

2014 Vision for Jamestown's Community, Recreational & Cultural Arts Needs

*Andrew E. Nota, Town Administrator
October 20th, 2014 – Public Workshop*



Agenda

- ▶ Overview
- ▶ Review of Scheduled Projects – (Pre PAC Discussion)
 - Golf Course Clubhouse
 - Fire Department Consolidation
- ▶ Collins Center Study – Recreation Assessment
- ▶ New Vision (PAC Opportunity)
 - Golf Course Clubhouse – (Revised project scope)
 - Recreation Department Consolidation (PAC Restoration)
 - Community Center – Restoration of USO Community/
Events Function
 - Fire Department Consolidation (Future of EMS Facility?)
- ▶ Summary
- ▶ Questions – Public Discussion

Proximity of Centralized Town Services



Pre-PAC Capital Project Discussion

Golf Course – \$2.5 million Cost estimate

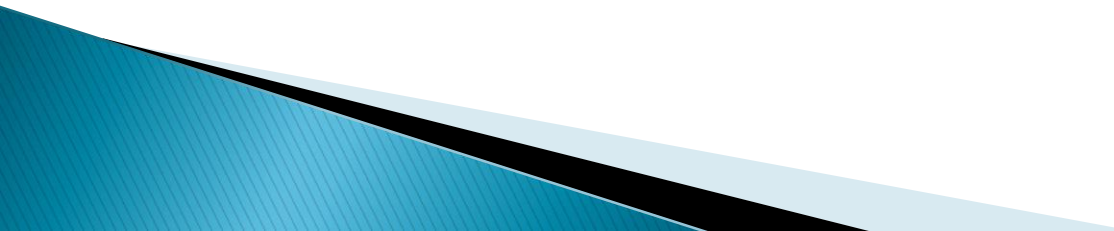
- Multiple elements –
(Clubhouse/Upper Level Recreation Space/Equipment and Cart Storage and Site Improvements)

Fire Station Expansion – \$1.5 million

- Station Expansion \$1.2 million
- New Pumper Truck \$300,000
- Architectural/Engineering Services contract awarded Oct. 2014 \$88,500 from CIP funds

Total Required Bonding – \$4 Million Dollars

History / Background Information

- Golf Course Building (Pretzer Structural Report)
 - Golf Course Building Replacement Strategies
Buildings and Facilities Committee 2011–2012
 - Golf Facility Schematic Program Analysis
Burgin Lambert Architects 2014
 - Collins Center “Organizational Assessment of Parks
and Recreation Department” 2014
 - Collins Center “Community Space Needs Survey
2014”
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Golf Course Building

- Club House located on basement level
- First level used as multi-purpose recreation space and storage
- First level deemed unsafe for continued public use



Golf Course Building

- 4,476 SF of useable space on level 1, 2000sq.ft. +/- used for recreational space
- 3,581 SF on lower level used for restaurant and clubhouse
- Main Building Assessed \$447,700, Entire property assessment – \$3.18 million
- Purchased in 1986 for \$2.1 million



Golf Course Building Initial Replacement Options / Costs

Option 1

- A. Storage Barn: \$20,000
1500 sqft – existing structure

- B. Clubhouse: \$1.7 million
3400 sqft. existing –
proposed 4255 sqft. new facility

- C. Storage/Cart Building: \$250,000
2500 sqft proposed

- D. Equipment Storage: \$363,000

- E. Site Work : \$130,000

Total : \$2.5 Million

Option 2

- Storage Barn: \$20,000
Upgrading of facility

- Clubhouse : \$1.5 million

- Cart Storage: \$250,000

- Equipment Storage: \$363,000

- Site Work: \$130,000

- Multi-purpose Bldg: \$1.5 Mil.

Total : \$3.8 Million

Revised Program – \$1.5 Million

- Storage Barn “A”: (existing) – 1,500 sqft **\$20,000**
- Clubhouse “B”: 3,800sqft +/- **\$1.35 million**, includes upper level(unfinished)with future storage/expansion opportunity
- Cart Storage “C” Cart Storage – 2,500sqft **\$0 – not proposed**
- General Storage “D” – 3,300sq.ft.
Equipment storage – partial finished/unfinished
Project not funded by Town – **\$363,000**
- Site: Parking area and Building demolition **\$130,000**

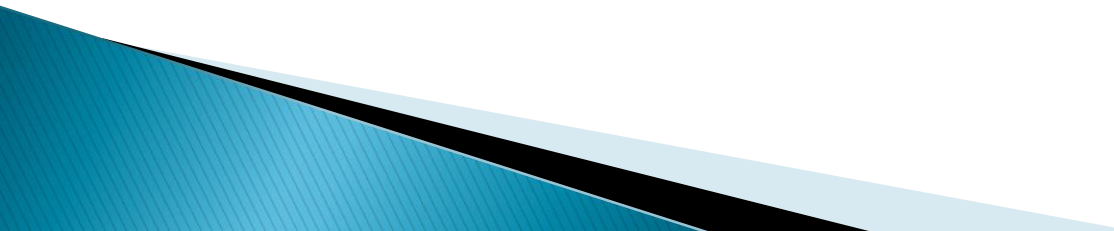
Total Cost: \$1.5 Million

“Organizational Assessment of Jamestown Parks and Recreation Department”


- ▶ Collins Center Study Overview (Opportunity for Improvement)
 1. Use of Information Systems and Technology
 2. Management and Planning Efforts
 3. Staffing and Organization
 4. Programmatic Services
 - Day to day approach/no long-term vision or philosophy relating to recreational services.
 - Community input reflected a disconnect with some community populations
 - Research required to determine the potential customer base and to design a program to meet the community's needs.

Organizational Assessment Continued

5. Facilities

- Indoor space is insufficient for the type of programs that are ongoing, in addition to those desired by the community in the future.
 - This scenario creates tension amongst user groups and with Town – groups at times feel that needs are not being met in favor of other groups.
 - This situation has worsened with the loss of multi-purpose space at the Golf Course.
 - Access to School Department facilities is limited based on availability
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Plan Limitations

- Does not address recreational indoor space needs – as noted by public and user groups
 - Does not address Indoor Public/Private event space needs
 - Does not address Performing Arts needs including events and rehearsal areas
 - Leaves Recreation Programs decentralized, managed less efficiently from multiple locations
 - Creates pressure on staffing and cost to manage multiple facilities
 - Creates pressure on Golf Course lease to fund larger percentage of project and address reduction in revenue transfer to general fund
 - Plan does replicate former recreational space that the community has used previously
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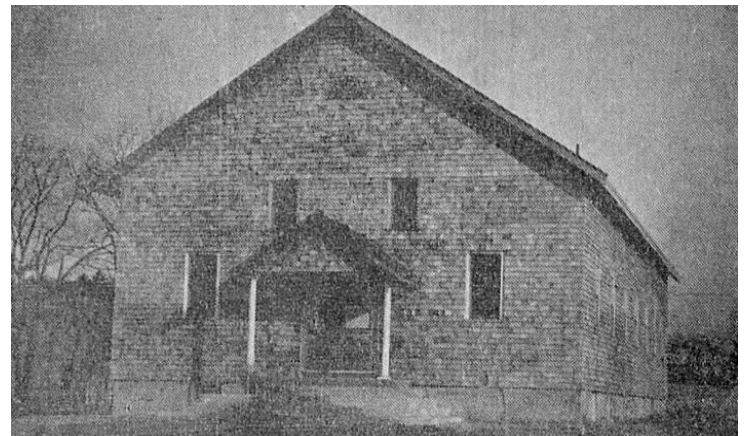
Opportunity – PAC Acquisition?

- Built in 1931 – served Jamestown for 83 years
- P.A.C Club – For Sale
- 9,769 SF of indoor space
- Main room formerly used as gymnasium
- Similar Vintage as community/USO Building



What the P.A.C has offered the Community

- Gathering place for residents of all cultures
- A hall for special family events
- A place that provides a sense of community
- Offers recreational space for passive and active programs



P.A.C Club Building

- 9,769 SF of useable space
 - First Floor of 6,121 SF
 - Finished Basement of 3,648 SF
- 41,054 SF lot
- Currently legal non-conforming use in R-20 Zone
- Land and Building Assessed at \$785,600



PAC Main Room



Recreation Center



Former Gymnasium

Former USO Hall

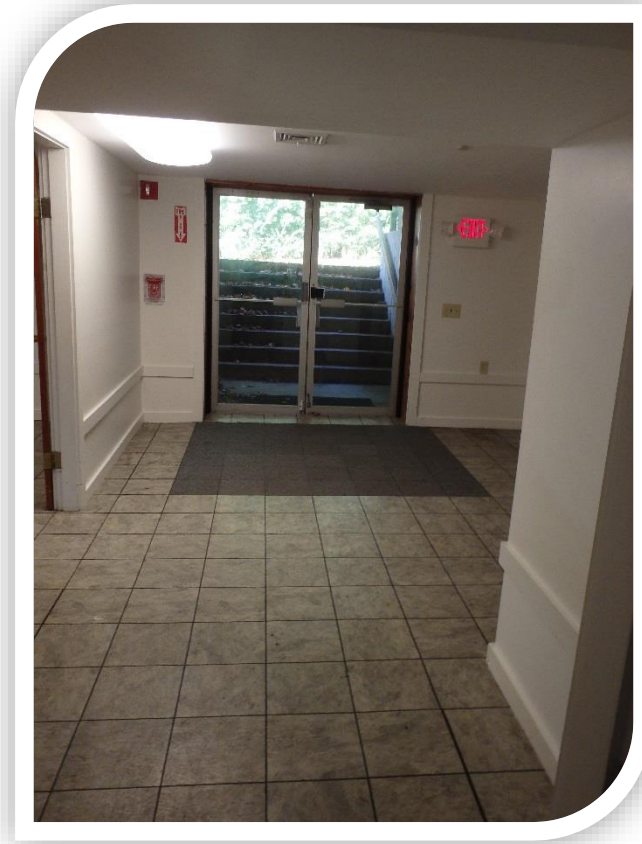








P.A.C Lower Level



PAC – The New Recreation Center

- Consolidates Recreation Department in one centralized facility
- Provides similar indoor square footage in improved configuration to support increase in number and types of programs offered
- Centralized location in proximity to schools, outdoor recreational fields/courts, Senior Center, Library, Arts Programming and Town Hall

Existing Recreation Center/ New Community Center Built in 1942





SEPT. 12-
1946



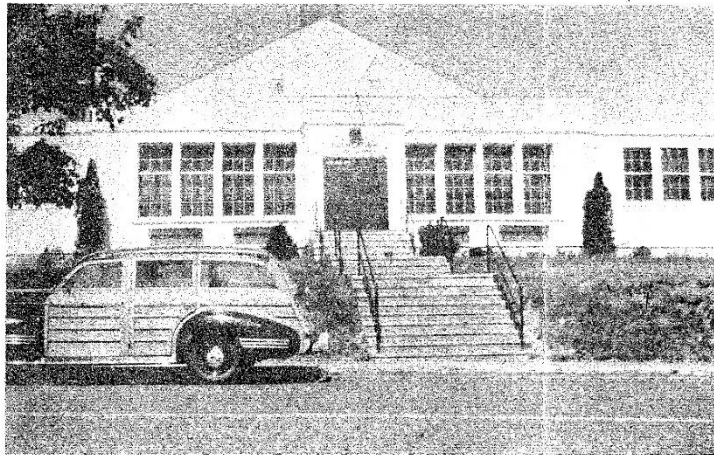
U. S. O. Clubhouse, Jamestown, R. I.

Violet Hayward
Photo



U S O

JAMESTOWN, RHODE ISLAND



Third



Birthday

WEDNESDAY, FEBRUARY 28, 1945



Recreation Center

- 8,116 SF of useable space on the First Floor
- Former USO Building acquired by Town from Federal Government in 1947
- 23,000 SF lot with water view
- Land and Building Assessed at \$1,282,500



Proposed Recreation Center Renovations *Building and Facilities Committee*



Proposed
South
Addition
2400 SF

Proposed
North
Addition
2000 SF





CONANICUT

CONANICUT

R.E.C. PROGRAMS

ARE YOU
WALKING
DOWN

JAMESTOWN
TEEN
CENTER





EXIT

TEEN CENTER RULES

PICK UP AFTER YOURSELF

NO USE OF SKATEBOARDS/BIKES

NO PROFANITY OR VIOLENCE

RESPECT EXAMPLIFY OWN RESPECT

Stand
Speak





Jamestown Ambulance Barn

- 2,560 SF concrete block building with 3 garage bays
- 13,309 SF lot with water views
- Situated between Narragansett Ave and Shoreby Hill – One block from East Ferry Beach, on 11 Knowles Court
- Land and Building Assessed at \$477,000



Benefits of this Plan

- ▶ Improves the utility and functionality of the Towns Inventory of Property's
- ▶ Preserves the PAC historic use for the community
- ▶ Restores the PAC and the USO facility as community spaces targeting their original purpose
- ▶ Provides needed space to expand and diversify recreational programs as noted by community members
- ▶ Provides sufficient parking at PAC with ADA access
- ▶ Addresses need for indoor space for public/private event space and cultural/performing arts programming as noted by community members and user groups
- ▶ Creates opportunity to develop a Public/Private partnership at community center to assist with programming, funding of facility improvements and long-term operating costs
- ▶ Maintains projected debt service request at \$4 million, possibly lower with sale of EMS Barn

Financial Plan of PAC Vision

- ▶ Golf Course: \$1.5 Million
- ▶ PAC: \$1 Million
- ▶ Fire Department \$1.5 Million

Total Required Bonding – \$4 Million Dollars

Existing Debt Service

2014 – 2033 Debt Program

(20 year program – not including new debt)

Average Annual Debt Service	\$ 628,048
Maximum Annual Debt Service	\$1,072,107
Callable Par (\$)	\$4,450,000
Callable Par (%)	45.65%
Average Life	8.18 Years
Bond Rating	Aa2

(11 – other towns have similar rating, with 4 – achieving a higher Aa1 rating.)

Proposed New Projects / Debt Assumptions

Proposed Projects

\$1,200,000

- ▶ Fire building
- ▶ Financed over 20 years

\$300,000

- ▶ Fire equipment
- ▶ Financed over 7 years

\$1,500,000

- ▶ Golf course renovations
- ▶ Financed over 20 years
- ▶ Supported by revenues

\$1,000,000

- ▶ Purchase of PAC building
- ▶ Financed over 20 years

Debt Assumptions

Current market interest rates + 0.20%

2.50% – 7 Year

3.25% – 20 Year

Issued in July 2015

Payments begin in FY 16

Projected Debt Service – Level Principal

2016–3036 Debt Program

If delay bond principal on Fire Dept. and Golf Course Projects 1.5 years, the following schedule applies:

\$767,505 – Average Debt Service

\$1,315,432 – maximum debt service in year 2020

Action: increases average debt service from \$767,137 and reduces maximum debt service from \$1,388,987.

Proposal

- Acquire P.A.C Club
 - Move Recreation Department to P.A.C Building
 - Renovate USO / Rec Building to accommodate Indoor, Public/Private Events, community programming and the Performing Arts
 - Reduce Scope of Golf Course Building Renovation to address Golf Course Needs
 - Consolidation of Fire/EMS Programs in expansion plan will leave EMS Barn vacant for eventual Sale to help offset debt service costs or upgrades to various building projects
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