

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 The 2010 study that was completed is no longer valid due to the location .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

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

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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

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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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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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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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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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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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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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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
Natorium	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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TOTAL PROJECT COST SUMMARY

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

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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.