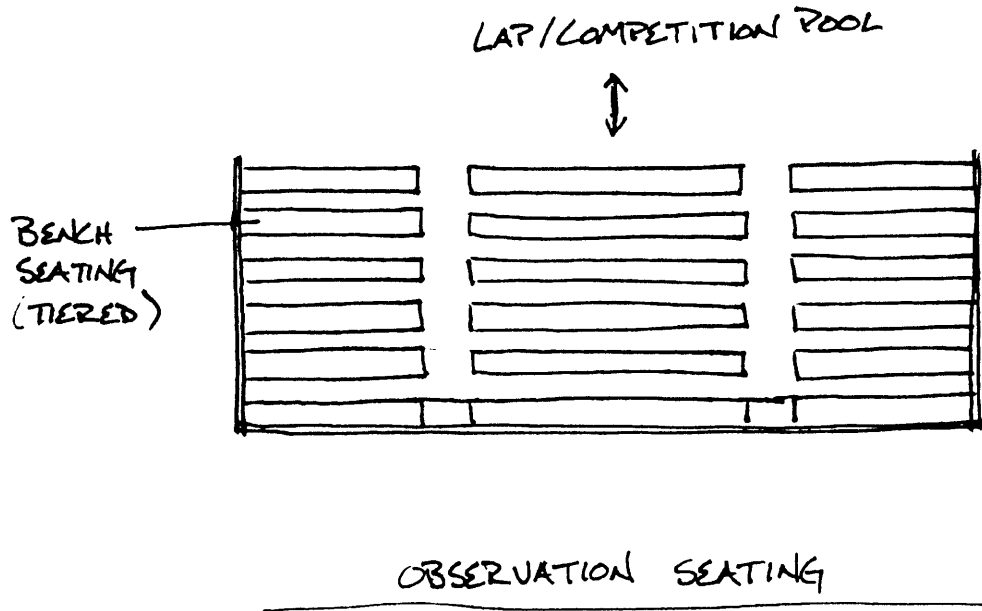


City of Elko Parks and Recreation Department  
Recreation Center Feasibility Study



City of Elko Parks and Recreation Department  
Recreation Center Feasibility Study

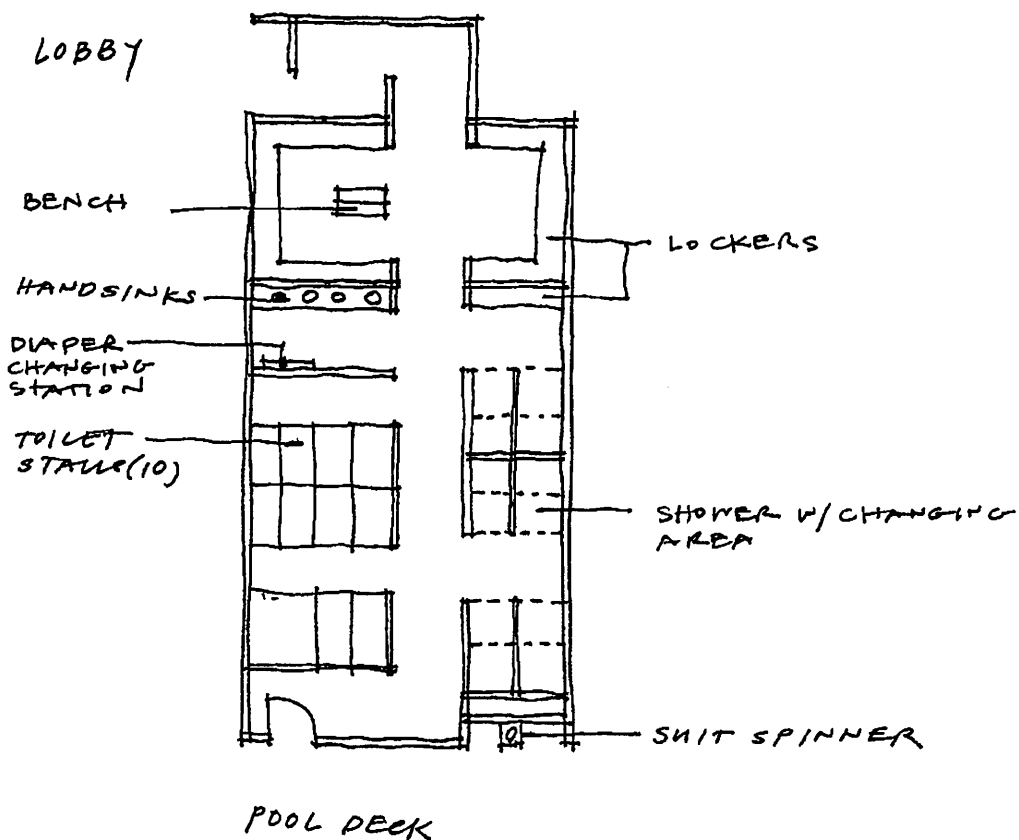




FAMILY / ACCESSIBLE CHANGING ROOM

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Recreation Center Feasibility Study

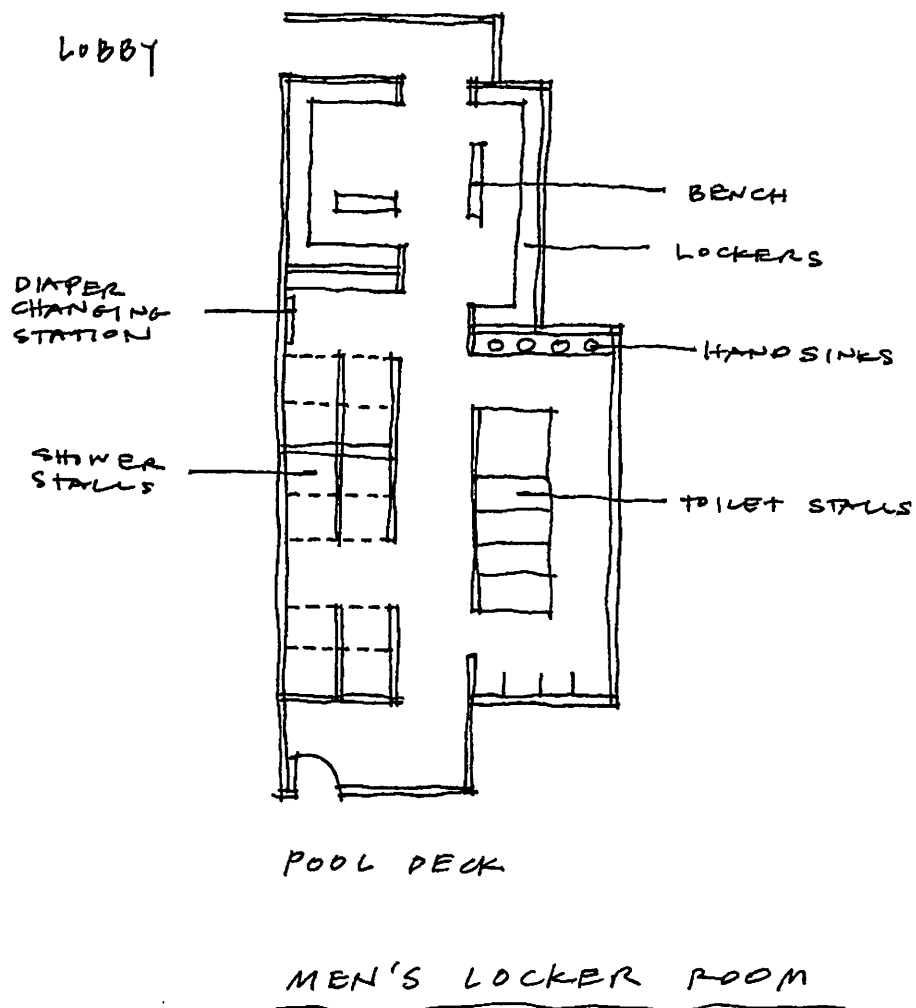
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WOMEN'S LOCKER ROOM

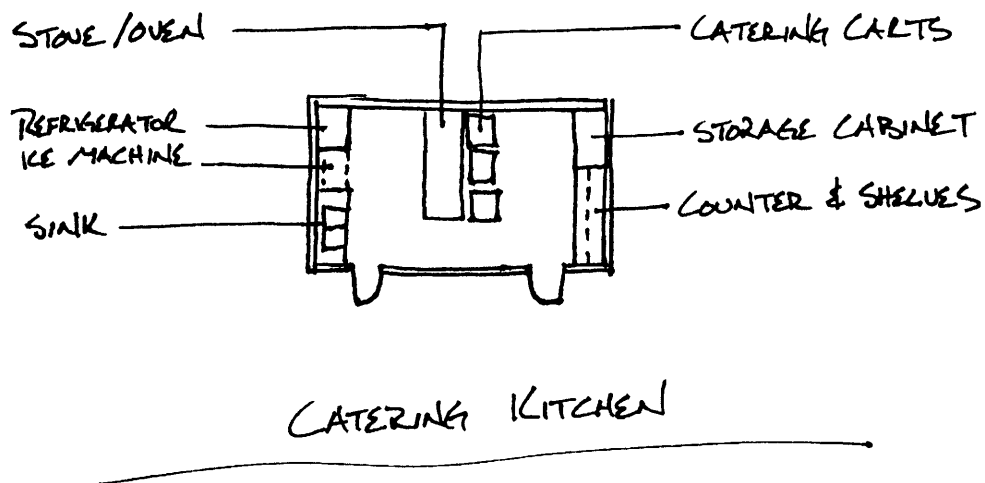
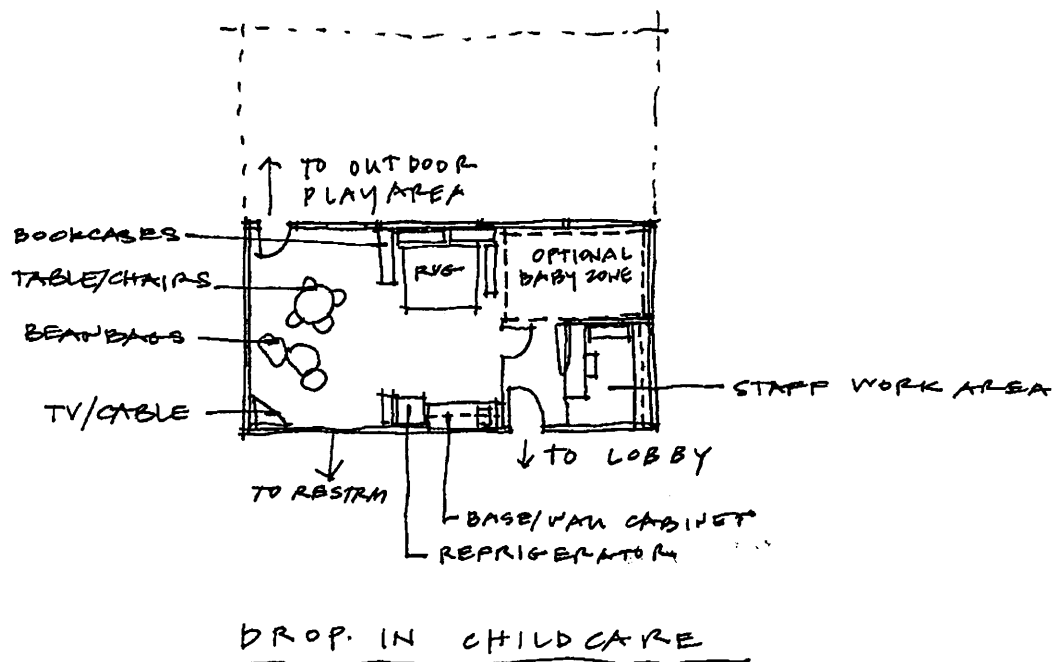
**City of Elko Parks and Recreation Department**  
Recreation Center Feasibility Study

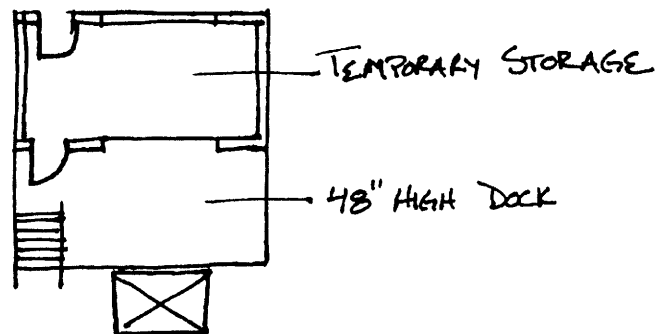
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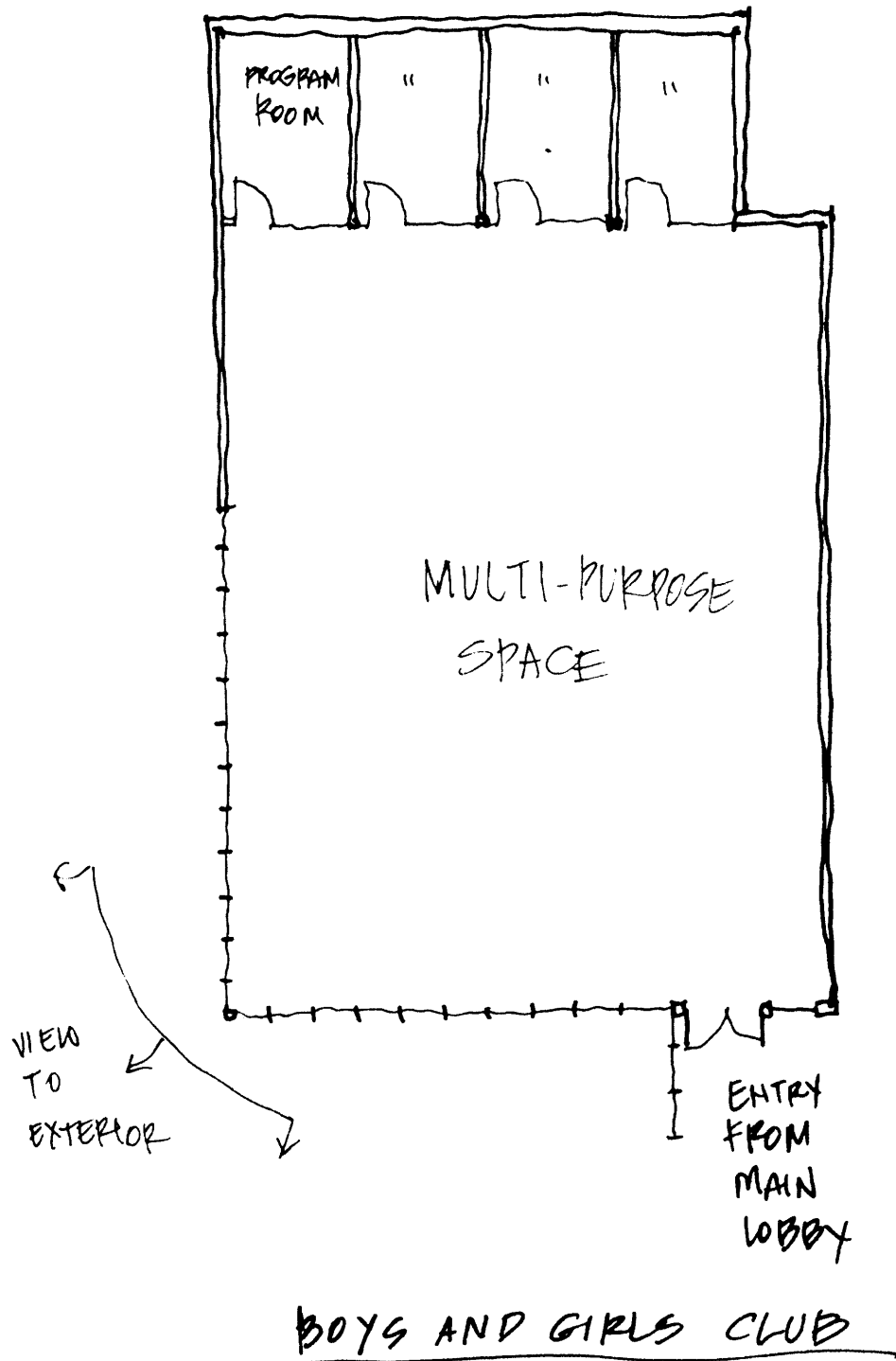
City of Elko Parks and Recreation Department  
Recreation Center Feasibility Study

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RECEIVING DOCK



## **5.1 Site/Context**

The Feasibility Study team facilitated the review and analysis of nine (9) potential site recommendations. The following summarized the discussion and findings of the team's analysis efforts.

Selection of a site for a new building can often be one of the most difficult tasks that face community planners. Thus a process of site analysis and impartial review was used as a means to establish a basis for review. Site selection methodology centered around using an assemblage of selection criteria which served as a basis for comparative evaluation.

The team agreed that the following selection criteria would drive the site selection/analysis process:

- Land Ownership – Public or private ownership, and acquisition/purchase requirements.
- Site Access – Vehicular & pedestrian access to the site.
- Relationship to Community – Relationship to existing City parks and/or City community/cultural facilities, relationship to major residential areas.
- Building Fit on Site – Site characteristics that support or limit the opportunity to develop the Recreation Center at a location.
- Future Expansion – Opportunity to expand the Recreation Center or its facilities in the future.
- Utilities & Infrastructure – Improvement requirements to provide necessary access to Power, Water, Gas, Sewer, Street/Highway improvements.
- Geothermal Opportunities – Distance to geothermal infrastructure.
- Other Land Use Issues – Miscellaneous individual site characteristic issues or concerns.

Through the use of these selection criteria, the team was able to complete a matrix for intuitive comparative evaluation for use in the generation of this report and as a quick resource of the suitability analysis.

### **Site #1 – Johnny Appleseed Park**

Site is located amongst a cluster of other City recreation facilities and cultural facilities. Also, it is near the existing Great Basin College. This site has excellent accessibility to both pedestrian and vehicular means. Geothermal is already being used on-site. All other utilities are already on-site and the roads are complete and in-place, but may require minor modifications to best suit the needs of developing the Recreation Center here.

## **City of Elko Parks and Recreation Department**

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### **Recreation Center**

Development on this site will interrupt/displace current existing park/recreation facilities. Relocating the existing softball fields would be necessary. However, the fact that the land is developed with park facilities, rather than buildings, expansion of the Recreation Center and its facilities would be relatively easy if the existing ball fields were to be relocated. Expansion is, however, limited to the ball fields only.

Development at this site may not be supported by the community, since there is little need for redevelopment in this area. The opportunity for full economic development may be achieved better at another site.

#### **Site #2 – Railroad Property/Igloo**

This site is located on the edge of existing Industrial developments. Immediately adjacent are significant open/available undeveloped parcels. This site is also located near the existing Main City Park facilities as well as the “Igloo” ice hockey facility. With the proper street improvement extensions, this site potentially has very good pedestrian and vehicular access paths. Geothermal is available within 1000 feet of the parcel. Utilities are located nearby, requiring short extensions to bring on-site. Silver Street would require full off-site improvements.

Development of this site would not displace any current City recreation facilities and could promote the redevelopment of the adjacent underutilized area. The City would need to purchase this land as it is currently privately owned, yet suitable for public land-use. Developing the Recreation Center at this site would allow for excellent future expansion due to the openness and availability of the undeveloped adjacent land.

#### **Site #3 – RDA/Downtown Corridor**

This site is located in a dense, urban area, therefore has excellent pedestrian and vehicular access. Geothermal could be extended from existing infrastructure along 5<sup>th</sup> Street. The downtown area is in need of upgraded water connections to provide better fire protection; otherwise all utilities are very accessible. Only minor street improvements and utility relocations would be necessary.

Development at this site may support economic development within the RDA area and could generate some synergy with the nearby restaurants and retail shops, given its central, walkable location. The Recreation Center could be sited within the existing parking lot blocks, however this would displace the much-needed parking, requiring more intense structures to be developed as well. The compact nature of the parcels, as well as the challenge in purchasing available parcels, could prove to be prohibitive.

#### **Site #4 – Hospital Site**

This site is located on a 60-90 acre pair of city-owned parcels adjacent to the Hospital. Given the significant available land, the ability to expand in the future is excellent. At the

## **City of Elko Parks and Recreation Department**

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### **Recreation Center**

same time, the remote location makes pedestrian access difficult at this time. Access to geothermal is more than 2 miles away. Full off-site improvements, some grading and extensions to utilities also would be necessary.

Development at this site may catalyze more development in the immediate area, which is planned for future commercial development. The adjacency to the Hospital and to the Spring Creek community would support the use of the Recreation Center at this site.

#### **Site #5 – Bullion Street Property**

This site is located on a city-owned parcel adjacent to the Humboldt River on the south side of the City. Pedestrians from the residential community of the south side would be able to access this site very well, however this site would not be considered walkable for the rest of the City. Vehicular access is otherwise adequate. Geothermal is currently being used at the nearby Jail facility and would need to be extended across the river and railroad in order to be used on-site. Water and Gas are available nearby, while Power and Sewer would require utility extensions.

Development at this site would provide an excellent connection to the existing trail system and related recreation activities. If this site is chosen, the recreation center could assist in buffering noise from the railroad line to the adjacent residential neighborhood. It should be noted, however, that the adjacency of the river and its sensitive wetland environment is of concern to limit environmental disturbance, as is the possibility of flooding.

#### **Site #6 – Clarkson Dr./Lamoille Highway**

This site is also located adjacent to the Humboldt River and existing trail systems. Vehicular access is excellent and, with proper improvements, pedestrian access could be adequate. Utilities are nearby and the roads are in place, needing only minor modifications. Geothermal, however, is not feasible at this location at this time.

Development at this site lends opportunity to extend the existing Humboldt River trail system to this region and to the site. The City would need to purchase private land to develop the Recreation Center at this location, although several sites are available in the immediate area for development or future expansion. Developing at this location may encourage growth away from the central core of the City and promote sprawl.

#### **Site #7 – Kittridge Canyon Property**

This site is located within the anticipated growth area and would not disturb existing facilities. The City would need to purchase land in this location, either from private land owners or from the School District. Vehicular access is adequate, while pedestrian access is not considered feasible at this time. Geothermal is not considered feasible at

## **City of Elko Parks and Recreation Department**

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### **Recreation Center**

this location as well. All utilities are currently on-site with only minor offsite development required.

Development at this site may not be possible, pending a prior commitment of the land to be utilized as a police sub-station.

#### **Site #8 – Ruby Vista/College Parkway**

This site is located near Great Basin College and Peace Park. The parcel is currently privately owned and would require the City to purchase the land. The location provides a balanced accessibility for residents on both sides of Interstate highway. Pedestrian access for residents of the northwest area of town is excellent. Geothermal is currently being utilized at Great Basin College and could be extended under the Interstate for utilization at this site. Utilities are at site, requiring minor offsite improvements and full onsite improvements.

If this site is chosen, the recreation center could assist in buffering noise from the interstate highway to the adjacent residential neighborhood.

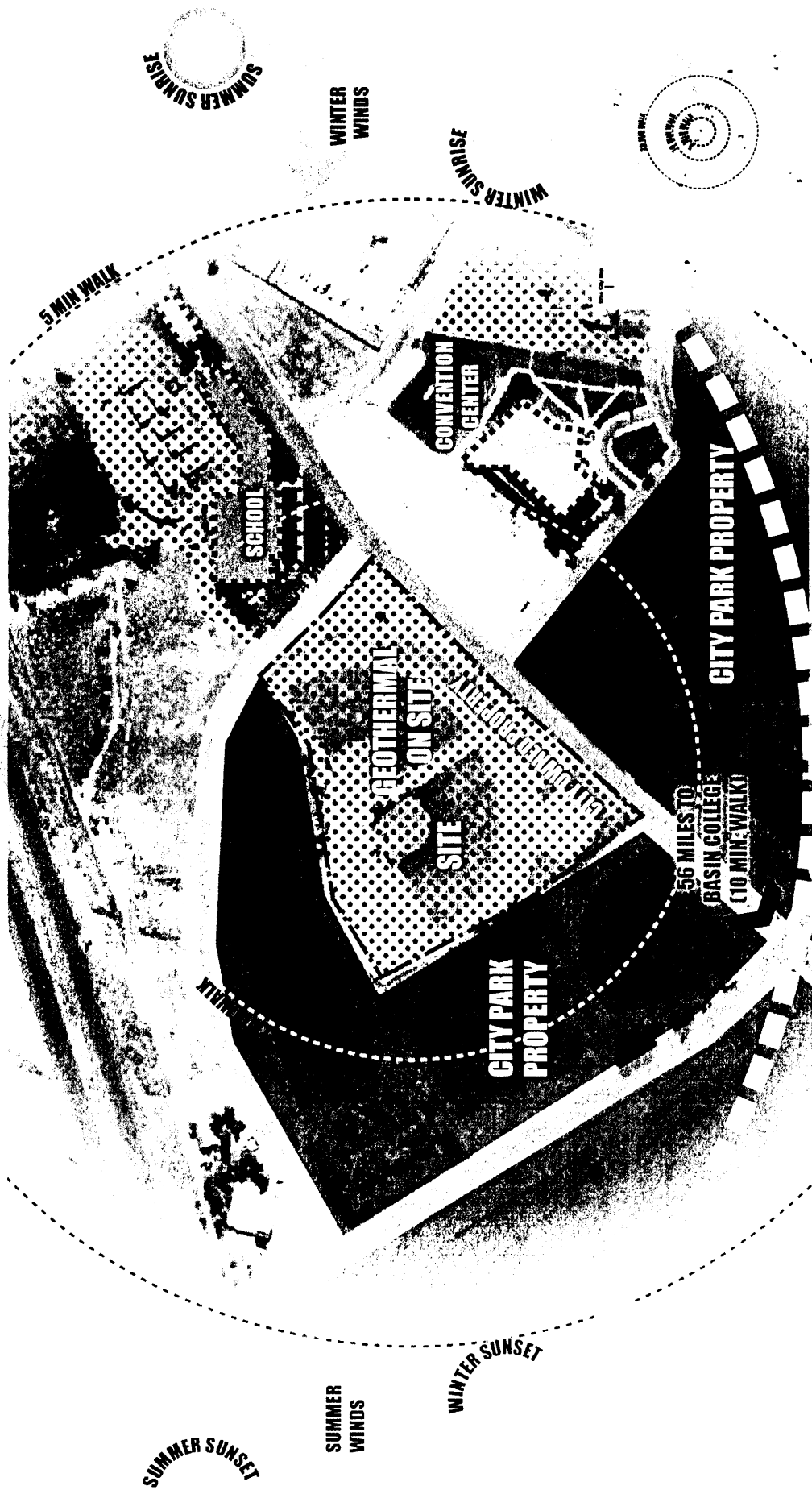
#### **Site #9 – Adobe Middle School**

This site is located in the northwest and is within the projected growth area. The parcel is currently privately owned and outside City-limits, requiring the City to purchase the land and annex it from the County into the City. Access to the site is good for pedestrians of the northwest area, and vehicular access is adequate as well. Geothermal is not available at this location. Moderate grading and full on-site improvements would be necessary. All utilities are onsite, and partial off-site improvements would also be necessary.

Developing at this location may encourage growth away from the central core of the City and promote sprawl. However, due to the availability of land in the area, the site has excellent expansion opportunities.

Recreation Center Feasibility Study

| Site # | Location Description        | Pros   | Cons   | Land City-Owned or Buy Land  | Future Expansion  | Utilities & Infrastructure  | Geothermal (Distance)   | Access   | Land Issues  | Relationship to community   | Other   |
|--------|-----------------------------|--|--|--|---|---|---|--|--|---|---|
| 1      | Johnny Appleseed Park       | <ul style="list-style-type: none"> <li>Existing City-owned property.</li> <li>Near other main City facilities.</li> <li>Near College.</li> </ul>   | <ul style="list-style-type: none"> <li>May displace existing park facilities.</li> <li>May not provide full economic development opportunities.</li> <li>Little community support, little need for redevelopment in area.</li> </ul> | <ul style="list-style-type: none"> <li>City Owned</li> </ul>   | <ul style="list-style-type: none"> <li>Yes - Relocate Fields</li> </ul>   | <ul style="list-style-type: none"> <li>All Utilities on-site &amp; roads in place with minor modifications</li> </ul>   | <ul style="list-style-type: none"> <li>At Site</li> </ul>   | <ul style="list-style-type: none"> <li>Excellent - both Pedestrian &amp; Vehicle access.</li> </ul>  | <ul style="list-style-type: none"> <li>Limited Expansion</li> </ul>  | <ul style="list-style-type: none"> <li>Excellent relationship to Main City Park &amp; City Facilities</li> </ul>  |   |
| 2      | Railroad Property/ Igloo    | <ul style="list-style-type: none"> <li>Significant open/available land.</li> <li>Will lend to redevelopment of underutilized area.</li> <li>Will not displace existing public facilities.</li> </ul>   | <ul style="list-style-type: none"> <li>Located some distance from other City facilities.</li> <li>Located some distance from central main street.</li> </ul>   | <ul style="list-style-type: none"> <li>Buy Land, Suitable for Public Use</li> </ul>                  | <ul style="list-style-type: none"> <li>Excellent Expansion Opportunities</li> </ul>                               | <ul style="list-style-type: none"> <li>Close to Water &amp; Power. Short Sewer Extension. Need full offsite improvements</li> <li>Extend Silver Street.</li> </ul>        | <ul style="list-style-type: none"> <li>Available within 1000 feet</li> </ul>  | <ul style="list-style-type: none"> <li>Potentially good for Pedestrian &amp; Vehicles, with street extensions</li> </ul>                       | <ul style="list-style-type: none"> <li>Deal with Railroad Right of way, potential mapping issues</li> </ul>                            | <ul style="list-style-type: none"> <li>Close to Igloo &amp; Main City Park. On the edge of Industrial Development</li> </ul>                                  |   |
| 3      | RDA/Downtown Corridor       | <ul style="list-style-type: none"> <li>May lend to economic development in RDA area</li> <li>May generate some synergy with nearby restaurants and shops</li> <li>May be an acceptable use for the parking lot blocks</li> <li>Central/walkable location.</li> </ul> | <ul style="list-style-type: none"> <li>May displace needed parking and/or existing structures</li> <li>Not located near other City recreation facilities</li> <li>Context may be too urban.</li> </ul>                               | <ul style="list-style-type: none"> <li>Buy Land - Challenging to find available parcels</li> </ul>   | <ul style="list-style-type: none"> <li>Compact Sites - Limited Expansion</li> </ul>                               | <ul style="list-style-type: none"> <li>Sewer, Power, Gas close. Down town corridor requires water upgrade for fire water improvements and utility relocations.</li> </ul> | <ul style="list-style-type: none"> <li>Extend from 5th Street to site</li> </ul>  | <ul style="list-style-type: none"> <li>Excellent - both Pedestrian &amp; Vehicle, access to public transportation</li> </ul>                   | <ul style="list-style-type: none"> <li>Displaces existing users and parking</li> </ul>   | <ul style="list-style-type: none"> <li>Excellent relationship to community, not near other parks</li> </ul>   | <ul style="list-style-type: none"> <li>Site selection difficult</li> </ul>                        |
| 4      | Hospital Site               | <ul style="list-style-type: none"> <li>May catalyze more development in area.</li> <li>Significant available land.</li> <li>Close to Spring Creek.</li> <li>Will not impact existing facilities.</li> </ul>  | <ul style="list-style-type: none"> <li>Not centrally located.</li> <li>Not walkable for most residents.</li> </ul>   | <ul style="list-style-type: none"> <li>Plenty of Land available - both Public and Private</li> </ul> | <ul style="list-style-type: none"> <li>Excellent Expansion Opportunities</li> </ul>                               | <ul style="list-style-type: none"> <li>Water, Sewer, Power &amp; Gas close to property line. Need full off-site development; some grading.</li> </ul>                     | <ul style="list-style-type: none"> <li>Geothermal over 2 miles away</li> </ul>  | <ul style="list-style-type: none"> <li>Remote for Pedestrian, Good Vehicle access.</li> </ul>  | <ul style="list-style-type: none"> <li>NDOT involved at Lamolite Highway. Relationship to future commercial Creek residents</li> </ul> | <ul style="list-style-type: none"> <li>Excellent relationship to hospital for wellness opportunities. More accessible for Spring Creek residents</li> </ul>   |   |
| 5      | Bullion Road Property       | <ul style="list-style-type: none"> <li>Close to Humboldt River and trail systems.</li> <li>Will provide additional facilities on south side of river.</li> <li>Can help redevelop low-income area river.</li> </ul>  | <ul style="list-style-type: none"> <li>Not near other park facilities.</li> <li>May disturb natural environment along river.</li> <li>May encourage growth away from central core of town.</li> </ul>                                | <ul style="list-style-type: none"> <li>City Owned</li> </ul>   | <ul style="list-style-type: none"> <li>Excellent Expansion Opportunities</li> </ul>                               | <ul style="list-style-type: none"> <li>Water &amp; Gas close. Power short extension, sewer closer extension</li> <li>Extend Front Street.</li> </ul>                      | <ul style="list-style-type: none"> <li>Geothermal Currently at Jail. Extend Geothermal across river &amp; railroad</li> </ul> | <ul style="list-style-type: none"> <li>Walkable to south-side residents. Good Vehicle access.</li> </ul>                                       | <ul style="list-style-type: none"> <li>Flood plain and Wetland issues</li> </ul>   | <ul style="list-style-type: none"> <li>Encourages extension of trail along river &amp; possible future park facilities</li> </ul>                             |   |
| 6      | Clarkson Dr./ Lamolite Hwy. | <ul style="list-style-type: none"> <li>Close to Humboldt River and trail systems</li> <li>Will provide additional facilities on south side of river.</li> <li>Utilities available nearby.</li> </ul>   | <ul style="list-style-type: none"> <li>Not near other park facilities.</li> <li>May encourage growth away from central core of town.</li> </ul>  | <ul style="list-style-type: none"> <li>Buy Land, several sites available</li> </ul>                  | <ul style="list-style-type: none"> <li>Excellent depending on location, possibly annex county property</li> </ul> | <ul style="list-style-type: none"> <li>Water, Sewer, Power, Gas are close &amp; roads in place with minor modifications</li> </ul>  | <ul style="list-style-type: none"> <li>Geothermal not available</li> </ul>  | <ul style="list-style-type: none"> <li>Somewhat walkable with improvements. Excellent for Vehicles, access to public transportation</li> </ul> | <ul style="list-style-type: none"> <li>NDOT involved at Lamolite Highway.</li> </ul>   | <ul style="list-style-type: none"> <li>Extend river trail to site. Encourages extension of trail along river &amp; possible future park facilities</li> </ul> |   |
| 7      | Kittridge Canyon Property   | <ul style="list-style-type: none"> <li>Projected growth area (school and fire station)</li> <li>Will not disturb existing facilities.</li> </ul>   | <ul style="list-style-type: none"> <li>Not near other park facilities.</li> <li>May encourage growth away from central core of town.</li> <li>May dislurb some public land in the area.</li> </ul>                                   | <ul style="list-style-type: none"> <li>Buy Land - Private &amp; School District</li> </ul>           | <ul style="list-style-type: none"> <li>Excellent Expansion Opportunities</li> </ul>                               | <ul style="list-style-type: none"> <li>Water, Sewer, Power, Gas are close. Some offsite development</li> </ul>  | <ul style="list-style-type: none"> <li>Geothermal not available</li> </ul>  | <ul style="list-style-type: none"> <li>Not Walkable Good Vehicle access.</li> </ul>  | <ul style="list-style-type: none"> <li>Power easement likely, some grading</li> </ul>  | <ul style="list-style-type: none"> <li>Near assisted living center. Future site of Elementary School &amp; Police Sub-Station</li> </ul>                      | <ul style="list-style-type: none"> <li>Site already dedicated to be Police Sub-station</li> </ul> |
| 8      | Ruby Vista/ College Pkwy.   | <ul style="list-style-type: none"> <li>Near Great Basin College.</li> <li>Near Peace Park.</li> <li>Good access for both sides of Interstate.</li> </ul>   | <ul style="list-style-type: none"> <li>Privately owned.</li> <li>Some distance from existing park facilities.</li> </ul>   | <ul style="list-style-type: none"> <li>Buy Land</li> </ul>   | <ul style="list-style-type: none"> <li>Good Expansion Opportunities</li> </ul>                                    | <ul style="list-style-type: none"> <li>Water, Sewer, Power, Gas at site, minor offsite with full onsite development</li> </ul>  | <ul style="list-style-type: none"> <li>Geothermal at Great Basin College - Extend under I-80</li> </ul>                       | <ul style="list-style-type: none"> <li>Walkable for northwest Residents. Good Vehicle access.</li> </ul>                                       | <ul style="list-style-type: none"> <li>Some freeway noise</li> </ul>   | <ul style="list-style-type: none"> <li>Near northwest residents, buffers freeway noise. Adjacent to existing park at College Parkway</li> </ul>               |   |
| 9      | Adobe Middle School         | <ul style="list-style-type: none"> <li>Projected growth area.</li> <li>Near City trails.</li> </ul>  | <ul style="list-style-type: none"> <li>Privately owned.</li> <li>Some distance from existing park facilities.</li> <li>May encourage growth away from central core.</li> </ul>   | <ul style="list-style-type: none"> <li>Buy Land</li> </ul>   | <ul style="list-style-type: none"> <li>Excellent Expansion Opportunities</li> </ul>                               | <ul style="list-style-type: none"> <li>All Utilities on-site, partial offsites, full on-site, moderate grading</li> </ul>   | <ul style="list-style-type: none"> <li>Geothermal not available</li> </ul>  | <ul style="list-style-type: none"> <li>Walkable for northwest Residents. Good Vehicle access.</li> </ul>                                       | <ul style="list-style-type: none"> <li>Annexation required</li> </ul>  | <ul style="list-style-type: none"> <li>Remote from City</li> </ul>  |   |



**SITE #1 - JOHNNY APPLESEED PARK**

**OCTOBER 2010**

**ELKO - NEVADA**

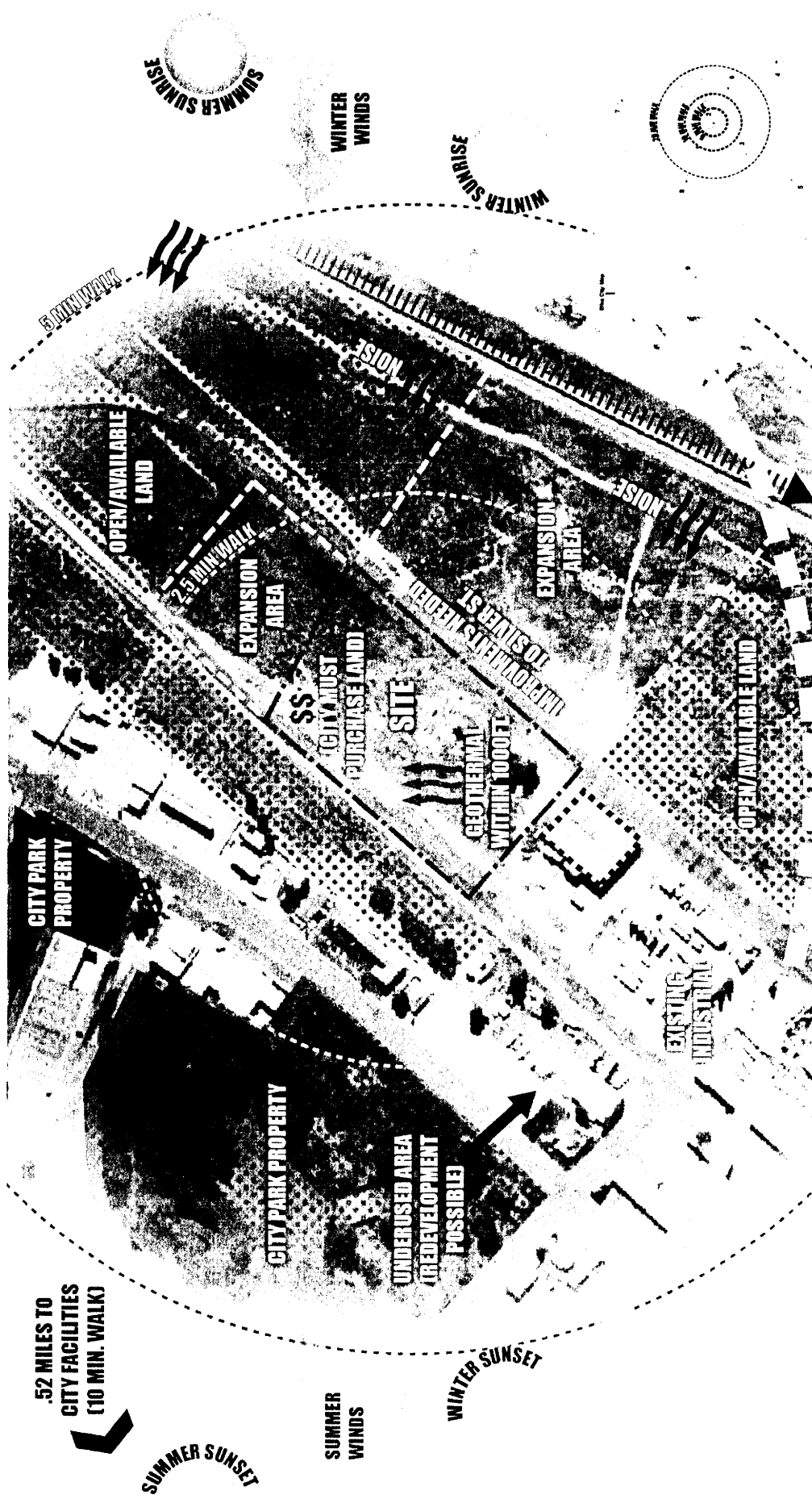
**CRSA**

**inc.**

**ROTH**

**THE RICHARDSON PARTNERSHIP, INC.**

# RECREATION CENTER FEASIBILITY STUDY



**SITE #2 - RAILROAD PROPERTY/IGLOO**

**OCTOBER 2010**

**ELKO - NEVADA**

# RECREATION CENTER FEASIBILITY STUDY



**ltp inc.**  
architectural  
planning  
interiors



THE RICHARDSON PARTNERSHIP, INC.



SITE #3 - RDA/DOWNTOWN CORRIDOR

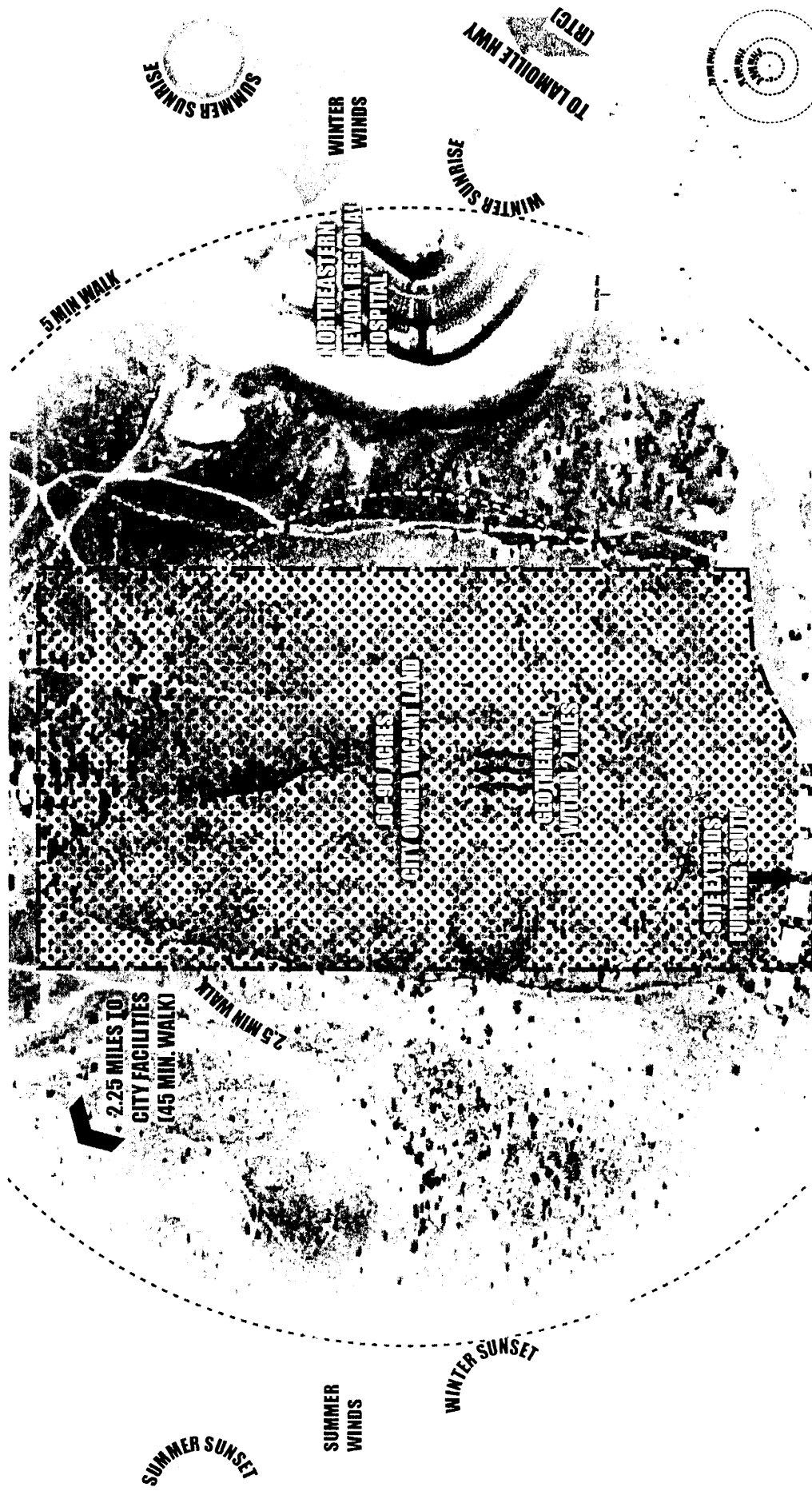
OCTOBER 2010

ELKO - NEVADA

**CRSA**  
 architecture  
 planning  
 interiors

**ltp inc.**  
 THE RICHARDSON PARTNERSHIP, INC.

# RECREATION CENTER FEASIBILITY STUDY



**SITE #4 - HOSPITAL SITE**

**OCTOBER 2010**

**ELKO - NEVADA**

# RECREATION CENTER FEASIBILITY STUDY

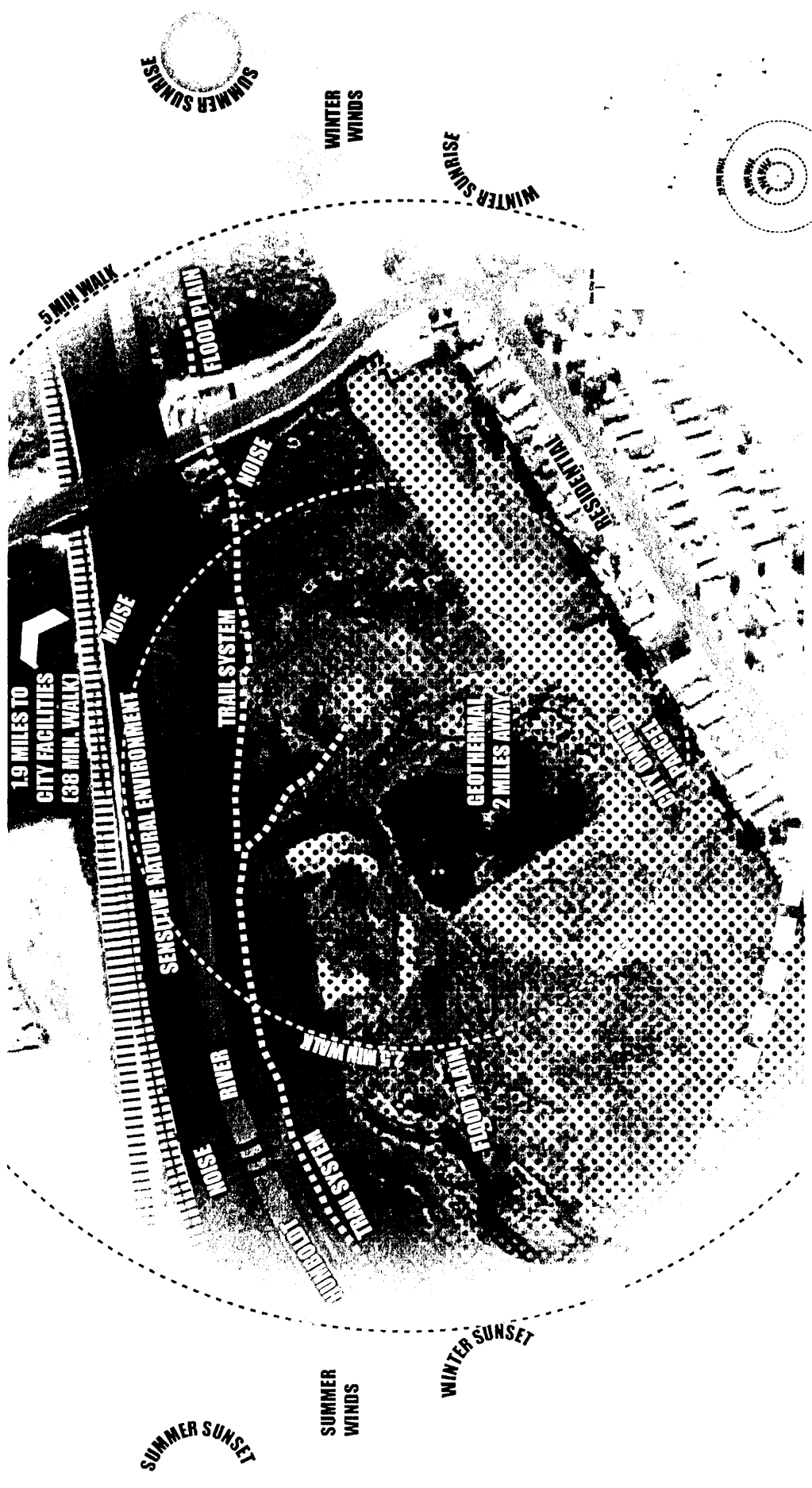
**UTP inc.**  
architectural  
planning  
interiors  
THE RICHARDSON PARTNERSHIP, INC.

**CRSA**



0 50 100 200 300

TO LAMOLLE HWY  
(RT3)



**SITE #5 - BULLION ROAD PROPERTY**

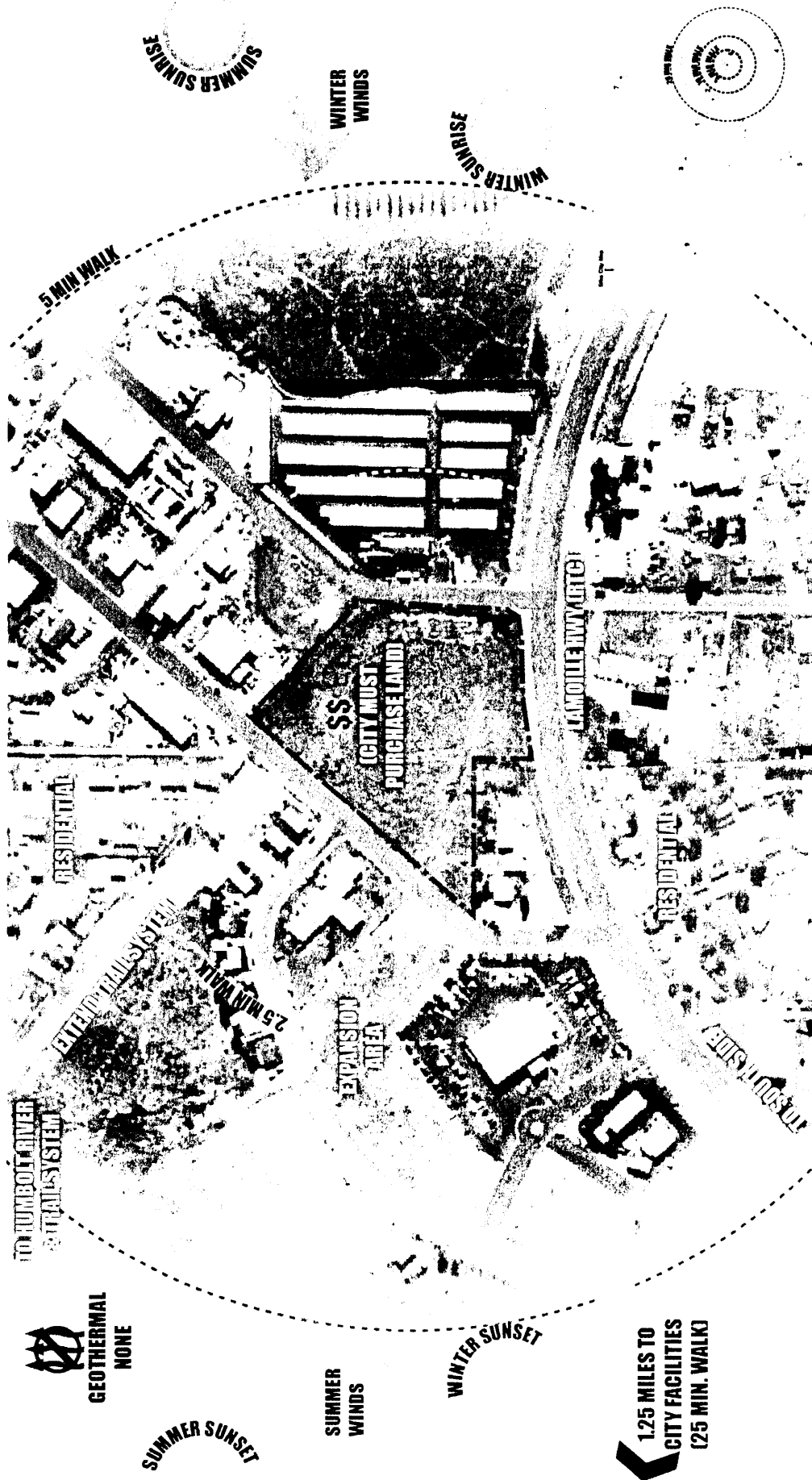
**OCTOBER 2010**

**CRSA**  
 architecture  
 planning  
 interiors  
**ltp inc.**  
 THE RICHARDSON PARTNERSHIP, INC.



**ELKO - NEVADA**

# RECREATION CENTER FEASIBILITY STUDY



SITE #6 - CLARKSON DRIVE/LAMOILLE HIGHWAY

OCTOBER 2010

ELKO - NEVADA

# RECREATION CENTER FEASIBILITY STUDY

**UTD inc.**  
urban design  
 planning  
 interiors  
 THE RICHARDSON PARTNERSHIP, INC.

**CRSA**



GEOTHERMAL  
 NONE

SUMMER SUNSET

SUMMER  
 WINDS

WINTER SUNSET

1.25 MILES TO  
 CITY FACILITIES  
 (25 MIN. WALK)

WINTER  
 WINDS

WINTER SUNRISE

SUMMER SUNRISE

5 MIN WALK

25 MIN WALK

TO SOUTH SIDE

TO HUMBOLT RIVER  
 TRAILS SYSTEM

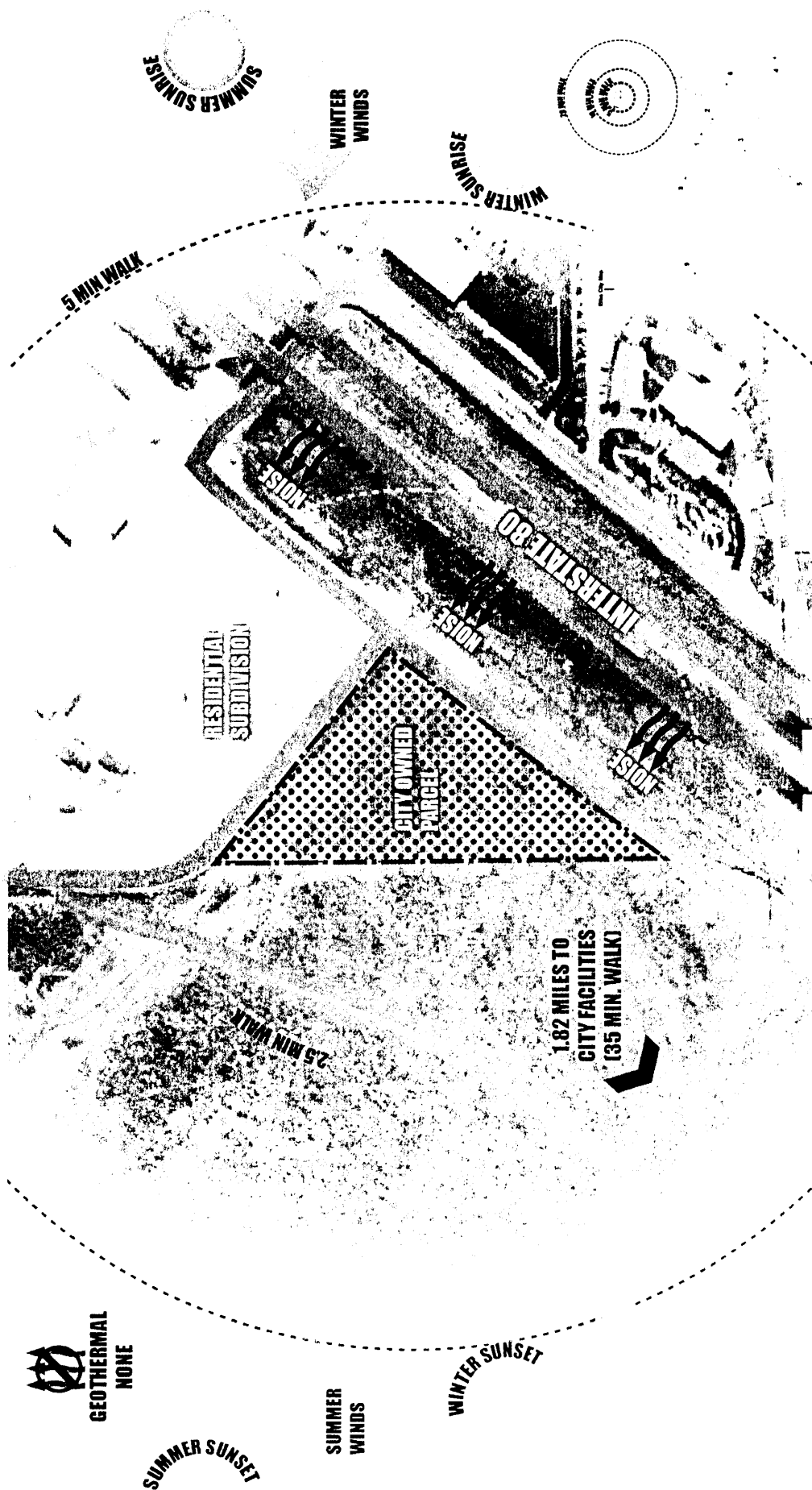
RESIDENTIAL

EXPANSION  
 AREA

CITY MUST  
 PURCHASE LAND

LAMOILLE HWY (RT 6)

RESIDENTIAL



SITE #7 - KITTRIDGE CANYON PROPERTY

OCTOBER 2010

UTP inc.  
architectural  
planning  
interiors

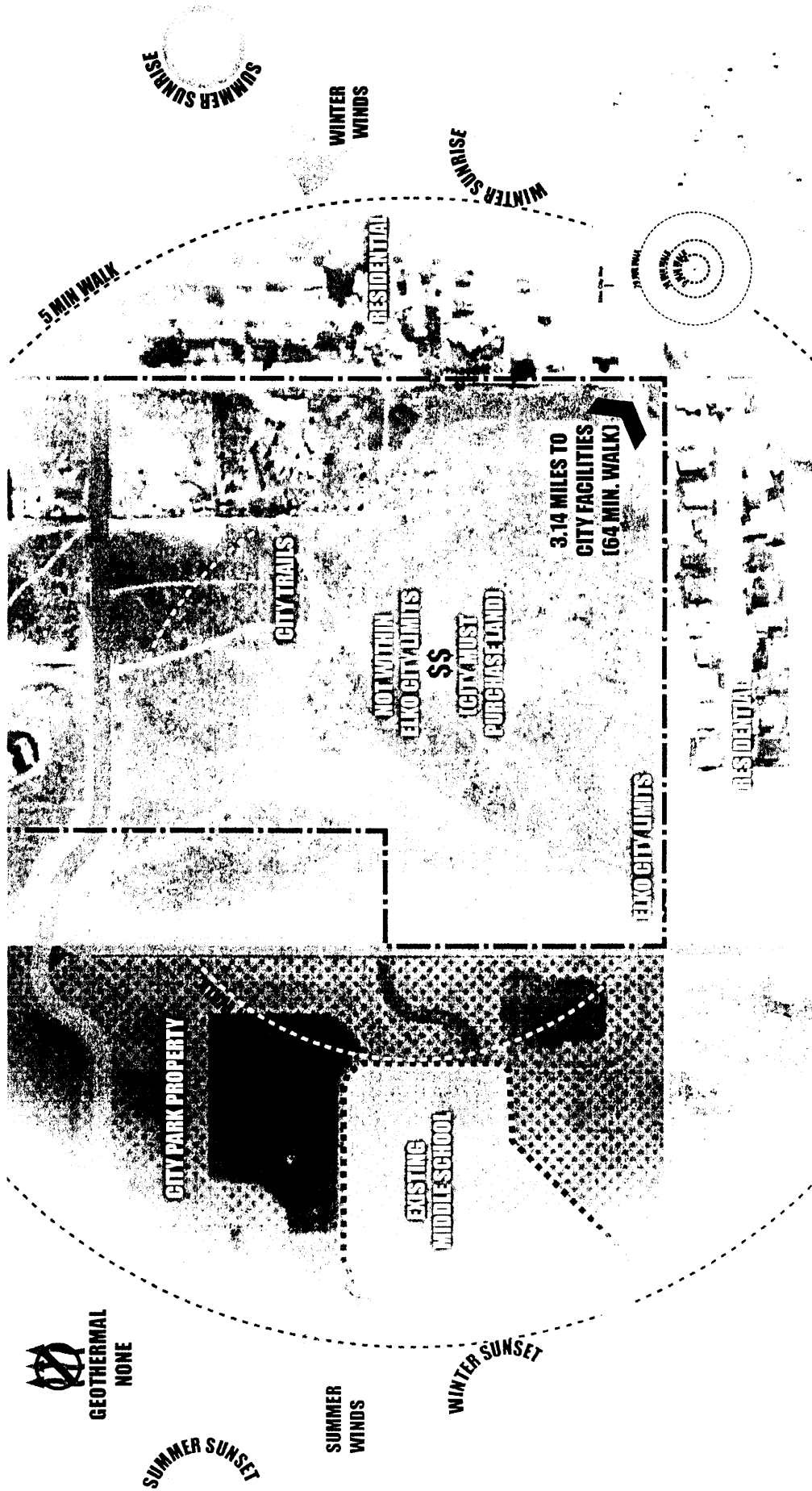
CRSA



ELKO - NEVADA

# RECREATION CENTER FEASIBILITY STUDY





SITE #9 - ADOBE MIDDLE SCHOOL

OCTOBER 2010

ELKO - NEVADA

# RECREATION CENTER FEASIBILITY STUDY

**ltp inc.**  
architecture  
planning  
interiors

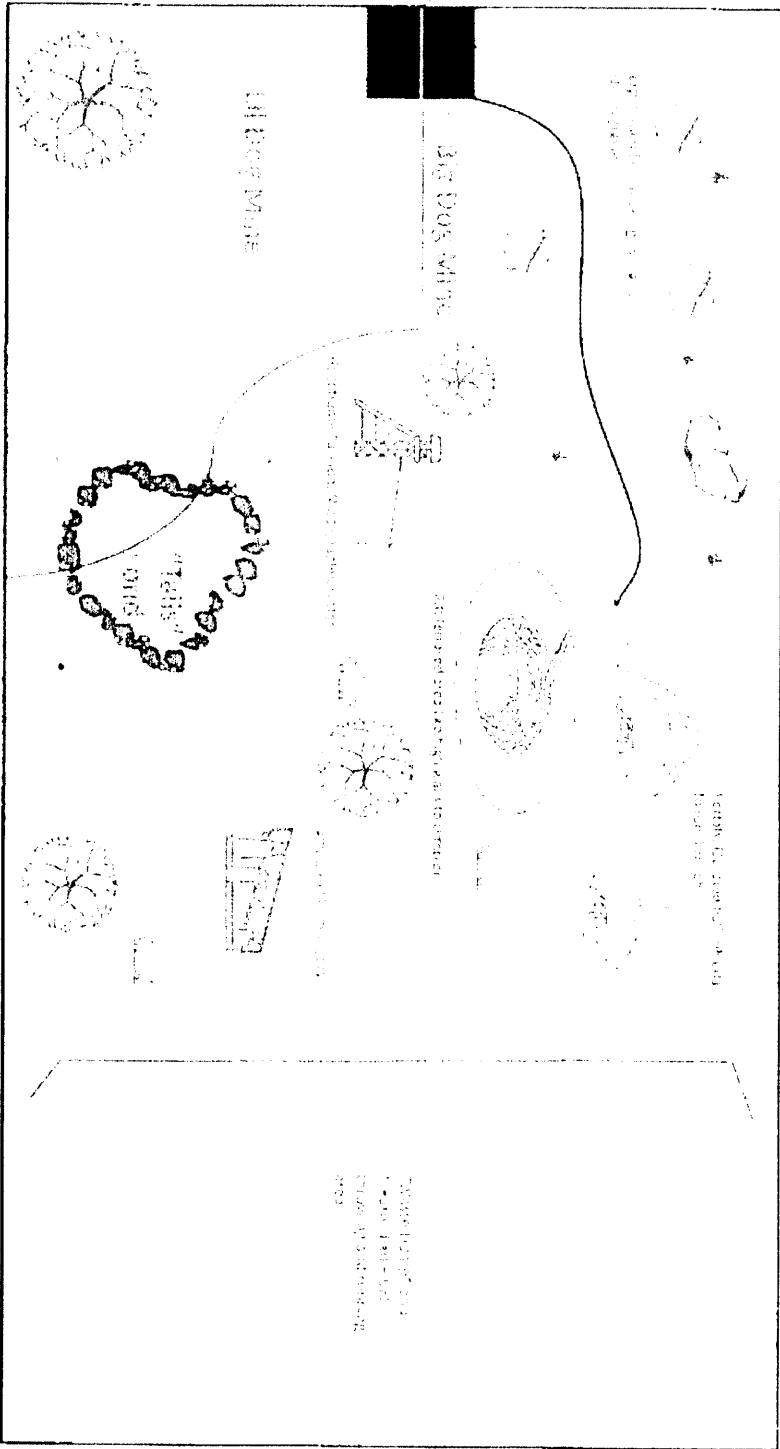
**CRSA**



0 25 50 100 200 300  
FEET

THE RICHARDSON PARTNERSHIP, INC.

## **EXHIBIT B**



Conceptual Drawing: Eko "X9 Mine" Dog Park

January 15<sup>th</sup>, 2020

To Whom It May Concern:

I Shelby Ogden, have been an Elko County resident for nearly 5 years. As a resident that deeply loves my community I fully support the motion for a dog park in the Elko area. I have noticed over the years that we have a problem with dogs at large in our community, I feel we would be spearheading that problem by providing responsible dog owners a safe space to exercise their dogs and allow them to roam freely without becoming a public nuisance. This also allows owners a chance to be physically active with their pet which also increases their overall health and well being. A local dog park would help create better behaved pets and a more pet friendly community as it has been proven that exercise and socialization lead to better behaved pets.

Studies show that 91% of Americans believe their community benefits from having a dog park. Another 60% of Americans say that the top benefit of having a dog park in their community is that it provides pets a safe place to exercise off leash. Furthermore, nearly half of all Americans believe dogs having the ability to socialize with other dogs is a top benefit to having a community dog park. Last but not least, 1 in 3 Americans agree that community dog parks give owners a chance to also be physically active with their pets. (NRPA, 2018)

Based on the information available to us regarding the benefits of a dog park, I believe you would be doing a great disservice to the pet owners of Elko County by rejecting the motion to construct a dog park. Dog parks are among the fastest growing amenities park and recreation agencies offer so I think it is safe to assume that the demand for dog park will not diminish in the near future and it would be a wise long term investment for the community. (NRPA, 2018)

Thank you for the opportunity to express my favor for this item on the agenda and I appreciate your consideration

Thank You,

Shelby Ogden (Elko County Resident)



Marie Gonzalez <marie.gonzalez1220@gmail.com>

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**Fwd: Dog Park**

1 message

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**Darci Shelton** <darcishelton@hotmail.com>

Thu, Jan 16, 2020 at 8:09 AM

To: Marie Gonzalez <marie.gonzalez1220@gmail.com>

Style By Darci

Begin forwarded message:

**From:** Autumn Vazquez <autumn\_vazquez92@outlook.com>  
**Date:** January 15, 2020 at 12:31:54 PM PST  
**To:** "Darcishelton@hotmail.com" <Darcishelton@hotmail.com>  
**Subject:** Dog Park

Hello,

My name is Autumn and I have lived in Elko for 2.5years.

When we first moved to Elko we searched for a dog park to find that the only one in town was a small field at an apartment that was specifically for the renters. We then asked around and were told that the only place in town to take our dogs was to the baseball fields but be wary as some people get upset over others bringing dogs there as some people were not responsible in cleaning up after themselves. We've never had an issue and have also gone the extra step of picking up what someone has left behind. However nothing is guaranteed for our dogs getting a chance to run off energy due to there being times when the gates would be chained open or we didn't have the option due to games being played as that is what the fields are intended for.

We soon learned of a dog park out in lamoille we have gone a few times however not everyone has the time or money to travel out there on a consistent basis to provide their dog with socialization and to burn energy.

A dog park that would be located in town would be an amazing thing for owners and their dogs. It would give dogs socialization, a safe place that they can go and burn energy and give owners a peace of mind that they have a space designated for their dogs to play without worrying whether there will be a chain on the fence or someone to tell them they need to leave because it's not for dogs to run around in. It can also give dogs that have been known to be escapees a place to burn energy and potentially stop the amount of pets running off as they aren't just cooped up in a yard 24/7.

This also gives the owner a place to meet like minded people as well as a place of growth for knowledge in regards to training, behaviors, and different breeds.

Many people in Elko own dogs and a dog park can help bring us together and create a closer bond as a community just by having interaction with each other even if it's for a short period to enjoy moments together watching our canine friends play. :)

Thank you,  
Autumn Jimenez

January 6, 2020

Dear Elko Council Members,

I wanted to share with the council my support for an Elko dog park. I believe this type of venue for Elko will enhance the community's intrinsic and extrinsic value. A dog park sends a clear message to visitors that our community is organized, welcoming, and accommodating. A dog park also allows residents a public outlet to exercise their dogs, which can improve the overall physical and psychological well-being of our pets.

Thank you for your time in reading this letter of support and know that I appreciate your public service.

Sincerely,

A handwritten signature in cursive script that reads "Brenda Bassett".

Brenda Bassett

Elko Resident

775-388-2151



Marie Gonzalez <marie.gonzalez1220@gmail.com>

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**Fwd: Dog park..**

1 message

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**Darci Shelton** <darcishelton@hotmail.com>

Thu, Jan 16, 2020 at 8:08 AM

To: Marie Gonzalez <marie.gonzalez1220@gmail.com>

Style By Darci

Begin forwarded message:

**From:** Trinity Gerber <tringerber@gmail.com>

**Date:** January 15, 2020 at 3:10:39 PM PST

**To:** "Darcishelton@hotmail.com" <Darcishelton@hotmail.com>

**Subject:** Dog park..

To our Elko City Council members,

I am expressing my interest in having a dog park here in Elko! I am a pet owner who would love access to a safe place and an appointed place to go and let my dog run! I find it hard to provide good socializing opportunities for my dog. Having a dog park to do this would really help with matter.

Sincerely,  
Trinity Gerber  
tringerber@gmail.com



Marie Gonzalez <marie.gonzalez1220@gmail.com>

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**Fwd: Proposed Dog Park Letter**

1 message

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**Darci Shelton** <darcishelton@hotmail.com>

Thu, Jan 16, 2020 at 8:11 AM

To: Marie Gonzalez <marie.gonzalez1220@gmail.com>

Style By Darci

Begin forwarded message:

**From:** Erika <elorraineu@gmail.com>

**Date:** January 9, 2020 at 10:44:07 AM PST

**To:** "Darcishelton@hotmail.com" <Darcishelton@hotmail.com>

**Subject:** Proposed Dog Park Letter

Thank you for taking the time to read this letter. Elko has a unique issue regarding places to run family dogs. While we have somewhat unlimited outdoor spaces, there are also many dangers present. Snakes, coyotes, and various other wildlife to name a few. Not to mention the growing garbage problem. Elko needs a safe, fenced area to exercise our dogs. While the football, baseball and softball fields are often used for this, many people are irresponsible about cleaning up after their furry friends. If you designated a dog only area, this issue won't go away. However, you could dramatically cut down on the use on said fields that our children use regularly.

I wouldn't be too happy, but I would even be willing to pay a very small fee if it meant some peace of mind. I, like many others in the area, have dogs that need to exercise quite often. It really could be a win, win situation! Again, thank you for your time.

Signed,  
Erika Urriola

Dear city council members,

I am speaking on behalf of the prospective for a dog park to be located in Elko. This was brought to awareness by Darci Shelton and she has my full support. As a dog mom of 2 pups, I wish there was a way to socialize them not only with other people but also other dogs. There are many other benefits to a dog park other than socialization, like exercise, mental stimulation and great training experiences while the humans can socialize as well with other people and make friends. I do ask that this is a fenced area that allows dogs to run freely, make sure that responsible pet parents have fully vaccinated their pets to refrain from transmitting other illnesses. Another benefit for a dog park is there can be other pet related events to happen through the city, which can bring revenue in for Elko ~~city~~. I know some concerns are raised about who will clean the mess that could be caused in accordance with dogs? I know not every parent is a responsible parent but I know I would ask that there be poo stations located in various locations across the park but just as regular parks, add this park to keep up with sanitation. A good park to cut a section off would be Southside Park. There are many vacant places in this city that would be excellent for a dog park but I picked Southside Park because it is big, there is a large open area and the park is already fenced off. I know some people who are afraid of bigger dogs like my German shepherd and my old boy a Belgian Malinois/husky, that maybe they would like an area for their smaller dogs by cutting the dog park architecture in half.

Thank you for your consideration and time and hope you will consider it as the closest dog park is in Lamoille.

Sincerely

  
Cherish Guitar

To whom it may concern,

Hello, I understand you are looking into the benefits of a dog park in the Elko area.

I am a frequent visitor of Elko and when I visit I often like to bring my dogs.

However, I don't visit quite as much as I used to because I don't like leaving my dogs cooped up in a tiny room while I'm on vacation and visiting family.

Here are some benefits of having a dog park for visitors and community members alike. Visitors are more likely to continue or start vacationing in an area if they know there is a safe place for their pets to run freely. Most people that bring their pets on vacation feel that they need to enjoy their vacation just like we do. Many pet owners

will search for a dog park in the area before they decide where they are going on vacation; this is an actual deciding factor for my family when we travel.

I have a dog park in my town and I have lived in towns that don't, I can assure you that they are very beneficial to a community. Dogs have a lot of energy that they burn off by running and playing. When they are denied a space for this they use this energy in loud or destructive ways, they can destroy property or break a sound and noise ordinance. Having a dog park would decrease the noise and destruction problems in many neighborhoods because their energy would be used in a safe and healthy manner instead. As a visitor I highly recommend a dog park in Elko. My trips would be more frequent & enjoyable. Thank you, Kaitlin Ciminelli.