

OAK ISLAND RECREATION COMPLEX

MEETINGS

Oak Island Recreation Center
August 29, 2007

S Z O S T A K D E S I G N , I N C .

Meeting Minutes
September 17, 2007

Public Meeting, 6:00 pm

Szostak Design Inc. (SDi) – Introduction and project background

Public Meeting 1 – process and needs assessment
Public Meeting 2 – several preliminary designs and community comment
Summary of past and current schemes.

Re-use of existing building

1. Two initial schemes preserve existing recreation center
2. Re-use saves \$350,000 - \$400,000. Approx 3% of total project cost.
3. Existing recreation center at halfway point in effective life of building. Maintenance costs accelerating. Utility use inefficient/utility costs increasing. New energy efficient building would have effective life 40-50 years.
4. Code upgrade requirements (ADA, Wind) will be expensive.
5. Detailed building study required for environmental, structural, systems, etc. to determine viability of re-use.

SDi - Powerpoint presentation/Overview of Program and Planning Responses. Seven alternative schemes presented:

- A. Addition to Existing Recreation Center
- B. Addition to Existing Recreation Center, Reduced Program
- C. New Recreation Center
- D. New Recreation Center, Reduced Program
- E. Two-Story Recreation Center
- F. Two-Story Recreation Center, Reduced Program
- G. Alternate Two-Story Recreation Center (preserves existing center during construction)

Questions/Comments

1. What is size of gym?
Court is high school regulation, 64' in length.
2. Would front desk be better centrally located?
Control desk has visibility to good proportion of building. Desk also located at fitness and pool which are revenue generating activities and will require monitoring by staff. SDi will examine alternatives in next phase of project.
3. Will the Daycare require staff?
Yes. Daycare could be sub-contracted and used on an appointment basis. Staff paid for by daycare fees.

4. Looks like a lot of trees are being removed.
Some tree removal will be required for program and adequate parking. Tree survey was performed to help determine minimum removal. Trees and shrubs will be planted back in final landscaping plan to be prepared in next planning phase.
5. Why have treadmills and a walking track when we have a beach and sidewalks? Is walking track too big?
SDi notes there are schemes (B, D and F) which propose eliminating walking track. Oak Island may elect to choose one of these plans. A smaller walking track would be possible, but the one proposed is typical for centers of this scale. Provision of treadmills is also an option of town when an equipment budget is determined.

The provision of treadmills and walking track will address different types of specific exercise needs. Interior walking track helpful for rainy, hot or freezing days and offers far more secure and safe environment for seniors.
6. Kids programs at Library are full. Need more kids programs and more space for all community programs.
7. Need place for senior people care.
Programmed space labeled "daycare" can be used for both children and seniors. (Note: an "adult-daycare" type center, which is required to have specialized staffing, is not presently envisioned for this project. Such programs are likely better provided by designated senior centers.)
8. Are we creating a traffic problem with all the parking spaces?
New bridge should help alleviate current traffic congestion.
9. What about accommodating water aerobics. Isn't therapy pool too hot?
Water aerobics classes can be offered in both main pool and water therapy pool.
10. How wide is the main pool? Why six swimming lanes instead of four lanes?
Approximately 42 feet. 6 lanes, each lane 7' wide.
The provision of six lanes (25 meter) will permit the pool to be used for dual competitive meets which was an important factor for the area's swim teams. the four lane (25 yard) option is retained in the "reduced program" schemes (B, D, and F).
11. How warm is warm water therapy pool?
88-92 degrees
12. Could a second floor be planned for over northern (single story) part of the proposed building to be added later?
Could be planned but the provision (foundations, structure) would cost money now.
13. Like separation and security between main pool and therapy pool.
Note: Aerobics and therapy done in same pool in Roanoke Rapids Center.
14. Should have plans for bleachers at pool for competition and a bigger multi-purpose room.
Pool intent is for laps and competitive practice. Bleachers will increase building area and rest room requirements, increasing costs significantly. Concerned spectator seating will increase project creep. BCCC pool built for competitive use and anticipates local swim clubs will rent for meets.

15. Proposed swimming pool arrangement is endorsed by several participants.

16. Is there too much or too little parking?
Parking space number established on basis of SDi experience with similar centers. The quantity of spaces will not accommodate peak use, but rather will be suitable for average daily need. Peak use (special events) will require alternative parking accommodations, i.e. remote parking with shuttle, car-pooling, etc.

17. Multi-purpose room is too small
The suggestion will be considered by SDi. Multi-purpose room size will be determined by needs of the community and the final size determined during next design phase.

18. Is there an elevator for the disabled?
Yes.

19. How wide is track?
Approximately 8'-0"

20. Does gym have spectator seating?
Yes. Bleacher seating for 300. Floor seating for special events: 800

21. Are we partnering with the county?
Partnering is up to elected officials, but presentations have been made to the county and discussions are continuing.

22. Need bigger kitchen than is available in current center
A much larger, commercial kitchen is provided for in the plans.

Question – Is this the last meeting?

This is the last scheduled public meeting. A presentation may be scheduled with the Town of Oak Island Council in the Fall. SDi will complete the report and turn it over to Oak Island mid October. Additional public comments should be forwarded to Kellie Beeson.