

Bobby Pearse Community Center



City Council Work Session
January 7, 2018

History of the Bobby Pearse Community Center

- ▶ The building was named after Kingsley Robert Pearse (Bobby)
- ▶ Bobby Pearse was a casualty of World War II, killed in the line of duty in 1942
- ▶ Built in 1971 - opened February of 1972
- ▶ Approximately 2644 Square Feet
- ▶ Bobby Pearse Community Center operated on a 20 hour per week schedule until 2011

Program History

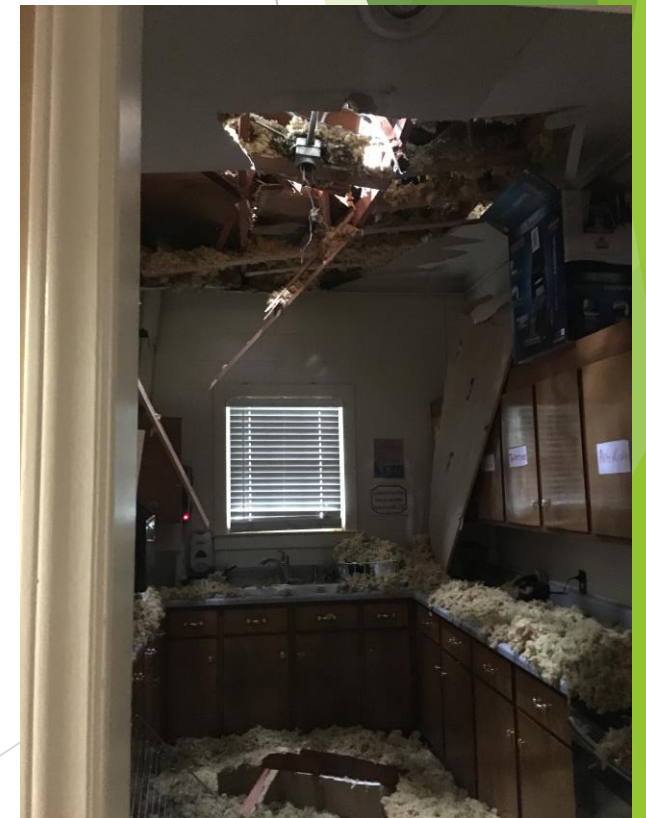
Fall '13 - Summer '14	Maximum Participants	Actual Participants	% to Capacity	City Residents	Revenue	Participant Hours
	262	242	92.37%	182	\$11,829.20	45631
Fall '14 - Summer '15	Maximum Participants	Actual Participants	% to Capacity	City Residents	Revenue	Participant Hours
	269	231	85.87%	173	\$15,532.40	46540.5
Fall '15- Summer '16	Maximum Participants	Actual Participants	% to Capacity	City Residents	Revenue	Participant Hours
	300	255	85.00%	218	\$16,645.00	47091.5
Fall '16- Summer '17	Maximum Participants	Actual Participants	% to Capacity	City Residents	Revenue	Participant Hours
	275	268	97.45%	203	\$20,537.00	51282.5
Fall '17 - Summer '18	Maximum Participants	Actual Participants	% to Capacity	City Residents	Revenue	Participant Hours
	307	297	96.74%	229	\$17,881.60	45671.5

Programs Offered:

Summer Day Camp, Afterschool Program, Holiday/Spring Break Camps, Yoga, Mom's Morning Out, Homeschool Fitness Program, Parent/Child Guitar, Martial Arts, Dog Obedience classes, Critters in the Creek, Chess Club, Girls on the Run, Writing workshops, KinderMusic

Tree Damage

On May 29, 2018 several trees fell in the park;
one tree landing on the Center



Immediate Actions Taken:

- ▶ Staff relocated the afterschool program to the Sears Recreation Center.
- ▶ The summer day camp typically offered at Bobby Pearse was operated at the Sears Recreation Center.
- ▶ All previously scheduled commitments at the Sears Recreation Center were cancelled/rescheduled (if it was possible).
- ▶ The Parks and Recreation Department continues to operate the afterschool program at the Sears Recreation Center.

Evaluation Strategy

- ▶ Public Engagement
 - ▶ August and September of 2018 the Parks and Recreation Department hosted 2 Public Engagement sessions concerning the future of the Center
 - ▶ August 14, 2018
 - ▶ September 11, 2018
 - ▶ An online survey was created and sent to the North Main neighborhood, surrounding neighborhoods, past and present participants of programs and made available online through the city's website
 - ▶ 107 Responses
- ▶ Asbestos and Air Quality testing
- ▶ Meetings and feedback from architects concerning the facility

Asbestos Studies

Test One

- ▶ Includes damaged area and the roof (Including the shingles)
 - ▶ Results: No asbestos was detected
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Test Two

- ▶ Includes interior of the building
- ▶ Results: Asbestos was detected throughout the building:
 - ▶ Floor tile black mastic throughout the building
 - ▶ Brown marbled floor tile in the entry to the kitchen
 - ▶ Joint compound on ceilings and limited partition walls throughout
 - ▶ Ceiling texture on the ceiling throughout the main area
 - ▶ Window glazing compound

Additional Findings

- ▶ Mold growth in carpet, walls, and ceilings
- ▶ Water infiltration was noted in one electrical outlet, causing a short and subsequent smoke damage to the wall
- ▶ Moisture damage to carpet and the mastic holding the carpet down is becoming loose/tacky
- ▶ The flexible and fiberglass insulated ductwork within the attic space is damaged

Repair of the Existing Building

- ▶ Based on the building assessments, follow up with remediation firms, conversations with architects and estimators; the building should be/will need to be gutted, leaving the concrete shell of the building; therefore this option is not viable

Breakdown

Option 1 : Repair the existing building - not viable

Option 2 : Demolish existing building and build a new facility (cost estimate from \$600k-\$900k depending on size)

Option 3 : Demolish the building and expand the greenspace of North Main Rotary Park (cost estimate at \$110k for demo/asbestos remediation. If restrooms added, cost increases by \$300-\$400k)

Next Steps to Consider

- ▶ Asbestos remediation and demolition/site prep will have to be completed (regardless of next steps)
 - ▶ Cost Estimate: \$30,000 for Asbestos, \$80,000 for demo/site prep
- ▶ Outdoor Restrooms - It was a common theme from the community that public restrooms needed to be considered for park users. Pricing depends on structure, but estimated at \$300-\$400k.
- ▶ Staff recommendation is to proceed with asbestos remediation and demolition at this time
 - ▶ These steps will be needed for any realistic future options and address the current eyesore at the park
 - ▶ Provides time and flexibility to consider next steps as part of a budget process and holistic discussion of other Community Center needs.