



BOULDER PARKS AND RECREATION Master Plan Update

INDOOR RECREATION FACILITY ASSESSMENT



September 20, 2012

This Report represents subject-specific research findings that will ultimately inform the content of the Parks and Recreation Master Plan Update. The information contained in this report does not necessarily constitute the final narrative that will be presented in the plan. During the process of conducting research for this Report, a number of other issues and questions were uncovered that merit additional discussion in the Needs Assessment phase of the planning process. The final content of the Master Plan may reflect significant portions of this report, but will not consist entirely of it.



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EXECUTIVE SUMMARY

As part of their Boulder Parks and Recreation Master Plan, BRS was contracted by Design Workshop to provide this report, a conceptual overview of BPR's primary indoor recreation facilities. The six facilities reviewed are the East Boulder Community Center, South Boulder Recreation Center, North Boulder Recreation Center, Iris Studio, Salberg Community Center, and the Boulder Pottery Lab. The report is in part based on a review of previously completed assessments, a review of existing facilities with members of BPR staff, and an in-person visual assessment of each facility. While this overview is not exhaustive, it highlights the key observations and opportunities identified through our review.

The previously completed reports that were reviewed as part of this assessment include:

- The Boulder Parks and Recreation Department Master Plan completed in 2014
- The Boulder Aquatic Feasibility Plan by Barker Rinker Seacat Architecture completed in 2015
- The BPR Capital Investment Strategic Plan 2016-2026 completed in 2015
- The City of Boulder Facilities Strategic Plan by Farnsworth Group completed in 2016
- The BPR Asset Management Program completed in 2018
- The Boulder Parks and Recreation 5-Year Progress Report completed in 2019

STUDY PURPOSE

The City of Boulder is updating its parks and recreation master plan completed in 2014. In the 7 years since then, demand for indoor recreation facilities continued to grow with participation only diminishing in 2020 as a result of COVID-19 related facility closures and capacity limitations. As vaccination rates increase, and restrictions lessen, it is anticipated demand will return.

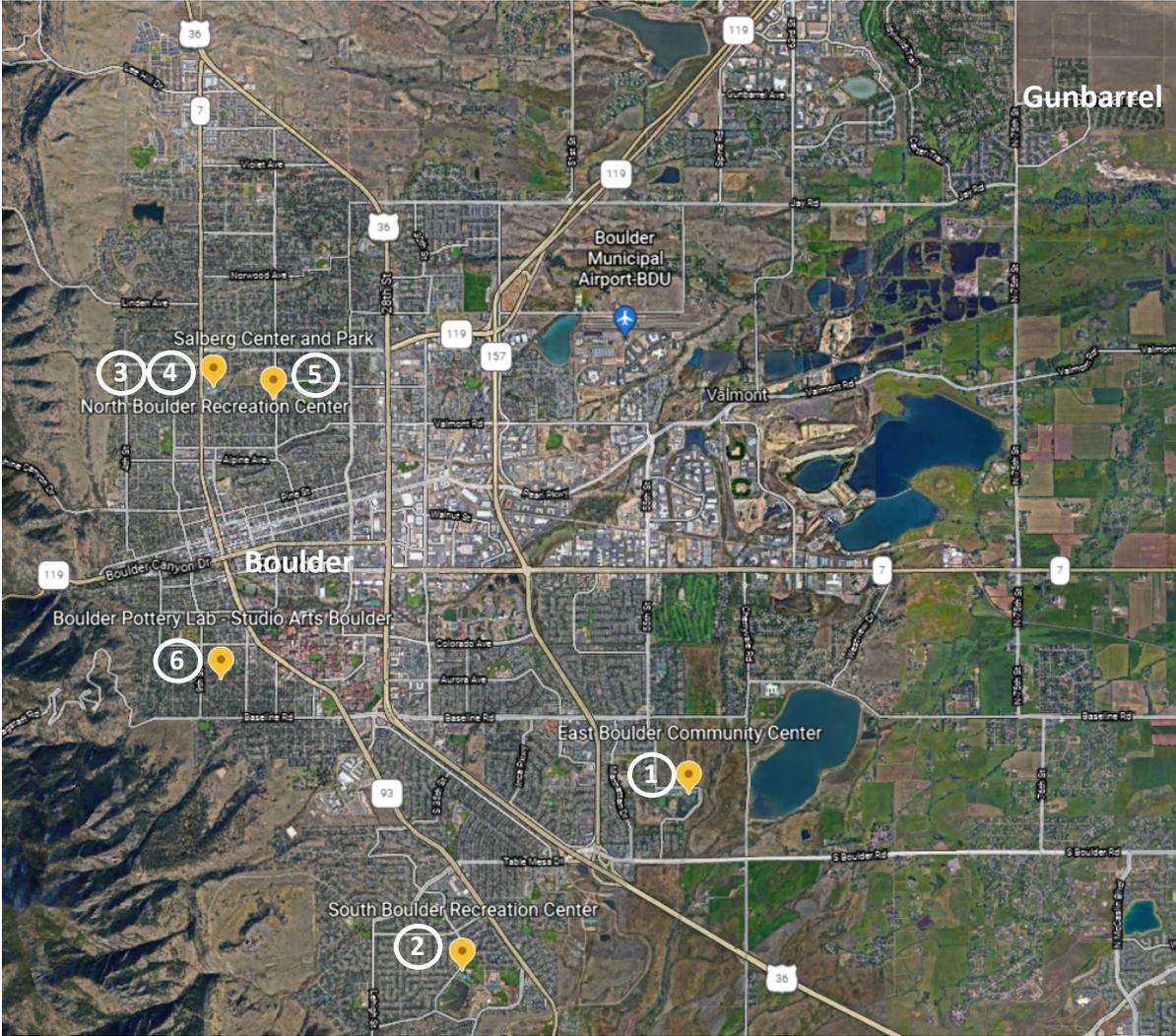
The purpose of this indoor recreation center needs assessment is to identify conceptual infrastructure improvements and provide recommendations for potential renovations and expansion. BRS findings are based on a review of previously completed assessments and site visits to BPR's three indoor recreation centers along with Iris Studio, Salberg Studio and the Pottery Lab.

Consideration of findings and priorities to renovate or add facilities should be aligned with community input and engagement strategies currently underway.

REPORT CONTENTS - The key content areas of this report include:

- A summary of national Benchmarking Standards
- A visual assessment of existing facilities condition
- A facility needs assessment based on previous reports, site visits, and discussion with BPR Staff
- Identification of conceptual infrastructure improvement opportunities
- A discussion of current trends in Aquatics and Recreation

LOCATOR MAP



- 1. East Boulder Community Center
- 2. South Boulder Recreation Center
- 3. North Boulder Recreation Center
- 4. Iris Studio
- 5. Salberg Community Center
- 6. Boulder Pottery Lab

CAPITAL IMPROVEMENTS - COST TO IMPLEMENT METHODOLOGY

The current BPR CIP guidelines prioritize maintenance of current assets over the development of new facilities. This framework was confirmed through the 2014 master planning process. The 2021 master planning process, including robust public input, may reveal a different perspective has since emerged. The capital improvement opportunities identified in this report have not been vetted through a community outreach effort that would be required for meaningful prioritization, nor have they been evaluated by a cost estimating professional. For the purposes of this report we have categorized each of the observed capital improvement opportunities according to a conceptual estimate of anticipated funding requirement defined as follows:

- \$** Make the most of existing resources through targeted, fiscally constrained upgrades that address maintenance issues.
- \$\$** Characterized as an 'extra' service or capital improvement that will likely exceed funding outside typical maintenance.
- \$\$\$** Represents a fiscally unconstrained goal meant to fully address community needs and desires.

PROGRAM ASSESSMENT CHECKLISTS

BRS conducted in person visits to each of the 6 facilities addressed in this report. For each center, a detailed checklist evaluated both the physical condition of the spaces and the program use. They can be found in Appendix 1 of the Report.

BPR & BRS MEETING NOTES

Notes of BRS meetings with BPR Staff on-site, and over telephone can be found in Appendix 2 of this report.

BENCHMARKING

The National Recreation and Parks Association’s (NRPA) 2021 Agency Performance Review contains data from 1,000 unique park and recreation agencies across the United States, as reported between 2018 and 2020. The report notes that the typical agency with recreation centers has one facility for every 30,709 residents. Cities with a population of 100,000-250,000 have on average one indoor recreation center for every 53,550 residents. Boulder exceeds this average, with three indoor recreation centers for an estimated population of 108,091.

Figure 1. Indoor Park and Recreation Facilities – Population Per Facility as reported by NRPA

FIGURE 1: INDOOR PARK AND RECREATION FACILITIES – POPULATION PER FACILITY (BY PREVALENCE AND POPULATION PER FACILITY)

Type of Facilities	Median Number of Residents per Facility						
	Percent of Agencies	Population of Jurisdiction					
		All Agencies	Less than 20,000	20,000 to 49,999	50,000 to 99,999	100,000 to 250,000	More than 250,000
Recreation centers	63.9%	30,709	9,800	24,545	41,452	53,550	71,514

While BPR’s three indoor recreation centers are aging and in need of renovation or updates, they exceed the indoor recreation center standard based on population as reported by NRPA. It is noteworthy the NRPA report does not provide a definition for “recreation center” and program spaces within indoor recreation facilities vary considerably across jurisdictions. All three of Boulder’s indoor recreation facilities offer amenities widely accepted as “full service” recreation center components: drop-in fitness area, indoor aquatic spaces, community meeting space and programmed activities for residents across the spectrum of ages.

The NRPA report also does not include square footage of recreation centers. However, using data from benchmarked cities and parks and recreation districts in the 2014 BPR Master Plan provides a broader perspective of level of service based on population.

Benchmark City/District 2019	Total Area of Recreation/Community Centers (sq ft)*	Population Served 2019**	Sq/Ft per Capita 2019
Broomfield, CO	176,300	67,886	2.6
Foothills PRD, CO	213,500	93,000	2.3
Fort Collins, CO	231,243	170,243	1.36
S. Suburban PRD, CO	228,862	157,000	1.46
Westminster, CO	228,225	113,166	2.02
Ann Arbor, MI	501,560	119,980	4.18
Asheville, NC	58,000	92,870	0.62
Berkeley, CA	47,000	121,363	0.39
Bloomington, IN	135,000	85,755	1.57
Naperville PRD, IL	103,665	147,100	0.7
Tempe, AZ	152,000	195,805	0.78
Average Level of Service			1.63

BENCHMARKING

Current Year - 2021	Total Area of Recreation/Community Centers (sq ft)	Population	Sq/Ft per Capita 2021
Boulder	140,556	108,091	1.30
Population projection by 2040***			
Boulder	140,556	123,000	1.14

* Data from BPR 2014 Master Plan, City of Broomfield and City of Naperville staff, as cited in 2021 Needs Assessment Report

**Source: US Census 2019

*** Source 2020 Boulder Community Profile

Level of Service Observations

1.30 SF per capita is the current level of service for Boulder compared to an average 1.63 SF level of service of the benchmark cities. As the population increases to a projected 123,000 residents, the Boulder level of service drops to 1.14 SF per capita by 2040.

According to 2020 Census data, all Colorado counties encompassing the benchmarked cities and parks and recreation districts experienced an increase in population 2010-2020, with Jefferson County the lowest at 9% increase in population, and Broomfield with the highest state-wide at 32.6%. Boulder County experienced a 12.3% increase in population over the 10-year period. As the city of Boulder grows, the level of service for indoor recreation centers based on square footage relative to population size will continue to decline unless additional indoor recreation space is added.

Mapping & Proximity Analysis

BPR’s three existing indoor recreation centers are within a 10-minute drive for many residents as demonstrated by Environmental Systems Research Institute (ESRI) mapping and population data. However, the northern community of Gunbarrel is not served within a 10-minute drive of any center.

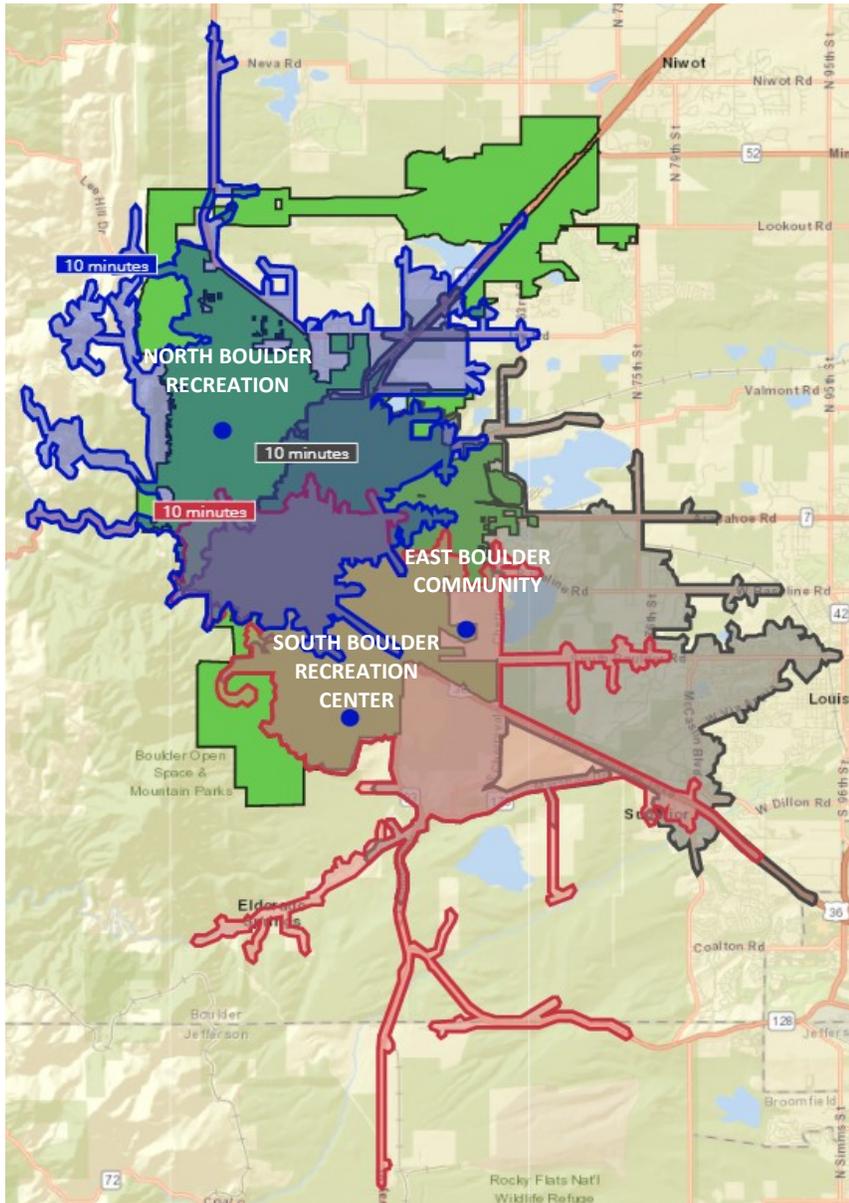
Indoor Recreation Center Proximity Analysis

As demonstrated by ESRI mapping, extending the boundaries of each center to a 15-minute drive time reaches all areas of the city, including the community of Gunbarrel as well as populations well outside the city of Boulder, including the communities of Superior, Broomfield, Louisville and unincorporated areas of Boulder County.

When analyzing a market service area, the National Recreation and Parks Association methodology establishes a 15-minute drive time as a general guideline on the size of population most likely to visit a facility. That is, the residents in this area represent the most likely users of common facilities such as recreation centers. For all three indoor recreation centers, the 15-minute drive time boundary population exceeds the current city of Boulder population. While bordering communities may have alternative indoor recreation facilities, applying the NRPA methodology indicates the potential for increased usage by non-residents.

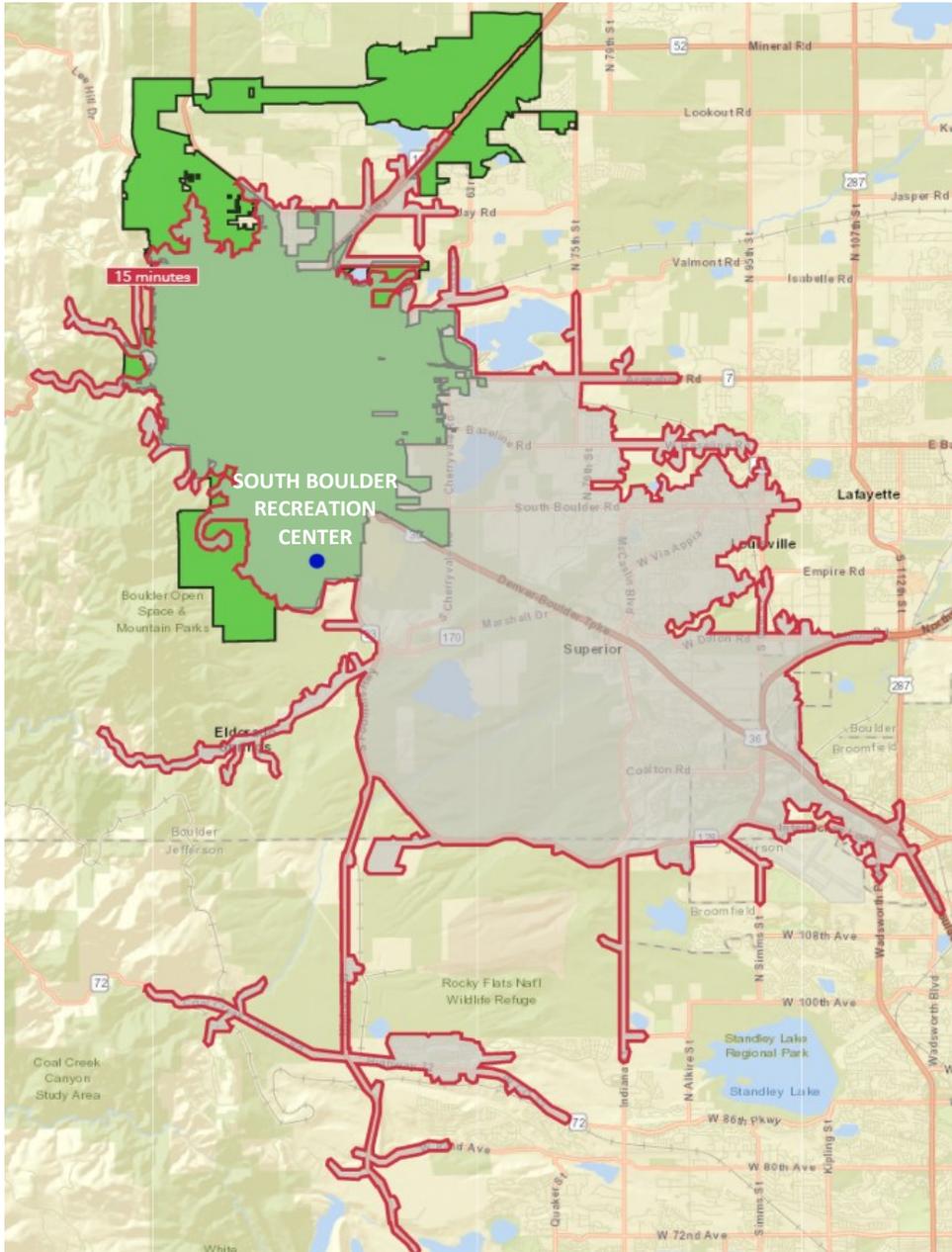
Many communities establish their own level of access standards, e.g., 10-minute drive time to access a recreation facility. BPR staff at each center disclosed that current recreation center patrons are resistant to traveling to access another BPR center despite the proximity. Rather, people prefer to stay in their neighborhood. This sentiment expressed by current customers may reveal the perceived level of access expected by Boulder residents and should be a factor when evaluating potential updates, renovations or additions to the indoor recreation system.

BENCHMARKING



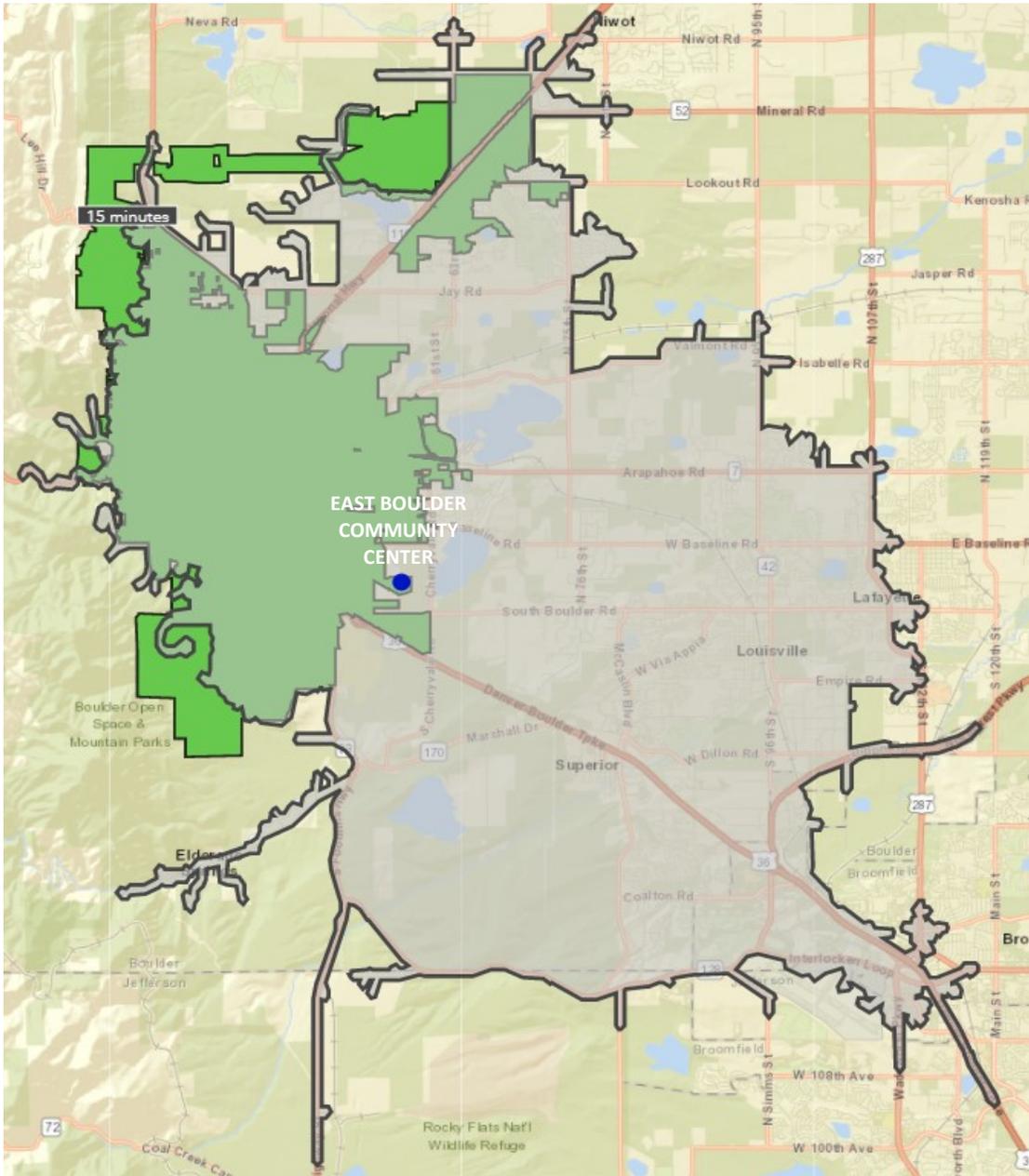
- City of Boulder
- Indoor recreation centers
- 10-minute drive time boundary for North Boulder Recreation Center
Population within 10-minute drive time
77,137 (2021) / 80,319 (2026)
- 10-minute drive time boundary for South Boulder Recreation Center
Population within 10-minute drive time
58,316 (2021) / 59,651 (2026)
- 10-minute drive time boundary for East Boulder Community Center
Population within 10-minute drive time
80,756 (2021) / 83,585 (2026)

BENCHMARKING



- City of Boulder
 - South Boulder Recreation Center
 - 15-minute drive time boundary for South Boulder Recreation Center
- Population within 15-minute drive time
137,735 (2021) / 143,926 (2026)

BENCHMARKING



- City of Boulder
 - East Boulder Community Center
 - 15-minute drive time boundary for East Boulder Community Center
- Population within 15-minute drive time
177,179 (2021) / 185,951 (2026)

EAST BOULDER COMMUNITY CENTER

EAST BOULDER COMMUNITY CENTER



FACILITY INVENTORY

Location

5660 Sioux Drive, Boulder CO 80303

Hours of Operation

Monday - Friday 6:00 am to 7:00 pm

Saturday - Sunday 8:00 am to 1:00 pm

Size: 55,000 sf

Year Constructed: 1992

2016 Facility Strategic Plan Summary

Facility was given an **87%** (Green) rating.

The 2016 Facility Strategic Plan summarized the overall condition of a facility with an assignment of a Building Condition Index (BCI), a rating based on the current condition of assessed systems and components, with values ranging from 10 to 100. A "Green" BCI rating (BCI between 88 and 100) indicates a facility whose systems and components require only minor repairs or preventative maintenance. Facilities with a Green BCI value can generally be considered to be in Very Good to Excellent Condition.

\$2,670,000 was allocated for remediation through 2025

Flood Hazard; Determined to be in flood hazard zone

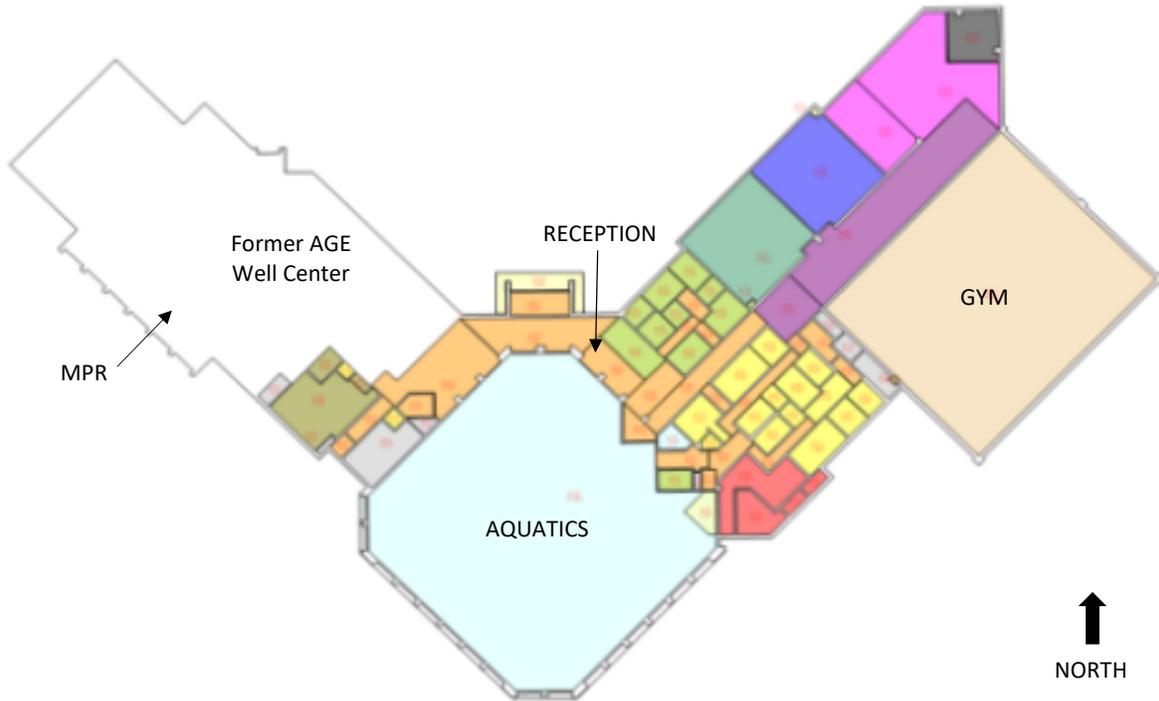
The East Boulder Recreation Center is located on the edges of the FEMA 500-year flood zone. It doesn't appear from observation that the East Boulder Recreation Center has ever sustained damage from flooding however, the potential does appear to exist.

Primary Facility Program Areas

Aquatics	11,648 sf
Leisure Pool with lazy river and waterslide	
eight-lane-by-25-yard swimming pool	
Aquafit Classes	
Locker Rooms & Restrooms	2,036 sf
Weights and Cardio	2,159 sf
Multipurpose Spaces	2,189 sf
Includes event room with commercial kitchen	
Aerobics	1,468 sf
Fitness, Mind/Body, yoga	
Dance	1,344 sf
Gymnasium/Pickleball	8,344 sf
Child Care	850 sf
Administration	1404 sf
Circulation	4,220 sf
Storage	823 sf
Mechanical	823 sf

EAST BOULDER COMMUNITY CENTER

Plan illustrating space allocations at the East Boulder Community Center



Color Legend

- | | |
|--------------------------|-------------------|
| Aquatics | Multi-Purpose |
| Child Watch | Gymnasium |
| Offices Administration | Locker Restroom |
| Yoga | Storage |
| Weights & Cardio | Mechanical |
| Dance | Circulation |



Reception Desk



Multi-purpose | Event Space

EAST BOULDER COMMUNITY CENTER

OVERVIEW

The East Boulder Recreation Center consists of recreation and aquatics facilities. This includes a gymnasium, weight room, fitness rooms for dance, yoga, spin and other activities. It also includes administrative offices and an attached area that is temporarily being used as a day care center. The exterior of the building is a combination of concrete masonry units and EIFS. The roof appears to be a mix of membrane roof and standing seam metal roof. The building interior is a mix of exposed concrete masonry and painted gypsum board walls with tile and carpet floors. The gymnasium is a wood floor, and fitness spaces have athletic flooring. The ceilings consist mainly of acoustic ceiling tiles with a number of painted gypsum board soffits.

The facility generally appears to be in good condition, clean and well maintained. The Facility Strategic Plan of 2016 identified a number of deficiencies that are in various states of repair. Based on conversations with staff, a significant number of those deficiencies have been addressed and there is a plan in place to address those that remain.

ARCHITECTURE

East Boulder Community Center (EBCC) was constructed in 1992. The facility has been well-maintained, and particularly in the context of the surrounding park and trail connections, it remains a beloved east Boulder asset. The Community Center features large windows along the southern and western walls of the natatorium space, which offer incredible views and fills the space with natural light. Both a lap pool and a warmer leisure pool are present in the aquatic center, giving adults and children an enjoyable experience and creating a welcoming family atmosphere.

The gymnasium is in good condition and supports programmed sports in the evening, fitness during the day and evening, as well as drop-in use during the day. EBCC's gymnasium serves as the "hub" of BPR summer camp programs. The space is sufficient for camps, but the designation further limits the availability of drop-in use. Staff report the gym is often over-programmed and gym space in general is at a premium. Lack of storage is an issue given the multiple demands on this space and the varied equipment needed to run programs and classes. Locker rooms are adequately sized but private showers in both men's and women's locker rooms are desired by the community. Staff note the dry lockers outside of the men's locker room are underutilized. Two rooms support dance and fitness programs, as well as some summer camp activities. EBCC's main storage closet is located by the leisure pool and houses the pool mechanical systems along with program and pool equipment and general maintenance items, supplies and equipment. Staff note the hazard of operating the mechanical lift, stored in the space, which requires closing the pool to maneuver around the tight spaces.

In 2020, during the COVID-19 pandemic, the Age Well Center that occupied a large portion of the west wing of EBCC (run by the City of Boulder's Housing and Human Services Department) was consolidated to the West Age Well Center for Older Adults.



Gang Showers



Fitness Area



Fitness Corridor

EAST BOULDER COMMUNITY CENTER

AGE Well Center/Childcare

The west wing of EBCC consists of the center's on-site childcare and a 200-person event hall with an attached commercial kitchen. The remaining west wing includes two activity rooms, lounge area, reception desk, staff offices and storage that previously supported the Age Well Center. BPR is currently leasing the space to a private childcare provider. The commercial kitchen is no longer operable and with senior meals occurring at other locations, it may no longer be needed.

The space in the west wing is currently helping to alleviate staff support space needs (meeting rooms) and storage constraints on the east wing. BPR is committed to evaluating the needs of the community that could be met in this space and, as resources allow, will fully examine the surrounding community needs and the constraints of the 30-year-old center.

AQUATICS

The aquatics area dominates the view from the front entry. Large south and west-facing windows provide natural sunlight and create a nice setting. The 8-lane pool at EBCC is used for various learn to swim programs, lifeguard training, masters swim, open lap swim, and is rented to user groups for swim team. The attendance levels at EBCC lap pool are high, with more demand anticipated in the future. The waterslide into the leisure pool is nearing the end of its useful life. Its location in the middle of the pool obstructs sight lines and creates the need for additional lifeguards to monitor the leisure pool. In addition to the waterslide, the indoor leisure pool has a small lazy river, bubble bench, and tot slide. While the pool accommodates aqua fitness classes, the overall leisure pool lacks interactive features common today. The hot tub location is not visible from the guard office. The fenced outdoor patio off the aquatics area offers views of the adjacent lake and the Flatirons. The patio was intended to serve pool users, but it is not currently used by the public.

The venue supports a huge swimming population, with exceptional winter demand. Swim teams are given priority over public use, to the dissatisfaction of the public. The facility is significantly constrained on three sides due to the proximity of the lake, bike trail, and fire lane. Opportunities are limited as any expansion to the natatorium would require the lake edge to be modified along with the trail and fire lane. Due to the high water table, a very expensive excavation to increase site facility amenities is challenged. A desire for improved indoor-outdoor use of the pool was noted by the staff. A small addition to the area of the existing sun deck, along with operable garage-type doors might be an option. See the aerial photo for details.

ADA | ACCESSIBILITY

BRS observations were limited to visual assessment of spaces, and ADA related compliance issues were not measured or verified as part of our work. The Facility Strategic plan completed in June 2016 evaluated ADA/Accessibility Issues. ADA requirements have not changed since then. It was called to our attention by staff that the administrative offices area has a rear door that can only be accessed by climbing a couple steps. While there is another route that allows for wheelchair access, the steps are not an ideal configuration.

EQUITY & INCLUSION

EBCC's location, amount of program spaces and layout meet the spirit of equity overall. Changing demands in community wellness may involve reimagining spaces and program priorities to allow for greater flexibility and access. Anecdotal reports indicate opportunities to more broadly meet patron needs. The most important first step to achieving equitable program space is community engagement.

EAST BOULDER COMMUNITY CENTER

ARCHITECTURE & SPACE DEFICIENCIES

BRS Observations were limited to a visual assessment of the space. The deficiencies noted below are based on visual observations made during our site visit and comments provided by staff .

FRONT DESK: The location and configuration of the front desk does not allow for adequate access control. When entering the building from the main entry, the desk is set well off to the left which allows visitors to easily access the corridor in front of the pool, the child watch area, and the 'age-well' area, without having to check-in and in some instances without being seen by staff. Recreation Center Staff mentioned that the configuration of the desk leaves them feeling vulnerable as there is not clear 'escape' path from behind the desk should there be a need to do so.

FINISHES: While the facility overall is clean and well maintained, the material finishes, furniture, and lighting is dated, giving the space a feeling or sense of being from an earlier era.

MEETING SPACE: There is inadequate meeting space for Rec Center Staff.

BREAK ROOM: Staff break room is too small for the number of people who use it. This is further exaggerated by use of the space for staff meetings and temporary summer staff.

STORAGE: The Center has inadequate storage, especially as it relates to the gym and summer program equipment. The awkwardly located storage in the pool area shares space with pool equipment and a make-shift office space.

ROCK CLIMBING: This feature is largely unused. Staff suggested there may be a better use for the space.

FITNESS SPACES: The Facility Strategic plan noted that EBCC has the largest dedicated fitness area of Boulder's three recreation centers. Use levels vary by season, with winter use (pre-Covid) requiring a sign-up sheet for equipment, but staff confirm it is inadequate to meet year-round peak demand times. Customer requests include an enhanced functional fitness area, more cardio equipment, and an expanded free weight area. The climbing wall, tucked into the east corner of the fitness area, is underutilized, and generally limited to youth attending summer camp. While removal would minimally increase floorspace, the lowered floor and angular walls do not support a simple expansion of the fitness area. Staff confirmed to BRS that these space deficiencies persist.

GANG SHOWERS: Private showers are preferred by contemporary users .

LIFEGUARD ROOM: Room is undersized though there is no obvious way to expand.

POOL: Is well used and programming could support additional lanes if space were available for expansion. Staff noted that boilers are old and gas dependent.

POOL SLIDE: There are signs of corrosion on the stair access to the slide.

EVALUATION OF PROGRAMMING

The pool is popular with the community and heavily used, but priority is given to swim teams. Because of site constraints expansion is not an option. Satisfying the wider needs of the community for access to aquatics facilities may need to be addressed system wide if scheduling cannot improve access. Group fitness participation remains strong as does the utilization of weights and cardio area. Incorporating a trend like My Wellness Cloud, in which wearable technology syncs with in-class technology would elevate the fitness experience and provide a customer relationship management tool for staff with little impact on facility space. EBCC had one of the first climbing walls in a public recreation center. Though this trend has waned, and private climbing gyms accelerated, this kind of innovation can be realized again at EBCC though it will require financial resources and a thorough analysis of current community needs.

EAST BOULDER COMMUNITY CENTER



CONCEPTUAL INFRASTRUCTURE IMPROVEMENT OPPORTUNITIES

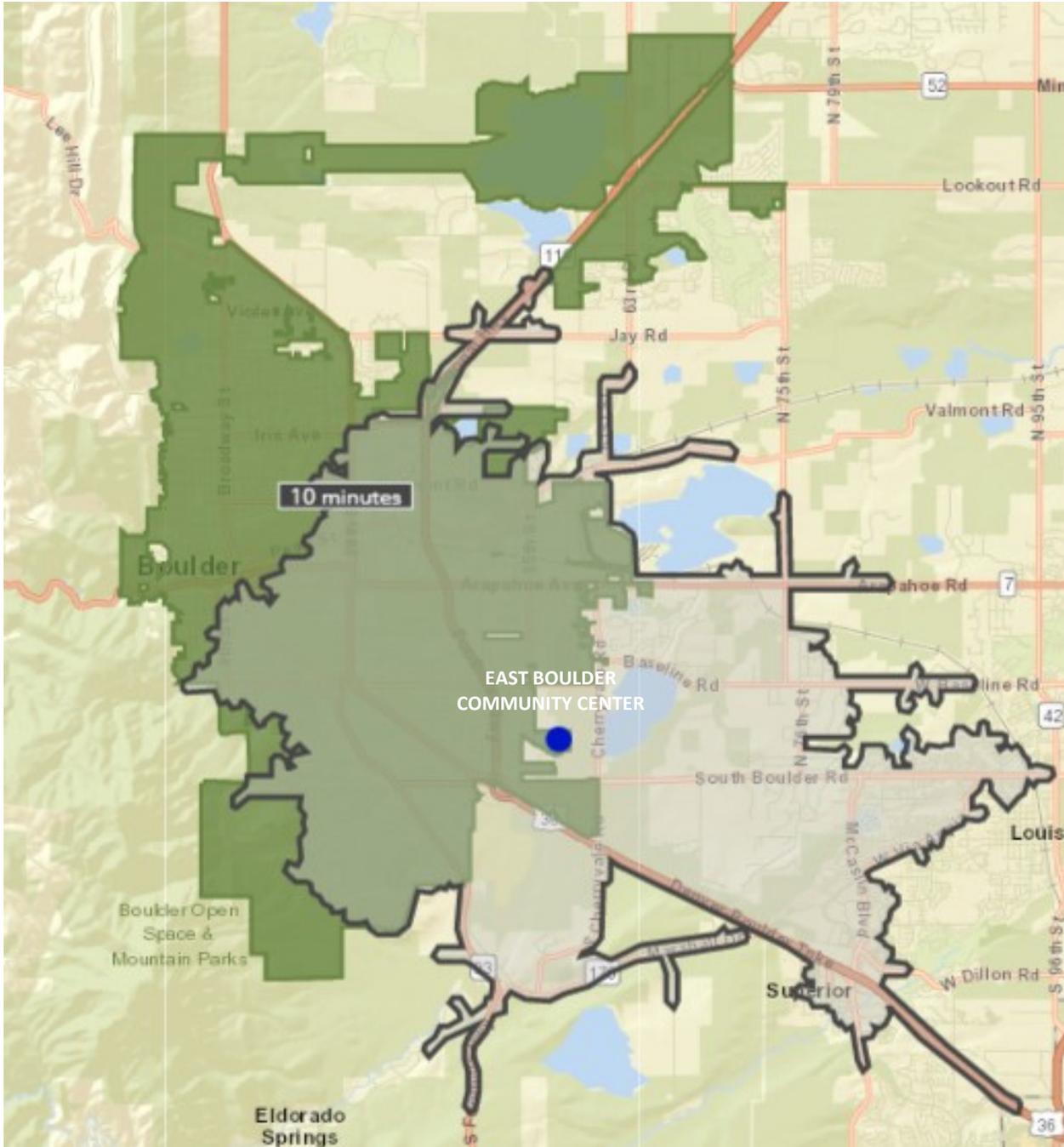
Cost to Implement

BPR may consider conducting a feasibility study of the Community Center to evaluate current offerings, and opportunities for how the 'age-well' area may best be utilized, and other spaces reconfigured to address the needs and desires of the community.	\$
A study of the front desk's relationship to the building entry may be undertaken to address security concerns. While the space available at the building entry is adequate, there doesn't appear to be an obvious way to relocate the front desk for optimal visual control of the building. It appears an addition to the front of the building may be a good option to enable this change. The space currently used for the front desk may be reconfigured to address other needs such as staff meeting spaces and storage.	\$\$
Convert gang showers to private showers	\$
Look for opportunity to switch older gas boilers to electrical system	\$\$
Outdoor play area associated with child-watch area could be enhanced to better support outdoor play.	\$
The rock climbing area may be converted to another type of space like an eSports gaming area. These kinds of spaces offer opportunities for members of the community who may not otherwise come to the center to use the space, and because of their popularity generate revenue for BPR.	\$\$
The existing catering kitchen is underused. Partnering with a catering company to provide services to the center, or for rental events may be considered. The benefit of such use could lead to generation of revenue for BPR.	\$

EAST BOULDER COMMUNITY CENTER

BENCHMARKING

Population within a 10-minute drive
80,756 (2021) / 83,585 (2026)



On the eastern edge of the city, East Boulder Recreation Center is easily accessible to residents within Boulder as well as surrounding communities.

NORTH BOULDER RECREATION CENTER

NORTH BOULDER RECREATION CENTER



FACILITY INVENTORY

Location

3170 Broadway, Boulder CO 80304

Hours of Operation

Monday - Friday 6:00 am to 9:30 pm

Saturday - Sunday 7:30 am to 8:00 pm

Size: 61,656sf

Year Constructed: 1974, with reno and addition in 2001

2016 Facility Strategic Plan Summary

Facility was given an **87%** (Green)

The 2016 Facility Strategic Plan summarized the overall condition of a facility with an assignment of a Building Condition Index (BCI), a rating based on the current condition of assessed systems and components, with values ranging from 10 to 100. A "Green" BCI rating (BCI between 88 and 100) indicates a facility whose systems and components require only minor repairs or preventative maintenance. Facilities with a Green BCI value can generally be considered to be in Very Good to Excellent Condition.

\$3,343,587 was allocated for remediation through 2025

Flood Hazard; Determined to be in flood hazard zone

From the City of Boulder Flood Mapping Tool, it appears the North Boulder Recreation Center is located in an area that was affected by the September 2013 flood event. The NBRC sustained damage from flooding and the potential for damage from future events does appear to exist. Consideration should be given to site or landscape manipulation to divert potential flood waters.

Primary Facility Program Areas

Aquatics 16933 sf

Leisure Pool with zero depth entry, waterslide and spa

eight-lane-by-25-yard swimming pool

Aquafit Classes

Locker Rooms & Restrooms 3,252 sf

Weights and Cardio 3,294 sf

Multipurpose Spaces 1,944 sf

Yoga 1,376 sf

Gymnastics 11,691 sf

Gymnasium/Pickleball 6,855 sf

Child Care 882 sf

Administration 2,473 sf

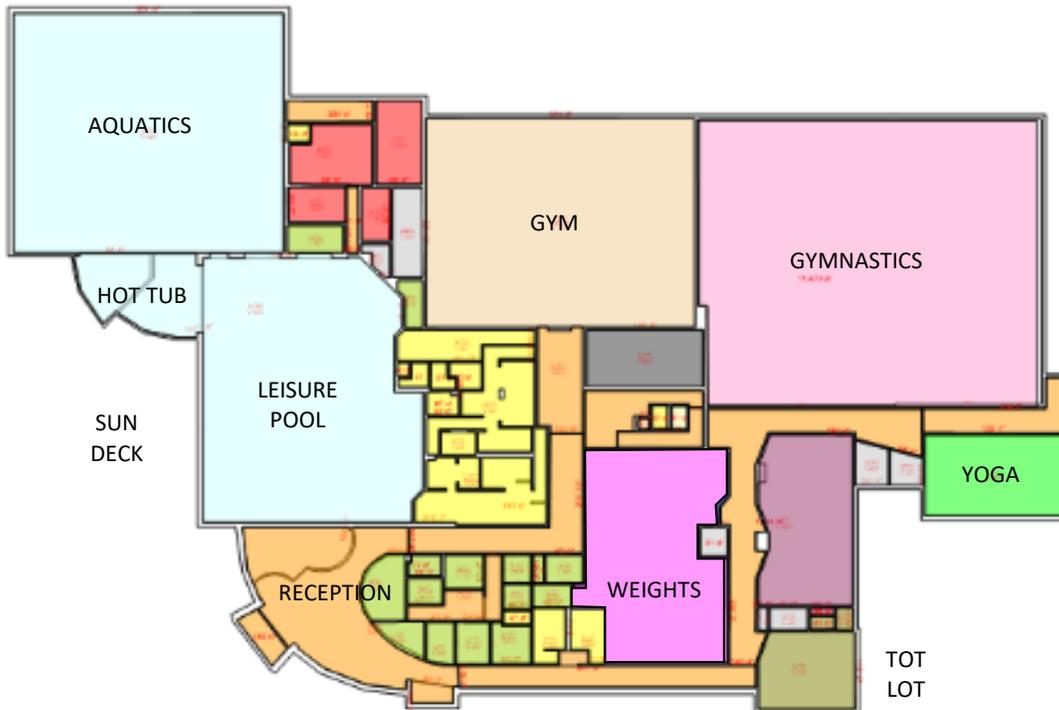
Circulation 7,746 sf

Storage 1,060 sf

Mechanical 1,426 sf

Racquetball 800 sf

NORTH BOULDER RECREATION CENTER



Color Legend

- | | |
|---|--|
| Aquatics | Multi-Purpose |
| Child Watch | Gymnasium |
| Offices Administration | Locker Restroom |
| Yoga | Storage |
| Weights & Cardio | Mechanical |
| Dance | Circulation |
| Gymnastics | Racquetball |

OVERVIEW

Located in the densely populated downtown district, North Boulder Recreation Center (NBRC) was originally constructed in 1974. An addition completed in the early 2000’s doubled the size of the facility to roughly 62,000 square feet. The addition boasts an 8-lane competitive pool and 3,300-gallon spa which were built adjacent to a large family-friendly leisure pool with waterslides, interactive features and zero-depth access. At that time, the center’s popular gymnastics area was expanded, and yoga and multipurpose rooms were added. A family locker room was created, and existing showers and locker areas refurbished and expanded. Additional staff offices were built, and the center’s entrance and drop-off area were redesigned to improve pedestrian and traffic flow. Notably, NBRC was the first community recreation center in the country to receive LEED Silver certification by the U.S. Green Building Council.

NORTH BOULDER RECREATION CENTER

ARCHITECTURE

Today the facility's footprint remains unchanged. In fact, perhaps the greatest change is the urban growth surrounding NBRC. Recreation center design has changed as well with operational impacts now having a larger role in the planning process. The industry knows more about efficient operations which can be applied to design.

The facility is clean and well-maintained. The expansive lobby and lounge were designed to be open and welcoming to all. Indeed, all can access the building and use the restroom facilities located to the right of the entrance. Front desk staff have good visibility to see who comes in but lack a control point to verify visitors do not continue down the hall and into program areas without checking in. An accessible ramp along the wall, separated from the front desk by several feet, makes it difficult to monitor visitors.

The front desk has customer service windows that are not well used. A wide corridor leads from the lobby along the south side of the center, passing by the fitness area, childcare and multipurpose rooms and winding around the gymnastic center and yoga room, ending at the far east end in an emergency exit.

The yoga room, which accommodates fitness and mind/body classes, has hardwood floors and large windows letting in soft natural light with views to the outdoors. It is a desired program space, but being located across from the gymnastic area it experiences acoustical challenges.

The expansive gymnastics area meets daily programming needs and enrolls hundreds of youths. Staff note the vaulting runway is short by seven feet, which is address during competitions by opening the loading door to gain extra length. Storage of equipment is an ongoing challenge, as is circulation with 40 to 50 youth passing and interacting in the ramped corridor leading in and out of the area. The space has no walls and is completely open, creating challenges with sensory overload when engaging preschool aged youth or youth with attention deficit disorder. An opportunity may exist given the depth and width of the hall corridor to create a separate, enclosed area as well as an extended viewing area for parents.

The multi-purpose room divides into three separate spaces and two rooms open into the outdoor plaza area. Rooms are programmed for some fitness classes and rented for youth birthday parties and smaller events. Multi-purpose room space meets the need, but many events and larger gatherings are declined due to NBRC's parking constraints. Programming of popular activities must also be planned around parking limitations.

The childcare program space is adequate and leads to an outdoor tot lot. Staff and parents request this area be covered to protect children from the sun.

Prior to the coronavirus, NBRC's fitness area was at capacity with equipment, machines and weights positioned close together. The adjacent dance room is being converted into additional fitness and cardio space to alleviate congestion. As customers return and capacity restrictions lift, it will be determined if this expansion is adequate.

The gymnasium is sufficient to meet customer drop-in demand for pickleball and basketball as most programmed activities are operated out of EBCC and SBRC. This is an operational decision based on parking limitations. NBRC's single racquetball court is well used for racquetball and handball.

ADA | ACCESSIBILITY

BRS Observations were limited to a visual assessment of spaces, and ADA related compliance issues were not measured or verified as part of our work. The Facility Strategic plan completed in June 2016 evaluated ADA/Accessibility Issues. ADA requirements have not changed since then. The key item of note is that access to gymnastics coaches office and other second floor spaces is limited to a spiral staircase.

EQUITY & INCLUSION

NBRC's location and layout meet the spirit of equity overall. It was anecdotally noted 65% of fitness participants utilize NBRC for classes. Managing growing demand can unintentionally impact equitable participation by favoring tech savvy users familiar with the registration system and with online access.

NORTH BOULDER RECREATION CENTER

SECURITY

The main entry is a large area with good sight lines but limited control. Customers and the public can enter with little engagement from front desk staff, particularly if entering along the accessible ramp. Re-imagining the front entry and creating an extended control desk that reaches out to greet people, may solve the issue of security while still supporting the openness desired.



Entry / Reception Desk



Corridor



Weight Room

AQUATICS

The 8-lane lap pool and separated leisure pool are popular amenities with demand peaking during the winter months. Aquatics staff note 65% of their users live near NBRC. Programs include lessons in the leisure pool, trainings, rentals to internal and external user groups, water aerobics and aqua fit classes. Spectator seating is very limited with portable bleachers that accommodate approximately 50 people. As with other programs offered in the facility, aquatics staff must be cautious about expanding programs, particularly those drawing spectators, due to the center's parking constraints.

The hot tub is tucked into the corner of the lap pool, requiring lifeguards be positioned to monitor its use. A blind spot exists between the slide and the windowed view into the lap pool, and must be continually checked for misuse when in operation. The garden-level sun patio receives little use. A sauna on the leisure pool deck is popular with pool users and can be a challenge for staff to manage its use and misuse.

The center offers a family changing area and men's and women's locker rooms with private and group showers.



Leisure pool with zero-depth entry



Hot Tub

NORTH BOULDER RECREATION CENTER

ARCHITECTURE & SPACE DEFICIENCIES

BRS Observations were limited to a visual assessment of the space. The deficiencies noted below are based on visual observations made during our site visit and comments provided by staff .

FRONT DESK: The size and configuration of the front desk are good, and the supporting administrative offices and meeting spaces meet the needs of the center's staff. The challenge is access control of visitors. There are two corridors that run alongside the front desk. The corridor to the south makes it possible for visitors to walk by the front desk without checking in. In fact, there are many visitors who stop in simply to use the bathrooms, which creates a security risk to both the staff and the users of the facility.

GYMNASTICS VIEWING: The corridor outside the gymnastics area is used by spectators. Because there are only a couple windows into the space, the movable bleachers are full beyond capacity. While the corridor is large some parts of it go unused.

TOT LOT: There is no shading for children when outside. The space gets a lot of sun and is at times hot.

HOT TUB: The hot tub has visibility issues. It is difficult for lifeguards to monitor the space from their stations, and there have been instances of inappropriate behavior in the space.

WEIGHT ROOM AND CARDIO: The capacity of the weight room and cardio area is inadequate. There is work currently under way to combine the space with the existing dance room. This will provide additional area for fitness equipment. At the time of our visit, machines were spaced for Covid-19 related social distancing requirements. The adequacy of the space will be better known once restrictions are lifted.

GANG SHOWERS: Private showers and more cabanas would be preferred by users.

PARKING: There is inadequate parking for the users of the building. The center and its gymnastics program are so popular, the facility could support an expansion, but such a change would likely not be possible as there is no nearby land available for the center to grow.

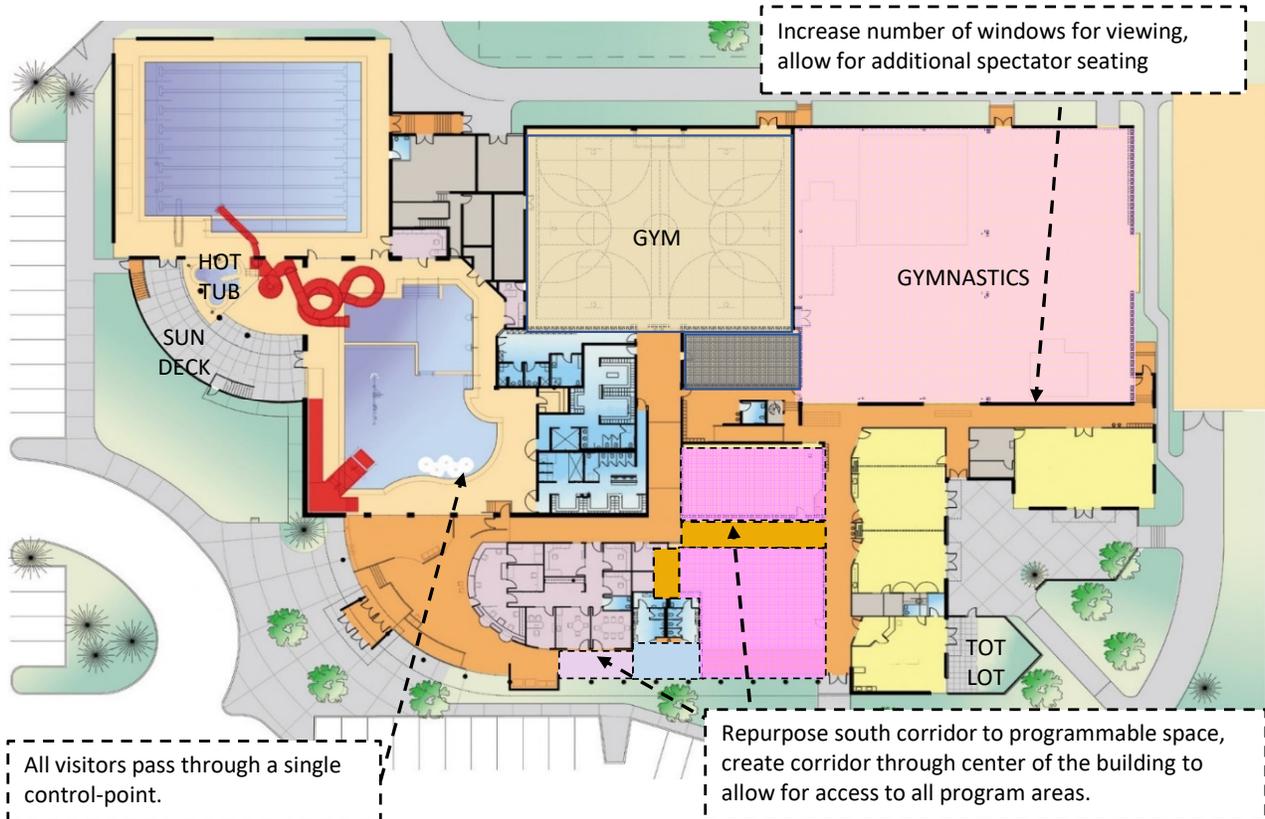
FITNESS PROGRAMS: Space constraints limits the types of programming possible at the center. Staff noted that more dance, fitness, and Zumba classes would be popular, but cannot plan for them because of parking. The spaces themselves also do not lend to the kind of atmosphere that would support these classes. Opportunities for indoor-outdoor style classrooms with better acoustics, lighting, and a sound system are desired.

ACOUSTICS: Sound is a challenge in the corridor between the gymnastics area and the yoga room. A lot of excited noise is generated in the corridor which on occasion interrupts yoga classes.

EVALUATION OF PROGRAMMING

Demand is extremely high for programs at NBRC and in particular participation in group fitness classes and recreational drop-in sports like pickleball and volleyball. Gymnastics program participation also continues to soar. A weight room expansion was occurring during BRS' site visit, but staff indicate additional space is needed to meet demand. Patrons desire spaces to accommodate high-intensity interval training (HIIT) classes. The site footprint and inability to expand parking remains a limiting factor, and center staff must balance popular program offerings with parking availability.

NORTH BOULDER RECREATION CENTER



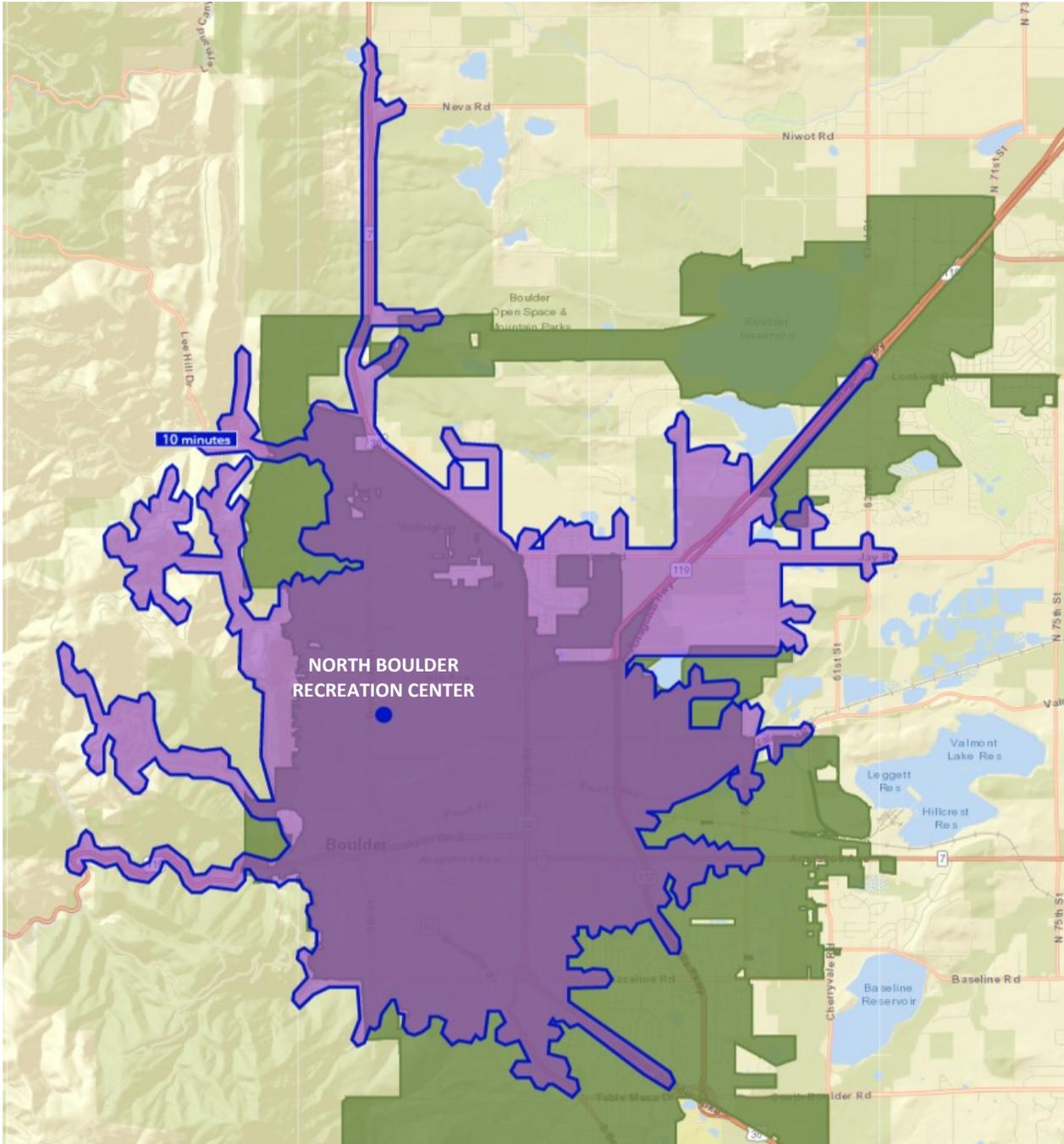
CONCEPTUAL INFRASTRUCTURE IMPROVEMENT OPPORTUNITIES

	Cost to Implement
To expand programming for the NBRC community, offsite space may be considered. Alternatively, a study may be conducted to evaluate whether a new parking structure that includes programmable space above might replace the existing administration building to solve some of the center's needs.	\$\$\$
To solve the issue of control at the building entry, BPR may consider closing the existing south corridor. Additional space for weights and cardio could be captured. A corridor could be continued through the center of the building to allow for access to the gymnastics space and multi-purpose rooms. In this scenario, all visitors would pass through a single control point with good visibility. (See diagram above)	\$\$
The tot lot would benefit from some protective shading.	\$
Additional viewing opportunities in the corridor outside the gymnastics area would help ease crowding around spectator seating. The unused space in the corridor may be used to accomplish this.	\$
BPR may consider conducting a <u>feasibility study</u> , with public outreach, to clarify whether current programming and space allocation needs are being met, and to consider whether a <u>dedicated offsite gymnastics facility</u> would better serve the community.	\$
Some aspects of the gymnastics space do not meet the standards of high-level competition, existing HVAC is challenged - filters replaced constantly due to chalk, the program continues to grow, making parking an even bigger challenge. If gymnastics were relocated to another facility, the remaining space may be repurposed to meet community demand for dance, group fitness, and other programming.	\$\$ - \$\$\$
BPR Staff desires a low sensory room for work with kids with ADHA and spectrum disorders.	\$

NORTH BOULDER RECREATION CENTER

BENCHMARKING

Population within a 10-minute drive
77,137 (2021) / 80,319 (2026)



North Boulder Recreation Center is located close to the downtown business district. The center is accessible within a 10-minute drive to approximately 55% of Boulder’s population.

NORTH BOULDER RECREATION CENTER - IRIS STUDIO



FACILITY INVENTORY

Location

3170 Broadway, Boulder CO 80304

Hours of Operation

Dedicated Rental

Size

Approx 350 s.f.

Year Constructed

Unknown

Primary Facility Program Areas

Dance Room 350 sf

Restrooms

Storage

OVERVIEW

The Iris studio is a single dance space that accommodates roughly 20-25 students depending on the style of class. The studio currently occupies a space within the BRP administrative offices on the same site as the NBRC. The room has mirrors and barres on two sides. It has access to restrooms and a small storage space that is shared with HVAC equipment. Staff noted that the space is inadequate for the desired programming and level of interest, and it is difficult to maintain a comfortable room temperature. The flooring is not ideal for dance activities.

CONCEPTUAL INFRASTRUCTURE IMPROVEMENT OPPORTUNITIES

In keeping with the recommendations associated with the NBRC, the popularity of the dance program may support adding more dedicated space. A feasibility study that includes public outreach is recommended to identify the needs and desires of the community as well as the appetite for expansion, and how that may best be accomplished.

Some opportunities to solve the challenge of constraint at the site include a modest addition to the existing building to increase the size of the dance studio, or expanding administration space into the current studio and relocating the dance program offsite. A more significant solution might include demolishing the existing administration building and constructing a new facility that includes multi-level parking and space for administration, dance, and fitness.

SOUTH BOULDER RECREATION CENTER

SOUTH BOULDER RECREATION CENTER



FACILITY INVENTORY

Location

1360 Gillespie Drive, Boulder CO 80305

Hours of Operation

Monday - Friday 6:00 am to 1:00 pm

Saturday - Sunday Closed

Size: 23,900 sf

Year Constructed: 1973

2016 Facility Strategic Plan Summary

Facility was given an 86% (Green) rating.

The 2016 Facility Strategic Plan summarized the overall condition of a facility with an assignment of a Building Condition Index (BCI), a rating based on the current condition of assessed systems and components, with values ranging from 10 to 100. A "Green" BCI rating (BCI between 88 and 100) indicates a facility whose systems and components require only minor repairs or preventative maintenance. Facilities with a Green BCI value can generally be considered to be in Very Good to Excellent Condition.

\$2,670,000 was allocated for remediation through 2025

Flood Hazard:

The South Boulder Recreation Center does not appear to be in a flood zone. However, there are issues with water infiltration that appear to be related to the building's proximity to the adjacent Viele Lake.

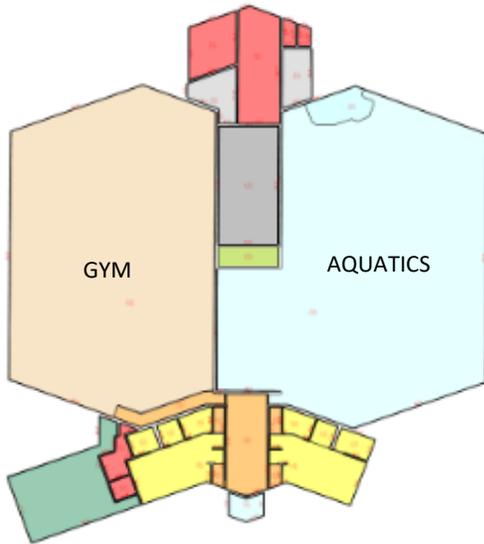
Primary Facility Program Areas

Aquatics	6,778 sf
Leisure Pool	
Six-lane-by-25-yard swimming pool	
Locker Rooms & Restrooms	1,339 sf
Weights and Cardio	2,264 sf
Multipurpose Spaces	462 sf
Includes event room with commercial kitchen	
Aerobics	683sf
Fitness, Mind/Body, yoga	
Dance	1,410sf
Gymnasium	5,665 sf
Child Care	0 sf
Administration	1,343 sf
Circulation	2,000 sf
Storage	351 sf
Mechanical	969 sf

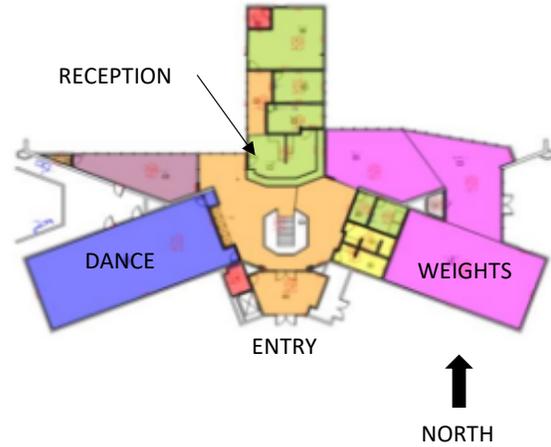
SOUTH BOULDER RECREATION CENTER

Plans illustrating space allocations at the South Boulder Recreation Center

LOWER LEVEL



MAIN LEVEL



Color Legend

- Aquatics
- Fitness equipment
- Child Watch
- Gymnasium
- Offices | Administration
- Locker | Restroom
- Yoga
- Storage
- Weights & Cardio
- Circulation
- Dance
- Mechanical
- Racquetball



Entry / Main Stair



Dance

SOUTH BOULDER RECREATION CENTER

OVERVIEW

The split-level South Boulder Recreation Center (SBRC), constructed in the early 1970s and partly renovated in the 1990s, is situated in Harlow Platts Community Park. Despite its age and numerous accessibility issues, the center is clean and staff report that customers view it as the heart of their surrounding community. The facility consists of aquatics, a gymnasium, weight rooms, a multi-purpose room for dance, yoga, and other activities, a racquetball court, Pilates studio and office and administrative areas. Over all, the facility is clean and well maintained. The 2 story building has been expanded and remodeled over time. The exterior is mostly brick with some limited amounts of EIFS system. The roof consists mainly of standing seam metal with an EPDM membrane roof in the center of the facility. There are two small areas of EPDM roofing in other locations. The building interior is a combination of concrete masonry units, painted gypsum board and a combination of carpet, wood, resilient athletic, and various tiles on the floor. The ceiling finishes include gypsum board and suspended acoustical tile ceilings. The ceiling in the natatorium appears to be exposed painted metal structure.

ARCHITECTURE

The South Boulder Recreation Center is a nearly 50 year old facility that is experiencing facility-wide infrastructure issues. Amenities and spaces within the facility have limited ability to meet community need. Entering the center there is a pinch point, where customers need to turn left or right to get around the railing protecting the staircase, to reach the front desk. To the left, prior to reaching the front desk, is a multi-purpose room with mirrored walls and ballet barres along one side that is used for dance, yoga and fitness. The ceiling height may limit dance classes, but the room is heavily programmed.

There is a small, carpeted space overlooking the gymnasium that is currently used as an area for stretching with stability balls, foam rollers and similar equipment. West of the front desk, the fitness area has cardio equipment positioned to overlook the second-floor lap pool. The fitness equipment continues around the corner and leads to the free weight area. Staff note the double doors off the fitness area help with overcrowding in the fitness area and weight room, as well as with regulating airflow. The HVAC system is inconsistent, and the area gets hot even when set to low heat. Customers take free weights outdoors or prop the doors open to let in cooling air, which is understandable but concerning if the doors are left propped open or unattended.

East of the aquatics area customers can access the gymnasium, racquetball court and multi-purpose room. The building is sloped so customers must use stairs or a mechanical lift to reach this lower level. Staff report the lift has malfunctioned and required customers to be physically lifted down into the gymnasium.



6 Lane Pool



Pool Entry

SOUTH BOULDER RECREATION CENTER

ARCHITECTURE

The gymnasium is heavily utilized by internal sports leagues and scheduled user groups including men's basketball and pickleball users, which limits the availability for drop-in use by the public. Access to the racquetball court is from the gymnasium floor. Staff indicate they would like to convert the underutilized racquetball court into a fitness room or cycling studio. A large room with hardwood floors is also on this level and currently used as a Pilates studio. The size of the reformer machines limits the ability to program other activities in the room. Storage is limited and the boiler room is accessed from this room.

The administration areas are also inadequately sized. There are too few offices, and the space that would otherwise be the break room is used for a mix of office, drop down space, and storage and has no heat. The staff shares 'break room' space in a small laundry room that also houses janitorial and HVAC equipment. There are no staff meeting rooms. The bathrooms on the main level are clean and well maintained, but there are only two fixtures in each. This is likely inadequate when the center is full, and especially when visitors from outside come in to use them.

AQUATICS

The aquatic wing is located on the southwest side of the facility and is built into the hillside. The lap pool and leisure pool area share the same body of water. The 6-lane lap pool is heavily utilized by the local high school swim team as well as other user groups. The water temperature is too cold for swim lessons though limited aqua fitness classes are programmed. A smaller pool with ramp access is adjacent, but because it shares the same cool water as the lap pool, it cannot function as a therapy pool and remains largely unused and unprogrammable. The pool, constructed into the hillside, has been leaking water into the lower-level racquetball court. During the site visit of SBRC, repairs were underway though the exact origin of the leak was not known.

At the bottom of the staircase, wood paneling from the sauna extends out and is the prominent feature. The sauna's location is not visible to staff and misuse has occurred in the past. Turning around from the sauna, customers can access the locker rooms, pool or the gymnasium. Neither locker room is co-located with aquatics, so customers entering and exiting the pool deck must pass through a shared space. Both locker rooms are small for programmed pool activity and lack private showers or family changing area.

A spa at far end of the lap pool is sufficiently sized with good visibility for lifeguards. Next to spa is a row of exterior doors leading to the west-facing sun deck that is infrequently used because of direct, excess sun and wind. The patio opens to the surrounding park, creating control concerns when it is in use. As with most of the center, the HVAC system is not well regulated in the aquatics area. With the proximity of the high school and surrounding neighborhood, the SBRC has requests from teens who want to use the lap pool for leisure activities. To accommodate requires staff to close the lap pool so teens may use the diving board and portable climbing wall. Staff indicates that they are generally unable to meet the requests because the lap pool is heavily programmed by user groups.

ADA | ACCESSIBILITY

BRS Observations were limited to visual assessment of spaces, and ADA related compliance issues were not measured or verified as part of our work. The Facility Strategic plan completed in June 2016 evaluated ADA/Accessibility Issues. ADA requirements have not changed since then. It is worth noting again however, that in spite of efforts to meet the needs of all visitors, access is not fully realized. The elevator in the entry vestibule in particular does not meet the 'spirit' of ADA in that visitors must ask for access and a key. If a visitor found themselves on the lower level needing to use the elevator, the front desk can only be reached by the central stair.

SOUTH BOULDER RECREATION CENTER

EQUITY & INCLUSION

BPR themes that guide the Recreation Priority Index criteria include goals of reaching youth 18 and under and targeting programs to serve people with disabilities in support of full participation. Disparities with achieving these goals exist at SBRC because of the facility's limited spaces, accessibility for people with mobility issues and the growing demands from community members and user groups.

The social and physical needs of youth who want to access drop-in amenities at SBRC, specifically the lap pool, may be considered in addition to use by historically programmed user groups. The facility layout presents accessibility issues. Valid operating policies regarding security of elevator access further exacerbates these inequities. Someone requiring its use is now put into the position of highlighting their disability by requesting a key. If an individual manages to get down the stairs, but after using the gym or pool do not feel they are safely able to get up the stairs, again it falls to them to request help and get the elevator key from staff. The confined spaces within the center would present a challenge even if someone has experience using a wheelchair.

EVALUATION OF PROGRAMMING

Aquatics staff indicates systemwide a lack of a therapy pools and deep, warm water pools limit programming. SBRC's lap pool is heavily utilized so warmer temperatures would not necessarily mean expanded programs. The gymnasium is heavily utilized by pickleball. SBRC's dance room and multi-purpose room meet some of the growing needs for fitness classes. Staff desire to convert the racquetball court into a flexible fitness space. Modern cardio equipment is getting larger, requiring higher ceilings and more expansive areas, which the court area could support although the room aesthetic and acoustics may be a limiting factor.

ARCHITECTURE & SPACE DEFICIENCIES

BRS Observations were limited to a visual assessment of the space. The deficiencies noted below are based on visual observations made during our site visit and comments provided by staff.

CIRCULATION: The South Boulder Recreation Center has a number of challenges with circulation throughout the facility. When visitors first arrive to the center, they encounter a large open stairwell that separates them from the front desk. They must navigate around the stair opening to get to the reception counter. Although staff has good visual control of the upper floor, it is relatively easy for visitors to move into the space without checking in. The most common challenge is visitors who stop in solely to use the restroom. This is a security concern for both the staff and members. Additionally, because the center was designed before the implementation of the Americans with Disabilities Act (ADA), accessibility is not ideal even in spite of good efforts to provide access. Visitors to the center must return to the vestibule to use the elevator after retrieving a key from front desk staff. Even with the accommodations that have been made, including an elevator, lift, and accessible ramps, a person in a wheelchair may find wayfinding difficult or circuitous. In the pool area, circulation is not laid out in a way that requires patrons to pass through the locker/ shower rooms before entering the aquatics area which creates opportunities for potential health risks for those using the pool as well as congestion and noise.

FRONT DESK: The location and configuration of the front desk does not allow for adequate access control. When entering the building from the main entry, the desk is set behind a large stair well opening which both demands that visitors navigate around it and prevents staff from adequately controlling the coming and going of visitors to the center.

MEETING SPACE: There is inadequate meeting space for Rec Center Staff.

OFFICE SPACE: There is inadequate office space for Rec Center Staff.

SOUTH BOULDER RECREATION CENTER

ARCHITECTURE & SPACE DEFICIENCIES

BREAK ROOM: Staff break room is a sink with a small cabinet set within the laundry room and shared with janitorial equipment. There is no area to sit or store personal items.

FINISHES: While the facility overall is clean and well maintained the overall feel of the building including ceiling heights, window units, and construction details feels dated and of a different era.

PROGRAM SPACES: Most program areas are undersized and oddly configured.

WATER INFILTRATION: There are issues with water infiltration that appear to be related to the building’s proximity to the adjacent Viele Lake. The elevation of the adjacent lake water is said to be higher than the elevation of the recreation center’s gymnasium, racquetball court, aerobics room, locker rooms, and aquatics area. There have been past occurrences of water entering the building at the floor level of the racquetball court/ gymnasium. While BRS was on site, remediation work was being done in the racquetball court. Staff noted that water with a chlorine smell had damaged the floor such that it needed to be replaced. The smell of chlorine suggests the pool itself may be leaking, though no source has been found. The concrete masonry wall of the natatorium adjacent to Viele Lake is painted. The paint on this wall regularly spawls due to moisture infiltration and is repainted as part of regular maintenance cycles.



CONCEPTUAL INFRASTRUCTURE IMPROVEMENT OPPORTUNITIES

SBRC has served the Boulder community for nearly 50 years, a long-life for a recreation facility that has not seen significant financial re-investment. The HVAC system appears to be failing and pool water is infiltrating the lower level of the building. Poor circulation and lack of accessibility for differently abled individuals creates an exclusive facility. The front desk is not designed to sufficiently serve as a control point, creating security concerns for both customers and staff. Given these visible deficiencies, the city may explore anticipated costs to begin addressing them. However, the most economical path forward with a facility of this age is generally replacement rather than renovation. This presents an opportunity for the city to re-engage the community surrounding this long-standing resource and determine the appropriate needs and architectural program to serve them for the next 50 years.

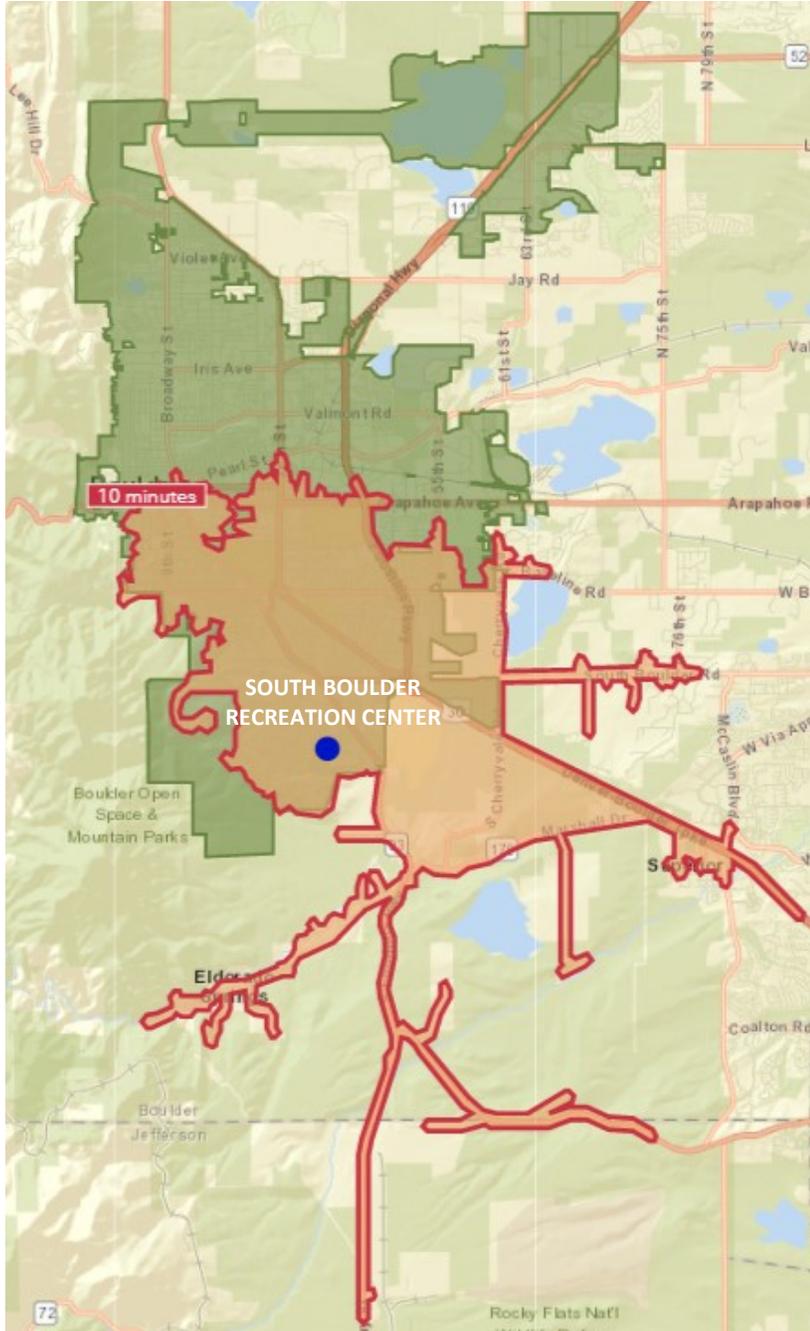
Cost to Implement

\$\$\$

SOUTH BOULDER RECREATION CENTER

BENCHMARKING

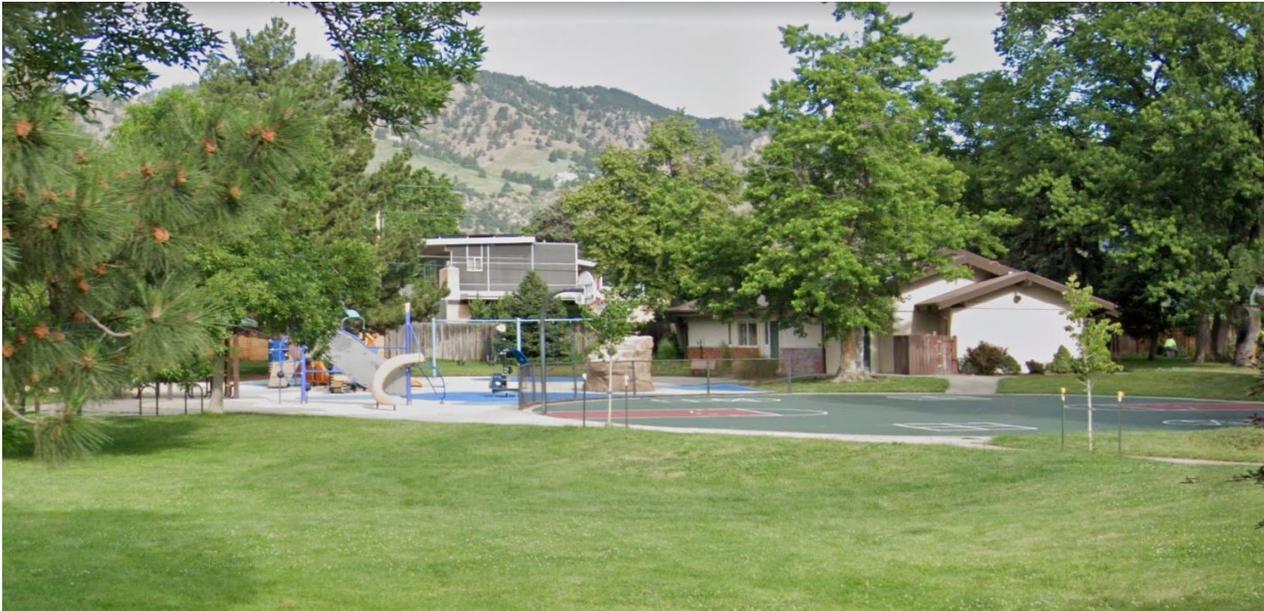
Population within a 10-minute drive
58,316 (2021) / 59,651(2026)



South Boulder Recreation Center is located within a residential neighborhood in the southern portion of the city. It is less than 4 miles away from East Boulder Recreation Center and 5 miles south of North Boulder Recreation Center.

SALBERG COMMUNITY CENTER

SALBERG COMMUNITY CENTER



FACILITY INVENTORY

Location

3045 19th Street, Boulder CO 80304

Hours of Operation

Not available for public reservations

Size

Approximately 6,500 s.f.

Year Constructed

Unknown

Primary Facility Program Areas

Assembly Space

4,200 sf

Restrooms

Kitchenette

Stage

Storage

OVERVIEW

Located in a neighborhood park, Salberg Community Center (SCC) consists of a medium-sized, 285 occupancy room with a prominent stage at one end. At one time, Pilates were programmed in the studio but currently the space supports a summer drama camp. The building has some nice interior elements, such as the ceiling, but the remainder of interior finishes lack coherence and are of low quality. The kitchenette is too small to support catered events or events with minimal preparation. The bathrooms and flooring are outdated, making the space less desirable for potential renters. There is also no internet access or dedicated office-space, and storage is limited. The location of Salberg creates opportunities and challenges. To enhance and utilize the space, an expansion may be considered to include office space, storage and a kitchenette. Updating the finishes and upgrading the entry to enhance the curb appeal may attract private rentals. BPR would need to dedicate a staff person to oversee rental check-in and install internet access to have registration and check-in capabilities. The parking area limits the number of occupants if the building is used as a private rental.

SALBERG COMMUNITY CENTER

ARCHITECTURE & SPACE DEFICIENCIES

OFFICE SPACE: There is no office or administrative space in the building. This limits ability to rent to a dedicated program or check-in temporary rentals for events.

KITCHENETTE: The kitchenette is very small, and does not have a sink. This limits the usability of the space for rental events like parties.

FINISHES: Although the space has some nice elements, ad-hoc renovations and alteration to the space diminish its appeal. The VCT flooring is not suitable for all activities such as dance or fitness.

SERVICE: WIFI or internet service are currently not available in the building.

HVAC: There is no vestibule to the building, which makes it subject to the condition of outside air.

PARKING: Limited parking space will limit the size of events that may take place.



CONCEPTUAL INFRASTRUCTURE IMPROVEMENT OPPORTUNITIES

Cost to Implement

Consider expanding facility to provide areas that support proper use such as check-in area, offices, additional storage, and a functioning kitchenette.

\$\$\$

Consider opening south side of building for indoor/outdoor experience and support with new/modernized playground area, to create appeal for small events or parties.

\$\$

Addition parking capacity of 6-8 spaces appears possible to accommodate expansion.

\$\$

Upgrade all interior finishes to provide comprehensive color/materials palette. Upgrade flooring to accommodate dance and fitness activities.

\$

BOULDER POTTERY LAB

BOULDER POTTERY LAB



FACILITY INVENTORY

Location

1010 Aurora Ave, Boulder CO 80302

Hours of Operation

Monday - Friday 9:00 am - 5:00 pm

Saturday Noon - 5:00

Year Constructed

1908

OVERVIEW

The historic old firehouse has long served as a pottery studio and continues to meet the community's needs through this service, which is now operated by a local non-profit. The non-profit tenant is expanding to a new space to meet demand but remains committed to continuing programs in the historic building. They serve 225 adults and 60 youth per week from the space. As a pottery studio, every inch of space is utilized, and programming operates 7 days a week.

A large door on the main floor opens to allow for ventilation. The HVAC system is inadequate for the kinds of activities occurring in this space, e.g., lots of particulates and kilns off-gas. The building does not have a sink or storage in the youth activity room on the second floor. Staff are constantly moving pieces in and out of rooms as programs and activities change. The building is not ADA accessible.

The outdoor kilns need to be covered to prevent corrosion and the exterior exit stairs along the side of the building are rusting through, dangerous, and in need replacement.

From a programming standpoint, the Pottery Lab is achieving a primary BPR goal to target and serve youth 18 years and under. The partnership with the non-profit appears to serve both parties and the pottery programming needs of the community.

CONCEPTUAL INFRASTRUCTURE IMPROVEMENT OPPORTUNITIES

The existing fire exit stair is rusty and worn, prompt replacement is recommended. As part of BPR's Historic Places Plan (HiPP), the facility is being evaluated to identify conditions and uses in order to align resources with future initiatives. The HiPP is anticipated to be complete in May 2022. Pottery Lab has plans in progress for the construction of a new facility to accommodate high demand for the services provided.

Primary Facility Program Areas

Main floor Pottery Lab

Restrooms

Drying Room

Finishing Room

Classroom

Office

Outdoor Kilns and Storage

BOULDER PARKS & RECREATION SYSTEM

ASSESSMENT SUMMARY

BOULDER PARKS AND RECREATION SYSTEM - ASSESSMENT SUMMARY

OVERVIEW

Based on site observations and conversation with BPR staff, current program areas of growth include aquatics, fitness and weight training, gymnastics, and yoga.

AQUATICS

The Boulder Aquatics Feasibility Plan (AFP) completed in 2015 observed that demand for access to pools is outweighing supply particularly for open lap swimming and warm water wellness programming, creating pressure on the system. This remains an ongoing challenge. Staff prioritize use by looking at historical percentage of pool use and reviewing historical data on program trends. They acknowledge the two outdoor pools do provide a relief valve for demand in the summer. BPR should continue to evaluate opportunities that address the demand for lap swimming.

The three indoor recreation center lap pools are 80-82 degrees, a desirable temperature for lap swimming but generally too cold for other uses. Lap pools are also not ideal for instruction because of the depth. EBCC and NBRC swim lessons are held in the leisure pools. Pool enhancements outlined in the 2015 AFP have been made at NBRC and are planned for EBCC.

The National Recreation and Parks Association's (NRPA) Agency Performance Review Report identified that a quarter of all agencies (i.e., 250 agencies out of 1,000 reporting) have a dedicated, stand-alone, indoor aquatics center. For communities with a population size of 100,000 to 250,000 residents, reporting agencies have an indoor aquatics center for every 85,500 residents.

Given the active swimming community in Boulder, with a current population of 108,091, and the demand on pools located within the three indoor BPR recreation facilities, a dedicated indoor aquatics center would likely be well utilized.

The AFP noted a lack of aquatic facilities for competitive swim meets and events and provided fiscally unconstrained vision options, some of which proposed an indoor aquatic training center or indoor aquatic competitive venue. Continued analysis, public engagement and consideration of a funding mechanism for a dedicated aquatics center would be first steps in determining viability of an aquatics center.

FITNESS

Overall, the three existing indoor recreation centers lack adequate space to meet growing demands for fitness classes, both drop-in and scheduled. Dedicated weight and cardio rooms are often at capacity during the peak after hours' timeframe. Fitness classes offered in multi-purpose rooms must compete with other programs. Fitness staff are acutely aware that to capture and retain health and wellness conscious members, they must continue to evolve their programs and stay on trend. Remaining relevant, and providing a blend of competitive and introductory classes, requires an investment in space, equipment and technology. From discussions, the biggest hurdle is dedicated space that supports the ability to secure and store items in these spaces.

Similarly, staff indicate that gymnasium space across all three centers is at a premium. Fitness and sports frequently compete for the same space and time, and when summer camps begin it increases demand. Staff desire adjacent outdoor spaces, ideally that open off existing multi-purpose rooms, for classes and one-on-one training. They indicate drop-in indoor classes decline when the weather is nice, so having outdoor activities as an option would appeal to many users.

BOULDER PARKS AND RECREATION SYSTEM - ASSESSMENT SUMMARY

PROCESS

As a result of the 2014 Master Plan, BPR implemented a service delivery framework and recreation priority index (RPI). The service delivery framework outlines the department's process for managing recreation programs, including establishing costs and setting fees. The RPI is a balanced scorecard approach that allows recreation managers and decision-makers to compare the relative importance of programs in relation to one another.

Program staff indicated that, in general, they use the framework when making decisions. Fitness and mind/body programs are evaluated annually to drive cost recovery goals, and staff indicate market analysis of private providers is ongoing. Aquatics staff relies on historical data, such as a user groups historical percentage of pool use, as well as programming trends to drive decisions. The RPI looks at the relative importance of programs in relation to one another, but it is not clear that this process informs which programs should have priority over another given limited indoor space. Competition for program spaces exists across all three centers, particularly during key service times.

PROGRAM DELIVERY

Following a recommendation from the 2014 Master Plan, BPR contracts with private businesses and non-profits, to provide direct programming to customers at city facilities. This approach supports financial sustainability and makes sense given limited staffing and resources. Contracted partnerships allow specialized providers to meet specific user needs. BPR staff facilitate the program delivery by providing contractors with dedicated program space, managing registrations, marketing programs, ensuring the delivery of programs, and addressing issues as they arise.

Staff acknowledge they lack expertise and time to thoroughly manage contracts, noting contract management become a secondary job function. To alleviate the burden, contracted services are spread out among various staff to manage. While this method may be efficient, staff do not have capacity to evaluate if the contractor is aligned with the service delivery framework, or if they are performing as stated in the contract. Contracted providers, especially operating in satellite locations, must be properly trained and evaluated on procedures related to emergencies, facility opening/closing, etc. With a shift towards utilizing contracted providers, BPR may consider a dedicated position to oversee those contracts and ensure they are meeting terms of the contract and align with the department's mission. A threshold for contracts under a certain dollar amount, e.g., \$10,000, may be considered a rental rather than a contractor.

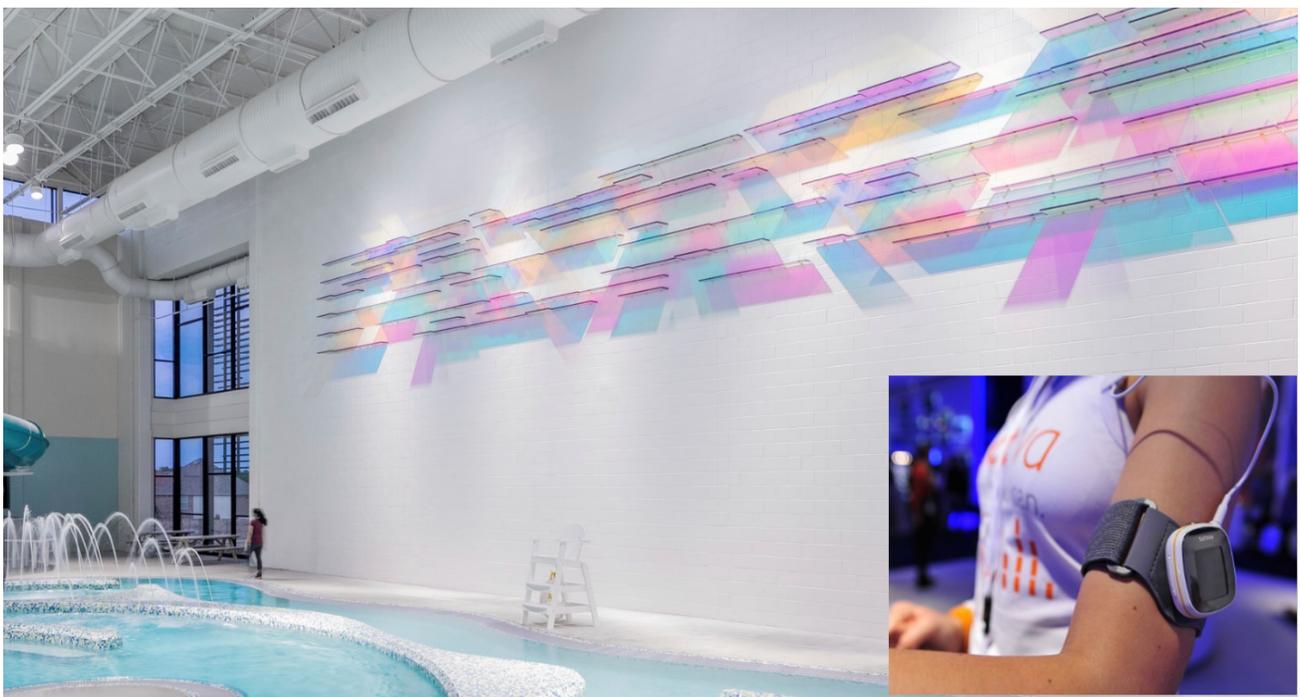
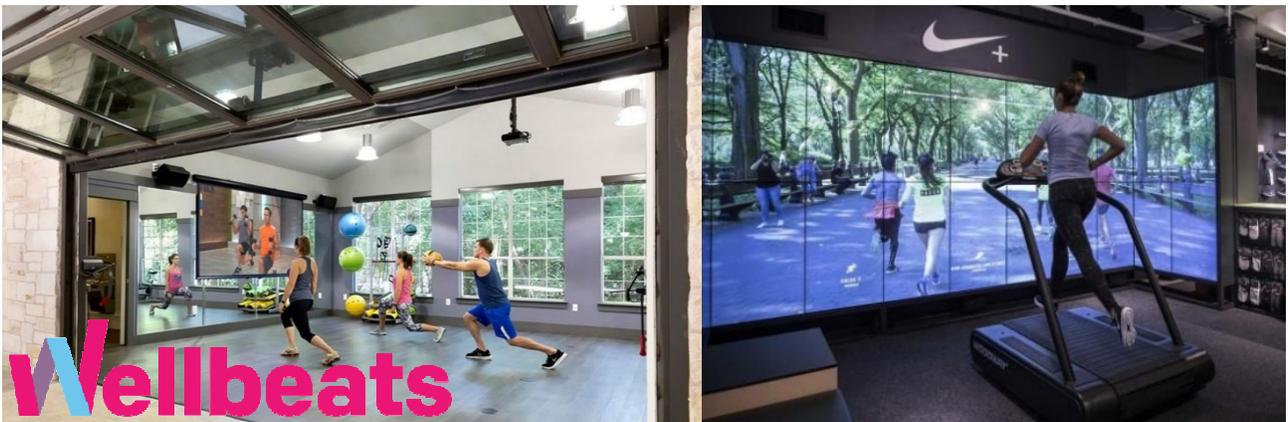
TRENDS

TRENDS IN INDOOR RECREATION

As BPR undertakes an evaluation of its program offerings, it is important to have an awareness of current recreation trends. Modern recreation center design can help solve key programming and operations challenges. Program spaces are designed for maximum functionality, while creating an overall user experience that appeals to more than the traditional fitness crowd. It is important to note that trends are often local and the extent to which BRP intends to implement them, first seeking thorough community input is highly recommended. The trends that follow are a sampling of the kinds of spaces and activities BRS has seen communities seek in the recreation centers that we've been involved with over the past 5 or 10 years.

EXPERIENCES

Much has been examined and written about Millennials preference for experiences, and not surprisingly, this has found its way into recreation centers. Workouts that offers immersion, interface with wearable technology, track progress, and keeps people connected are increasingly popular.



Immersive environments

Wearable Technology

TRENDS IN INDOOR RECREATION

WELLNESS ESSENTIALS - FITNESS FOR ALL



Today's modern fitness program spaces are designed with expansive ceilings to accommodate the growing size of technology-based cardio equipment, a power curb to manage and hide unsightly cords, and lots of natural lighting which in turn promotes greater airflow. Rather than cramming as much equipment as possible, fitness areas are leaving plenty of room for stretching and personal training, as well as for customers who prefer more distance between other members. This open layout is also conducive for those with mobility issues and allows operators to bring in new equipment to keep things fresh.

ADAPTABILITY

Fitness spaces that are designed to accommodate multiple activities are useful in solving programming challenges as they can be adapted to a wide variety of uses. Outfitting these spaces with access to technology, lighting, and sound systems allow for future uses that have not yet been thought of.



TRENDS IN INDOOR RECREATION

FUNCTIONAL TRAINING AREAS



Grown out of the rehabilitation professions of physical and occupational therapy, functional training is a style of fitness that uses whole body exercises, using multiple muscles with an emphasis on core strength and stability that help with performance of activities in everyday life. The aim is to get better at everyday activities like carrying objects, bending and squatting, or a quick sprint after a toddler on the loose. Weight bearing activities and compound movements are typical and differ from isolation training that targets specific muscles in a way that doesn't always support our natural daily actions. In the past 5 - 10 years, BRS has observed more and more clients request functional fitness spaces and equipment to support this style of training.

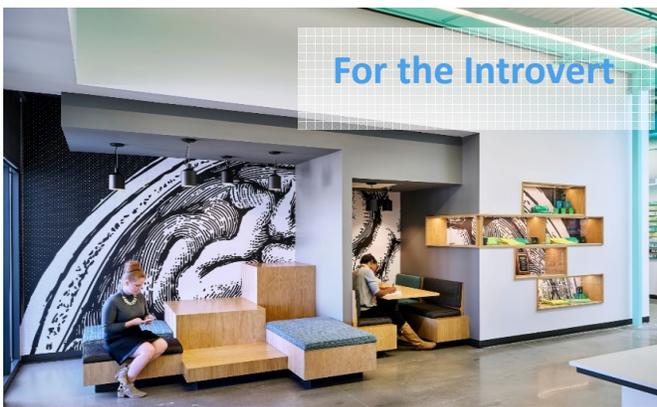


TRENDS IN INDOOR RECREATION

BRINGING THE OUTDOORS IN AND INDOORS OUT



A desire to experience the elements like sunshine and natural breezes while engaging in fitness activities is driving architectural solutions that open the indoors to the outdoors.



INCLUSIVE SUPPORT SPACES

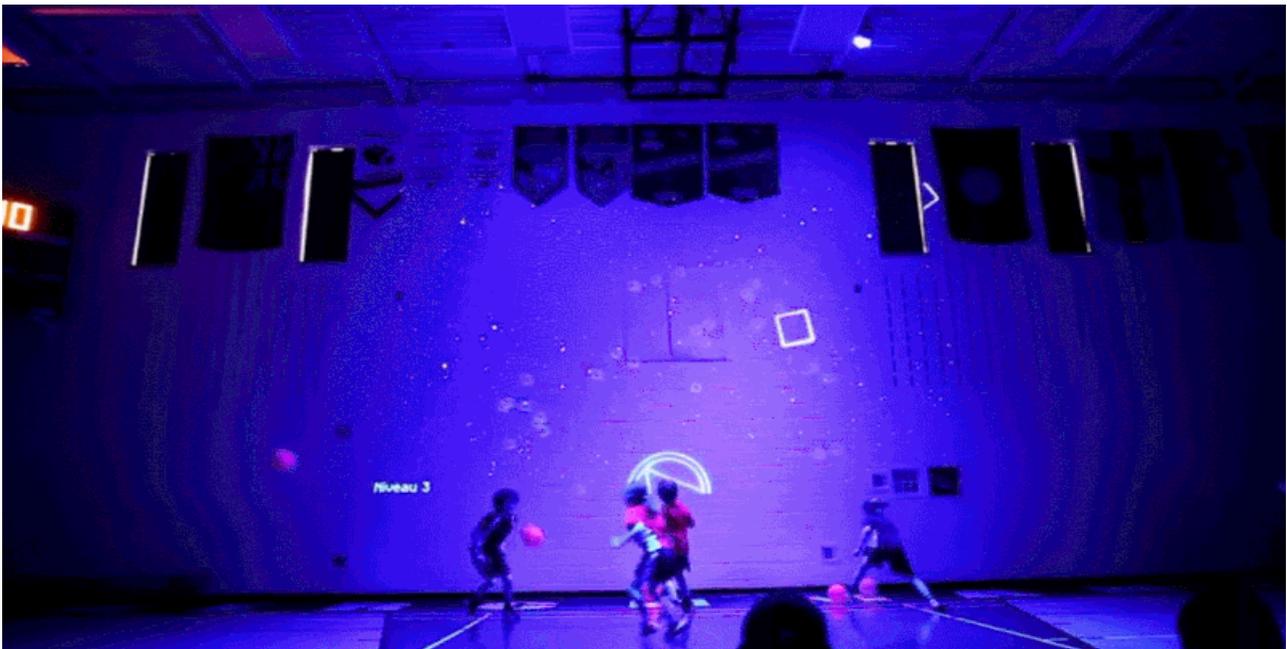
Traditional design focused primarily on active, physical programming pursuits while recreation centers today seek to also create a sense of place and belonging. Designers reimagine lobby spaces and others areas to serve as informal, comfortable settings for large and small groups to gather or nooks for individuals. This is accomplished by bringing in a variety of light levels and furnishings as well as changing the flooring material to indicate that it is a separate hangout zone. These inclusive spaces, strategically placed in good sight line of staff, are intended to accommodate everyone from introverts to teammates and are intentional in meeting the needs of today's connected customer, with power and USB connections, to allow for rejuvenation and repose.

TRENDS IN INDOOR RECREATION

ESPORTS



eSports draws user groups who might not otherwise come to a recreation center. Non-sports oriented tweens and teens in particular, but eSports is known to appeal to participants of all ages. In fact, many colleges throughout the US have robust eSports programs available to their students.



Projection Gyms are a relatively inexpensive way to transform a gymnasium space into an engaging interactive experience.

AQUATICS TRENDS

Aquatics facilities are not one-size-fits-all. Over the past 20 years there has been a rapid evolution beyond the simple rectangular pools we grew up with. Pools today include a range of features that make use of water for fun and fitness and can accommodate a range of users beyond lap swimmers. While learn-to-swim programs and leisure and lap swim remain very popular and at the top of preferred programming in most communities, activities that expand the traditional concept of pool use are being widely sought. New opportunities for activities in the water help keep fitness routines fresh and extend the appeal that draws visitors to aquatics centers.

LIQUID GYM



Floating yoga brings new meaning to the cultivation of balance and strength. It combines the pleasures of water with the ease and comfort of meditative practices to create a more immersive experience.



BATTLESHIP



INFLATABLE OBSTACLE COURSES

AQUATICS TRENDS



The splash pad at The Core Recreation Center in New Mexico is an example of how an already popular amenity can be expanded through lighting, color, and sound to become an exciting and memorable experience. Splash play areas generally continue to be very popular, as do hot tubs, spas, and whirlpools.



A slackline can bring new dimension to a lap pool. It offers those seeking a greater challenge an opportunity to test their balance, and a new kind of playful competition.

APPENDIX 1

PROGRAM ASSESSMENT CHECKLISTS

EAST BOULDER COMMUNITY CENTER

PROGRAM ASSESSMENT CHECKLIST

PROGRAM ASSESSMENT CHECKLIST

PROJECT NAME: East Boulder Community Center

ADDRESS: 5660 Sioux Dr. Boulder 80303

DATE: 2021.04.07

REVIEWERS: Connie Osborn, Jenna Katsaros
Maxen Jones, Facility Supervisor

Senior Wing - vacated use by contracted preschool providers

NEW	5
GOOD	4
SATISFACTORY	3
POOR	2
URGENT	1

ASSESSMENT OF PHYSICAL CONDITIONS

New or like-new condition: Reassess in 8-10 years
 Good condition- limited signs of wear or damage: Reassess in 6-8 years
 Average condition for building age: Reassess in 4-6 years
 Near end of anticipated lifecycle: Consider replacement within 2-4 years
 Very worn or damaged: Consider near-term replacement 0-2 years

EXCEEDS EXPECTATIONS
 MEETS EXPECTATIONS
 APPROACHES EXPECTATIONS
 NOT MEETING EXPECTATIONS
 UNUSABLE

A
B
C
D
E

ASSESSMENT OF INTENDED PROGRAM USE
 Space size/configuration exceeds
 Space size/configuration meets the requirements of the desired use or purpose
 Space size/configuration functions, but limits the desired use or purpose
 Space size/configuration does not permit desired use or purpose
 Space size/configuration is not capable of being used or fit for use

Hours of Operation:
 Mon-Fri, 7 am-7 pm, Sat/Sun, 8 am-1 pm

PROGRAM SPACE	INTENDED PROGRAM USE					PHYSICAL CONDITIONS					NOTES:	
	A	B	C	D	E	5	4	3	2	1		
AQUATICS												
8 lane indoor lap pool, 25 yards, 198,000 gallons		X						X				High demand for pool access and lap swimming by the community. Center manager notes, no problem filling pools. 2015 study shows 45-50% of population having need for regular open lap swimming. warm water pool strength of this center Rated B as it meets the requirements, rating C or D for meeting demand Limited interactive features, large slide, small dinosaur slide, small current channel/lazy river Slide feature near the end of it's life cycle, components are rusted through
Indoor Leisure Pool			X						X			Customers desire individual showers, currently have open gang-style showers Finishes are adequate though outdated
Steam Room/Sauna									X			Small lifeguard office (downsized) with locker expansion. Office does not provide full view of pool area/hot tub
Locker Rooms			X									Deck space/patio off of the pool generally only used for lifeguard trainings. BPR staff desire expanding the pool area, more "indoor/outdoor" complimentary spaces. Access to storage is limited, must skirt along leisure pool. More storage is needed. Consider moving to a more central location.
Support Areas				X				X				Main storage closet is adjacent to leisure pool, difficult to access, potential hazard accessing Genie lift machine utilized when changing light fixtures. Older system operates on gas, consider switch to electric to take advantage of existing PV system
Opportunities												Largest fitness area of 3 centers, though still not adequate to meet peak demand and desire for enhanced functional fitness area and larger free weight area. Customer requests for more cardio equipment. Limited space during the peak after work hours and in the winter
Constraints												Equipment located in corridor due to COVID spacing. This area can get congested during peak times, space is further congested by street lamp style lighting. Serves as a waiting area for classes. Spinning is popular program w/bikes lining walls Storage is limited small stage will be removed soon. Storage is limited
FITNESS, CARDIO, WEIGHTS												
Weight Room/Cardio Area			X					X				
Fitness corridor												
Aerobics Room		X						X				
Dance Room			X					X				
Massage room				X				X				Not used during pandemic - consider using for office space

NORTH BOULDER RECREATION CENTER & IRIS STUDIO

PROGRAM ASSESSMENT CHECKLIST

PROGRAM ASSESSMENT CHECKLIST

PROJECT NAME: North Boulder Recreation Center

ADDRESS: 3170 Broadway St. Boulder

DATE: 4/7/2021

REVIEWER: Connie Osborn, Jenna Katsaros

Programs: Gymnastics, yoga, aquatics

Matt Gazdik, facility manager

NEW	5
GOOD	4
SATISFACTORY	3
POOR	2
URGENT	1

ASSESSMENT OF PHYSICAL CONDITIONS

New or like-new condition: Reassess in 8-10 years
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EXCEEDS EXPECTATIONS
 MEETS EXPECTATIONS
 APPROACHES EXPECTATIONS
 NOT MEETING EXPECTATIONS
 UNUSABLE

UNUSABLE

A	B	C	D	E
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ASSESSMENT OF INTENDED PROGRAM USE

Space size/configuration exceeds
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Mon-Fri, 6 am-6 pm Sat/Sun 9 am-4:30 pm

CENTER: NBRC	PROGRAM SPACE					PHYSICAL CONDITIONS					NOTES:
	A	B	C	D	E	5	4	3	2	1	
Entry/Lobby											Staff at front desk unable to control visitors from accessing south corridor
											significant control issues
											sneaking into classrooms has been an issues
											ramp leads to childcare area, not able to monitor who is coming/going
											Front desk has multiple stations, even during busiest times of year, all stations are rarely used.
Offices & Admin											Office spaces are adequate in number and size
Support Spaces											Adequate space pre-COVID, ages 6 mo - 9 yrs
Child Watch											outdoor area could be enhanced with shade structure
											Extremely large entrance, could be renovated to give the control desk better security
Opportunities											Public uses the restrooms which are near the child watch area, away from front desk staff.
Constraints											
Lessons											
AQUATICS											
8 lane lap pool											very busy in the winter months, programming limited w/parking
Indoor Leisure Pool											very busy in winter months, lessons in pool
Sauna											leisure pool redone in 2017
											popular sauna would be better located away from leisure pool
Spa/hot tub											lifeguards have hard time monitoring sauna
Aquatics support areas											Hot tub is not visible to guards, misuse has occurred.
Locker rooms											Same lockers at other centers. Staff would prefer self-coding locker type.
FITNESS, CARDIO, WEIGHTS											3 family cabanas - more people want cabanas over gang showers
Weight Room/Cardio Area											cardio / free weights at capacity pre COVID
Too small and will expand into former dance room											very tight, confined fitness area
Yoga Room											well received by community, hardwood floor, lots of natural light, updated HVAC
Multi Purpose Room 1- Sage Room											operational impacts being near noisy gymnastics area
											Well used, in good condition. Finishes outdated
											2 sinks in room, doors leading outside
											holds birthday parties, any fitness class but not yoga
Multi Purpose Room 2											events turned down due to parking constraints
											most of NBRC programming is planned around parking and limitations w/it
Opportunities											parking lot expansion(?) would increase revenue w/rentals
Constraints											Existing lot is landlocked, limited or no ability to expand if desired

PROGRAM ASSESSMENT CHECKLIST

PROJECT NAME: Iris Studio
ADDRESS: 3198 Broadway Boulder 80304
DATE: 4/7/21
REVIEWER: Connie Osborn, Jenna Katsaros
 NW corner of parking lot for NBRC, enter up the ramp
 Programs: Kinesis Dance partner
 COB Summer Camps
 Satellite location for BPR programs

NEW	5
GOOD	4
SATISFACTORY	3
POOR	2
URGENT	1

ASSESSMENT OF PHYSICAL CONDITIONS
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PROGRAM SPACE	INTENDED PROGRAM USE					PHYSICAL CONDITIONS					PROGRAMS	NOTES:	
	A	B	C	D	E	5	4	3	2	1			
CENTER: Iris Studio													
Entry/Lobby													Security is a big issue. Contractor run programs, responsible for security of space.
				X				X					Dance classes and some camps held here, would ideally like a room to serve 25 youth, currently able to serve 15 per class maybe
Support Spaces				X				X					Flooring type not idea for beginning level dancers Storage closet is a catch-all for supplies, includes janitor closet Storage space is inadequate
													Restroom facilities adequate
Multi-Use Room				X				X					Room is too small, offices are below, when programming occurs it is very noisy Incorporate into NBRC or other center?
Opportunities													
Constraints													HVAC, heating and cooling issues No one is watching this space, especially on weekends Inadequate parking, no room for expansion
													ADA accessibility needs review, ramp is adequate though not ideal

SOUTH BOULDER RECREATION CENTER

PROGRAM ASSESSMENT CHECKLIST

PROGRAM ASSESSMENT CHECKLIST

PROJECT NAME: South Boulder Recreation Center

ADDRESS: 1360 Gillaspie Dr. Boulder 80305

DATE: 2021.04.07

REVIEWERS: Connie Osborn, Jenna Katsaros

Closes at 1 pm (COVID hrs)

Programs: Pilates Reformer lessons, indoor cycling

Matt Pilger, Facility Supervisor

NEW	5
GOOD	4
SATISFACTORY	3
POOR	2
URGENT	1

EXCEEDS EXPECTATIONS	A
MEETS EXPECTATIONS	B
APPROACHES EXPECTATIONS	C
NOT MEETING EXPECTATIONS	D
UNUSABLE	E

Mon-Fri, 6 am - 1 pm

CENTER: SBRC	PROGRAM SPACE	INTENDED PROGRAM USE					PHYSICAL CONDITIONS					NOTES:	
		A	B	C	D	E	5	4	3	2	1		
	Entry/Lobby				X						X		Entry into facility immediately met with fenced stairwell, so must go left or right to access front desk staff. This pinchpoint at the front makes it difficult for staff to manage the coming/going of patrons
													Only multi-level center in Boulder system
											X		Does not meet ADA access standards. To use elevators visitors must request key from front desk. Does not meet spirit of accessibility. Accessibility through center is a challenge. Efforts to meet visitors needs have been made, but age and configuration of facility limit ability to upgrade to a more meaningful level.
	Offices & Admin										X		No individual offices or sufficient meeting room for staff. No heat in the back office. HVAC control in small closet.
													Office and breakroom areas are inadequately sized for staff needs and use.
													No meeting or conference room, though identified as needed for staff.
	Support Spaces										X		Staff breakroom is also the custodial closet and laundry room.
	Child Watch												Not offered
	Opportunities												South Boulder Recreation Center is at an age where replacement should be considered
	Constraints												Starts in the middle of the lobby, restrooms by front desk, but location them make it difficult to control/monitor. Restrooms are accessed easily by all park patrons, center users and staff. Elevator requires staff assistance to obtain physical key. This is a security issue with placement of the elevator in front of the control desk.
													45 year old building with insufficient accessibility and multiple failing systems, leaking pool, sporadically operating lift into gymnasium, etc.
	AQUATICS												
	6 lane lap pool 25 yards			X							X		High demand for use by drop-in lap swimmers, high school swim team, water polo team, and local youth wanting to use the pool for leisure/climbing wall, diving board
													Lacking spectator space, HVAC not well regulated
	Therapy pool - adjacent to lap pool				X						X		water temp limited program use - too cold. Lap pool and therapy pool share water
													Pool is leaking into adjacent racquetball court
													Storage is very limited esp as high school team also stores items at pool
													Guard office is sufficient in size, does not need the connection to the gym which creates an illusion they are monitoring the gym?
	Aquatics support areas												Pool patio is not used, no shade and not secure/unable to control access as it connects to the park
													Community desires taller lockers, currently a mix of half and full size lockers
													Hot tub is sufficiently sized and good, visible location

ASSESSMENT OF PHYSICAL CONDITIONS

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SALBERG COMMUNITY CENTER

PROGRAM ASSESSMENT CHECKLIST

PROGRAM ASSESSMENT CHECKLIST

PROJECT NAME: Salberg Community Center

ADDRESS: 3045 19th Street Boulder 80304

DATE: 4/7/21

REVIEWER:

Programs: Drama partner programs school break/summer camps
Pilates reformer classes.

NEW	5
GOOD	4
SATISFACTORY	3
POOR	2
URGENT	1

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CENTER:	INTENDED PROGRAM USE					PHYSICAL CONDITIONS					NOTES:
	A	B	C	D	E	5	4	3	2	1	
PROGRAM SPACE											
Medium size room w/ stage			X						X		Linoleum floor is dated and doesn't support use for programs like karate or dance Programmed only 4 hrs/week
285 occupancy											No internet service is available in the facility, which would be required for most rentals No vestibule or check-in area. Lack of air-lock would likely make the space too cold in winter, and energy inefficient.
											Finishes are outdated and worn. Although ceiling is nice, there isn't a coherent palette of materials throughout and daylighting is inadequate.
											Exterior windows are outdated, unattractive, and cloudy
Offices & Admin				X							No offices or admin areas provided, limiting potential contract use by activity providers.
Support Spaces				X					X		Limited storage, already full with drama program props and costumes
Restrooms, small sink w/cabinets, no kitchen			X					X			Space seems adequate and accessible, but finishes are outdated
Opportunities											Addition of office, reception, storage, and a proper check-in area could improve desirability of space for rentals
											Air-lock/vestibule is recommend for better temperature control during cold/hot seasons
											Consider opening south side of main space for indoor/outdoor experience during comfortable weather
											Consider updating playground area to support party rentals
											Replace flooring with material more suitable for variety of dance/aerobic or karate uses
											Consider increasing number of parking spaces
Constraints											No support spaces, no ability to check-in, no internet, no indoor/outdoor relationships, no kitchenette to support events, poor lighting, limited storage, no curb appeal.
											Small number of parking spaces limits potential capacity

BOULDER POTTERY LAB

PROGRAM ASSESSMENT CHECKLIST

APPENDIX 2

BRS | BPR MEETING NOTES

April 16, 2021 – Zoom Meeting

Indoor Facilities and Sports Programming Meeting Notes

Attendees:

Summer Kennedy, Health & Wellness Supervisor, BPR
Regina Elsner, BPR
Morgan Gardner, BPR
Megann Lohman, Recreation Manager, BPR
Katharine Houlik, Mind body fitness manager, BPR
Jenna Katsaros, BRS
Connie Osborn, BRS

Health & Wellness, Sports, and Gymnastics

Most in demand? Gymnastics. North Boulder has one of the largest in the area. Girls and Boys teams both growing. Competition element to the program (less focus than recreation), but it is a huge program. Don't foresee a decline. Do have space requirements with what we have. Could use another gym for pre-school with props. Other sites not popular, most people want to be in the gymnastics gym.

Yoga has a waitlist. Pre-covid using tickets for capacity in yoga. Strong mind-body program. Feldenkrais, tai chi, North in particular. Yoga and fitness is offered at all 3 centers to accommodate all hours morning, noon, evening. Pre-registration can be sprinkled in at different hours, act as separate revenue source. Drop-in in part of pass – hard to control numbers – pick up ticket, instructor enforces numbers. Zumba spilling out into hallway at north boulder – so popular. Teachers don't like to teach in gym because floor surface is too hard on legs and ambiance want something prettier and softer and acoustics not good for music. Could be as big as a gym for special events with right architectural treatment.

Weight training niche market – 6-8 people lots of demand. Pre-registration and provided in the weight rooms, share with drop in users. Not just a prop class. Size at north rec makes the course difficult. Currently increasing size of room.

Salberg used for drama camps over summer and a bit during school year. Don't have ability to check people in as in regular centers. Can't do drop ins. No staff, make more usable for independent providers or pre-registered courses.

Preferred enhancements to help indoor programming

Duplicate what orange theory does – spin class with body measurements – would like to compete with private clubs. Move us into future – maybe added fee to pass.

- Needs dedicated space w/ screen and affordable technology. Maybe start at EBRC has some space to support to 'test the water'. East has good parking unlike North. Something people of various fitness levels can join and enjoy.
- In general don't have what we need – have flexibility and can make things work, but not ideal. Don't have dedicated space for spin bikes or aerobics rooms to avoid wear and tear from constant moving. Would like to be able to program more – limited traffic at East – hard for

people to use center across town. Have ability to have spin/TRX at each location would better serve the community. No space at NBRC to put spin bikes. Walls not designed to bear load of TRX systems. Like to take over racquetball courts – more revenue generating private/pre-scheduled activities. Would like a multi-use room at each facility that would allow for programming classes back-to-back. Outdoor space for classes and one-on-one training. Safety and feasibility. Outdoor space ideally flows out of MPRs – need storage space for lots of equipment. Many days of a year when outdoor activities could keep people coming in nicer weather. Would have greater pull if we had more options for indoor-outdoor.

- Would like specialized activities that are still accessible to general population.
- Offer activities you might get at boutique facility at affordable price. – cross fit/orange theory.
- Compete with private providers
 - Service delivery models – based in part on competition. 3 or more gyms of a certain type then less likely to provide.
 - No providers is better – more likely to fund/subsidize.
 - 17 gyms with Pilates within 10 miles of us – scores low on RPI. If offer, must compete with market.

Use pieces of **service delivery model** using RPI, don't compete with fee, subsidize when private market is not providing enough service.

Pay attention to service delivery model – every year we do participant/customer service evaluation. How do we measure it? Standard questions created a couple years ago – get customized by group. How does public feel it is being served, perception of fees? Evaluate private provider costs. Drop-in fitness program drives purchase of annual passes. Need to have a reason to buy the annual pass. Silver sneakers. Are there enough drop-in activities to buy the pass for the 3 rec centers. Enough variety to satisfy users. Evaluation done at least annually if not seasonally. Catching up with market rates – make sure still in line.

Serve people of low income served very well – passes with reduced rate. Don't serve people who don't quite meet the threshold very well. Interest in a sliding scale. Sports serves adults through league sports – don't have for youth. Chosen not to compete with non-profits like FC Boulder – instead share/provide spaces. Need to look at rental rates, gymnastics, and camps only programs that serve children. YSI serves lower income children. Good about serving those who we know need it the most, but don't serve a broader swath of youth -not nearly as much as other organizations do. Primarily a business decision – FC Boulder is a big organization, youth baseball and softball all already offered in the community – we provide/facilitate space. Could consider partnership that allows use of space if program providers offer sliding scale to those who need it.

Perception in Boulder that you must go pro young in youth sports. Should we bring back mini sports? Is that needed are private providers not meeting that demand. Surrounding communities have CARA model – low stakes sports – maybe Boulder should provide.

Have a form in Spanish and English – provide proof from tax form, address in low-income housing site. Advertised to communities in low-income housing – and through YSI program. Otherwise, don't outwardly advertise.

When outside groups submit to RFP for pilot programs – get basic information included. Work in partnership with groups to set fees/rates relative to market. Don't have great system for revisiting service delivery with contractors. Operate on different business models and rely on them to operate and just initial price setting is done with BParks. Offering things through contract is great, but underestimate how much time it takes to manage a contract. Some partners take much more time to manage appropriately – like playing babysitter sometimes. BParks needs more scaffolding or dedicated presence to manage. If a contractor isn't a good partner, it can be like pulling teeth to get information required to manage. Program staff manages these contracts individually – spread across department. Tennis contracts is one of biggest, community gardens ... it's spread out between coordinators, supervisors, and managers. Nobody is an expert and contract management – we are not lawyers. It does take work – trying to offer yoga to moms and tots – used Iris center for that. Getting the contract going was ok, but have to train the contractor and be sure they train their staff off protocols, CPR, keys, etc. Lots of following up for \$200/month. Job on top of a job. If it doesn't make \$10k a year, maybe consider it as a rental. Rental processes are easier, but contract relationships help maintain image of Boulder Parks.

Additional Comments

Need for dance studio on north side of town. Added Marley floors because had a lawsuit 12-14 years ago. Specifically for dance and reduces risk of injury for unskilled dancers. Recreation level comes with more risk. Not multi-use. Wouldn't want to get rid of it – small but not much space for this activity. 65% of clientele use NBRC. Can get roll out Marley flooring – youth programming is all trying to get offered at same time 3-6 pm. If it wasn't same time as gymnastics could be offered there.

Multi-use are good ways to easily convert spaces. Would like more storage for items that take up a lot of space. Look at ways for how to better use space – storage makes spaces more usable.

Climbing wall at EBRC – don't need to offer climbing classes. Only used for summer camps. Consider use for different program.

June 23, 2021

BPR Staff Questionnaire

To assist in the Needs Assessment for Indoor Recreation facilities, we need your input. Please read below and provide us with insight based on your experiences serving the community. Responses to these prompts should reflect your opinion *before* the current COVID-19 situation.

Responders:

Name: Megann Lohman, Rec Manager

Summer Kennedy – Health and Wellness, sports/gymnastics, works out of North

Katharine Dairy – fitness and mind/body, she works for summer- gymnastics

Facility(s) you work at: Oversight of all BPR facilities

**What current indoor BPR recreation programs do you see as strengths or strongest in demand?
Do you have the space requirements to meet the demand?**

Gymnastics – and it’s growing, Boys team, competitive component. Difficult to run at satellite site, classes operate out of NBRC

Yoga – growing and expanding, waitlist at NBRC, drop-in at all 3 centers, part of admission.

Mind/body classes- not as conducive in gym,

Fitness now encompasses all mind/body and health wellness

Weight training – some competition with drop-in, rotate out the weights

Weight room at NBRC limited in space

Dance room will transition into weight room at NBRC

What do you see as opportunities for enhancements to indoor recreation programs?

Researched media-based fitness, heart rate monitoring, evaluated the potential to use them for high level training, Orange Theory fitness type space. Need screen/tech, thought of East as a start.

Yoga classes popularity impacts NBRC parking. Programs should address changing trends such as the aging population and desire for more flexibility in programming.

What is missing from core program/services offered at indoor recreation centers?

Recreational youth sports on a sliding fee scale

Other providers (camp/dance) have a sliding scale – yes, require them to offer financial aid, don’t specify the amount. Dance honors 50%.

Provide proof of eligibility to qualify. Housing site, BHP, are aware but not overly advertised.

What do you see as future indoor programming needs?

Flexible space for parkour, ninja course, etc.

Do current indoor recreation facilities have the space requirements to meet demand? If not, what do you think is needed?

No. Want spaces to provide a blend of competitive and intro/accessible classes.

Do current indoor recreation facilities have the amenities to meet demand? (e.g., Wi-Fi/technical support, physical amenities like sinks/storage/equipment/etc.) If not, what do you think is needed? Flexibility of space most needed.

More storage for equipment to run programs, to keep floor space open and allow for multiple uses and better program functionality.

EBRC:

Camps take over the building in the summer. Camps only program using climbing wall.

Ballroom will be utilized by fitness.

Dance room – heavy utilized by Dance contractor in evenings, youth/adults

Aerobics room – spin bikes must be dragged around/wear and tear

Location is challenge for spin/TRX, b/c people can get there. Need load bearing walls.

Racquetball courts – smaller classes can be utilized in these spaces.

Would ideally like a space dedicated to fitness/personal training, outdoor spacing, would flow out of room ideally.

Drop-in classes when weather is nice drop dramatically

SBRC: not enough multiple purpose spaces, existing spaces too small to utilize, noise from other uses.

NBRC:

Fieldhouse type concept for multi-use space, with indoor track, space for track would be welcome by community and be better utilized and easily accessible.

Joint use agreement with school – allows use for outdoor track

Salberg Studio:

Drama camp and spring breaks, no WiFi so can't check people in. Space to be made more usable for independent users/renters.

Iris Studio:

Need for dance studio on north side of town. Added Marley floors 12-14 years ago, and Marley floors reduces the risk.

Are you using the Service Delivery Framework and/or the Recreation Priority Index (RPI) when making programming decisions?

Adult Sports Response: Using the framework for sure. Don't have time to put programs through the full process, but it always drives decisions when you know what you are looking for.

Customer service evaluation done annually; standard questions created 2 years ago
Market analysis done all the time, to keep up with demand and drive admissions
Fees – fitness/wellness evaluated annually to drive cost recovery goals, evaluate the program offerings

Contractor applications include info about these policies, not continually using Service Delivery with contractors. Contractors take work to monitor and manage the contracts, and someone to address issues as they arise. Spread out among staff to manage contracts, extra burden on staff, training, emergency procedures, for many it can be a job on top of a job. Smaller contracts \$10k or less should be viewed as a rental due to the time investment. Provide services not private providers, access if the market is penetrated, don't subsidize it if they are competing for services.
Generally, we offer what is limited in the marketplace. Based in part on competition. RPI drives decisions

In your opinion, how well are BPR's indoor recreation programs currently meeting the needs of these user groups?

Seniors:

Adults:

Teens:

School age youth: 7-14yrs. Is a missing segment

Preschool age youth:

Families:

Very low income – very well met through Play Pass. Good at serving those that need it the most.

Do not serve the low to 51% AMI well.

Do not compete with non-profits, instead provide them spaces.

Rentals rates – should be evaluated.

Contracts with other youth sport providers.

FC Boulder – N. S. Boulder little leagues, other providers dominant, would investigate partnership agreement in order to implement a sliding scale. Should facilitate how it is accessed by lower income families.

June 23, 2021

BPR Staff Questionnaire

To assist in the Needs Assessment for Indoor Recreation facilities, we need your input. Please read below and provide us with insight based on your experiences serving the community. Responses to these prompts should reflect your opinion *before* the current COVID-19 situation.

Name: (optional) Matt Gazdik

Position title: Facility Supervisor

Facility(s) you work at: North Boulder Rec Center

What current indoor BPR recreation programs do you see as strengths or strongest in demand?

Recreational sports such as drop in volleyball and pickleball as well as group fitness classes.

What do you see as opportunities for facility enhancements to improve indoor recreation programs?

I think as an organization we should have some sort of indoor turf sports field and racquetball sports. Something that could be used for programming or rented out year round that could accommodate soccer, football, lacrosse, etc. as well as indoor tennis and pickleball.

What is missing from core program/services offered at indoor recreation centers?

High intensity/HIIT style classes for younger individuals, power lifting equipment and training, sport specific and team training options.

What do you see as future indoor space to meet programming needs?

A sports performance studio that includes platforms, bumper plates, tires, battle ropes, etc. Indoor tennis/pickleball facilities that could be shared between programming and the public.

Do current indoor recreation facilities have the space requirements to meet demand? If not, what do you think is needed?

Additional weight room space...I would say at least double to triple would be reasonable with our current demand. Additional spacing for younger gymnastics classes/programs. Better childcare facilities with more exciting amenities.

Do current indoor recreation facilities have the amenities to meet demand? (e.g., Wi-Fi/technical support, physical amenities like sinks/storage/equipment/etc.) If not, what do you think is needed?

Additional storage throughout facility (both internal storage and public storage for equipment). Locker rooms need updated throughout with reprogrammable day lockers and individual shower bays.

Tell us about any shortcomings you perceive regarding indoor recreation facilities. (e.g., security of staff or guests, space utilization, staff efficiencies, program offerings, etc.)

The “horseshoe” shape of NBRC causes security problems. Staff are not able to monitor people entering and exiting ½ of the building due to design. Too many public exterior doors for people to enter exit from. No cameras in programming areas such as gym, weight room, group fitness rooms, etc. Lobby is a haven for transient/homeless population to congregate and camp out.

Tell us what is working well regarding indoor recreation facilities. (e.g., people flow, lighting, systems, etc.)

No Reponse

Are there any maintenance or structural concerns impacting operations or programming? If so, please describe.

No Reponse

What are you hearing from customers about their most and least favorite part of the facility?

Least favorite areas are locker rooms and weight room. Customers love the gymnastics area and basketball court.

April 7, 2021

Notes from on-site meeting with BPR personnel

Attendees:

Jeff Haley, BPR

Regina Elsner, BPR

Connie Osborn, BRS

Jenna Katsaros, BRS

IRIS STUDIO

Part of admin building on same site as North Boulder Recreation Center. Consists of one dance studio, small amount of storage, and restrooms. The remainder of the building is office space. Ideal outcome would be to locate the dance studio in one of the other centers and convert the space to office/admin like the rest of the building.

CHALLENGES

- Space is too small, accommodates 10-18 depending on class type
 - Need room for 25+ person classes
- HVAC is an issue
 - Cost of replacement is high, currently rely on window units
- Storage is limited and is shared with janitors closet and HVAC equipment
- Need more storage for camp related programming

RECOMMENDATIONS

- Create a detailed list of storage items to clarify storage needs across the rec department

June 23, 2021

BPR Sports Staff Questionnaire

To assist in the Needs Assessment for Indoor Recreation facilities, we need your input. Please read below and provide us with insight based on your experiences serving the community. Responses to these prompts should reflect your opinion *before* the current COVID-19 situation.

Name: (optional) Connor Bulger

Position title: Program Coordinator - Sports

Facility(s) you work at: EBCC

What current indoor BPR recreation programs do you see as strengths or strongest in demand?

Volleyball, tennis, basketball, dodgeball

What do you see as opportunities for enhancements to indoor recreation programs?

What is missing from core program/services offered at **indoor recreation centers**?

I think the reduction in rec center hours for 2022 is a mistake, and will have negative effects on the sports budget that was likely unintended. With no one manning the front desk and the doors locked, I'll need to schedule someone just to let people in the building, because our games take place later at night.

What do you see as future **indoor** programming needs?

Do current indoor recreation facilities have the space requirements to meet demand? If not, what do you think is needed?

Gym space is at a premium, particularly so because it's the only area of the indoor space I can program out of. But because I know that we're unlikely to build a new gym, getting other areas (camps, fitness etc.) OUT of the gyms at night (when adult leagues would run) would help me tremendously in programming the gym space when I need it.

Do current indoor recreation facilities have the amenities to meet demand? (e.g., Wi-Fi/technical support, physical amenities like sinks/storage/equipment/etc.) If not, what do you think is needed?

Two working scoreboards at all gyms would be a prominent and important addition. As of now, portable scoreboards are used and take up space in multiple gym closets. This would be a priority in terms of sports, but multiple other work groups would use these as well. More storage is always needed. There is fitness equipment stored in the gyms, not in a storage area at all times. These can create a hazard when using the gyms for adult sports.

Are you using the Service Delivery Framework and/or the Recreation Priority Index (RPI) when making programming decisions?

Using the framework for sure. Don't have time to put programs through the full process, but it always drives decisions when you know what you're looking for.

If yes, which elements do you use most regularly and/or find most helpful?

If not, why and what are you using to make programming decisions?

In your opinion, how well are BPR's indoor recreation programs currently meeting the needs of these user groups?

I'll defer to people who work with all these various populations.

Seniors:

Adults: Well, though more help is needed to offer the breadth of programming needed to fulfill community interests.

Teens:

School age youth:

Preschool age youth:

Families:

April 4, 2021

BPR Staff Questionnaire

To assist in the Needs Assessment for Indoor Recreation facilities, we need your input. Please read below and provide us with insight based on your experiences serving the community. Responses to these prompts should reflect your opinion *before* the current COVID-19 situation.

Name: (optional) Maxen Jones

Position title: Facility Supervisor

Facility(s) you work at: EBCC, have worked at all 3 centers, 3 pools and reservoir

What current indoor BPR recreation programs do you see as strengths or strongest in demand?

Fitness classes, open recreation, drop-in sports, and warm water pool.

What do you see as opportunities for enhancements to indoor recreation programs?

Lighting updates, technology improvements, design updates.

What is missing from core program/services offered at indoor recreation centers?

Teen activities and programming

What do you see as future indoor programming needs?

Better functional fitness space/larger free weights area

Do current indoor recreation facilities have the space requirements to meet demand? If not, what do you think is needed?

Weight rooms and functional fitness spaces have always been small. Basketball gyms are often over programmed.

Do current indoor recreation facilities have the amenities to meet demand? (e.g., Wi-Fi/technical support, physical amenities like sinks/storage/equipment/etc.) If not, what do you think is needed?

More bottle fillers would be nice, more storage, locker rooms with divided showers, ability to broadcast TV audio over Wi-Fi, more interactive equipment for kids in leisure pool.

Tell us any shortcomings you perceive regarding indoor recreation facilities (e.g. people flow, lighting, systems, etc.)

Front desk layout has potential to create safety problems for staff. Space utilization – we often give too much space to user groups.

Tell us what is working well regarding indoor recreation facilities (e.g. people flow, lighting, systems, etc.)

People flow, variety of programs and services.

Are there any maintenance or structural concerns impacting operations and programming? If so, please describe

Commercial kitchen is in a non-functional state. Roof leaks every year, parking lot at east needs a lot of attention, lots of holes and patches on patches.

What are you hearing from customers about their most and least favorite part of the facility?

People love the aquatics area and weight room. There are often requests for more pieces of cardio equipment. Limited space outside weight room during the after-work hours.

June 23, 2021

BPR Staff Questionnaire

To assist in the Needs Assessment for Indoor Recreation facilities, we need your input. Please read below and provide us with insight based on your experiences serving the community. Responses to these prompts should reflect your opinion *before* the current COVID-19 situation.

Name: (optional) Katharine (Kate) Doering

Position title: Fitness and Mind Body Program Coordinator

Facility(s) you work at: EBCC, NBRC and SBRC (previously had programming at Salberg and Iris studio)

What current indoor BPR recreation programs do you see as strengths or strongest in demand?

Drop-in fitness classes that are included in a center membership, **Specialty registered programs are in-demand** in our community, but we are not currently set up to be able to offer these mixed modality programs (small group classes at an additional charge to membership fees, ie: Orange Theory/CrossFit group workout style classes).

What do you see as opportunities for enhancements to indoor recreation programs?

Designated Fitness/Mind Body Class spaces. Rooms that are designed for fitness classes and storage with enough space to safely hold large class sizes but can also be used as multipurpose spaces for other programs when classes are not running. Right now, our classes are held in the gym spaces and lose that space when camps or other activities need the space, so **we do not have dedicated space for our large (30+) fitness and mind body classes.**

What is missing from core program/services offered at indoor recreation centers?

Specialty registered programs (small group classes at an additional charge to membership fees, ie: Orange Theory/CrossFit group workout style classes).

What do you see as future indoor programming needs?

Drop-in classes that are included in membership fees as well as specialty registered programs and personal training services and spaces that are designed to accommodate and facility these programs (but can be used for other programs so are **multi-use spaces**)

Do current indoor recreation facilities have the space requirements to meet demand? If not, what do you think is needed?

We need spaces that are designed to accommodate and facility specialty fitness and mind body programs as well as larger drop-in fitness classes with storage for equipment (but can be used for other programs so are multi-use spaces). This would open up gym space for drop-in programming for membership holders.

Do current indoor recreation facilities have the amenities to meet demand? (e.g., Wi-Fi/technical support, physical amenities like sinks/storage/equipment/etc.) If not, what do you think is needed?

See above answer

Are you using the Service Delivery Framework and/or the Recreation Priority Index (RPI) when making programming decisions?

Yes

If yes, which elements do you use most regularly and/or find most helpful?

Analyzing local community competitors and recreation centers/programs along the front range to learn about program offerings, pricing and community demand.

If not, why and what are you using to make programming decisions?

We also use member input and requests in future planning as applicable.

In your opinion, how well are BPR's indoor recreation programs currently meeting the needs of these user groups?

Seniors: Very well

Adults: Not well

Teens: Not well at all

School age youth: Not well at all

Preschool age youth: N/A

Families: N/A

April 14, 2021

Notes from Zoom meeting with BPR Aquatics personnel

Attendees:

Jeff Haley, BPR

Tim Stabbe, BPR

Megann Lohman, BPR

Amanda Jeter, Design Workshop

Morgan Gardner, BPR

Connie Osborn, BRS

Regina Elsner, BPR

Jenna Katsaros, BRS

East Boulder Pool

BRS: Does aquatics facility meet demands of programming?

BPR: We offer learn to swim 2 nights a week and Saturday. Parent child and pre-school, and American red cross during school year and summer. User groups use lap pool for swim team – Boulder Swim Team. Lanes not used are for private swim lessons and coaching. Aqua fitness programs offered at various times - a few times a week. Lifeguard training throughout year at east and south boulder sites. Private pools send their lifeguards to these classes. From Boulder and larger community.

BRS: Are programs full?

BPR: Very popular, especially Saturday morning classes and Aquafitness. Expect to grow as we recover from Covid restrictions. Therapeutic pool - would like to, but can't meet needs of warm water pool in mid 90's temp – becoming a trend. Pools that we do have – is a challenge to teach in a sloped pool with varying depths and at colder temperatures. Lap pool too cold to teach in. Big group of people in older age group pushed for warmer temperature pools when Boulder Hospital closed. Our offerings lean more toward competitive swimmers – mostly set up for lap swim at all pools. Driven by elite swimmers in our community. There is still work to be done in giving space back to the public. Overarchingly, based on historical usage, gives them % of pool use and we go by that to determine who to serve. New programs must meet goals of department for meeting needs of multiple generations. Due to years of habit, we may not be aware of changes that can be made to increase success. Waterslide in middle of pool makes for visual obstruction and it is 'slowly dissolving'. Needs repair, but we would rather have it removed.

South Boulder Pool

BPR: High demand of use. Conflicts. High School team trains there, as well as a water-polo team. From 4:00 pm and later the pool is unavailable to public. Spa is nice. From a lifeguard standpoint, it is easiest to manage – good visibility. Back patio is unused – would like to find a way to use it. Need shade structure to support use for parties, etc. Small leisure/pool not usable, too cold for very many uses.

North Boulder Pool

BPR: It's a blessing and a curse to have pools separated. Requires additional staff /lifeguards. Popular leisure pool. No dedicated teaching pool – use area below slide to teach lessons. Heights vary, not conducive for teaching. Lacking instructional pool. Don't offer aqua-fitness in leisure pool, so have to be in deep cooler in lap swim area. A warm body of water would be useful. Busiest center, hard to get to, least space outside. Try to have swim teams bussed over to address parking. Parking is a problem in winter months when busy.

June 23, 2021

Aquatics Staff Questionnaire

To assist in the Needs Assessment for BPR’s Aquatics Facilities, we need your input. Please read below and provide us with insight based on your experiences serving the community. Responses to these prompts should reflect your opinion *before* the current COVID-19 situation.

Responders:

Tim Stabbe, Aquatics Supervisor
Philip Henry, Maintenance/logistics for aquatics
Megann Lohman, Recreation Manager
Morgan Gardner, Aquatics Manager

Facility(s) you work at: Oversight of all BPR aquatics facilities

Tell us what kind of programs you offer at the pools, both indoor and outdoor?

Previously Provided

Are the pools sufficient for meeting demand for programming, events and drop-in activities/swimming?

Previously Provided

Are there any maintenance or structural concerns impacting operations or programming? If so, please describe.

EBSC - Visible obstruction of the water slide
SBRC – no, just the water temp

From a programming standpoint, what is lacking?

Outdoor pools provide a “relief value” of the outdoors pool and changes the dynamic of the indoor pools. Several swimming users’ groups in Boulder area, triathlon groups demand.

2015 Aquatics Feasibility Plan notes the aquatic division has historically focuses on meeting the training needs of user groups first and foremost. Still the case, but has been “dialed back.”

“Overall demand for lap pools and lap lanes is outweighing supply and creating pressure on the system.”

How does aquatics staff prioritize use given the continued high demand?

Historical % of pool use
RPI in place but not used
Historical data – programming trends

EBRC – learn to swim programs, user groups for swim team in the evening, utilize for private teaching/private coaching, aqua fit in lap and leisure, master group, lifeguard training, attendance levels high and anticipate more. Warm water option outside of the leisure pool, mid 90s temp range, more of a therapy pool (system-wide)

True instructional pool, a desire for the system. Difficult to teach b/c of the levels of the pool, and the water temp.

Therapeutic pool missing since hospital closed, not able to increase the temperature.

Tot docks could make a difference, swim lessons/therapy.

Flexible space even in aquatics. Spruce pool is ideal size for instructional use

Lean towards the competitive swimmers, driven by the elite swimmers

Teens have log roll

Visible obstruction of the water slide

SBRC – high demand from youth b/c of adjacent schools but must close lap pool to accommodate their use of climbing wall/diving board. Conflicting needs: HS swim team, drop-in users

Especially in the evening, swim team, synchronized swimming, from 4 pm on, unavailable to the public

Allows access to pool outside the current restricted hours

Hot tub fine pool w/good view

Back patio not utilized, no shade, not ideal for birthday parties

Small adjacent pool merges water temp with the existing large body, making it largely unusable.

Swim lesson considered but water temp

Primary demand is lap swim at SBRC

NBRC – expanded programming options feasible given known parking limitations?

Pool renovation in 2016. Leisure pool and Lap pool both very popular.

Two pools separated is blessing and a curse. Lifeguarding most cover both.

No dedicated teaching space, come to leisure pool to offer lessons, the varying floor heights make it difficult in the lap pool

Camps fill the pools during down time 1-3 pm

Only aqua fit at NBRC and SBRC are in the deep, cooler pools.

Warm body of water is most desired

65% of users live near NBRC and is the busiest, least amount of outdoor parking space. Swim teams bussed over in the past. Hardest in the busy winter season.

April 27, 2021

BPR Staff Questionnaire

To assist in the Needs Assessment for BPR's Aquatics Facilities, we need your input. Please read below and provide us with insight based on your experiences serving the community. Responses to these prompts should reflect your opinion *before* the current COVID-19 situation.

Name: (optional) *None given*

Tell us what kind of programs you offer at the pools, both indoor and outdoor?

- Lessons (youth and adult)
- Trainings (lifeguarding, etc)
- User groups (swim teams, synchronized swimming, water polo, diving)
- Internal user groups (fire dept, summer camps)
- Water aerobics
- Leisure activities

Are the pools sufficient for meeting demand for programming, events and drop-in activities/swimming?

- All our lap pools are 80-82 degrees, good lap swimming temp but not great for other activities
- Leisure pools are not designed for large swim lesson programs

Are the support areas (i.e., lifeguard offices or spectator seating) sufficient for meeting demand?

- Lifeguard and staff offices are sufficient. (more might be better but we work with what we have)
- Spectator seating is minimal. (NBRC & SBRC have portable bleachers for upwards of 50 people) EBCC & Scott Carpenter have no designated spectator seating. Spruce pool has a set of portable bleachers for up to 25 people)

Are there any maintenance or structural concerns impacting operations or programming? If so, please describe.

- Spruce pool was initially built in 1923 and has gone through a number of renovations.
- Scott Carpenter pool was initially built in 1963 and just completed a large renovation 2020
- South Rec Center was initially built in 1972 and the pool has been renovated in the 1990's
 - Cooler water temps – no swim lessons
 - Potential water leak between pool and racquetball court
- North Rec Center was built in 1970's and the last pool renovation was in 2000
- East Community Center was built in 1990's and has not had any large renovations
 - Waterslide in the middle of the pool

From a programming standpoint, what is lacking?

- Therapy pool (95+ degrees)
- Larger swim lesson classes (have to limit numbers and class size due to pool space)
- Deep water – warm water aerobics (85-90) degrees

APPENDIX D – DETAILED FACILITY ASSESSMENT MATRICES

EAST BOULDER COMMUNITY CENTER POOL FACILITY ASSESSMENT (PG 1 OF 2)

EAST BOULDER COMMUNITY CENTER - AQUATICS ASSESSMENT				ESTIMATED COSTS			PRIORITY
CLASSIFICATION OF ISSUES				OPTION 1 - BASICS			
LOCATION	DESCRIPTION OF ISSUE	BLDG DISCIPLINE	CORRECTIVE ACTION REQUIRED	UNIT TAKEOFF	UNIT COST	TOTAL	
Natatorium	Pool decks are very slippery in high traffic areas	Arch	Provide new textured tile surface	5,280 SF	\$13.00	\$68,380	H
Natatorium	Pool decks are very slippery in high traffic areas	Arch	Alternate: Safety grouting	0 SF	\$4.50	\$0	H
Natatorium	Space overwalks in the summer - since asphalt shingles were installed	Arch	Repair direct indirect evaporative cooling system	Covered in CIP		\$0	H
Natatorium	Interior roof structure and deck is discolored as it has never been repainted. There are very slight signs of corrosion, but not a structural concern.	Arch	Repair interior roof structure and decks with high performance coating	12,600 SF	\$5.00	\$63,000	M
Natatorium	Primary steel truss is discolored as it has never been repainted.	Arch	Repair interior roof truss structure with high performance coating	3,670 SF	\$5.00	\$18,350	M
Natatorium	Interior walls are discolored as only the lower 10' of wall has been repainted.	Arch	Repair interior walls with high performance coating	5,872 SF	\$3.50	\$20,552	M
Natatorium	Recent roof replacement	Arch	No work is required			\$0	H
Natatorium	Both supply and return air grilles are located up high in space and does not facilitate good air circulation at pool level. Causes stagnant air (with chlamydia) to layer on the surface of the pool.	Arch	Retrofit R/A duct down to the deck level	1 LS	\$15,000.00	\$15,000	H
Natatorium	Staff has indicated that lighting level at night seems to be quite low since the lights were changed to fluorescent fixtures.	Arch	Add supplemental lights to increase brightness. Add 8 high output fluorescent fixtures at perimeter	8	\$250.00	\$2,000	H
Natatorium	Light fixtures in the cupola are all burned out and have not been replaced since the building was built. Access to the fixtures is not easy.	Arch	Replace all existing fixtures with new LED fixtures so that re-lamping is infrequent.	12	\$250.00	\$3,000	L
Natatorium	Windows on north side of aquatics adjacent to the water slide leaks water into the Vending area. Weep holes in the sill of the frame is blocked by sealant, so that water that breaches the glazing gasket has no where to escape.	Arch	Clean out weep holes at base of frame and replace tempered glass lite.	85 SF	\$12.00	\$1,020	M
Natatorium	Sun glare from the western sun causes problems with illegalizing the pool. Existing sun shades do not afford enough glare reduction.		Install new fabric shade with a denser mesh fabric and a higher shading coefficient. Install new roller shade with 2% openness	1,920 SF	\$30.00	\$57,600	M
Exterior	The perimeter roof gutters are leaking at nearly every gutter seam and in some cases directly through rusted out gutter bottoms.		Replace all of the gutters and downspouts at the perimeter of the aquatics roof & paint with poly urethane	214 LF	\$20.00	\$4,280	M
Natatorium	Slide tower structure is showing some minor corrosion where epoxy coating has failed and has not been repaired.	Arch	Clean rusted areas, treat with zinc primer and repair entire stair structure and flume supports with high performance coating	1 LS	\$20,000.00	\$20,000	H
Natatorium	Door frame bottoms at Pool Equipment Room, and Pool Storage Room have minor sign of corrosion where epoxy paint has failed and not been repaired.	Arch	Clean rusted areas, treat with zinc primer and repair entire frame and door with high performance coating	170 LS	\$5	\$850	M
Natatorium	The perimeter roof deck where it joins the exterior wall may be showing some sign of corrosion. Without a fill it is not clear if this discoloration is corrosion or just discolored spray foam insulation	Arch	Have a maintenance staff make a close observation of roof and wall joint to assess condition of deck and joint	TBD		\$0	H
Natatorium	In Pool Storage 155 the platform over the pump pit may not meet building code regulations. Upper ladder supported by the top rung of the pump pit ladder does not meet OSHA safety requirements	Arch	Remove storage platform from over the pump equipment	300 SF	\$3.00	\$900	H
Steam Room	The steam room door was replaced with an opaque door. This restricts visibility into the room.	Arch	Replace (E) steam room door with an anodized aluminum and glass door.	1 LS	\$1,200.00	\$1,200	M

2017 - mitigated by deep cleaning

Installed new air-handling system - has improved, but still gets hot.

No updates to-date

No updates to-date

Repainted 2016 - to top of wall did not include superstructure

Still true - still an issue

New staff are ok with low light levels. Deck spaces are well lit, but not enough light at bottom of pool at dark. No recent complaints.

Still true - still an issue

Window has been replaced

New shades installed in 2015 - problem improved, could use further improvement - some shades may not work.

Still an issue - have not replaced or repaired in last 10 years

Main tower is in excellent condition - handrail connections are future eroding. Has reached the end of its life. Was talk of next renovation including work on improving water slide - replacement? Summer 20222

Still an issue - not sure what corrective action was taken.

Determined to be spray foam.

Nothing changed -

Is now a clear glass door

NORTH BOULDER RECREATION CENTER POOL FACILITY ASSESSMENT

NORTH BOULDER RECREATION CENTER - AQUATICS ASSESSMENT				ESTIMATED COSTS			PRIORITY
LOCATION	DESCRIPTION OF ISSUE	BLDG DISCIPLINE	CORRECTIVE ACTION REQUIRED	UNIT TAKEOFF	UNIT COST	TOTAL	
Leisure Pool	Pool decks are very slippery in high traffic areas	Arch	Provide new textured tile surface	3,470 SF	\$13.00	\$45,110	H
Leisure Pool	Pool decks are very slippery in high traffic areas	HVAC	Attend to Safety grouting	0 SF	\$4.50	\$0	H
Leisure Pool	The supply duct over the entrance to the Sauna room has come apart due to over pressurization		Determine the cause of the duct failure and repair the duct. There could be a downstream blockage or clogged supply diluter. Re-balance air system.	1 LS	\$2,500.00	\$2,500	H
Lap Pool	In the Lap Pool, vertical uninsulated roof drain piping sweats during cold weather and drips condensate water on to decks		Insulate all of the vertical roof drain piping and paint to match wall	75 LF	\$25.00	\$1,875	M
Lap Pool	Steel support framing above the corner windows in the Lap Pool is showing some signs of slight rust. The likely cause is condensate is forming on the surface during cold weather		Clean surface rust. Clean off paint and re-prime with zinc primer, repaint with high performance coating, and install sealant in open joints where rusting was most prevalent.	50 LF	\$75.00	\$3,750	H
Lap Pool	Some of the stainless steel handrails on the wall are showing signs of heavy tarnish, especially at the restriction plates	Arch	Remove handrails and cover plates and clean thoroughly. Re-install handrails.	12 LF	\$15.00	\$180	M
Lap Pool	In cavity of the corner windows there is a missing weper barrier which allows humid air to enter the exterior wall system and roof insulation. (See report by Building Envelop Solutions dated 5/20/2014)	Arch	Install ice and water shield vapor barrier membrane in cavity behind spandrel panel in cavity above the roof deck.	1 LS	\$20,000.00	\$20,000	H
Exterior walls at Lap Pool	At the corner window sills of the Lap Pool, efflorescence has developed in the CMU below the sills. The suspected reason for this to occur is the joints between the concrete sill blocks are leaking water and the sill blocks themselves are not water resistant.	Arch	Install sealant in each joint between sill blocks and treat the entire sill with a water repellent coating. Clean the efflorescence from the existing CMU	70 LF	\$75.00	\$5,250	H
Leisure Pool	Glare occurs in afternoon	Arch	The windows need to have roller shades installed to reduce the glare. Install new roller shade with 2% openness Trenea CS fabric for reduced glare.	252 SF	\$30.00	\$7,560	M
Leisure Pool	Return air duct grilles are dirty with lint. Air quality and humidity levels are not as good as they could be.		Clean return air duct grilles.	1 LS	\$250.00	\$250	M
Roof	Moisture migration study (prepared by Building Envelope Solutions dated 5/20/2014) identified several areas of the roof that have been compromised by moisture infiltration	Arch	Replace existing RTU with new unit and with larger capacity. Repair roof areas identified, replace wet insulation and extend vapor barrier up parapet walls	1 LS 16,000 SF	\$40,000 \$4.00	\$40,000 \$64,000	L H
Pool Issues							
Leisure Pool	Pool is heavily used and uses a significant amount of chlorine. Consider water transfer system	Aquatics	Water Transfer system	1	\$3,000.00	\$3,000	H
Natatorium	Chloramine smell	Aquatics	Install supplemental disinfection system on lap/leisure and whirlpools	3	\$45,000.00	\$135,000	M
Leisure Pool	Replace Gadgets and Gimmos with ceiling mounted spray play amenities	Aquatics	Determine appropriate amenities			\$0	M
Leisure Pool	Large ramp slide/houdb could be consider to be replaced to update amenities	Aquatics	Provide ADA feature and more open space			\$0	M
Natatorium	Pool decks are slippery	Aquatics	Provide new textured deck surface	1	\$25,000.00	\$25,000	H
Lap Pool	Clean all tile and stainless steel surfaces to remove calcium and corrosion	Aquatics	Clean, passivate and regrade	1	\$8,000.00	\$8,000	M
Natatorium	Diving Board is out of alignment	Mechanical	Reinstall stand	1	\$8,000.00	\$8,000	H
Natatorium	Solar heating system not functioning	Aquatics	Determine how to prevent over heating and update system	1	\$8,000.00	\$8,000	H
Natatorium	When existing sand filters fail replace with Regenerative Media	Aquatics	When existing sand filters fail replace with Regenerative Media filters for increased water quality and lower operational expenses	2	\$75,000	\$150,000	L
Natatorium	Underwater stairs are a hazard for the small children	Aquatics	Replace underwater stair with a short ramp transition.			\$0	H
Natatorium	Body flume excitement has waned	Aquatics	Add timing system to body flume ride to generate more excitement and competition			\$0	L

2016 - resurfaced/solved with duraflex

Inspected and found to be sound

Still happens - ongoing issue. With new floor surface easy to clean

Not completed - new rust not noticed

Cleaned in place

Mostly complete - ongoing repairs

Part of facility moisture mitigation project

Shades have been installed

Cleaned multiple times

Completed 2016 renovation

Part of facility moisture mitigation project

Completed 2016

Completed 2016

Renovated with a vortex product

Completed

Resurfaced

Ongoing

Corrected

Water heating system was removed - no solar heating.

Ongoing desire

Completed 2016

Not done, desired.



SOUTH BOULDER RECREATION CENTER POOL FACILITY ASSESSMENT

SOUTH BOULDER RECREATION CENTER				ESTIMATED COSTS			PRIORITY
CLASSIFICATION OF ISSUES				OPTION 1 - BASICS			
LOCATION	DESCRIPTION OF ISSUE	BLDG DISCIPLINE	CORRECTIVE ACTION REQUIRED	UNIT TAKEOFF	UNIT COST	TOTAL	
Lap Pool	Roof deck and structure is covered in a foam insulation product and is hard to tell if the vapor seal is in tact.	Arch	With a lift, investigate integrity of joints where wall meets the roof and also where framing members join the roof deck. If needed, install new foam sealant into open joints to secure an integrated vapor barrier.	1 LS	Allowance	\$25,000	H
Lap Pool	Roof Deck and Structure is dirty and looks unappealing		Re-paint entire roof structure with new compatible coating system. No work required	7,100 SF	\$5.00	\$35,500	L
Lap Pool	Roofing was replaced recently - The walls of the natatorium have been painted recently, but the south wall, which is actually retaining earth had a leak in the waterproofing. The waterproofing was repaired and the wall was repainted. The surface preparation of the wall was not well done and has left the surface with an irregular texture. The wall looks like it is peeling paint. It is strictly a cosmetic issues, but looks unsightly.	Arch	Remove all of the existing coatings with high pressure water or sand blasting and recoat wall with new high performance coating	1,700 SF	\$8.50	\$14,450	M
Lap Pool	In a few of the drywall soffits there are some tapped joints that have cracked and have breached the vapor barrier surface envelope.		Repair tapped joint and repair with high performance coating	30 SF	\$7.00	\$210	H
Lap Pool	One of the plastered walls has water damage and plaster is peeling off.		Determine where moisture is coming from and correct, repair plaster surface and re-paint with high performance coating.	10 SF	\$10.00	\$100	H
Lap Pool	Steel framing supporting the east wall window system is showing minor corrosion at the floor	Arch	Clean up framing and prime with zinc primer and then topcoat with high performance coating	1 LS	\$1,000	\$1,000	H
Lap Pool	One of the exterior sun deck doors is pad locked with a chain. This is not a required exit door, but is not an acceptable means of securing an exterior door.	Arch	Repair the locking mechanism and remove chain and padlock	1 LS	\$750.00	\$750	H
Pool Issues							
Lap Pool	Natatorium has Chloramine smell	Aquatic	Install Supplemental Disinfection on Lap Pool and Whirlpool Spa	2	\$45,000.00	\$90,000	M
Lap Pool	Natatorium has Chloramine smell	Mechanical	Install Deck level exhaust	1	\$55,000.00	\$55,000	L
Lap Pool	Stainless steel gutter covers need to have corrosion removed and passivated	Aquatic	Clean and passivate	1	\$5,000.00	\$5,000	H
Lap Pool	Diving Board Stand has Paint Peeling	Aquatic	Repaint diving stand and service	1	\$9,000.00	\$9,000	H
Lap Pool	Solar System needs to be balance and protected from over heating	Mechanical	Energy consultant working on system				H
Whirlpool	Whirlpool exterior tile needs to be cleaned	Aquatic	Remove calcium deposits and touch up grout	1	\$12,000.00	\$12,000	M
Whirlpool	Whirlpool interior needs to be polished	Aquatic	When drained sand floor and seal areas	1	\$3,000.00	\$3,000	M
Lap Pool	Replace Lap Pool Filtration with Regenerative Media Filters	Aquatic	When existing sand filter fail replace with Regenerative Media filters for increased water quality and lower operational expenses	1	\$75,000	\$75,000	
Lap Pool	No recreation amenities	Aquatic	Add climbing wall to deep end of pool			\$0	M
						\$0	
						\$0	
						\$0	
						\$0	
						\$0	

Structure inspected in 2020 - whole superstructure found to be sound.

Still dirty

Improved - cleaned, patched and repainted

Completed 2017

Completed 2017

Unidentified

Replaced locking mechanism 2019

Improved since installation of new air handling system 2015

Cleaned, maybe not passivated

Touched up

Not being used - 4 years

Was retiled and replastered 2018

Ongoing desire

Added in 2019 from Scot Carpenter

