



# Wakefield Multi-Generational Community Center

# Welcome

## Agenda

- Introductions
- Presentation
- Q & A



# Wakefield Community Center

## Background

- Community Center First Proposed – 1957
- Master Plan Identified Facility Need – 1983
- Needs Assessment Survey Completed – 2019
- Warrant Article in 2022
  - 491 Voted Yes
  - 452 Voted No
    - 60% required for bond funding



# Wakefield Community Center

## Background

- Master Plan
  - Created in 1979
  - Facility Need Identified - 1983
  - Updates in 2000 and 2010
    - “Recreational Opportunities are very important to residents.”
    - Identified Cultural Small Town Need
    - Services for Senior Citizens
    - Outgrown Current Facility



# Wakefield Community Center

## Background

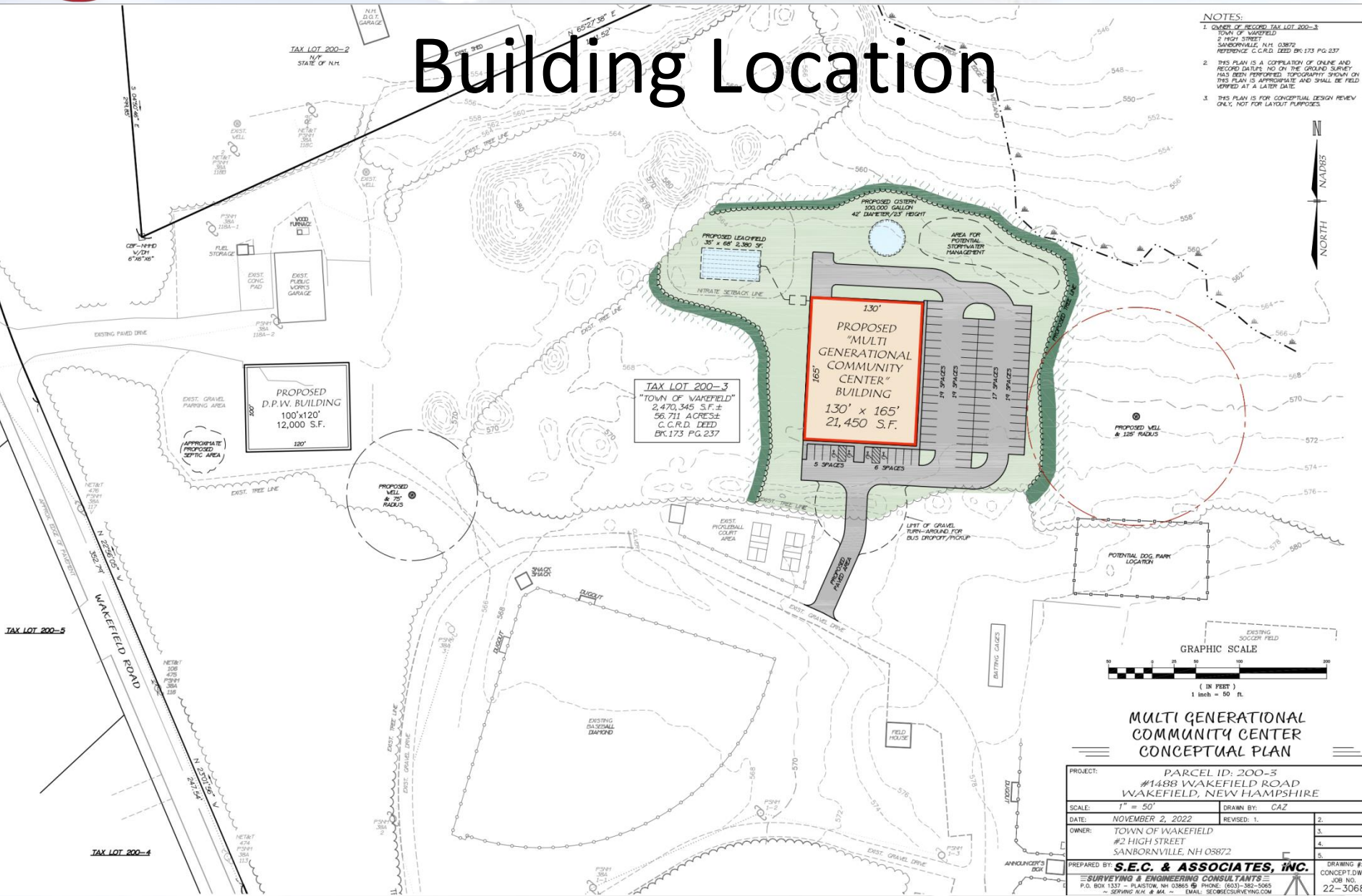
- Needs Assessment Survey
  - Wakefield would Benefit from Indoor Community Center (82.4%)
  - Provide Insight into Specific Priorities
    - Inadequate Current Facilities
      - Town Supported Community Center is Needed (80.9%)
  - Support Healthy Options
    - More Activities for Youth/Teens (72.4%)
    - Increase Health and Wellness (58.6%)
    - More Activities for Older Adults (58%)
  - Consolidate Community Activities
    - Town Needs: Teen/Youth Space, Multi-Purpose Gym, Gym/Athletic Courts
    - “Recreational Opportunities are very important to residents.”
    - Identified Cultural Small Town Need
    - Services for Senior Citizens
    - Outgrown Current Facility



# Wakefield Community Center

## Building Location

- NOTES:**
1. OWNER OF RECORD, TAX LOT 200-3, TOWN OF WAKEFIELD, 2 HIGH STREET, SANBORNVILLE, N.H. 03872. REFERENCE: C.G.R.D. DEED BK.173 PG.237.
  2. THIS PLAN IS A COMPILED OF GRABE AND RECORD DATA. NO ON THE GROUND SURVEY HAS BEEN PERFORMED. TOPOGRAPHY SHOWN ON THIS PLAN IS APPROPRIATE AND SHALL BE FIELD VERIFIED AT A LATER DATE.
  3. THIS PLAN IS FOR CONCEPTUAL DESIGN REVIEW ONLY, NOT FOR LAYOUT PURPOSES.



**MULTI GENERATIONAL COMMUNITY CENTER CONCEPTUAL PLAN**

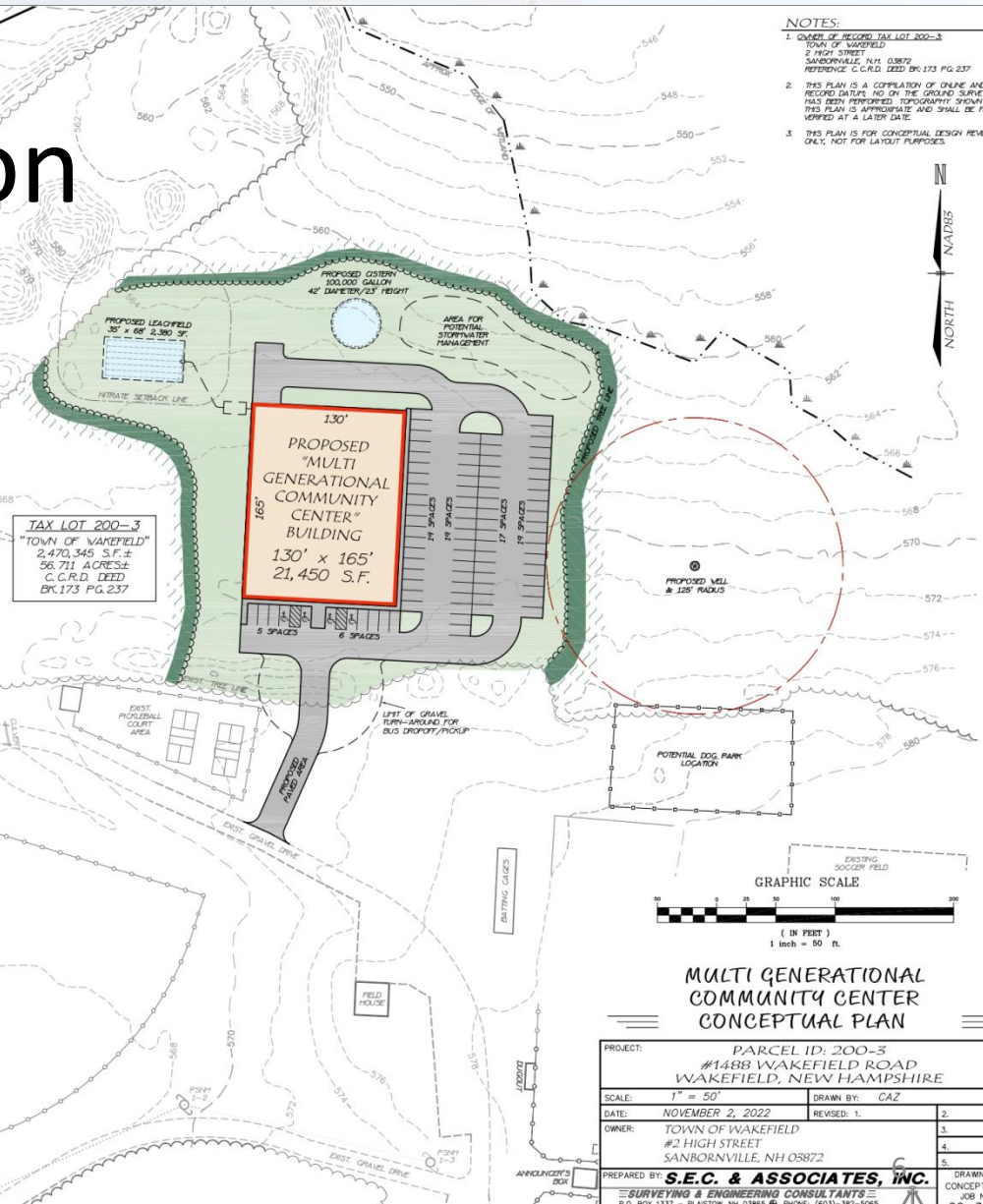
PROJECT:	PARCEL ID: 200-3 #1488 WAKEFIELD ROAD WAKEFIELD, NEW HAMPSHIRE		
SCALE:	1" = 50'	DRAWN BY:	CAZ
DATE:	NOVEMBER 2, 2022	REVISED:	1.
OWNER:	TOWN OF WAKEFIELD #2 HIGH STREET SANBORNVILLE, NH 03872		
PREPARED BY:	<b>S.E.C. &amp; ASSOCIATES, INC.</b>		
	SURVEYING & ENGINEERING CONSULTANTS		
	P.O. BOX 1337 - PLASTON, NH 03865 • PHONE: (603)-262-5065		
	- SERVING NH & MA - EMAIL: SEC@SEC-SURVEYING.COM		
		DRAWING #:	CONCEPT.DWG
		JOB NO.:	22-3068



# Wakefield Community Center

## Building Location

- Wakefield Ballpark
  - Town Owned Land
  - Co-located Facilities
    - Dog Park
    - Basketball Courts
    - Pickleball Courts
    - Skateboard Park
    - Baseball Fields
    - Soccer Fields
    - Frisbee Golf Course



**NOTES:**

1. OWNER OF RECORD, TAX LOT 200-3, TOWN OF WAKEFIELD, 2 HIGH STREET, SANBORNVILLE, N.H. 03874. REFERENCE: C.G.R.D. DEED BK. 173 PG. 237.
2. THIS PLAN IS A COMPILED OF ONLINE AND RECORD DATA. NO ON THE GROUND SURVEY HAS BEEN PERFORMED. TOPOGRAPHY SURVEY ON THIS PLAN IS APPROPRIATE AND SHALL BE FIELD VERIFIED AT A LATER DATE.
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SURVEYING & ENGINEERING CONSULTANTS		PHONE:	(603)-362-5065
P.O. BOX 1337 - PLASTON, NH 03865		FAX:	(603)-362-5065
SEPPING RIV. & SA. -		EMAIL:	SEC@SECENGINEERING.COM



# Wakefield Community Center

## Building Exterior





# Wakefield Community Center

## Building Exterior







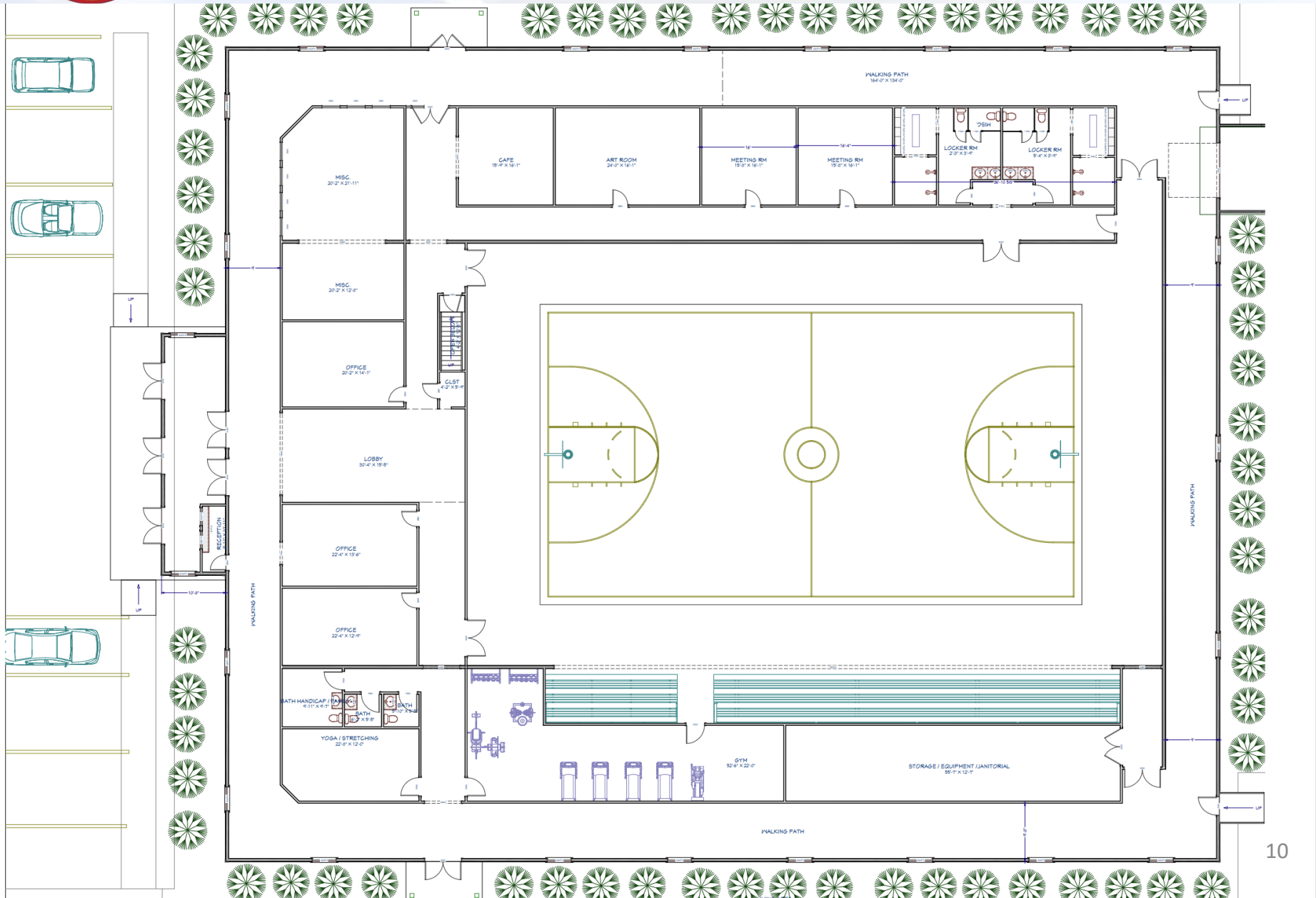
# Wakefield Community Center

## Building Exterior

- Simplified Design
- Metal Siding
- Metal Roof
- Windows
  - Natural lighting for track and gym
- Utility efficiencies
  - Determined at time of construction
    - Propane, pellet, solar, heat pumps, mini-splits, 3-phase electric, etc.



# Wakefield Community Center



NO.	DESCRIPTION	BY	DATE

SHEET TITLE: CONCEPT RENDERINGS

PROJECT DESCRIPTION: PARCEL ID: 200-3  
#1488 WAKEFIELD DN

DRAWINGS PROVIDED BY: DESIGN BUILD VALUE ENG. PROJ.  
M. BRADY CONSULTING & CONST. CO

DATE: 10/31/2

SCALE:



# Wakefield Community Center

## Building Interior

- Main Level
  - 21,450 sq./ft.
  - Full-size Gym – 7,700 sq./ft.
  - Event/Meeting/Program Rooms
  - 9' Wide Walking Track
  - Fitness Center
  - Locker Rooms
  - Art Room
  - Yoga Room
  - Activity Rooms
  - Food Center
    - Full kitchen for program offerings, private events
    - Volunteer run snack center during public events
- Basement
  - 7,453 sq./ft.
    - Storage
    - Utilities
- Emergency Shelter
  - Generator
  - Accommodate Pets
  - Full Kitchen



# Wakefield Community Center

## Center Operations

- Facility Hours

- Monday – Friday: 8am – 8pm
- Saturday: 8am – 4pm
- Sunday: 8am – 12pm

- Walking Track Access

- 7 Days Week: 5am – 9pm
- Unstaffed



# Wakefield Community Center

## Construction Costs

- Estimated at \$4.9mm
  - Down from \$7.0mm
- Simplified Design
- Design/Build Construction
  - Streamlined Project Management
  - Cost-Effective
  - Faster Delivery
  - Higher Quality
  - Great Degree of Customization



# Wakefield Community Center

## Funding Sources

- Bond
- Friends of Wakefield Parks & Recreation
- Grants



# Wakefield Community Center

## Funding Sources

- Bond
  - Current NHMBB Estimated Interest Rate – 5.5%
  - 20 Year Payoff
  - Annual Interest & Principal Payment = \$415k/yr.
  - Est. Tax rate Impact = \$.36 per \$1,000
    - Example: \$350,000 land and building value
      - \$126/year



# Wakefield Community Center

## Funding Sources

- Friends of Wakefield Parks & Recreation
  - Non-Profit 501(c)(3)
  - Fundraising
  - Corporate Sponsorships
  - Naming Rights





# Wakefield Community Center

## Funding Sources

- Grants
  - USDA
    - Furniture, Facility Outfitting
  - GOFERR Funds
    - Awaiting Executive Council/Governor Approval



# Wakefield Community Center

## Tax Payer Impact

The Tax impact of \$126/year for the Bond will be reduced by Fundraising and Grants.

- Example: Every \$100K raised would reduce the annual tax impact by \$3.15/ year on \$350,000 property valuation.



# Wakefield Community Center

## Programs

- Enhanced Existing Programs
  - After School Program
  - Softball
  - Youth Baseball (ages 4-16)
  - Children Entertainment
  - Education Classes (Safe Sitter/CPR/First Aid/OHRV Safety)
  - Holiday Dances
  - Recreation Programs (holiday programs, concerts, etc.)
  - Soccer
  - Summer Camp
  - Tiny Tots Playgroup
  - Women and Co-Ed Softball
  - Youth Basketball



# Wakefield Community Center

## New Programs

- Adult Basketball (Open Gym)
- Adult Co-Ed League Basketball
- Adult Volleyball (Open Gym)
- Basketball Tournament (Host)
- Bingo
- Community Dinners
- Continuing Education Classes
- Craft Fair
- Dodgeball
- Exercise Classes
- Facility Rental
- Fishing Classes
- Fitness Room
- Floor Hockey (Open Gym)
- Indoor Adult Soccer (Open Gym)
- Indoor Pickleball
- Karate
- Paint Nights/Make & Take Craft Night
- Personal Training
- Pilates, Zumba, Yoga
- School Vacation Camps/Parent Night Out
- Senior Activities
- Sports Camps



# Wakefield Community Center

## Operating Budget

Item	2023 Budget	2023 Budget w/New Community Center	Notes
Salaries (Director, Asst. Director, Program Coordinator, Mtg. Minute taker)	\$ 143,546	\$ 143,546	
Telephone	\$ 1,296	\$ 1,300	
Custodial	\$ 8,987	\$ 28,145	Quote provide by existing cleaning company
Heat/Electricity	\$ 6,374	\$ 33,251	Benchmark: Fryeburg, ME (5 months @\$3500/ 7 months@\$400) Adjusted for sq. ft. differences. Added 30% for inflation
Water/Sewer	\$ 888	\$ -	
Facility Repairs/Maintenance	\$ 750	\$ 500	
Supplies (Building)	\$ 850	\$ 4,250	Cleaning & bathroom supplies; paper towels
Supplies (Office)	\$ 1,500	\$ 1,500	
Equipment (Office)	\$ 3,300	\$ 3,300	Copier lease and maintenance
Computer - Equipment Maintenance	\$ 1,827	\$ 1,500	Security cameras. Get computers on town contract
Program Staff - Wages	\$ 41,000	\$ 66,625	Increase Program Staff from 8 to 13
Direct Program Expenses	\$ 35,685	\$ 90,832	Expenses to run program (instructors, refs, supplies, trophies, etc.)
Total Operating Expenses	\$ 246,003	\$ 374,749	
Total Program Revenue	\$ 93,045	\$ 230,680	Fees charged for programs
Net Costs	\$ (152,958)	\$ (144,069)	



# Wakefield Community Center Program Budget Detail

Multi-Generational Community Center Programs					
Program	2023 Revenue Budget	2023 Expense Budget	New Community Center 2023 Revenue Budget	New Community Center 2023 Expense Budget	Notes
After School Program	\$ 14,270	\$ 875	\$ 30,000	\$ 2,000	Increase from 30 to 60 participants
ASA Softball	\$ 3,965	\$ 1,215	\$ 4,000	\$ 1,250	
Cal Ripkin Baseball	\$ 6,980	\$ 5,076	\$ 7,500	\$ 5,100	
Children Entertainers			No Fee	\$ 6,000	
Education Classes			\$ 1,150	\$ 750	Safe Sitter, CPR/First Aid, OHRV Safety
Holiday Dances			\$ 6,000	\$ 2,000	Dancing w/stars event, holiday dances, daddy/daughter dance
Recreation Programs	\$ 6,500	\$ 3,787	\$ 8,000	\$ 4,200	Adult field trips, ski program, ice fishing derby, holiday programs, car show, concerts, outdoor childrens entertainers
Soccer	\$ 2,280	\$ 1,232	\$ 2,280	\$ 1,232	
Summer Camp	\$ 50,000	\$ 20,000	\$ 80,000	\$ 23,000	Increase from 50 to 80 participants
T-Ball	\$ 350	\$ -	\$ 350	\$ -	
Tiny Tots Playgroup			No Fee	No Fee	Pee-Wee sports
Women's/Co-Ed Softball	\$ 2,000	\$ 1,500	\$ 2,000	\$ 1,500	
Youth Basketball	\$ 6,700	\$ 2,000	\$ 7,500	\$ 4,700	
Adult Basketball (Open Gym)			No Fee	No Fee	
Adult Co-Ed League Basketball			\$ 2,000	\$ 1,500	8 weeks, \$500/team, 4 teams
Adult Volleyball (Open Gym)			No Fee	No Fee	
Basketball Tournament (Host)			\$ 10,000	\$ 2,500	Refs, timers, trophies
Bingo			No Fee	No Fee	
Community Dinners			No Fee	No Fee	Holidays (Valentines Day, Veterans Day, etc.)
Continuing Education Classes			\$ 8,000	\$ 6,000	Cooking, Computer, Knitting, Sewing, Music, Cribbage
Craft Fair			\$ 1,200	\$ 300	\$30/table; 3 times/yr.
Dodgeball			\$ 2,000	\$ 500	League, Open Gym, Tournament
Exercise Classes			No Fee	No Fee	Line dancing, ballroom dancing
Facility Rental			\$ 3,000	\$ 500	Cleaning and staff (if required). Birthday parties, private sports leagues, baby showers, etc.
Fishing Classes			No Fee	No Fee	
Fitness Room			No Fee	No Fee	
Floor Hockey (Open Gym)			No Fee	No Fee	
Indoor Adult Soccer (Open Gym)			No Fee	No Fee	
Indoor Pickleball			\$ 3,000	\$ 500	League, open gym, tournament
Karate			\$ 2,700	\$ 2,300	
Paint Nights/Make & Take Craft Night			\$ 4,800	\$ 3,600	
Personal Training			\$ 5,000	\$ 2,600	
Pilates, Zumba, Yoga			\$ 9,000	\$ 6,000	
School Vacation Camps/Parent Night Out			\$ 15,000	\$ 10,800	40 kids, \$125/week. 3 vaca. Camps
Sports Camps			\$ 11,200	\$ 2,000	Soccer, baseball, basketball
Totals	\$ 93,045	\$ 35,685	\$ 230,680	\$ 90,832	

Red = Enhanced Existing Programs

Black = New Programs



# Wakefield Community Center

## Program Budget Detail

- Program Fees
  - Existing Program Fees Unchanged
  - No Fee programs
    - Fitness Room, Walking Track, Bingo, Floor Hockey, Tiny Tots, Adult Soccer, Basketball, Volleyball, etc.
  - Fee Programs
    - 2-Tier Fee Structure
      - Resident (seasonal, full time)
      - Non Resident

» Examples:

Program	Resident Fee	Non-Resident Fee
Indoor Pickleball	\$20/yr	\$30/yr
Fitness Room	No Charge	\$30/month
Yoga	\$10/wk	\$15/wk



# Wakefield Community Center

## Benefits

### “Let’s Do Something Today”

- Provides a safe, healthy and inclusive environment
- Social Health
  - Shared emotional connections
  - Social Interaction
  - Reduces juvenile crime rates\*
- Mental Health
  - More resilient to stress
  - Addresses isolation & depression which can lead to drug and alcohol abuse\*\*
- Physical Health
  - Keeps your body moving
  - Lowers blood pressure, delays onset of diabetes, lowers heart disease and obesity rates\*\*

\*NRPA Study. September, 2015

\*\* No Health without Public Mental Health, London, 2010 Cited by NCBI, May, 2013





# Wakefield Community Center

## Questions?





# Wakefield Community Center

