

Oak Hills Community Center Renovation Survey

May 12, 2015 - May 28, 2015



Online Survey available at www.Oak-Hills.net

Oak Hills facilities have failed. A survey was conducted to learn what we want at the heart of our community. Responses indicated that we want an attractive facility, one that meets the needs of Oak Hills today and into the future. Feedback indicated support for an improved facility, but costs would have a significant impact on what should be done. Therefore, decisions had to wait until the concepts being explored were associated with accurate pricing.

The Board supports a moderate plan. Two options presented on the September 2014 survey are not currently recommended. These are the repair option and the high-end design. The Building Committee explored solutions that ranged from repairing current facilities to adding elaborate pools, covered structures, and future buildings, and other items. Comparing the costs of the options with the desires of the community suggests the moderate option best serves the community while attracting sufficient support to pass a successful vote.

This survey offers the board's recommendations and asks Oak Hills homeowners their opinions on three key decisions. A moderate solution falls in the budget range of \$3.7M to \$4.5M. The factors that change the final amount include:

- 1) What size new gym/multipurpose/administration to build
- 2) What type of pool(s) to build
- 3) What to include in the new pool house

There is a cost to doing nothing. A great deal of research went into developing the baseline cost to repair or replace our facilities. The cost is \$2.6M to replicate what we have today while meeting code requirements. It is the intention of the Board, using the feedback from the homeowners, to develop a solution that meets our needs today and for the future, at a cost that is comfortable for the homeowners.

For details on the Baseline Cost, see the February Newsletter on www.Oak-Hills.net or contact Board member David Boyd at 503-307-4583 or hdcanboyd@juno.com.

Building Committee Recommendations

First, the Building Committee recommends converting the existing gymnasium into a community room with bathrooms and storage.

The existing gym is too small for the athletic activities it hosts. The location is well suited to being a community gathering spot including a modest kitchen area that also supports gatherings in the picnic area.

Second, the Building Committee recommends replacing the current administration building with a gymnasium/multipurpose and administration building that includes meeting space, bathrooms, office space and storage. The new gym would meet industry standards for lighting, floor covering, and ventilation and would have large windows. Although we use basketball measurements and include basketball hoops, the space will be built to be multipurpose. It would be appropriate for the community bazaar, movie nights, parties for all ages, exercise classes, art classes and a wide variety of other events. The administrative offices overlook the pool and outdoor community space. Bathrooms, cleaning closets and storage bring the space to current code. Importantly, a conference room will be on the west side of the building, overlooking the street. Board meetings would be held in this room rather than off site. This room would be available for reservation by Oak Hills homeowners. Doors from both the multipurpose room and conference room open to a terrace where outdoor seating could be added. Expansive windows meeting modern safety standards reveal the vibrant activity that goes on daily at the rec center to neighbors enjoying the picnic area, using the pool, or walking by on the street. The architects have preserved the feel of the current administrative office combining the architecture of the 60's with twenty-first century practicality.

Third, the Building Committee recommends replacing our 20 yard pool with a 25 yard pool.

We recommend replacing our baby pool with a kiddie pool either (1) attached to the main pool -- the resulting pool with the main pool and kiddie pool combined would be called a hybrid pool -- or, (2) as a stand alone kiddie pool. The kiddie pool can be enlarged into a recreation pool/kiddie pool combination if desired. This survey is offering three different pool styles, not specific pool designs. In order to arrive at a pool design, we need to hire a professional aquatics design/build firm. We have been collaborating with two pool design/build companies, and one pool consultant. All have advised that we define what style and budget of pool the community wants before investing in the specific design.

Fourth, the Building Committee recommends that a new Pool House be built on the north east corner of the pool deck with an aquatics office, showers, toilets, changing rooms, and family changing rooms. The aquatics office will be located on the pool deck, positioned to check passes for incoming swimmers as well as monitor the lifeguard staff. Changing, shower and toilet rooms are designed at the minimum code requirement for square footage. Two private changing facilities are offered for families and those who prefer more privacy.

Fifth, we recommend a hot tub only if the maximum plan is approved.

Finally, we recommend including a budget for landscape and site work in each scenario to repair drains, remove tree roots that are destroying pavement, remove and replace existing pavement, update playground equipment to meet code, and address the sand pit. If the budget allows, this could include a covered picnic area, stage, fire pit or outdoor basketball improvements.

Survey Instructions

- 1) **If at all possible please fill out this survey online. Link available at www.Oak-Hills.net**
- 2) Name and address are required fields to guarantee one survey per lot is received. Anonymous or duplicate surveys will not be counted.
- 3) Please select one option per zone and one budget choice
- 4) Only homeowners may complete the survey
- 5) Online surveys must be submitted by May 28, 2015 at 11:59PM
- 6) Paper surveys must be delivered to Community Management Incorporated, 2105 SE 9th Ave Portland, OR 97124. Surveys must be received May 28, 2015 at 5PM. Late surveys will not be counted. A CMI representative will enter paper surveys online.

Preference for Individual Amenities

The Building Committee and Opsi Architects have refined the rec center design into three simple zones with variables.

Zone 1: Gymnasium/Multipurpose Room/Administration Building. The building design remains the same regardless of the size selected. Options are:

- 1a. Half-court middle school sized gym
- 1b. Half-court high school size gym

Zone 2: Pool. The main pool is an industry-standard 25 yards and 5 lanes wide. Modern lane width is narrower than our existing lanes, meaning the new pool will be 2 feet wider than the pool today. Options are:

- 2a. Hybrid athletic and kiddie pool
- 2b. Main pool plus smaller kiddie pool
- 2c. Main pool plus a larger kiddie/recreation pool

Zone 3: Pool House. The design and location of the Pool House are consistent across the three pool styles. The Pool House will include family changing rooms, locker rooms, storage, office, pool mechanical and a lifeguard room. Options are:

- 3a. Pool House
- 3b. Pool House with rooftop multipurpose terrace

Zone 1: Gymnasium/Multipurpose/Administration Building

The choice is between a Half Court Middle School Multipurpose Room and a Half Court High School Multipurpose Room. This building will also contain administrative offices and functions currently housed in the existing administration building.

1a) Half Court Middle School Multipurpose/Administration Building, \$470,000 (\$723 per lot / \$5.72 per month per lot). At 2350 square feet, it measures 50' X 47' and is 550 square feet larger than our current gym (approximately 54' X 35' or 1900 square feet). It will provide a versatile space with a lower cost upfront as well as slightly lower operating cost.



2b) Half Court High School Multipurpose/Administration Building, \$570,000 (\$877 per lot / \$6.93 per month per lot). The high school sized option is 3068 square feet and measures 59' X 52', about 700 square feet larger than the middle school size. This makes basketball safer and more enjoyable for older teens and adults, while still serving the younger children. The extra space would be valuable during community events.



Other: _____

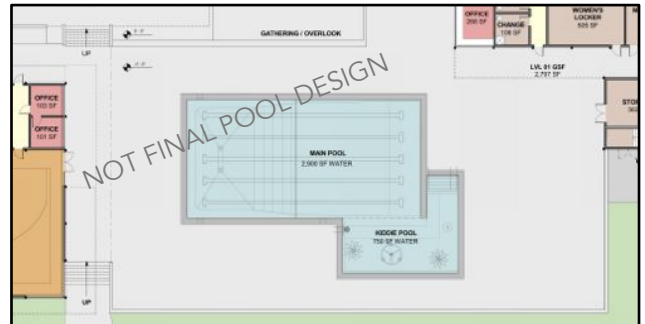
Zone 2: Pool

The pool is the most complicated and expensive piece of the Recreation Center puzzle. Even a slight variation in pool style could dramatically change the way the pool is used and the benefits it offers to users. This survey is offering three different pool styles, Please note that all of these pool options include the cost of a heat system that allows for an extended pool season, a 25 yard lap pool, a depth of 9ft and could include play toys.

2a) Hybrid Pool, \$817,000 (\$1,256.92 per lot / \$9.94 per month per lot)

A single pool is the least expensive option to build and will have the lowest overhead of all of the options. All swimmers would be accommodated in one pool. This option is an improvement over our current pool and minimizes cost. The kiddie area will vary in depth from 1ft to 3ft. In this scenario, the main pool is 2900 square feet, and the kiddie area is 750 square feet.

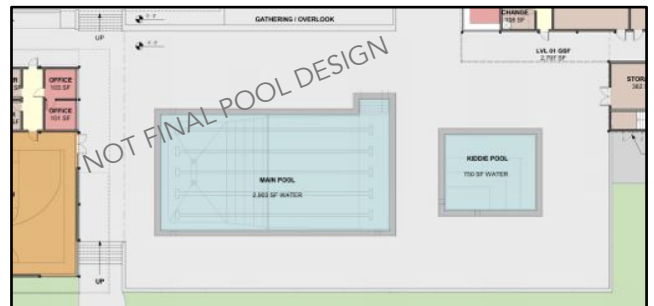
The temperature in a single pool means competitive or lap swimmers may find the pool a bit warm and recreation swimmers may find the pool a bit cool. Children in swim diapers present a sanitary issue using the same body of water as other bathers. "Code Brown" could close the entire pool. The schedule we currently have would remain the same. The kiddie area is not designed to accommodate significant numbers of adults or older children.



2b) Main Pool and Small Kiddie Pool, \$965,000 (\$1,484.69 per lot / \$11.74 per month per lot)

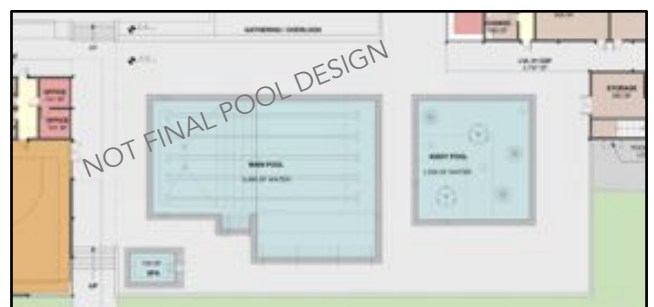
Oak Hills has a main pool and a very small "baby pool." Option B most closely represents our current pool design and function but has a larger main pool and larger kiddie pool. In this scenario the main pool is 2900 square feet, and the separate kiddie pool is 750 square feet.

The temperature of each pool can be different. Very young and emerging swimmers can learn independence and develop water awareness in a very safe environment. Variable depth allows lower level classes to be held in the kiddie pool which provides opportunities for expanded programs. The small kiddie pool is not designed to accommodate significant numbers of adults or older children.



2c) Main Pool+Kiddie/Recreation Pool, \$1,010,000 (\$1,553.85 per lot/\$12.29 per month per lot)

The main pool in this option is the same as in Option B with an expanded entry area bringing it to 3200 square feet. The second pool is a 1500 square foot multi-functional recreational pool. The second pool would be approximately half the size of the main pool and range from inches to 3ft deep. This larger recreational pool allows more space for pool games and play while keeping the main pool available for lap swimmers. Classes could be scheduled all day, while the other pool would remain available for open swim. This option would cost more to construct and more to operate.



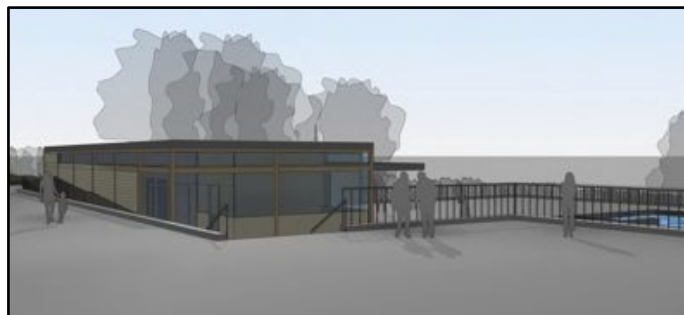
Other _____

Zone 3: Pool House

The Pool House itself is not different in this choice. The roof element varies. The new Pool House will be located on the pool deck and contain an aquatics office, family changing and shower rooms, bathrooms and storage. Because of the elevation difference between pool deck and picnic area, a second story rooftop terrace or second story building would only rise 6 ft above the picnic area.

3a) Base Level Pool House, \$390,000 (\$600 per lot / \$4.74 per month per lot)

This basic pool house is the most economical pool house option and provides for a code compliant pool house and staff space. The flat roof reflects the Oak Hills esthetic but one of the main features of this design is that this building can be progressive. At this level, we will build the infrastructure to support the addition of the terrace or second story in the future.



3b) Pool House, With Rooftop Terrace, \$465,000 (\$715.38 per lot / \$5.66 per month per lot)

A rooftop terrace would be added to the base model design and provide an outdoor area that could be used in many ways. The space can be used for community events and reserved by Oak Hills homeowners for personal parties and events. Stairs and a single ADA accessible elevator will be included. This flexible space offers additional viewing space for swim team practices and meets.



3c) Pool House with Second Story, \$570,000 (\$876.92 per lot / \$6.93 per month per lot)

A second story room would be added over the pool house. This space could be used as a light workout area, a game room, reservable party room or additional meeting room and will have views over the pool, picnic and recreation center grounds. Stairs and an ADA accessible elevator will be included. This second story will have a small outdoor terrace over the storage and mechanical building, offering the function in the middle option plus a flexible indoor space.



Other

Priority of Amenities

Please rank the zones in order of importance to you. (1) is most important and (3) is least important. This will be important information if the most popular amenities do not all fit within the most popular budget. The Board will include the amenities you prioritize into the budget choice selected by the community.

_____ **Zone 1: Gymnasium/Multipurpose/Administration Building**

_____ **Zone 2: Pool(s)**

_____ **Zone 3: Pool House**

_____ **None of the Above**

Common Costs

Before you get out your calculator to add up the costs of your favorite amenities, please understand that there are many costs associated with the project that are not contained in the cost of the individual amenities. These costs apply to the entire project and will occur no matter what options are selected. These costs include county permits, general contracting fees, architectural fees, consultant fees, site demolition and debris removal, and the most expensive common cost: concrete. The total fixed cost ranges from \$1.9 million to \$2.2 million depending on the package of amenities. An estimated breakdown is:

- General Conditions: \$200,000
- Demo/site work: \$340,000
- Landscaping: \$200,000
- Concrete: \$450,000
- Community Building: \$130,000
- Non-related construction costs, permits, and fees: \$600,000

Budget Choices

Now you have shared your amenity preferences, see how costs come together in three budget illustrations. Please select the one that most indicates your preferred budget. The costs in this survey are estimated budgets containing both hard construction costs and soft costs. The total amount per lot represents building cost plus 5% estimated interest. Monthly amount represents principal plus interest and includes 6% margin for non-payment.

A) Base Budget **\$3.72 Million**
\$5,722 Total Per Lot
\$48 Paid Monthly, Financed over 15 Years

B) Medium Budget **\$4.14 Million**
\$6,377 Total Per Lot
\$52 Paid Monthly, Financed over 15 Years

C) Maximum Budget **\$4.57 Million**
\$7,031 Total Per Lot
\$59 Paid Monthly, Financed over 15 Years

Other _____

