

**Commerce City**  
**Existing and New Recreation Center Programming**

**Phase II Project Report**

Submitted by:  
GreenPlay, LLC  
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## Project Overview

In 2009, building programs for the development of a new recreation facility and renovations to the existing recreation center were developed and cost projections were made based on those plans. These projections were updated in 2013 and voters approved funding through a sales tax increase for construction. It is the intent of this project to validate the building program and renovation plans based on future needs and to update the estimated costs based on completing construction by the end of 2017. The new recreation center will be built on the north side of the City on a newly acquired parcel adjacent to the west side of the Second Creek Park Site.

Phase I of this Study validated both the initial program and cost estimates based on citizen input and community needs identified at that time. It included a market analysis of current conditions looking at the service area, demographic characteristics of the community, and anticipated population growth in both the north and south areas of Commerce City. In addition it considered other public and private providers of indoor recreation in and around Commerce City, as well as relevant recreation trends.

Phase II, documented in this report, sought additional citizen input through a series of focus group meetings open to the public and a citizen survey. This information has been compiled and analyzed in order to refine the building components and costs to be recommended for eventual construction based on current and future needs of the community. Presentations of this report are being made at public meetings of the Capital Improvement Projects Citizens' Advisory Committee (CIP CAC), the Parks, Recreation and Golf Advisory Committee (PRGAC), and City Council.

Phase III, yet to be completed, includes the development of operational plans and estimated budgets for the conceptual plans for the new and reconfigured recreation centers.

## Phase I: Findings

Prior to starting Phase II, the Project Team completed Phase I which called for the validation of previous programming efforts and a market analysis of Commerce City.

Validation efforts included a review of previous findings, an update of initial cost estimates, and the identification of constraints and parameters of the project. The Project Team found that the previously identified key elements were responsive to community needs, as well as being consistent with best practices and growing trends in public recreation facility development. These elements were used as the basis for amenities discussed in the efforts of Phase II. Cost estimates for 2017, the estimated completion year, compared to previous estimates showed an increase in costs due to growing inflation rates and construction costs in the state of Colorado. Total project costs have increased by 17% due to inflation since the completion of previous planning efforts, creating an estimated \$7 million gap between approved funding and project cost estimates. This gap highlighted the need to gain community input in Phase II, specifically regarding amenity prioritization.

A market analysis was completed to build a foundation for Phase II. The market analysis defined a potential service area for the recreation center facilities in Commerce City, created a demographic profile of the citizens of the City, identified competitors within that service area, and identified growing facility and programming trends in the recreation industry.

Key findings from the market analysis, include:

- By 2020, the north side of the City will account for 65% of the total population.
- There is a significant difference in the demographics of the north and south side of Commerce City, with families making up a large portion of the north and a larger aging population and Latino population in the south.
- Approximately 47% of the population of Commerce City identify as being of Hispanic origin.
- Identified facilities operated by alternative providers do not compete directly with Commerce City, instead they add to the overall service level of the community. Many of these facilities often partner with Commerce City to provide services.
- A new center in northern Commerce City will help alleviate over-crowding issues in the recreation centers in Commerce City and Brighton.
- The location of the proposed recreation center will eliminate a gap in service identified in the 2007 Strategic Plan.

The information discovered in Phase I built a foundation for the Project Team to use in developing specific outreach strategies, questions, and recommendations for Phase II.

The Phase I document is attached at the end of this report.

## Phase II: Community Engagement and Programming

Phase II of the Commerce City Existing and New Recreation Center Programming Plan has been completed in three parts:

- Community Engagement and Other Sources of Input.
  - Review of previous QCI community engagement work.
  - Development and execution of a Community Engagement Plan.
  - Incentive strategies for facility usage.
- Operating Structure and Parameters/Facility Vision.
- Programming.
  - Refinement of Phase I program.
  - Project cost estimates.

### Community Engagement and Other Sources of Input

#### Review of Previous QCI Engagement

Phase II began with a review of previous planning efforts. The Quality Community Initiative (QCI) in 2013 involved substantial community engagement through four public meetings and an online survey. In total, 85 people attended public meetings and 570 surveys were returned.<sup>1</sup> This information was used as the basis for collecting additional citizen input during Phase II.

The results of the QCI Engagement were used to identify potential elements of a new center and renovations to the existing center, and their estimated capital cost were used as a foundation for a piece of the ballot initiative approved by Commerce City voters. As it is time now to follow through on this project, it is important to reconsider that original plan in light of changes in the demographic make-up, community character and economic conditions of Commerce City and its residents.

Key elements identified through the QCI process as either needs at the existing center, or wants in the new facility, included<sup>2</sup>:

- Medium-sized outdoor spray ground.
- Locker rooms – family, men, and women.
- Child watch/care or indoor playground.
- 300 person community room/event hall.
- High school/double middle school courts gymnasium.
- Gymnastics facility.
- Elevated walking/jogging track.
- Weight/fitness area.
- 30 – 36 person dance studio.
- 38 – 46 person aerobics studio.
- Leisure pool.

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<sup>1</sup> Quality Community Initiative – Parks and Recreation Public Outreach Results – Executive Summary

<sup>2</sup> Rec Center Key Elements presentation

Additional amenities not included in the QCI’s public process, which were included in the facility building programs were:

- Inter-generational game room.
- Catering kitchen.
- Wet classrooms.
- Therapy pool.

More detail about this mix of amenities and its importance to a successful facility can be found in the Phase I report.

### **Development and Execution of Community Engagement Plan**

The goal of Phase II was to gain additional community input to inform the programming and services desired for the new and existing recreation centers in Commerce City. To meet this goal, the Project Team developed a “Community Engagement Plan” which called for four public meetings, five focus groups, and a web-based survey accessible to all residents. The detailed Communications Plan can be found in Appendix A.

### **Public Meetings and Focus Groups**

#### ***Public Meetings***

A geographical north/south distinction in the community was identified and the Adams 14 and Brighton 27J School District boundary of highway 96 was used to segment the area. To gain appropriate input from each segment, the Project Team provided two (2) public meetings in each location, for a total of four. The public meetings in the south were held at the existing recreation center and in the north at the Belle Creek Family Center YMCA. Meetings were held on consecutive days to mitigate scheduling conflicts, and were planned around the start of each school district’s beginning of the year.

***Figure 1. Public Meeting Schedule***

<b><u>South Meetings</u></b>	
<b>Location:</b>	<b>Commerce City Recreation Center</b>
<b>Date/Time:</b>	<b>8/5 and 8/6 @ 6:00-7:30pm</b>
<b><u>North Meetings</u></b>	
<b>Location:</b>	<b>Belle Creek Family Center YMCA</b>
<b>Date/Time:</b>	<b>8/12 @ 7:30pm – 9:00pm 8/13 @ 5:30pm – 7:00pm</b>

Public meeting times and locations can be found in Figure 1. Each session lasted an hour and a half, and the GreenPlay Team facilitated conversations about issues relevant to the new and existing centers’ needs, including: design, trends in programming, potential usage, and prioritization. Each participant was provided a questionnaire during their session, used as a guideline for

conversations, and as another opportunity to provide input. A copy of the questionnaire can be found in Appendix B.

Approximately fifteen (15) community members attended the meetings at the Commerce City Recreation Center, and twenty-five (25) attended the meetings at Belle Creek Family Center YMCA.

### ***Focus Groups***

Population segments and key stakeholders were identified for the focus groups sessions in Phase II. These stakeholder groups included: seniors, Spanish-speaking community members, the Youth Commission, and youth sports associations. An additional focus group was proposed, but moved to Phase III. These focus groups provided the opportunity to reach out and gain input from members of specific interest groups as a reflection of those interests.

A breakdown of each focus group times and locations can be found in Figure 2. The Project Team facilitated these sessions using the same questionnaire as for the public meetings. It should be noted that:

- There was significant input and effort from Community Enterprise – Commerce City to engage the Spanish-speaking community, and provide for a successful event. Their efforts included: planning, facilitation, and translation.
- A staff focus group, facilitated by City staff, also took place on August 20. The results were shared with the Project Team and incorporated into this document.
- The youth sports commission focus group was not held due to lack of participants. This group was engaged through invitations and project updates.
- The Youth Commission was out of session during Phase II. It was the consensus of the Project Team that this group was to be engaged by direct distribution of the survey.

***Figure 2. Focus Group Schedule***

<b><u>Seniors</u></b>	
<b>Location:</b>	<b>Commerce City Recreation Center</b>
<b>Date/Time:</b>	<b>8/18 @ 1:00 – 2:30pm</b>
<b><u>Spanish-speaking community</u></b>	
<b>Location:</b>	<b>Commerce City Recreation Center</b>
<b>Date/Time:</b>	<b>8/18 @ 7:00pm – 8:30pm</b>
<b>Youth Commission – Group engaged through survey</b>	
<b>Open Focus Group – Moved to Phase III</b>	

### ***Recurring Themes from the Public Meetings and Focus Groups***

Throughout the process there were many recurring themes. These include:

#### ***Existing Center***

- Size of the facility is limiting the programs and services offered.
- Locker room renovations are needed immediately (family locker rooms are especially important).
- Support spaces are lacking – including spectator space.
- Aquatics facility is in need of additional space (identified as a therapy pool amenity through QCI).
- Accessibility (ADA) of the existing center needs improvement.
- Opportunities to repurpose and redesign spaces are needed to create more “flow.”

#### ***New Center Needs***

- Provide a “community” space, accessible to the entire City.
- Build and design to meet a growing population.
  - Utilize space available.

- Ensure multi – functional spaces.
  - Aquatics (lap, leisure, therapy).
  - Multi-purpose rooms
  - These spaces are a key creating community atmosphere.
- Allow for family programs, areas, and services.
- Provide opportunities for youth and teens in the area.
- Provide older adult/senior opportunities.
- Start with core amenities (weight room, pool, multi-purpose space, etc).

A more complete and detailed list, along with recommendations to address these items, can be found later in this document under the “Programming” section.

### ***Summary of Findings from Public Meetings and Focus Groups***

The public meetings and focus groups resulted in many findings for both the new and existing centers. These findings are separated by center and categorized into five sections:

- Prioritized needs.
- Space and Size of Facility.
- Operations – regardless of spaces and size of the facility, these are important to how the facility is managed and maintained and for drop-in types of uses.
- Programs – regardless of spaces and size of the facility, these are important to what opportunities are offered at the facility.
- Design – regardless of spaces and size of the facility, these are details that would be addressed during the design phase of building planning.

### **Existing Commerce City Recreation Center**

#### **Prioritized Needs**

- Family locker rooms and/or changing spaces.
- Men’s and women’s locker rooms renovations.
- More pool space to alleviate current crowding issues.
- More activity space. Activities include educational classes, fitness areas, exercise and weight room space, and meeting areas.

#### **Space and Size of Facility**

- Classroom space is too small.
- Programming in the workout facility is limited due to size restrictions, programs like high intensity classes are not an option.
- General purpose areas are too small. These spaces included meeting rooms and lobby area.
- Expansion space is limited at the current site.
- Spectator space is needed in the gym.
- Programming is limited by size of current features.
  - Classes and lap swimming often overlaps, restricting programming.
  - Outgrown strength/cardio – could move existing weights/cardio to bigger space.
- Dedicated spaces were identified as key features.
  - Existing gymnastics could be new space for fitness/yoga/wellness.
  - Senior and teen centers.

### Operations

- Facility is aging, and many amenities are constantly breaking down (ex. steam room).

### Programs

- Many thought that there was limited programming for teens and children in the area.
- Continuing/building skills classes.
  - Language, cooking classes, crafts, scuba, couples, hobbies
- There was some mention of outside programming.
  - Community gardens.
  - Inside/outside programming.

### Design

- The interaction between spaces creates logistics issues
  - When basketball is being played, it is difficult to access gymnastics and fitness rooms).
  - Need dance space without shared walls.
- Many questioned the ADA accessibility of the facility.
  - Automatic door issues.
  - Upstairs access is limited.

### **New Recreation Center**

#### Prioritized Needs

- Workout space – free weights, machines.
- Group and community gathering space.
- Dedicated space for yoga/Pilates.
- Indoor pool - needs to be a large space with amenities for multiple age groups.
- Locker rooms.
- Dedicated senior/ teen area.
- Child-care facility.

#### Size and Space of Facility

- Space should be planned with areas for expansion in the future to accommodate the growing population.
- New space should meet the basics of a recreation center (fitness, pool, multipurpose, etc.) before it can be programmed to meet niche needs and activities.
- Commerce City needs a place for large gatherings and community meetings.
  - More multipurpose/flexible space should be available.
  - Should be at least double the meeting space that is available now.
  - Kitchen support for rooms.
- Theater/stage/auditorium with appropriate seating.
- Fieldhouse with artificial turf.
- Dedicated adult/senior and teen center.
- Stand-alone dance room.
- Outdoor spray ground – needed more in the north.
- Child care.
- Dedicated yoga and wellness room.
- Climbing wall.
- Indoor playground.
- Indoor walking tracks with pocket gym spaces.



### Operations

- New facility should be a balance of unique amenities and duplicated services.
  - Needs to be a part of the larger system.
- The new center's sustainability is a key feature.

### Programs

- Commerce City need a place for large gatherings and community meetings.
  - Should be able to be used for rentals (ex. parties).
- Community garden.
- Support services for families.
- Martial Art/Boxing programs.
- Child care/indoor playground.
- New center should have constant programming for all ages.
- Teen space could include: Arcade, computer, TV, WiFi, etc.
- Ability to train competitive teams.
- Arts, music, dance, and cultural programming.

### Design

- Should be a "state-of-the-art" facility that makes the facility the "first choice" for residents.
- Support spaces should be well thought out.
  - Pool-side lockers.
  - Kitchen additions to community centers.
  - Cabinets throughout building
- Lounge area or gathering place.
  - Needs to be able to make community spaces smaller.
  - Need for a lobby space.
- Community members are traveling to outside facilities for amenities that have a "draw."
  - Commerce City amenities meet basic function and needs.
- More outdoor activity spaces – use the indoor/outdoor concept.
- Day lighting/natural light.

### **Web-based Survey**

To expand community outreach and in attempt to reach non-users the Project Team used a web-based survey led by RRC Associates. The Project Team worked with the Commerce City Communication Department to distribute the survey across existing community touch points, including: social media, Phase II focus groups and meetings, and public events. The survey was open between August 3 and August 31, 2015.

Special attention was paid to the senior and Spanish-speaking segments of the population. A paper survey and a Spanish-version of the survey were distributed.

In total, there were 869 respondents. It is important in this process to remember that a survey does not constitute a vote regardless of the number of respondents, and therefore the survey results were analyzed with equal importance and the focus group findings.

It should be noted that Community Enterprise – Commerce City played a significant role in the surveying process by translating the survey and committing to 250 completed surveys.

### ***Summary of Findings from Survey***

The survey resulted in many findings for both the new and existing centers. These findings are separated by center below. A copy of the full survey and its analysis is provided in a separate document.

#### **Existing Commerce City Recreation Center**

The key findings for the existing center confirm the need for a new facility on the north side of Commerce City. While the numbers reflect lack of usage of the existing recreation center by all residents, additional findings reflect a high usage of other facilities from northern residents. The construction of the new facility will provide residents with closer, desired amenities.

##### Lack of usage by entire community.

Respondents were asked to rate their current usage of fifteen amenities at the existing Commerce City Recreation Center on a scale from 1 to 5, where 1 means “never” and 5 means “very frequently.” Over half of respondents indicated that they “never” use each of the listed amenities, indicating many community members are not using amenities at the existing recreation center.

##### Location identified as top reason for not using existing center.

The location of the current recreation center was chosen as the top reason for not using Commerce City Recreation Center facilities (48 percent of respondents). Other primary factors that prevent usage include not having enough time or other personal issues (24 percent), lack of awareness about programs and facilities (23 percent), pricing/user fees (20 percent), and poor customer service/staff knowledge (18 percent).

Respondents living in the northern part of Commerce City had a higher likelihood of identifying the location as prohibitive (85 percent) compared to those in the south (8 percent).

#### **New Recreation Center**

##### Reunion, Thornton, and Brighton recreation centers used by residents in north Commerce City.

Residents in the north side of Commerce City were considerably more likely than residents of the south to list Reunion Recreation Center, Thornton Recreation Center, and Brighton Recreation Center as facilities they currently use for indoor recreation.

##### Indoor Pool and Weight/Fitness Areas are the most important amenities for a new recreation center.

Respondents were asked to select their first, second, and third most important indoor or aquatic recreation amenities from a list of eighteen potential amenities for the future Commerce City recreation center. An indoor leisure swimming pool/area for water play was the top priority among respondents, with 34 percent selecting it as one of their top three priorities.

This item also received the largest share of respondents selecting it as their number one most important priority (20 percent). Other top priorities include:

- Weight/fitness areas (24 percent).
- Child watch/babysitting (19 percent).
- Walk/jog track (19 percent).
- Therapy pool (17 percent).
- Indoor playground (15 percent).

Compared to northern residents, residents of south Commerce City were more likely to prioritize:

- Indoor leisure pool.
- Child watch/babysitting.
- Walk/jog track.
- Therapy pool.
- Indoor lap lane pool.
- Outdoor spray ground/water playground.
- Age-specific areas - teen area/ older adult/senior center.
- Single high school or double middle school courts gymnasium.

Youth Sports Programs were selected as the most important program for the new recreation center.

Respondents selected their most important, second most important, and third most important program priorities for the new recreation center. The top most important program was youth sports programs, with 40 percent of respondents including this in one of their top three priorities; 22 percent ranked it as their most important priority.

Other top program priorities include:

- Family-oriented activities (26 percent ranked as one of the top three priorities).
- Fitness classes (22 percent).
- Aquatics programs/classes (21 percent).
- Wellness/health/ yoga programs (20 percent).
- Age-related programs and classes (19 percent).
- Youth enrichment/education/skills programs (18 percent).

By location of residence, respondents in northern Commerce City placed a considerably greater importance on youth sports programs than southern residents. Meanwhile, southern residents had a greater likelihood of prioritizing:

- Therapy pool.
- Family-oriented activities.
- Fitness classes, aquatics programs/classes.
- Age-related programs and classes.
- Youth enrichment/education/skills programs.
- Adult enrichment/education/skills programs.
- Youth camps.
- Special events.

### Other Findings

These findings do not directly impact the findings as related to the facility program, but do further the findings by showing a balanced response and offering further demographic details of the survey. They also provide the Department with information regarding preferred communication methods.

#### The Recreation Guide is the preferred communication method.

Two questions were asked about preferred communication on recreation services/programs. The first question asked respondents to identify their top methods for obtaining parks and recreation information. The top source by far is the recreation guide (75 percent), followed distantly by word-of-mouth (28 percent), the City website (28 percent), and social media (25 percent).

Respondents were then asked to identify the single best method for communication. They overwhelmingly selected the recreation guide (43 percent), followed by email (15 percent), social media (12 percent), and the City website (9 percent).

#### Residential characteristics reflect a balanced response from neighborhoods, long-time residents.

The split between respondents with homes located in northern Commerce City and southern Commerce City was roughly equal at 47 percent and 45 percent, respectively. The equal responses from each neighborhood ensure adequate representation from each area.

Many respondents have lived in the Commerce City area for a considerable period of time, with 44 percent indicating they have been in Commerce City for longer than ten years and 25 percent reporting they have lived there for six to ten years. Only 10 percent of respondents have been in the area for less than two years.

#### Demographics skew towards females, younger residents, and family households.

Roughly three-quarters (73 percent) of respondents are female, while 27 percent are male. Eighty percent are under age 45, indicative of a somewhat younger sample. Only 5 percent are age 65 and older. Therefore, senior residents may not be as well represented within this sample.

Likely as a result of the targeted outreach, families are heavily represented, with 73 percent of respondents reporting that they live with children at home. An additional 15 percent are single, 7 percent are empty nesters, and 6 percent are couples without children.

About two-thirds (65 percent) of respondents are actively employed, while 23 percent are stay-at-home parents, 6 percent are unemployed, 5 percent are retired, and 1 percent are semi-retired.

### **Inventive Strategies for Facility Usage**

The recreational facility landscape is ever-changing to meet the demands of its users, and therefore it cannot be assumed that the participants from the focus groups and the respondents from the survey are aware of all of the choices available today. GreenPlay's local, regional, and

national experience allows for additional amenities or strategies that could be a good fit for the facility program's proposed.

Today's user is looking for an experience, often multi-generational or communal, through new programs, amenities, or technologies. Spaces can no longer be committed to serve a singular purpose.

Trends to consider in recreation facility development include:

- Multi-generational programming.
  - Indoor play places with amenities and access for adults.
  - Cross-generational educational/skill classes.
- Growing popularity in yoga/Pilates spaces.
- Aquatics features have demand for more access for families, play, and exercise classes than traditional lap swimming.
- Flexibility in multi-purpose spaces.
- Indoor amenities in an outdoor setting, and vice versa.
  - Colorado's arid climate lends itself to the opportunity to have amenities like "indoor" climbing amenities or workout area in an outdoor space.
  - An outdoor amenity being brought inside would be an indoor playground.
- "One-stop" indoor facilities that reach all ages. A "one-stop" facility could contain non-traditional amenities like health and wellness center or cafes/bistros/juice bars with the intention of providing consumers with a centralized place for their daily activities. Programming at a "one-stop" facility also provides programming opportunities with every generation of a family in mind.
- Interaction between user and facility via technology.
  - Smaller, personal fitness rooms that are led by virtual programs.
  - Point-of-sale recreation systems. Point-of-sale systems are registration and transaction software that are accessible from a mobile access point (tablets, smart phones, etc.) that allow consumers to interact with the center digitally to register for classes or pay fees without having to go to a centralized desk.
- Facility design supporting operational efficiency.
  - More open space to lower staffing, increasing visibility.
  - Open layout supports community atmosphere.

All of these findings were taken into consideration while developing the operating structure and parameter, and facility vision, and recommended facility programs in the following sections.

## Operating Structure and Parameters/Facility Vision

The new community center should serve all age groups to every extent possible. Some spaces may be designated, such as a gymnastics center or teen area, but generally spaces should serve the entire community.

### Facility Mission

Developing a mission statement for a community center provides the foundation for developing the facility components, service philosophy and business plan including revenue and expenditure projections. An example of a mission statement follows:

*By promoting the life enhancing values of recreation and wellness, the Commerce City Community Recreation Centers are dedicated to providing a variety of quality and innovative recreation, social, educational and fitness opportunities for all ages and abilities. The centers will be affordable yet fiscally accountable to the residents of Commerce City while meeting high levels of customer service where the community is the first priority.*

### Service Philosophy Components

In developing the facility service philosophy for the new facility, several elements need to be addressed and were developed based on discussions with citizens, the project team and staff. The following preliminary philosophical underpinnings are put forth and detailed further below:

#### Target Market

The primary target market will be the citizens that reside in the boundaries of the City of Commerce City. It is anticipated the center will draw interest from residents from other communities, such as Thornton and Brighton. The center will have a particular focus on adults, youths, seniors and families, and secondary target markets will include residents outside the City of Commerce City boundaries.

#### Customer Service

Guest expectations will be met and exceeded by responsive staff that characteristically operate as community ambassadors and are available to proactively assist guests. The example statements below depict the service philosophy that will encourage high levels of use.

*The new community recreation center will be a welcoming and friendly place, designed to serve the local and regional community and its visitors, while creating the feeling that it belongs to the community. It will be a gathering place for families and people of all ages. Spaces for physical activity include the swimming, gymnasium and fitness areas. The multi-purpose rooms will fill the need for social and educational activities. Programmed activities will be scheduled throughout, but one could expect to be able to drop in to swim or use the fitness area at a variety of times during the day.*

*Quality customer service will be the norm, with staff exceeding guest expectations by knowing people's names, proactively offering assistance and creating a responsive environment.*

**Marketing**

A critical element of the initial and ongoing facility success involves engaging in proactive marketing activities. These marketing activities must address drop-in, program, and rental markets and their specific characteristics and needs.

Particularly in the first years of operation, it is anticipated that the facilities will be uniquely attractive with extensive appeal to people living and/or working in the northern Commerce City and other surrounding cities/town. However, it is essential that the overall operation from this initial planning stage through the construction, actual grand opening and ongoing operation, focuses on citizens and their needs and desires, guest satisfaction, and efficiencies. Much like any product or service, the center and its amenities have a lifecycle. Consistent performance-monitoring market research will be critical to management decision-making.

**Pricing, Fees and Cost Recovery**

Input from the community indicated the existing pricing and fee structure in Commerce City is a barrier to entry for some residents. Being sensitive to this issue, the community centers revenues will be derived from affordable admission fees and program revenues supplemented with a fee reduction or scholarship program. Fees can be based on benefits to the community as a whole versus benefit to the individual using the service, market demand, comparative pricing, and cost recovery rates. Using input from Phase II, as well as other outreach efforts with the community, a pricing strategy and fee schedule, including subsidy levels and cost recovery rates, will be developed for the new community center in Phase III.

## Existing and New Recreation Center Component/Program Recommendations

### Methodology in Analyzing Findings

As described in the previous sections, the Project Team used multiple sources of input to gather information and develop the program recommendations for each center. These sources include:

- Community outreach.
  - Initial QCI findings
  - Public meetings.
  - Focus groups.
  - Web-based survey.
- Staff input.
- Professional planning, architectural, operational, and comparable facilities experience.
- Budgetary considerations.

Due to the timeframe of Phase II, the information gathering from the above inputs happened concurrently with each other, therefore each piece of data was analyzed to carry its appropriate weight. For example, the staff's input and professional experience is as important to developing the recommended facility programs as the survey, as it considers public input and desires, but also brings to the table tried and true experiences which ultimately respect citizen input, but in a realistic fashion. This also means that some amenities that were ranked as a priority through one method of input, may have been eliminated when looked at in relation to issues of social, environmental and economic sustainability, in an attempt to represent the most viable option to meet the expressed needs of the citizens within realistic parameters of the planning process.

### Existing Facility Recommendations

The following is a list of considerations for the existing recreation center that the Project Team identified as the most important while analyzing the previous program, and recommending any changes.

- Renovation of the locker room facilities.
- Additions and renovations to the pool facility including therapy pool and spray ground.
- Repurposing of the gymnastics space to meet the demand for expansion of fitness drives the need for a new gymnastics space at the new center. These considerations must be linked as gymnastics is a very important existing program in Commerce City. Administrative space is intended to be relocated to the new facility. Existing administrative space can be repurposed to meet the demand for dedicated fitness/wellness space, facility interaction, and necessary support spaces, if and when this occurs.
- Look for opportunities to add desired programs, such as:

**Table 1**

Amenity	Approx. Sq. Ft.
Aerobics/dance studio	2,000
Therapy pool	2,600
Outdoor spray ground	2,500
Building support services - Interior (inc. Locker rooms – men's/women's/family locker rooms and Restrooms)	12,600
Building support services – Exterior (inc. Restrooms)	1,300
Facility admin. spaces	2,700
<b>Total Sq. Ft. Impacted</b>	<b>23,700</b>



- Adult and youth enrichment classes.
- Youth sports programming.

### ***Recommended Amenities***

The amenities listed in Table 1 are recommended for the existing Commerce City Recreation Center. Through Phase II, the current needs and demands identified remained consistent with previous efforts. Each item will address these recurring themes expressed by the community.

### **Program Costs**

Because the facility programs for the existing center remained the same through Phase I, the costing estimates remained the same and are identified as the “Sub-Total All Project Costs” in Table 2.

### **Additional Costs**

There are additional costs associated with the existing center’s construction project. These include:

- Fees for accelerated timeline, including temporary facility costs.
- Site construction, including:
  - Demolition.
  - Grading and preparation.
  - Electric and fiber optic upgrade.
  - Site signage and furniture.
- Development costs, including:
  - Professional fees.
  - Furniture, fixtures, and equipment.
  - Construction testing and survey.
- Contingency.

**Table 2 – Exterior and Interior program for the existing center**

<b>SUB-TOTAL ALL PROJECT COSTS</b>			<b>\$2,827,652</b>
<b>CONTINGENCY</b>		<b>20%</b>	<b>\$565,530</b>
<b>GRAND-TOTAL ALL PROJECT COSTS</b>			<b>\$3,393,183</b>
<b>SUB-TOTAL ALL PROJECT COSTS</b>			<b>\$2,816,769</b>
<b>CONTINGENCY</b>		<b>20%</b>	<b>\$563,354</b>
<b>GRAND-TOTAL ALL PROJECT COSTS</b>			<b>\$3,380,122</b>

With the exception of the plan to move administrative offices to the new recreation center, the recommended program amenities are consistent with the original planning effort. A complete facility program can be found in the Phase I document, which is attached at the end of this document. Table 2 is a breakdown of the original costs.

The total recommended program is estimated at \$6,773,305, which compared to the approved budget parameter in Table 3 is just \$70,873 over budget. Since these costs are estimates and have built in flexibility the design phase of this project will determine a more refined cost estimate.

**Table 3 – Approved Budget – Existing Center**

				\$	6,570,200
Item	Project Budget Categories:	%	Applied to:		
1	Project Contingency	5%	of project budget	\$	328,510
2	Project Management	2%	of project budget	\$	131,404
3	Land / ROW Acquisition	TBD			
4	Design	8%	of project budget	\$	525,616
	- Design Contingency	10%	of design budget	\$	52,562
5	Construction	TBD		\$	4,300,000
	- Construction Contingency	10%	of construction budget	\$	430,000
6	FF&E	TBD		\$	500,000
7	Other (Permits, Utilities, Env)	TBD		\$	391,340
	TBD			\$	250,000
	ERU Water Costs			\$	141,340
8	Public Art	1%	of construction budget	\$	43,000
<b>Total Budget</b>				\$	6,702,432

### New Recreation Center Recommendations

The following is a list of considerations that the Project Team identified as the most important, based on citizen input, and professional judgement, while analyzing the previous program in order to recommend an updated program.

- Build a center that meets the space requirements of a growing population. The new center needs to be built with expansion planned, and previous “lessons learned” from the existing center in mind.
- Spaces that serve the widest range of the population and were identified as the “basic” amenities through public input in the focus group and public meetings.
  - Pool and aquatics features - Pool features should be built to match community demographics and trends. A wet classroom/party room should be considered as both a support facility for the indoor pool as well as a much desired multi-purpose classroom. The party room aspect has been found to be a critical operating space by current recreation center operators.
  - Weight room, cardio, and fitness spaces.
  - Youth sports.
  - Meeting rooms/community hall.
- Concept of a community gathering space.
  - Community/events hall and meeting/gathering spaces.
  - Larger lounge and/or lobby spaces.
  - Intergenerational spaces.

**Table 4.**

Amenity	Approx. Sq. Ft.
Leisure pool	19,000
Wet classroom/party room	1,000
Aquatics support	900
Weight room/fitness area	6,500
Aerobics studio	3,300
Gymnasium space	13,500
Gymnastics center	10,400
Community room/event hall	6,700
Catering kitchen	1,500
Elevated walk/jog track	5,900
Outdoor spray ground	2,800
Child watch/babysitting/indoor play	1,900
Inter-generation game room	1,200
Building support services	13,600
Facility admin. space	2,300
CC PRG admin. space	4,200
<b>Total Approx. Sq. Ft.</b>	<b>95,000</b>

- Family spaces.
- Dedicated spaces could be phased in as additional amenities.
- Age-specific amenities should be replaced by more age-specific programming.

### ***Recommended Amenities***

Table 4 is a listing of identified amenities that could create an ideal facility in the north side of Commerce City. This list of amenities is consistent with previous planning efforts validated in Phase I.

**Table 5 – Approved Budget – New Center**

Target Project Budget after Program-level costs				\$	32,637,150
Item	Project Budget Categories:	%	Applied to:		
1	Project Contingency	5%	of project budget	\$	1,631,858
2	Project Management	1.2%	of project budget	\$	385,105
3	Land / ROW Acquisition	TBD			
4	Design	7.63%	of project budget	\$	2,490,214.55
	- Design Contingency	10%	of design budget	\$	249,021
5	Construction	69%		\$	22,357,779
	- Construction Contingency	10%	of construction budget	\$	2,235,778
6	FF&E	4%		\$	1,166,922
7	Other (Permits, Utilities, Env)	7%		\$	2,152,190
	Permit fees, tap fees, etc.	3%		\$	932,000
	Technology	2%		\$	775,000
	Owner Requirements	1%		\$	189,895
	ERU Water Costs	0.78%		\$	255,295
8	Public Art	1%	of construction budget	\$	223,577.79
<b>Total Budget</b>				<b>\$</b>	<b>32,892,445</b>

The total cost identified in Phase I for the construction of a center containing the amenities in Table 4 was \$42,158,692. This number, when compared to the approved budget in Table 5, is over budget by an estimated \$9,266,247, creating a need to refine the program.

To fit the facility program within the new center's approved construction budget, the Project Team started by validating the additional costs of the project, before eliminating amenities.

### **Additional Costs**

Additional costs analyzed by the Project Team:

- Site construction, including:
  - Demolition.
  - Grading and preparation.
  - Electric and fiber optic upgrade.
  - Site signage and furniture.
- Development costs, including:
  - Professional fees.
  - Project Management fees.
  - Public Art.
  - Furniture, fixtures, and equipment.
  - Construction testing and survey.
- Contingency.

Through the validation of additional costs, the contingency of the new program was changed to reflect previous estimates, and a 1% public art fee and a project management fee were added to the Development Costs. Other cost estimates, such as FF&E and Site Construction, were kept consistent to the Phase I Report. With these changes the total cost of the new center's facility program is \$39,964,251. Over budget by \$6,471,806. Since the additional costs stay relatively similar regardless of the facility selected, the Project Team focused on the mix of amenities to meet the remaining budget constraints.

#### Key Considerations to Define a Facility Program

From the previously identified list of considerations, to aid in discussion of the project, the Project Team defined two potential facility programs that were themed by community input and need.

These themes are:

- Fitness - where traditional workout amenities, like free weights and aerobics or dance studios were highlighted
- Community - where more multi-purpose space, like classrooms and meeting spaces, were highlighted.

Table 6, on the next page, is a comparison of these themes compared to the ideal facility in Table 4. While these themes are options for Commerce City, they are not recommended by the Project Team.

Providing a mix of the two themes is needed to match the input from Phase II. Leaving amenities off the list was not enough to get the program within budget. A mix of eliminated amenities and down-sizing was used to create a phased approach to the program that will help Commerce City deliver the widest-range of services to its community.

**Table 6.**

Amenity	Approx. Sq. Ft.	Amenity	Approx. Sq. Ft.	Amenity	Approx. Sq. Ft.
Ideal Mix		Fitness		Community	
Leisure pool	19,000	Leisure pool	19,000	Leisure pool	19,000
Wet classroom/party room	1,000	Wet classroom/party room	1,000	Wet classroom/party room	1,000
Aquatics support	900	Aquatics support	900	Aquatics support	900
Weight room/fitness area	6,500	Weight room/fitness area	6,500		
Aerobics studio	3,300	Aerobics studio	3,300		
Gymnasium space	13,500	Gymnasium space	13,500	Gymnasium space	13,500
Gymnastics center	10,400	Gymnastics center	10,400	Gymnastics center*	10,400
Community room/event hall	6,700			Community room/event hall	6,700
Catering kitchen	1,500			Catering kitchen	1,500
Elevated walk/jog track	5,900	Elevated walk/jog track	5,900	Elevated walk/jog track	5,900
Outdoor spray ground	2,800			Outdoor spray ground	2,800
Child watch/babysitting/indoor play	1,900			Child watch/babysitting/indoor play	1,900
Inter-generation game room	1,200			Inter-generation game room	1,200
Building support services	13,600	Building support services	13,600	Building support services	13,600
Facility admin. space	2,300	Facility admin. space	2,300	Facility admin. space	2,300
CC PRG admin. space	4,200	CC PRG admin. space	4,200	CC PRG admin. space	4,200
<b>Total Approx. Sq. Ft.</b>	<b>95,000</b>		<b>80,600</b>		<b>84,900</b>

\*Note the Gymnastics Center is included in both themes due to its relocation from the existing center and the dependency for a successful remodel of the existing center.

#### Phased Approach

Table 7 details a mix of primary amenities recommended by the Project Team that serves the widest range of the population. It is important to note again, that equal weight was given to each of the input sources during the review of the facility program. When reviewing the mix of amenities there will be amenities identified as “more important” that are recommended as an add-on or secondary amenity. An analyzation and justification of each amenity follows Table 7.

**Table 7.**

Amenity	Approx. Sq. Ft.	Amenity	Approx. Sq. Ft.	Amenity	Approx. Sq. Ft.
Ideal Mix		Primary Amenities		Secondary Amenities	
Leisure pool	19,000	Leisure pool	14,700		
Wet classroom/party room	1,000	Wet classroom/party room	1,000		
Aquatics support	900	Aquatics support	900		
Weight room/fitness area	6,500	Weight room/fitness area	4,500		
Aerobics studio	3,300	Aerobics studio	3,300		
Gymnasium space	13,500	Gymnasium space	10,700		
Gymnastics center	10,400	Gymnastics center	10,400		
Community room/event hall	6,700	Community room/event hall	4,300		
Catering kitchen	1,500	Catering kitchen	1,500		
Elevated walk/jog track	5,900			Elevated walk/jog track	5,900
Outdoor spray ground	2,800			Outdoor spray ground	2,800
Child watch/babysitting/indoor play	1,900			Child watch/babysitting/indoor play	1,900
Inter-generation game room	1,200			Inter-generation game room	1,200
Building support services	13,600	Building support services	13,600		
Facility admin. space	2,300	Facility admin. space	2,300		
CC PRG admin. space	4,200	CC PRG admin. space	4,200		
<b>Total Approx. Sq. Ft.</b>	<b>95,000</b>		<b>71,400</b>		<b>11,800</b>

### Justification of Amenities

#### *First Priority Amenities*

Amenities that are recommended in a recreation center are the amenities that are consistently identified by citizens, these include:

- Aquatics Facility – This amenity was identified in both the survey and focus groups as the most important feature requirement for the new facility, which is consistent with the national sentiment seen by the Project Team. Two support amenities included are:
  - Aquatics Support – this amenity is provided for lifeguard and other aquatics staff. This amenity will be sized appropriately to the final aquatic facility chosen.
  - Wet Classroom –It is the opinion of the Project Team, based on experience with other community centers that this amenity is desired by the public to serve both as a very popular “party offering” and dually as highly desired multi-purpose space. It will also help maximize the operation of the Aquatics Facility, the ability to recover operational costs.
- Weight Room and Fitness Area – This amenity was voted as the “most important” amenity in the north side of Commerce City, and is usually at the top of lists across the country. As a support amenity, the Project Team added an Aerobics/Dance Studio to provide for fitness classes and overall fitness operations even though this amenity fell

near the middle of importance. It is another heavily used space in existing community centers.

- Gymnasium – This amenity was not rated as a high priority through the survey as an amenity, but is an integral part of providing programs that were listed as “most important” through the surveys and focus groups (ex. youth sports programs). It also is important to upgrading the gymnastics offering currently offered at the existing center; providing the opportunity to repurpose that sub-standard existing use with other desirable amenities; and to the cost recovery potential for the operating costs of the new facility.
- Multi-purpose space and Community area – While this amenity did not receive as high a ranking on the survey, the input of from the focus groups, as well as feedback collected from City Council, strongly supported the need for community and multi-purpose space. Further, the space’s design can be utilized to improve functionality, and “flow,” of the entire center. Similar to the justification of wet classrooms, catering kitchens are needed as a support space to maximize the operation of this community area.

#### *Support amenities*

There are several amenities in a facility program that survey respondents and participants in focus groups and public meeting don’t often identify as important, but are necessary to support what they do identify as important. These amenities include:

- Building Support Services –includes all locker room facilities, additional bathrooms, hallways, storage, and janitorial spaces.
- Facility Administrative Space.

Additional amenities specific to this project are:

- Department (CC PRG) Administrative Space – This amenity must be included in the program because of the existing space at the existing center required for the remodeling and repurposing.
- Gymnastics Center – This amenity must be included in the new center program because the existing center’s current gymnastics area is being renovated. Also, due to the demographic findings in Phase I, this service appears to be a better fit in the north side of the City.

#### *Secondary or Phased Amenities*

The four remaining amenities are recommend to add as funding is available. These amenities are:

- Elevated Walk/Jog Track – Though ranked as a fairly important amenity in the survey, the Project Team determined that this amenity was not as important as the amenities listed in the primary list because it can be created as an easier add-on than other amenities.
- Outdoor Spray Ground – Similar to the walk/jog track this amenity can be added on with relative ease. Further, with a leisure pool amenity in the primary listing, water amenities are being provided. If this amenity is deemed important, another option to consider is taking the spray ground from the existing center program and adding it to the new center’s program. With the opening of Paradise Island, an outdoor spray ground amenity is available in the south part of Commerce City. With the location of amenities

seen as the largest barrier of access by the north side of the City this would be an option in distributing like-amenities more equally.

- Child-Watch/Babysitting/Indoor Playground – This amenity is particularly important to users of the weight room/fitness area. Though this amenity is important, as seen in all sources of input, because of its relatively small size, it is challenging to recommend this at the expense of a larger space in order to stay within the budget parameter. The need for this amenity is also supported by national trends and the demographics of the north side of the City.
- Inter-Generational Game Room – This amenity would provide for the desired age-specific spaces and program offerings that were discussed in multiple focus groups and highlighted in the survey. Further when compared to a more broadly serving community space, a population segment-specific area become a secondary amenity.

#### Down-Sized Amenities

After the amenities were selected, the Project Team looked at down-sizing of individual spaces to meet the budget parameter with the goal of providing the highest quality service possible.

The amenities that were deemed to be the appropriate size, and should not change were:

- Wet Classroom/Party Room.
- Aquatics Support.
- Aerobics Studio.
- Gymnastics Center.
- Catering Kitchen.
- Building Support Services.
- Facility Administrative Space.
- Department (CC PRG) Administrative Space.

The remaining amenities were down-sized anywhere from 2,000 to 5,000 square feet depending on the services, to a size that was felt could minimally meet the need, currently and that could be expanded in future years as more funding becomes available. The amenities that were downsized are:

- Leisure Pool.
- Weight Room/Fitness Area.
- Gymnasium.
- Community Room/Event Hall.

The secondary amenities were not down-sized in this step because in a phased approach, they can be funded to be built to the desired size at the time of their approval and construction.



***Recommended Amenities with Budgetary Considerations***

After the proposed changes are accounted for, the facility budget estimation is reduced by approximately \$7,000,000, and falls just below the approved budget in Table 5. Table 8 is a summary of the program costs, site construction, development costs, and contingency of both ideal mix (left) and the facility program being recommended with budgetary considerations (right). A complete detail of these programs can be found in Appendix C.

**Table 8 – Facility Program Comparison.**

96,983	\$26,206,000	71,260	\$19,882,000	Building Construction
	\$1,876,618		\$1,664,659	Site Construction
	\$7,764,976		\$7,085,956	Development Costs (Sust., Fees, FFE, Testing, etc
	\$4,116,657		\$4,116,657	Owner's Contingency from City Budget
	\$39,964,251		\$32,749,273	Total Project Cost

## Phase II Update – CIPCAC, PRGAC, and City Council Input

### CIPCAC and PRGAC Additional Input

The Project Team met with Commerce City's CIPCAC and PRGAC on September 23<sup>rd</sup> to:

- Present the findings from Phase II.
- Answer the following question:
  - Can we meet the critical success factors within the original budget?
  - Would you focus or phase to meet the budget? What elements could be removed or phased?
  - How should the two rec centers compare to each other?
- Gain additional input to present to City Council.

The following is a summary of responses and general sentiment from the group towards each of the questions above:

- Can we meet the critical success factors within the original budget?
  - Yes, this is what we voted for and should hold ourselves accountable to.
  - We went through a thoughtful process and should meet the factors within budget.
  - A lot can happen through design to minimize the costs and accommodate the budget.
- Would you focus or phase to meet the budget? What elements could be removed or phased?
  - We want it all. Let's not take anything out or phase yet. Let's wait for design proposals and then give our input.
  - We promised voters five projects in five years. We need to build adequate facilities with the only phased items being non-immediate wants.
  - We need to start with the Cadillac and pare down if needed later. Let's not limit ourselves now.
- How should the two rec centers compare to each other?
  - There's a lot of opportunity to make sure we deliver by balancing between new and existing centers. We want premier at north for community, but let's not dis-invest for the south.
  - We need to stop talking about north vs. south. We're not taking away from current rec center, we're adding to the City's amenities by building a northern rec center that can accommodate the growing needs of the entire community.
  - Develop equity for the community through transportation and child-care options: shuttles, buses, one price for child-care.

### City Council Input

The Project Team met with Commerce City City Council on September 28<sup>th</sup> to present the findings from Phase II with additional input from CIPCAC and PRGAC to gain guidance on next steps by answer the following question:

- Can we meet the critical success factors within the original budget?
- Would you focus or phase to meet the budget? What elements could be removed or phased?
- How should the two rec centers compare to each other?

The following is a summary of responses and general sentiment from the group towards each of the questions above:

- Can we meet the critical success factors within the original budget?
  - We should under promise in the communication to over deliver in the construction.
  - We need to develop a consistent message to the community.
  - Managing the budget is still a critical success factor, even with the cost escalations.
- Would you focus on phase to meet the budget? What elements could be removed or phased?
  - Managing expectations and communication will be key in delivering the new center to the community.
  - The design should plan for future expansion (phases) of the new recreation center; that message should be in every communication with the community
  - The facility program should not limit the size of the amenities.
    - The program should not cut corners to save money.
  - Many of the phased amenities are important support services.
  - The facility should not be less than previously promised.
  - Design phase should be clear about expected deliverables.
  - We need to maximize the size of the facility we can build at this time.
- How should the two rec centers compare to each other?
  - We need to stop distinguishing between north and south Commerce City, and communicate to the entire community.

### **Final Phase II Findings and Impact to Phase III**

CIPCAC, PRGAC, and City Council voiced concern that the recommended facility would not be sufficient in meeting the needs of the entire community, and that more relevant information would come from the next phases of the project. It is the recommendation of the advisory groups and City Council to finalize the facility program in the design phases of this project. This will give the Project Team a better opportunity to hone in on the details of the budget and the interaction of amenities within the facility.

Due to the additional findings, Phase III of the project has been postponed. With the finalized facility program for the new center not being approved until the design phase, it is premature to perform an operations and maintenance assessment.

The final report for Phase III has been shifted to later in the year with the actual date to-be-determined.

## Appendix A: Communications Plan

**Memo to:** Bob Schenk, Project Manager, CH2M Hill

**From:** Dylan, Project Manager, GreenPlay, LLC

**Date:** July 10, 2015

**Subject:** Commerce City – Phase II – Communication Plan

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The project is a result of City voters' support of a sales and tax increase dedicates for new, parks, recreation, and road projects. The new recreation center being built on the north side of the City at the Second Creek Park Site will serve as the "Front Door to the City of Commerce City."

The project was divided into three phases. Phase I of the Commerce City Existing and New Recreation Center Programming Plan was completed on June, 10<sup>th</sup>, 2015, and built a foundation for the Project Team to move into Phase – II – Community Engagement.

The goal of Phase II is to gain as much community input as possible to inform the programming and services desired for the new and existing recreation centers in Commerce City. To meet this goal, the Project Team has planned four public meetings, five focus groups, and a web-based survey that will be accessible for all residents. A breakdown of the proposed schedule and each session is as follows:

**Public Meetings** – A geographical divide (north/south) in the community was identified in Phase I. For the purposes of this Phase the Adams 14 and Brighton 27J School District boundary of highway 96 will be used to define the divide. To gain appropriate input from each segment, the Project Team has planned **four (4) public meetings in each location**, with the public meetings in the south to be held at the existing recreation center (2) and in the north at a school site (2) Belle Creek Family Center YMCA. Meetings will be held on consecutive days to mitigate scheduling conflicts, and should be planned around the start of each school district's beginning of the year.

- **South Meetings – August 5 and 6, 2015**
  - **Location:** Commerce City Recreation Center
  - **Time:** 8/5 and 8/6 @ 6:00-7:30pm
- **North Meetings – August 12 and 13, 2015**
  - **Location:** Belle Creek Family Center YMCA
  - **Time:** 8/12 @ 7:30pm – 9:00pm  
8/13 @ 5:30pm – 7:00pm

**Focus Groups** – Population segments and key stakeholders were also identified in Phase I. **Five focus groups sessions will include: seniors, Spanish-speaking community members, the Youth Commission, and youth sports associations.** It is important to hold focus groups with theses community members to gain input from representatives of a larger group. One focus group is

being held open for future consideration. These focus groups will be held in August with the proposed dates below:

- **Seniors – August 18, 2015 (concurrent with event already taking place)**
  - **Location:** Commerce City Recreation Center
  - **Time:** 1:00 – 2:30pm
- **Youth Sports Associations – August 18, 2015**
  - **Location:** Commerce City Recreation Center
  - **Time:** 5:30pm – 7:00pm
- **Spanish-speaking community – August 18, 2015**
  - **Location:** Commerce City Recreation Center
  - **Time:** 7:00pm – 9:30pm
- **Youth Commission – TBD**
- **Open Focus Group – TBD**

Staff support is requested for two main purposes. First, it gives an identity to our projects if we can have a staff member introduce what we are doing and why we are there. We would ask that a staff member of Commerce City and a member of the 2K project team be available to help us set the scene of the conversation. Second, it is often helpful to have a staff member familiar with the operations side if there are questions and/or concerns that we don't necessarily have an answer to.

Support is also needed in securing a Spanish translator for the Spanish-speaking community focus group.

Additional needs for the focus groups are:

- Room set-up
- Printing of a questionnaire that guides the discussion
- Easels, writing pads, and markers
- Pens
- Snacks and refreshments, if available

**Web-based Survey** – To expand the community outreach and in attempt to reach non-users the Project Team will use a web-based survey distributed led by RRC Associates. **The Project Team will work with the Commerce City Communication Department to distribute the survey across existing community touch points, including: social media, Phase II focus groups and meetings, and public events.** Special attention will be paid to the senior and Spanish-speaking segments of the population.

**The survey will be finalized for distribution by Monday, August 3** so that the survey process can run concurrently with the public meetings and focus group sessions.

The public meetings and focus groups will be used as a platform for the Project Team to create more awareness of the survey process and as an opportunity for attendees to further participate in the community engagement process.

**On August 13, members of the Commerce City Communications team will attend the Picnic at Pioneer Park**, a community picnic sponsored by the City of Commerce City. The team will use the event to gain survey input via mobile device/tablet.

A paper survey will be distributed, specifically targeting senior input. The paper survey will be distributed at the Commerce City Older Adult/Senior Center, as well as the focus group on August 18. Staff support will be needed to tally/input the paper forms

With a significant portion of the Commerce City community identifying as Hispanic/Latino origin, the Project Team will actively engage Spanish outreach and community group through the Commerce City Communications team to devise a strategies to gain input regarding Phase II of the planning process. RRC Associate has requested further information about gaining help to translate the survey to a Spanish version.

## Appendix B: Focus Group Questionnaire

### GENERAL

- What are the strengths and weaknesses of the Commerce City Recreation Center that should be continued or improved?

### AMENITIES

- What additional recreation amenities would you like to see the recreation centers provide? What would you eliminate in order to add these?
- What amenities of a recreation center are needed now? Which can wait, and why?
- Are there any amenities currently available that should be repurposed? Which ones and how?
- Are you travelling to surrounding cities and/or towns for recreational programs? If so, to where, or how far?  
For what types of programs?
- The recreation centers have to be sustainable over time which takes a mix of affordable fees and taxes to offset the operating and maintenance costs. Do you feel fees are currently affordable? Too high? Or in order to increase the service level, could you afford a higher fee?

**Thank you for being a part of our planning process! In the coming months Commerce City Parks, Recreation, and Golf will be hosting public meetings and focus groups regarding the design and fee structure of the new facilities. If you would like more information on these opportunities, please leave your email address below.**

# Appendix C: Facility Program Comparison

## Northern Commerce City Recreation Center - PROGRAMMING STUDY

### PROJECT BUDGET SUMMARY - BASE + OPTIONS FACILITY

Date: 04/11/2013

Revised: 09/23/2015

Project Component	Recommended Program			Budget Constrained Program			
	Quantity	Unit Cost	Cost	Quantity	Unit Cost	Cost	
<b>1. FACILITY CONSTRUCTION</b>			<b>\$26,206,000</b>			<b>\$19,882,000</b>	
Building Construction ( No Site)	96,983 SF	\$270	\$26,206,000	71,260 SF	\$279	\$19,882,000	See BRS Draft Facility Program
<b>2. OFF-SITE CONSTRUCTION</b>						<b>\$0</b>	
Accel / Decel / Turn lanes	0 LF	\$143	\$0	0 LF	\$143	\$0	See JR Engineering Estimate
Public streets through site	0 LF	\$362	\$0	0 LF	\$362	\$0	See JR Engineering Estimate
Curb & Gutter replacement	0 LF	\$31	\$0	0 LF	\$31	\$0	See JR Engineering Estimate
Traffic signal	0 EA	\$0	\$0	0 EA	\$0	\$0	See JR Engineering Estimate
ROW sidewalk, landscape	0 LF	\$86	\$0	0 LF	\$86	\$0	See JR Engineering Estimate
Upgrades to ROW storm, water, waste	0 LF	\$143	\$0	0 LF	\$143	\$0	See JR Engineering Estimate
Street Lighting	0 EA	\$7,517	\$0	0 EA	\$7,517	\$0	See JR Engineering Estimate
Off-site improvemets	1 Allow	\$0	\$0	1 Allow	\$0	\$0	See JR Engineering Estimate
Off-site signage	1 Allow	\$0	\$0	1 Allow	\$0	\$0	See JR Engineering Estimate
Earthwork / Retaining Wall	0 LF	\$0	\$0	0 LF	\$72	\$0	See JR Engineering Estimate
<b>3. SITE CONSTRUCTION (6 acre site)</b>			<b>\$1,876,618</b>			<b>\$1,664,659</b>	
Wetlands Mitigation	1 LS	\$0	\$0	1 LS	\$0	\$0	See DHM Estimate for Park
Erosion Control	1 LS	\$23,400	\$23,400	1 LS	\$23,400	\$23,400	From DHM Estimate *
Excavation, Fill & Prep	40,000 CY	\$6.44	\$257,400	40,000 CY	\$6.44	\$257,400	From DHM Estimate *
Fine Grading	##### SF	\$0.18	\$71,485	407,324 SF	\$0.18	\$71,485	From DHM Estimate *
Parking Lot & Internal Drives	357 cars	\$2,166	\$773,144	259 cars	\$2,166	\$561,186	From DHM Estimate *
Access Drive	0 LF	\$192	\$0	0 LF	\$192	\$0	See DHM Estimate for Park
Fire Lane	13,560 SF	\$5.85	\$79,326	13,560 SF	\$5.85	\$79,326	From DHM Estimate *
Entry plazas	1,500 SF	\$7.61	\$11,408	1,500 SF	\$7.61	\$11,408	From DHM Estimate *
Sidewalks	15,445 SF	\$6.44	\$99,389	15,445 SF	\$6.44	\$99,389	From DHM Estimate *
Water & Sewer extensions to Building	400 LF	\$59	\$23,582	400 LF	\$59	\$23,582	See JR Engineering Estimate *
Fire Loop & 4 hydrants	1,200 LF	\$74	\$88,431	1,200 LF	\$74	\$88,431	Allowance *
Storm Collection, Drainage, Storage	1 LS	\$0	\$0	1 LS	\$0	\$0	See JR Engineering Est. for Offsite scope
Parking & Pedestrian Lighting	34 EA	\$5,985	\$203,475	34 EA	\$5,985	\$203,475	From DHM Estimate *
Site Signage & Furniture	1 LS	\$5,850	\$5,850	1 LS	\$5,850	\$5,850	Allowance *
Landscaping & Irrigation	##### SF	\$1.67	\$239,729	143,550 SF	\$1.67	\$239,729	From DHM Estimate *
Park & Active Recreation Improvements	1 Allow	\$0	\$0	1 Allow	\$0	\$0	See DHM Estimate for Park
Pool Backwash structures	1 Allow	\$0	\$0	1 Allow	\$0	\$0	Not required
Misc Site Costs	1 LS	\$0	\$0	1 LS	\$0	\$0	See DHM Estimate for Park
<b>4. OTHER PROJECT DEVELOPMENT COSTS</b>			<b>\$7,288,571</b>			<b>\$7,085,956</b>	
Land Purchase			\$0			\$0	None anticipated
Public Art Allocation			\$223,578			\$223,578	Allow from City's Master Budget
LEED / Hi Perf. Premium	1%		\$280,826	1%		\$215,467	Value of sustainable design initiatives
Professional Fees			\$2,490,215			\$2,490,215	Allow from City's Master Budget
FFE - Furniture, Fixtures & Equipment			\$1,166,922			\$1,166,922	Allow from City's Master Budget
Exercise Equipment	0 SF	\$62	\$0	0 SF	\$62	\$0	Included above for fixed allow from City
Kitchen Equipment	0 SF	\$70	\$0	0 SF	\$70	\$0	Included above for fixed allow from City
General FF&E	0 SF	\$8	\$0	0 SF	\$8	\$0	Included above for fixed allow from City
Computer Equipment (Technology)	1 LS	\$775,000	\$775,000	1 LS	\$775,000	\$775,000	Allow from City's Master Budget
Other Special Equipment	0 Allow	\$50,000	\$0	0 Allow	\$50,000	\$0	Allowance
Permit Fees, Utilities, Env.	1 LS	\$932,000	\$932,000	1 LS	\$932,000	\$932,000	Allow from City's Master Budget
Owner Requirements	1 LS	\$189,895	\$189,895	1 LS	\$189,895	\$189,895	Allow from City's Master Budget
ERU Water Costs	1 LS	\$255,295	\$255,295	1 LS	\$255,295	\$255,295	Allow from City's Master Budget
Reimbursable Expenses	1 LS	\$0	\$0	1 LS	\$0	\$0	Included in Professional Fees above per City
Project Management	1 LS	\$385,105	\$385,105	1 LS	\$385,105	\$385,105	Allow from City's Master Budget
Sales Tax		3.5%	\$589,735		3.5%	\$452,480	City's Sales and Use Tax (on 60% of total)
<b>5. SUB-TOTAL ALL PROJECT COSTS</b>			<b>\$35,371,189</b>			<b>\$28,632,616</b>	
<b>6. CONTINGENCY</b>			<b>\$4,116,657</b>			<b>\$4,116,657</b>	Fixed Allow from City's Master Budget
<b>7. GRAND-TOTAL ALL PROJECT COSTS</b>			<b>\$39,487,846</b>			<b>\$32,749,273</b>	
<b>8. Unit Cost (\$/SF) incl items 1,2,3,6</b>		<b>\$332</b>			<b>\$360</b>		
<b>9. Unit Cost (\$/SF) incl items 1,6</b>		<b>\$308</b>			<b>\$331</b>		

#### Cost Items Not Included:

Import / Haulaway of of structural fill, Legal fees, Land acquisition

\* Site items that have been inflated approximately 17% to reflect inflation to the mid point of construction, May of 2017

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**Northern Commerce City Recreation Center - PROGRAMMING STUDY**  
**PROGRAM COMPARISON TO CURRENT BUDGET**

Date: 04/11/2013  
 Revised: 09/23/2015

Average Cost/ S \$279 /SF  
 Total Prog. Ar 71,260 SF  
 Total Prog. Co: \$19,882,000

				Recommended Program		Budget Constrained Program		
x	Program Space	Net Area	Ext	Selected Prog. Gross Area	Selected Prog. Cost	Selected Prog. Gross Area	Selected Prog. Cost	Notes
x	Facility Administration Spaces	1,908		2,328 SF	\$416,000	2,328 SF	\$416,000	
	Facility Supervisor's office		150					private office
	Assistant Facility Supervisor		120					private office
	Programmer's Workstations		240					(3) workstations at 80 s.f. each
	Administrative Assistant		100					workstation
	Count Room		80					
	Work Room		250					
	Break Room		200					
	Conference Room		200					Can double as small rental space
	Computer Server Room		150					
	Storage		100					
	Circulation		318					
x	Parks & Recreation Admin. Offices	3,432		4,187 SF	\$775,000	4,187 SF	\$775,000	
	Director		150					private office
	Division Managers		240					private offices
	Parks		360					private offices
	Recreation		360					private offices
	Administration		360					private offices
	Workstations		640					(8) workstations at 80 s.f. each
	Work Room		250					
	Break Room		200					
	Conference Room		200					
	Storage		100					
	Circulation		572					
x	Required Building Support Spaces	11,120		13,566 SF	\$3,281,000	13,566 SF	\$3,281,000	
	Pre-Control Lobby		1,500					
	Lounge		900					
	Control Desk		300					
	Men's Locker		1,200					
	Women's Locker		1,200					
	Family Lockers (8)		2,000					8 Cabannas
	Vending Machines		150					
	First Aid		80					
	Men's Toilets		300					
	Women's Toilets		300					
	Custodial Closets		150					
	Building Mechanical Room		400					
	Sprinkler Valve Room		90					
	Main Electrical Distribution Room		250					
	Maintenance/ Receiving/ Loading		900					
	Custodial Workroom/ Supply		300					
	Maintenance Office		100					
	General Building Storage		1,000					
	Child Watch / Babysitting / Indoor Play	1,540		1,879 SF	\$574,000			Includes \$100K for play equipment
	Babysitting		1,400					Delete Child Watch/Indoor Play - Make provision for it to be added in the future.
	Indoor Play Equipment							
	Tot toilet		40					
	Storage		100					
	Inter-Generational Game Room	1,000		1,220 SF	\$254,000			
	Game Room		800					Delete Game Room - Make provision for it to be added in the future.
	Storage		80					
	Coordinator's Office		120					
x	200 Person Community Room / Events Hall	3,500				4,270 SF	\$986,000	Seats 200 for banq/conf/meeting
	Community Room		3,000					Dividable into three 1,000 SF rooms
	Storage		500					
	300 Person Community Room / Events Hall	5,500		6,710 SF	\$1,521,000			Seats 300 for banq/conf
	Community Room		4,500					Dividable into three 1,000 SF rooms
	Storage		1,000					Delete 300 Person Community Room and replace

**Northern Commerce City Recreation Center - PROGRAMMING STUDY**  
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 Total Prog. Ar 71,260 SF  
 Total Prog. Co: \$19,882,000

				Recommended Program		Budget Constrained Program		
				Selected Prog.	Selected	Selected Prog.	Selected	
x	Program Space	Net Area	Ext	Gross Area	Prog. Cost	Gross Area	Prog. Cost	Notes
x	Catering Kitchen Warming Area Storage	1,200	1,000 200	1,464 SF	\$335,000	1,464 SF	\$335,000	No equip is incl., allow about \$70K
x	Single HS / Double Elem. School Courts Gy Gymnasium Storage	8,800	8,400 400			10,736 SF	\$2,524,000	(1) 50 x 84 or (2) 38 x 68 courts Seating for 120
	Single HS/Double Youth Cross Courts Gym Gymnasium Storage	11,070	10,620 450	13,505 SF	\$3,182,000			(1) 50 x 84 or (2) 42 x 74 courts Seating for 150 Delete Gym as shown and replace with slightly smaller Gym above
x	Gymnastics Room Gymnastics Room Storage	8,500	8,000 500	10,370 SF	\$2,424,000	10,370 SF	\$2,424,000	No equip is incl., allow about \$100K
	Elevated Walk / Jog Track Walk/Jog Track Stretching Area	4,800	4,300 500	5,856 SF	\$762,000			12 laps per mile, 2 lanes Delete Track as shown and plan for it's addition in the future.
x	3,200 Weight / Fitness Cardiovascular Training Circuit Resistance Training Free Weight Training Fitness Supervisor Station Stretching Area Equipment Storage	3,650	1,600 960 640 50 300 100			4,453 SF	\$1,266,000	Allow \$200,000 for equipment
	4,600 Weight / Fitness Cardiovascular Training Circuit Resistance Training Free Weight Training Fitness Supervisor Station Stretching Area Equipment Storage	5,350	2,300 1,380 920 50 500 200	6,527 SF	\$1,857,000			Delete 4,600 SF Wts/Fitness and replace with slightly smaller Wts/Fitness above Allow \$300,000 for equipment
	30-36 Person Dance Studio Dance Studio Storage	1,950	1,800 150	2,379 SF	\$534,000			Accomodates 30-36 people Deleted but plan for it's Addition in the Future
x	38-46 Person Aerobics Studio Aerobics Studio Storage	2,700	2,300 400	3,294 SF	\$717,000	3,294 SF	\$717,000	Accomodates 38-46 people
x	Aquatics Support Guard Room Aquatics Supervisors Office Head Lifeguard Office First Aid Vending at Pool Deck	740	300 120 120 100 100	903 SF	\$167,000	903 SF	\$167,000	Equipment room, guards, office
x	4,800 SF Leisure Pool Pool Natatorium Slides, Spray Features, Spa Supplemental Sanitation Water Treatment Pool Equipment Room Pool Storage	12,060	4,800 10,560 1,000 500			14,713 SF	\$6,761,000	4,800 square foot pool (Sim. to Erie) 200 SF spa
	6,700 Leisure Pool Pool Natatorium Slides, Spray Features, Spa Lazy River, Body, Tube & Tot Slide	15,584	6,220 13,684	19,012 SF	\$8,875,000			6,220 square foot pool Delete Extra Large Leisure Pool and Add Slightly Smaller Leisure Pool above - Plan for future

**Northern Commerce City Recreation Center - PROGRAMMING STUDY**  
**PROGRAM COMPARISON TO CURRENT BUDGET**

Date: 04/11/2013  
 Revised: 09/23/2015

Average Cost/ S \$279 /SF  
 Total Prog. Ar 71,260 SF  
 Total Prog. Co: \$19,882,000

				Recommended Program		Budget Constrained Program		
x	Program Space	Net Area	Ext	Selected Prog. Gross Area	Selected Prog. Cost	Selected Prog. Gross Area	Selected Prog. Cost	Notes
	<i>Sprays and Jets (most)</i> <i>3 Lane x 60 ft. Yard Lap Swim</i> <i>20-person Spa</i> <i>Therapy Area for Aqua Aerobics</i> <i>Supplemental Sanitation Water Treatment</i> Pool Equipment Room Pool Storage		1,200 700					300 SF spa
x	<b>Wet Classroom / Party Room(s)</b> Classroom Party Room Storage	800	720 80	976 SF	\$230,000	976 SF	\$230,000	Can be divided into two 360 SF rms
	<b>Medium Outdoor Spray Ground</b> Spray Feature Spray Feature Deck Pool Equipment Room	2,300	1,000 1,000 300	2,806 SF	\$302,000			Deleted - New Waterpark sub. <div>Delete Outdoor Sprayground - Plan for it's future addition!</div>
				96,983	\$26,206,000	71,260	\$19,882,000	Building Construction
					\$1,876,618		\$1,664,659	Site Construction
					\$7,288,571		\$7,085,956	Development Costs (Sust., Fees, FFE, Testing, etc)
					\$4,116,657		\$4,116,657	Owner's Contingency from City Budget
				\$39,487,846			\$32,749,273	Total Project Cost

© 2015 Barker Rinker Seacat Architecture. Cost estimated based on similar recently constructed community centers around the US and indexed to your region based on mid-point of construction of May 2017.

## Appendix D: Phase I Report

### *Commerce City Existing and New Recreation Center Programming*

### *Phase I Project Report*

Submitted by:  
GreenPlay, LLC  
July 10, 2015



# ***Existing and New Recreation Center Programming Project - Phase I***

Phase I of the Commerce City Existing and New Recreation Center Programming Plan has been completed in three parts:

1. Project overview
2. Previous Programming Validation Approach
3. Market analysis

## **Project Overview**

The project is a result of City voters' support of a sales and tax increase dedicated for new parks, recreation, and road projects<sup>1</sup> and is a piece of the larger 2K Project. The new recreation center being built on the north side of the City at the Second Creek Park Site will serve as the "Front Door to the City of Commerce City." (City Councilperson, City of Commerce City City Council Meeting, June 29, 2015). Just as important, renovations will be made to the existing recreation center (built in 1987) located in the southern portion of the City.

In 2009, building programs for the development of the new facility and renovations to the existing facility were developed and cost projections were made based on those plans. These projections were updated in 2013 and voters approved funding for construction. It is the intent of this project to validate the building program and renovation plans based on future needs and to update the estimated costs based on completing construction by the end of 2017.

To lead the Commerce City Existing and New Recreation Center Programming Plan, GreenPlay, LLC, with the assistance of Barker, Rinker, Seacat Architecture and RRC Associates, has been selected by Commerce City Parks and Recreation as a part of the 2K Project Team, led by CH2M HILL.

The Project Team will seek additional citizen input during Phase II through both a citizen survey and presentations at the public meetings of the Capital Improvement Plan Citizens' Advisory Committee (CIP CAC), the Parks, Recreation and Golf Advisory Committee, and City Council. Phase III includes the development of operational plans and estimated budgets for the newly developed and reconfigured recreation centers.

This Phase I work provides a foundation as the project moves into Phase II – Community Engagement and Programming, and Phase III – Operations Analysis.

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<sup>1</sup> 2015 – Commerce City Programming RFP, Page 1.

## Previous Programming Validation Approach

### Previously Identified Key Elements

The previous planning efforts involved substantial community engagement led by the Quality Community Initiative (QCI). Their efforts included four public meetings, and an online survey. In total, 85 people attended the public meetings and 570 surveys were returned.<sup>2</sup>

The Project Team is confident in using this proposed facility building program as the foundation for validation, due to the QCI's extensive outreach efforts, and subsequent responses. Other opportunities for facility programs are identified in the "Market Analysis – Identification of gaps in service" portion of this report.

Key elements identified through the QCI process as either needs at the existing center, or wants in the new facility, included<sup>3</sup>:

- Medium-sized outdoor spray ground
- Locker rooms – family, men, and women
- Child watch/care or indoor playground
- 300 person community room/event hall
- High school/double middle school courts gymnasium
- Gymnastics facility
- Elevated walking/jogging track
- Weight/fitness area
- 30 – 36 person dance studio
- 38 – 46 person aerobics studio
- Leisure pool

Additional amenities not included in the QCI's public process, which are included in the facility building programs are:

- Inter-generational game room
- Catering kitchen
- Wet classrooms
- Therapy pool

The additional amenities above do not always surface in the public process, but can be considered necessary as complimentary services, and wise as far as increasing the capacity of a facility to recover operating costs (e.g. a catering kitchen supports a 300 person community room/event hall or a wet classroom allows parties to be held at a pool facility). Other amenities, specifically the therapy pool, are additions to expand the services offerings to a specific age cohort, like seniors, as this age group continues to grow.

In addition to being responsive to the expressed needs of the community, the building program for the new facility mirrors best practices in public recreation facility development with the triad of major elements including weight/fitness/dance/aerobic studio, aquatics, and gymnasium. The weight/fitness element is the economic engine of the facility, important to reaching cost

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<sup>2</sup> Quality Community Initiative – Parks and Recreation Public Outreach Results – Executive Summary

<sup>3</sup> Rec Center Key Elements presentation

recovery goals. In the same way, the leisure pool element is the strongest return on investment aquatic offering and will serve the largest number of aquatic enthusiasts. The gymnasium is a large multi-purpose space which will help to take the pressure off the existing public gymnasium and limited community use of school gymnasiums.

A dedicated gymnastics facility, although not multipurpose in its ongoing use, can be considered flexible, multipurpose space for the future, should needs change. This is important for ongoing sustainability. In the meantime, gymnastics programs are very popular and solid contributors to cost recovery in public recreation centers, particularly when dedicated spaces and equipment are provided. Relocating the gymnastics space to the new facility will provide a higher quality program to serve the entire community, while lower level tumbling classes can still be carried on in the existing facility.

Community rooms and event halls, depending on design, can be multipurpose, allowing community space for rental as well as programmable space for the Department. For an amenity this size a modest catering kitchen will improve opportunity for cost recovery. These types of spaces are generally designed to be dividable into different configurations maximizing the potential for multiple use.

Other supplemental spaces round out and complement the initial amenities. These include the walk/jog track which adds very little operating cost to the facility, can be constructed as an elevated structure within the facility at relatively low cost, and can fulfill a major demand, especially in the extremes of Colorado's climate, both in summer and winter. Wet classroom spaces allow for quick clean-up of otherwise "messy" activities such as art classes, but also increase the usability of the other spaces becoming the very-much-in-demand party room for the other activities. Game rooms and indoor play provide drop in activity for youth, families, and seniors, assuring opportunity without having to register for a specific program.

The therapy pool provides a means to better serve the proportionately large and growing older adult/senior population in the southern portion of Commerce City through a warm water aquatic option.

Administrative staffing space envisioned with the original building programs has since been re-evaluated and reconfigured. These adjustments, eliminating some of that planned type of space, were made in the updating of the original cost estimates.

All-in-all, the initial building programs for both the existing and new facilities seem responsive to the citizen input at the time it was gathered. They also seem to be developed to encourage participation at affordable rates (assuming similar fees and cost recovery expectations of existing recreation center) while maximizing the potential to recover some of the cost of operating the facilities on an annual basis.

### **Validation of Initial Cost Estimates**

The most recent cost estimates for the existing facility remodel and new facility construction are outdated. Even though they were done as recently as 2013, inflation rates and the cost of construction in Colorado has risen dramatically since then. These factors will continue to impact through the projected construction timeline. As indicated, estimates take into account elements that have been completed since the original costing.

Barker, Rinker, Seacat Architecture (BRS) provided the 2009 and 2013 cost estimates, and has updated these costs for this phase. Due to overall construction costs in Colorado increasing at high rate, the total project costs have increased by 17% from the original 2015 completion date to the new fall of 2017 completion date. **Table 1, Table 2, and Table 3** are comparisons of the estimates from 2013 to the 2017 construction timeframe.

**Table 1: New Recreation Center Cost Comparison 2013 to 2017**

	2013	2017
Building Construction	\$ 21,558,000	\$ 26,206,000
Site Construction	\$ 1,636,035	\$ 1,876,618
Development Costs	\$ 5,961,272	\$ 7,049,626
Owner's Contingency	\$ 5,831,061	\$ 7,026,449
<b>Total Project Cost</b>	<b>\$ 34,986,368</b>	<b>\$ 42,158,693</b>

**Table 2: Existing Recreation Center Cost Estimates - Interior**

	2013	2017
Sub-Total All Project Costs	\$ 2,319,605	\$ 2,816,769
Contingency	\$ 231,961	\$ 563,354
<b>Grand-Total All Project Costs</b>	<b>\$ 2,551,566</b>	<b>\$ 3,380,123</b>

**Table 3: Existing Recreation Center Cost Estimates - Exterior**

	2013	2017
Sub-Total All Project Costs	\$ 3,096,704	\$ 2,827,652
Contingency	\$ 390,670	\$ 565,530
<b>Grand-Total All Project Costs</b>	<b>\$ 3,487,374</b>	<b>\$ 3,393,182</b>

Assumptions include:

- Inflation rates are based on cost estimates from Colorado-based general contractors, including: Saunders Construction, Inc., Adolfson & Peterson General Contractors, R.A. Nelson, and Shaw Construction and are inflated to the midpoint of construction (May 2017).
- 8% inflation rate for 2014
- 8% inflation rate for 2015
- 6% inflation rate for 2016
- 5% inflation rate for 2017
- Pool/aquatics features' inflation has grown faster than the rest of the construction industry (estimated at 25%)
- Line items kept consistent across 2013 and 2017 estimates, unless otherwise identified by the Project Team



Complete breakouts of the facility program and costs by line item can be found in Appendix A.

### Identification of Constraints and Parameters

Based on the current market, site selection, population, and size of Commerce City, the facility program and costs presented in Phase I are consistent with similar facilities being built or proposed in Colorado. The design phase of the project and Phase II of the programming effort will better define the specific needs of Commerce City.

The original \$35 million projection was used to seek approval from the public for the tax funding for this purpose. The Project Team will work with Commerce City Parks and Recreation staff and the 2K Project Team to seek input from the community to identify priorities and otherwise address the estimated \$7 million gap in total budget.

The “Parcel O” site recently purchased by Commerce City may help with the cost savings of the overall 2K construction budget as it does not have the same wetland constraints as the original potential site. That overall cost savings is not a part of the recreation centers cost estimates and will be calculated and addressed by the 2K Project Team.

## Market Analysis

### Service Area Identification

The service area of the Commerce City Parks, Recreation, and Golf Department identified for this project was initially defined by a 10-mile radius around the existing recreation center. During the Strategic Kick-Off Meeting with the Project Team, that boundary was redefined as a 5-mile radius. A deeper look in to the market revealed the need for a more flexible definition of the market and service area for Commerce City Parks, Recreation, and Golf because of the geographical location of the current and proposed services.

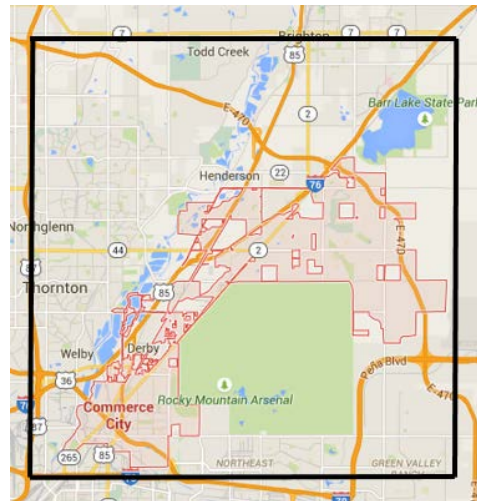
For the purposes of this report, the market area was best defined by roadways and physical landmarks. See

**Figure 1.** These are:

- Western boundary - I-25
- Southern boundary - I-70
- Northern boundary - Highway 7
- Eastern boundary – Denver International Airport

There are certain instances where this boundary is not adequate for the type of service provided, and the Project Team identified other providers based on services. For example, Brighton, which was identified as an area where Commerce City residents are travelling to, is split by Highway 7, with its recreation center located north of the highway.

**Figure 1: Service Area**

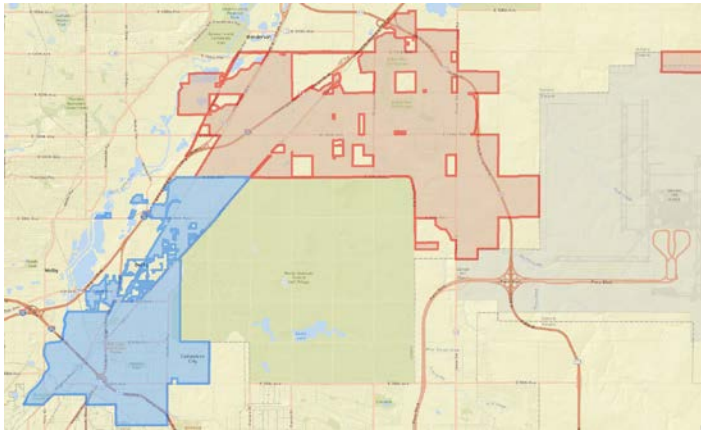


## Demographic Characteristics and Community Profile

The population data used in this demographic profile comes from Esri Business Information Solutions, based on the 2000 and 2010 U.S. Census data.

Due to the geographic configuration of Commerce City, this plan includes important demographic analysis in **two subareas**. **Figure 2** identifies each subarea: Commerce City North (red) and Commerce City South (blue). **Table 4** provides a summary of these subareas, as well as Commerce City as a whole.

**Figure 2: Commerce City Subareas**



**Table 4: Summary Demographics for Commerce City and Subareas – 2015**

Summary Demographics	Commerce City	North Subarea	South Subarea
Population	50,549	28,334	21,973
Number of Households	15,875	9,048	6,756
Avg. Household Size	3.16	3.13	3.2
Median Age	31.6	32.2	30.4
Median Household Income	\$58,036	\$81,923	\$35,800

## Population Projections

Although future population growth cannot be predicted with certainty, it is helpful to make growth projections for planning purposes. **Table 5** contains actual population figures for Commerce City and the North and South Subareas, based on the 2000 and 2010 U.S. Census as well as population estimates for 2015 and projections for 2020.

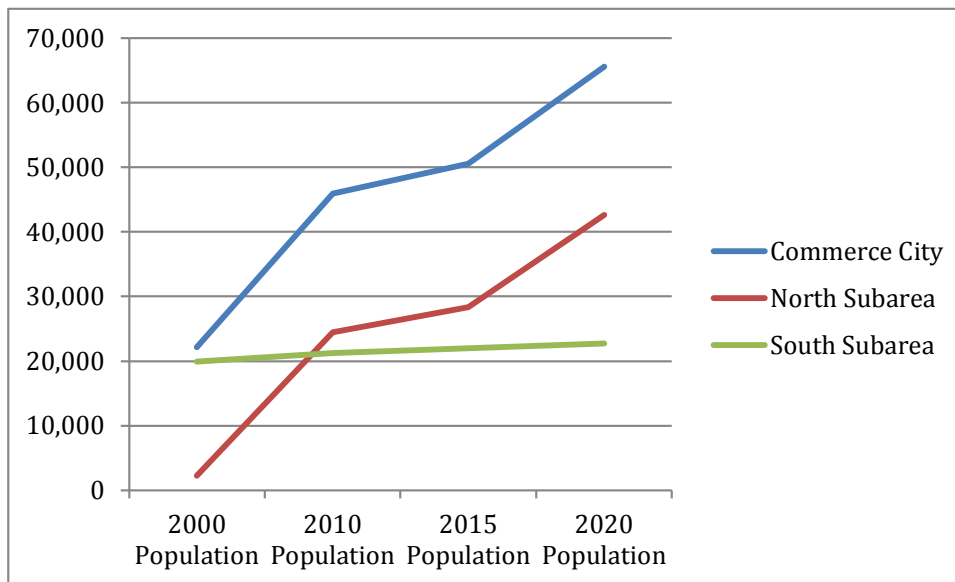
**Table 5: Commerce City and Subareas Population Forecast (2000 - 2020)**

	Commerce City	Commerce City North	Commerce City South
<b>2000 Population</b>	22,143	2,278	19,919
<b>2010 Population</b>	45,913	24,434	21,230
<b>2015 Estimate</b>	50,549	28,334	21,973
<b>2020 Projected</b>	65,618	42,602	22,711

Source: 2010 U.S. Census; 2015 estimates and 2020 projections provided by Esri Business Information Solutions.

Commerce City's annual growth rate from 2000 through 2010 was 7.57%. The annual growth rate for the two subareas for this time period reflect a significant difference in growth with development in Commerce City North generating an annual growth rate of 26.78% and Commerce City South, .64%. Esri's projected growth rate for Commerce City from 2015 through 2020 is 5.36%, with most of the growth occurring in Commerce City North, generating an annual growth rate of 8.5%. The projected annual growth rate in Commerce City South continues to be relatively flat at .66%. Esri estimates that 56% of the Commerce City population resides in the North subarea in 2015, and this percentage is projected to grow to 65% of the Commerce City population by 2020. The growth trends are graphically represented in **Figure 3**.

**Figure 3: Commerce City and Subarea Population Growth Trends**

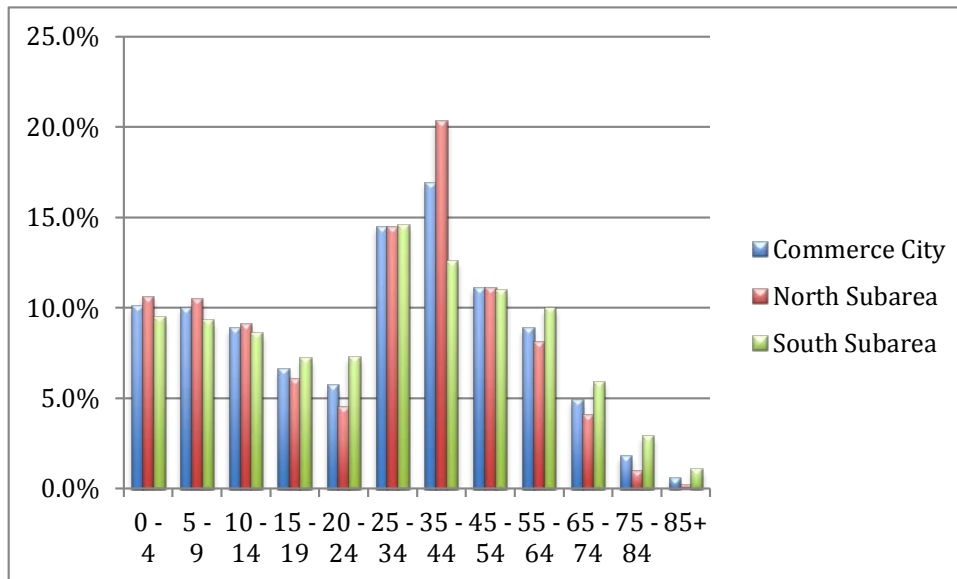


Source: 2000 and 2010 U.S. Census and Esri Business Information Solutions.

### Population Age Distribution

A comparison of the estimated population break down by age for Commerce City and the two subareas in 2015 is shown in **Figure 4**. The gender distribution in 2015 is 50.3 % male to 49.7 % female. The median age projected by Esri for Commerce City in 2015 is 31.6. When broken down by race/ethnicity by the U.S. Census in 2010, the median age for the Caucasian population was 32.3 but it was 25.1 for the Hispanic population (irrespective of race).

**Figure 4: 2015 Commerce City and Subarea Population Breakdown by Age**



Source: Source: 2000 and 2010 U.S. Census and Esri Business Information Solutions.

- The North subarea most closely reflects the age distribution pattern for Commerce City as a whole, with the exception of the 35–44 age cohort which represents over 20% of residents in Commerce City North, 12.6% of residents in Commerce City South, and 16.9% of the city as a whole.
- Close to 15% of Commerce City South residents are teens to young adults (15—24) while this age range represents only 10.6% of the residents in Commerce City North.
- Similarly, a larger percentage of residents in Commerce City South are in the 55—85+ age range (19.9%) while this age range represents only 13.4% of residents in Commerce City North.

Age demographics have undergone a number of changes in Commerce City from 2010 to 2015 with these trends predicted to continue through 2020. The percentage of Commerce City residents in the 25—34 age ranges is expected to drop 6.4% from 2010 to 2020. At the same time, the percentage of residents in the 35–44 age cohort and 65—74 age cohort are predicted to grow 2.9% and 1.8%, respectively, from 2010 to 2020.

### Race/Ethnicity

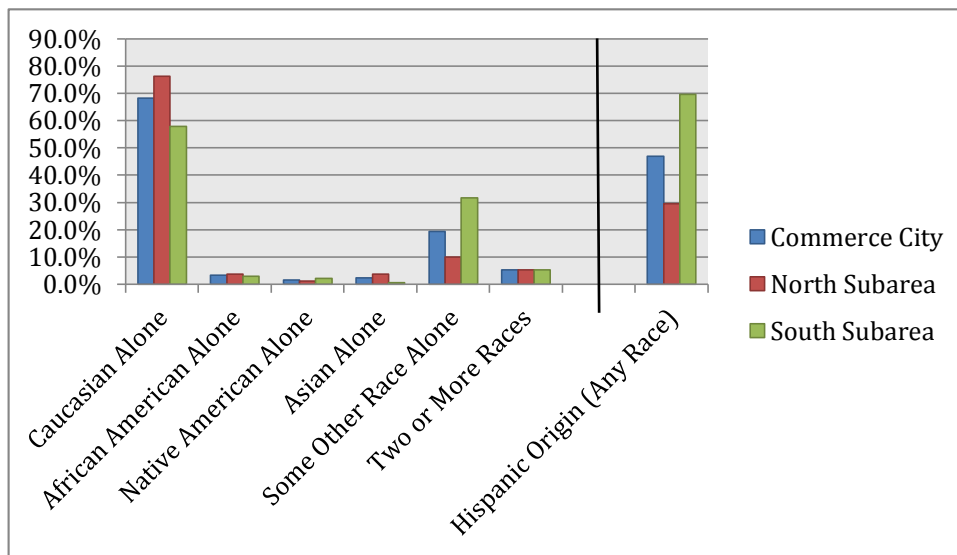
**Figure 5** reflects the racial/ethnic population distribution for Commerce City and Subareas. Esri estimates that 68.2% of the population in 2015 is Caucasian, with an African American population at 3.3% and an Asian population at 2.4%. No significant changes in the racial distribution percentages are predicted from 2010 to 2020, city-wide.

The population of Hispanic origin provides a separate look at the population, irrespective of race. Hispanic origin can be viewed as the heritage, nationality, lineage, or country of birth of the person or the person’s parents or ancestors before arriving in the United States. In the U.S. census, people who identify as Hispanic, Latino, or Spanish may be any race and are included in

all of the race categories. **Figure 5** reflects Hispanic Origin as recorded in the U.S. Census, and this population is estimated at 46.9% of the Commerce City population in 2015.

- The Caucasian population percentage in Commerce City is expected to remain relatively stable from 2010 to 2020, in the 68–69% range.
- 19% of Commerce City residents consider themselves to be some race other than those listed in **Figure 5**. In Commerce City South, this figure is 31.6%
- Exploring the population of Hispanic Origin (irrespective of race) in the two Subareas reveals that 69% of Commerce City South residents consider themselves to be of Hispanic Origin compared to 29.6% of Commerce City North residents.

**Figure 5: 2015 Commerce City and Subarea Race/Ethnicity Statistics**



Source: 2010 U.S. Census; 2015 estimates and 2020 forecasts provided by Esri Business Information Solutions.

### Household Information

As reflected in **Table 6**, in 2015, Commerce City has 16,525 housing units with a 64.3% owner-occupied housing rate, compared to 31.8% renter occupied rate. The owner-occupied housing rate is higher in Commerce City North (82%) and lower in Commerce City South (41.4%). The average household size for Commerce City in 2015 is 3.16.

**Table 6: 2015 Commerce City and Subarea Housing Statistics**

	Commerce City	Commerce City North	Commerce City South
Total housing units	16,525	9,232	7,224
Percent owner occupied	64.3%	82.0%	41.4%
Percent renter occupied	31.8%	16.0%	52.2%
Percent vacant	3.9%	2.0%	6.5%

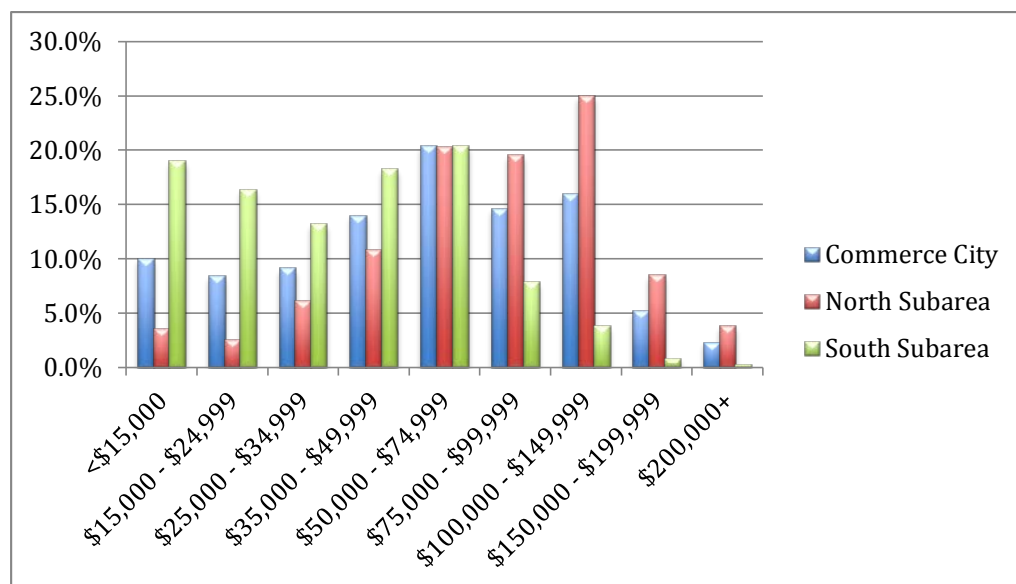
Source: 2010 U.S. Census; 2015 estimates and 2020 forecasts provided by Esri Business Information Solutions.

## Household Income

The estimated 2015 median household income for residents of Commerce City is \$58,036 and is expected to grow to \$69,931 by 2020. **Figure 5** illustrates the full income distribution estimated for Commerce City and the Subareas in 2015.

- In 2015, the largest grouping of residents in Commerce City have an income in the \$50,000--\$74,000 income range (20.4%).
- In Commerce City North, the largest grouping of residents have an income in the \$100,000--\$149,999 income range (25%), with income levels above \$75,000 at significantly higher percentages than for residents in Commerce City South.
- In 2015, the largest grouping of residents in Commerce City South have an income in the \$50,000--\$74,000 income range (20.3%), followed by under \$15,000 (19%), \$35,000--\$49,999 (18.3%), and \$15,000—\$24,999 (16.4%).

**Figure 5: 2015 Commerce City and Subarea Annual Household Income Distribution Comparison**



Source: Esri Business Information Solutions, 2015.

## Existing Facilities and Services

Previous studies, primarily the 2007 Strategic Plan for Recreation Programs, Services and Facilities, recommended further development of recreation amenities in the north side of Commerce City. Plans for the construction of the new recreation center, renovation of the existing facility, and the development of the Second Creek site are a result of this Plan.

The 2007 Strategic Plan also identified gaps in service through GRASP analysis, a level of service mapping and analysis system. For indoor facilities it is noted that the south side of Commerce City is serviced by the existing Recreation Center, while the north side only has access to “indoor recreation” if and when the school facilities are taken into account or member only access to Reunion and the YMCA. Since school use, if available at all, is only available outside of school hours, and is often sporadic, the need for dedicated amenities was highlighted. With identified capacity limits in the south for many programs, the exponential growth in the north, travel

distance from north to south, and the voter approval of the project, additional square footage of indoor space is warranted.

In a joint meeting between CIP CAC and the Parks, Recreation and Golf Advisory Committee on June 16, 2015, and a City Council Meeting on June 29, 2015 attended by the Project Team there has been significant concern expressed about outdoor amenities in the north compared to the south, ballfields in particular. While outdoor amenities will be addressed in later development, and are not a specific component of this study, the Project Team will remain sensitive to this issue throughout this project.

### **Review of Surrounding Facilities, Programs, and Services**

Within the market area defined above the Project Team identified many public and private facilities that, along with Commerce City Parks and Recreation, provide the existing compliment of services to its citizens.

#### **Community Recreation Center Amenities**

The public or non-profit facilities identified by the Project Team are:

- Commerce City
  - Recreation Center
  - Paradise Island Pool
- Reunion Metro District
  - Recreation Center
- Brighton
  - Recreation Center
  - Brighton Oasis Family Aquatics Park
  - Eagle View Adult Center
- Northglenn
  - Recreation Center
- Thornton
  - Carpenter Recreation Center
  - Thornton Community Center
  - Park Village Pool
  - City Pool
- Belle Creek Family Center YMCA
- Boys and Girls Club
  - Commerce City - Kearney Middle School (new facility in the fall)
- Natatoriums
  - Adams 12 – Veterans’ Memorial Aquatics Complex
  - Adams 14 – Adams City High School
  - Brighton 27J – Indoor Swimming Pool

Many of the facilities listed above do not directly compete with Commerce City Parks and Recreation, but provide complimentary service. Some, namely Thornton’s Carpenter Recreation Center and Brighton Recreation Center, have been identified as places where Commerce City residents in the northern part of the city are travelling to for recreational services.

Competitively speaking, managers in both Thornton and Brighton, welcome the introduction of a new facility at the proposed site. Both felt its construction would alleviate overcrowding issues in their own communities.

Other public and nonprofit facilities identified are not in direct competition with Commerce City Parks and Recreation, as some are not open for public use (e.g. school district pools), have received funding from and often partner with Commerce City (e.g. Boys and Girls Club), or are part of HOA agreements (e.g. Reunion Metro District and Belle Creek YMCA). All facilities listed within the boundaries of Commerce City currently partner with Commerce City Parks and Recreation to expand the services offered in the community.

A complete list of public and nonprofit community recreation center facilities can be found in Appendix B.

### **Private Facilities**

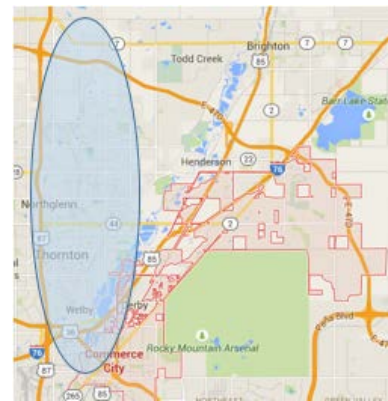
The private facilities identified by the Project Team include the following types of facilities:

- Full-service exercise/fitness facilities
- CrossFit and other boutique personal training gyms
- Rock climbing gyms
- Gymnastics/cheerleading clubs
- Martial arts facilities
- Free running facilities

The facilities listed above also fall outside of the service area of Commerce City Parks and Recreation. The private facilities in the area are specialty facilities that have the ability to provide a higher level of niche services, allowing them to charge up between \$19.99 and \$165 per month for membership.

Investigation into the locations of the private facilities indicates that providers tend to fall within larger population areas to the west of Commerce City (Thornton, est. population 125,000) and in closer proximity to high traffic areas (e.g. the I-25 corridor). Approximately 60% of the identified private facilities in this study fall within the blue oval in **Figure 6**.

**Figure 6: Private sector cluster**



A complete list of private facilities can be found in Appendix C.

### **Admission Rates/Attendance Numbers at Other Facilities**

Thornton, Brighton, and Northglenn are experiencing similar overcrowding issues to Commerce City, with each being in the planning phases to build new amenities within their systems. Thornton's Carpenter Recreation Center is supported by four other facilities, but still has over 300,000 visitors per year.

Each of these sites charge similar fees, including:

- \$5-\$7 Resident/Non-resident identification cards



- Age-dependent pricing -
  - Youth: \$1 - \$3.75 (also similar to senior pricing)
  - Adult: \$3 - \$6
- Membership options:
  - Punch passes, monthly, quarterly/biannually, annual, and family
  - Admissions rates are comparable when the rate of a given membership is calculated into a per visit rate

Two facilities are associated with homeowners associations, and offer pricing based on a membership to those groups. The Belle Creek YMCA and Reunion Metro District charge similar rates as the facilities above, but significantly higher non-member fees (e.g. Reunion charges \$20 for a day pass to a non-member, non-guest customer).

The natatoriums in the area are not open for general public use, and partner through intergovernmental agreements with existing public amenities to provide some co-programming. These facilities are intended for school district use, but also house some of the competitive swimming clubs in the area.

The niche profile of private facilities in the area allow for these facilities to charge rates that are not feasible for public facilities to match. Many of these facilities charge monthly rates from \$70 up to \$160. At the low end of the private rates is a \$10.99-\$19.99 per month membership, along with a \$29.99 account activation/registration fee. The admission rates and membership structure at these facilities do not meet the needs of the target market of Commerce City Parks and Recreation.

### **Identification of Gaps in Services**

Analyzing the current market, the service profile of Commerce City Parks and Recreation seems to be meeting the demands of its citizens. The private facilities act in compliment to the level of service provided by the public facilities, and public facilities are partnering to provide services that each could not provide alone.

The new facility in the northern part of Commerce City will be a welcome addition to the public recreation profile of the area, as it will alleviate overcrowding in Commerce City and Brighton. The new space will also provide an opportunity for the Parks and Recreation Department to redistribute programs and services across its system allowing for more efficient uses of its facilities, and the ability to proactively meet the demand of its users.

Some trends to consider in recreation facility development include:

- Multi-generational programming
- Dedicated wellness and yoga spaces
- Flexibility in multi-purpose spaces
- Indoor amenities in an outdoor setting, and vice versa
- “One-stop” indoor facilities that reach all ages

Programs and services demanded by the citizens of Commerce City will be further validated in Phase II of the project.

## **Market Segment Determination and Analysis**

In review of the defined market area and, there were a number of market segments that the Project Team needs to take into consideration as Phase II begins. These segments are:

- Commerce City North and South
- Aging populations
- Populations identifying with Hispanic or Latino origin

As previously identified there is a large gap in the income levels between north and south Commerce City, with the north being made up of a high number of families with higher incomes. This can impact the proposed facilities in many ways. Programming trends for this population include wellness and yoga programming, high-intensity training, increasing opportunities for year-round sport participation, outdoor leisure pursuits, and child care.

Aging populations in the United States are more active than ever. Older adults are looking for opportunities to be more active, while having the ability to spend time with their younger family members. This has increased the need for more active, low impact opportunities, including: pickleball, swimming, yoga, walk/jog tracks, outdoor programming, and multi-generational play spaces.

The portion of Commerce City that identifies as Hispanic is significant at 47%. This population tends to associate strongly with family or community-oriented activity, and marketing and communication efforts need to be tailored accordingly. It is often necessary to partner with other community organizations or target the population through grassroots efforts in order to effectively engage with them.

The design and building of a new recreation center will give Commerce City Parks and Recreation the opportunity to offer both complimentary and specialty services at each of its centers. For example, with the majority of the aging population in the south part of the City, the Parks and Recreation Department should focus on expanding its offerings to this key market segment at the existing facility. A new facility in the north provides the opportunity for a dedicated gymnastics area, with a higher level of service to the entire community while supplemental tumbling classes could still be available in the south.

Significant input from these identified market segments of Commerce City will be vital for the success of Phase II, as that input will be used to allow Commerce City Parks and Recreation to continue and evolve its current level of service to meet future needs.

## **Other National Trends to Consider**

Based on the specific demographic profile of Commerce City, the Project Team also completed a trends analysis for Phase I. The trends analysis is a look at different market segments, how programming is changing, and how facilities in the recreation industry are being developed. The following are highlights from that report.

### **Demographic Trends**

- Millennials (born between 1980 and 1999, and 26.8% of the population of Commerce City, lead structured lives filled with rules and regulations. Less accustomed to unstructured play than previous generations and apprehensive of the outdoors, they

spend most of their time indoors, leaving home primarily to socialize with friends and families. With an upbeat and with a can-do attitude, this generation is more optimistic and tech-savvy than their elders.

- The majority of Millennials say they exercise on a regular basis. Twenty-six percent identify as fitness fanatics, and 73% exercise to enhance their physical appearance.
- Millennials also tend to enjoy relaxation and rejuvenation, follow a diet plan, and commit to exercise more than people outside of their generation.
- With their varied life experiences, values, and expectations, baby boomers are predicted to redefine the meaning of recreation and leisure programming for mature adults. Boomers are second only to Gen Y/Millennials in participation in fitness and outdoor sports. Boomers are reinventing what being a 65-year-old means.
- Boomers are known to work hard, play hard, and spend hard. Boomers typically respond that they feel 10 years younger than their chronological age. Their nostalgic mindset keeps boomers returning to the sights and sounds of their 1960s youth culture.
- When programming for this age group, a customized experience to cater to the need for self-fulfillment, healthy pleasure, nostalgic youthfulness, and individual escapes will be important. Recreation trends will shift from games and activities that boomers associate with senior citizens, as activities such as bingo, bridge, and shuffleboard will likely be avoided because boomers relate these activities to being old.
- Hispanic participants and nonparticipants alike cite a lack of access to nearby places to participate in outdoor activities as a barrier to participation more often than other ethnicities.
- Young adults engage in mobile data applications at much higher rates than adults in age brackets 30 and older. It is also a fact that minority Americans lead the way when it comes to mobile internet access.

### **Facility Trends**

- There is an increasing trend towards indoor leisure and therapeutic pools.
- To meet growing needs, through an annual industry survey, a majority of the parks and recreation agency survey respondents (72.6%) reported that they have plans to build new facilities or make additions or renovations to their existing facilities over the next three years. Nearly one-third (32.4%) of parks respondents said they have plans to build new facilities, and 29.9% said they plan to add to their existing facilities. More than half (53.1%) are planning renovations to existing facilities.
- The average amount planned for parks and recreation department construction in the 2015 budgets saw an increase from an average of \$3,795,000 in the previous year's survey to an average of \$3,880,000 for 2015.

### **Programming Trends**

- The most common programs offered by parks and recreation survey respondents, according to a *Recreation Management* magazine report, include:
  - Holiday events and other special events
  - Youth sports teams
  - Day camps and summer camps
  - Educational programs
  - Adult sports teams
  - Arts and crafts

- Programs for active older adults
  - Fitness programs
  - Sports tournaments and races
  - Sport training such as golf or tennis instruction
- The most common types of additional programming planned for 2015 include:
  - Environmental education programs
  - Mind-body/balance programs such as yoga and tai chi
  - Fitness programs
  - Educational programs
  - Programs for active older adults
  - Teen programming
  - Holidays and special events
  - Day camps and summer camps
  - Adult sports teams
- According to a 2013 Sports Industry and Fitness Association report (the most recent available), overall participation in sports, fitness, and related physical activities remained steady from 2011 to 2012.
  - Fitness sports had the largest increase in participation (2% increase to 61.1%).
  - Racquet sports participation also increased (1% increase to 12.8%) but the peak rate of 14% remains from 2008.
  - Both team (21.6%) and water sports (12.5%) participation increased slightly while individual (36%) and winter sports (6.6%) participation decreased slightly.
  - Outdoor sports participation remained stable at around 49%.
  - Spending on team sports at school and lessons/instruction/sports camp was projected to increase in 2013 as it did in 2011 and 2012.
  - Twenty-eight percent of all Americans are inactive while 33% are active to a healthy level (engaged in high-calorie-level sport/fitness activities in a frequent basis).
  - In 2012 youth (ages 6–12) participation was highest for outdoor (63.1%), team (53.1%), and individual sport (49.8%).
- According to the National Sporting Goods Association, overall participation trends indicate a general decrease for most team sports from 2005 to 2014 with soccer recovering by 4.9% from a participation dip in 2013. Lacrosse, football (tackle and touch), volleyball, and swimming also had an increase in participation in 2014 over 2013. Over the decade individual sports show a dramatic increase in aerobic exercising, exercise walking, exercising with equipment, hiking, kayaking, running/jogging, and yoga.

The complete trends report can be found in Appendix D.

# Phase I Report Appendix

## Appendix A: Facility Program Cost Validation

### 2013 New Recreation Center Cost Estimate

#### Northern Commerce City Recreation Center

#### PROJECT BUDGET SUMMARY - BASE + OPTIONS FACILITY

Date: 04/11/2013

Revised: 11/25/2013

Project Component	Quantity	Unit Cost	Cost	
<b>1. FACILITY CONSTRUCTION</b>			<b>\$21,558,000</b>	
Building Construction ( No Site)	96,983 SF	\$222	\$21,558,000	See BRS Draft Facility Program
<b>2. OFF-SITE CONSTRUCTION</b>			<b>\$0</b>	
Accel / Decel / Turn lanes	0 LF	\$119	\$0	See JR Engineering Estimate
Public streets through site	0 LF	\$300	\$0	See JR Engineering Estimate
Curb & Gutter replacement	0 LF	\$26	\$0	See JR Engineering Estimate
Traffic signal	0 EA	\$0	\$0	See JR Engineering Estimate
ROW sidewalk, landscape	0 LF	\$71	\$0	See JR Engineering Estimate
Upgrades to ROW storm, water, waste	0 LF	\$119	\$0	See JR Engineering Estimate
Street Lighting	0 EA	\$6,240	\$0	See JR Engineering Estimate
Off-site improvemets	1 Allow	\$0	\$0	See JR Engineering Estimate
Off-site signage	1 Allow	\$0	\$0	See JR Engineering Estimate
Earthwork / Retaining Wall	0 LF	\$60	\$0	See JR Engineering Estimate
<b>3. SITE CONSTRUCTION (9 acre site)</b>			<b>\$1,636,035</b>	
Wetlands Mitigation	1 LS	\$0	\$0	See DHM Estimate for Park
Erosion Control	1 LS	\$20,000	\$20,000	From DHM Estimate
Excavation, Fill & Prep	40,000 CY	\$5.50	\$220,000	From DHM Estimate
Fine Grading	407,324 SF	\$0.15	\$61,099	From DHM Estimate
Parking Lot & Internal Drives	357 cars	\$1,851	\$660,807	From DHM Estimate
Access Drive	0 LF	\$159	\$0	See DHM Estimate for Park
Fire Lane	13,560 SF	\$5	\$67,800	From DHM Estimate
Entry plazas	1,500 SF	\$6.50	\$9,750	From DHM Estimate
Sidewalks	15,445 SF	\$5.50	\$84,948	From DHM Estimate
Water & Sewer extensions to Building	400 LF	\$49	\$19,578	See JR Engineering Estimate
Fire Loop & 4 hydrants	1,200 LF	\$61	\$73,416	Allowance
Storm Collection, Drainage, Storage	1 LS	\$0	\$0	See JR Engineering Estimate
Parking & Pedestrian Lighting	34 EA	\$5,115	\$173,910	From DHM Estimate
Site Signage & Furniture	1 LS	\$5,000	\$5,000	Allowance
Landscaping & Irrigation	143,550 SF	\$1.67	\$239,729	From DHM Estimate
Park & Active Recreation Improvements	1 Allow		\$0	See DHM Estimate for Park
Pool Backwash structures	1 Allow		\$0	Not required
Misc. Site Costs	1 LS		\$0	See DHM Estimate for Park
<b>4. OTHER PROJECT DEVELOPMENT COSTS</b>			<b>\$5,961,272</b>	
Land Purchase			\$0	None anticipated
Public Art Allocation			\$0	None anticipated
LEED / Hi Perf. Premium	1%		\$231,940	Value of sustainable design initiatives
Professional Fees			\$2,633,445	9.0% of Bldg, Off-Site, Site, Conting
FFE - Furniture, Fixtures & Equipment				Allowance for furniture, rec equip, misc
Exercise Equipment	4,700 SF	\$51	\$240,494	Allowance per s.f. of fitness
Kitchen Equipment	1,000 SF	\$70	\$70,000	Allowance per s.f. of kitchen
General FF&E	96,983 SF	\$7	\$647,282	Allowance per s.f. of building area
Computer Equipment	96,983 SF	\$10	\$970,923	Allowance per s.f. of building area
Other Special Equipment	0 Allow	\$50,000	\$0	Allowance
Plant Investment / Tap Fees	1 LS	\$600,000	\$600,000	Allowance for water, sewer, other util. 1

Construction testing & Survey	1 LS	\$50,000	\$50,000	Soils & Materials testing, land survey
Reimbursable Expenses	1 LS	\$10,000	\$10,000	Document printing, deliveries, travel
Plan Review Fees			\$0	Assume City will waive
Sales Tax		3.5%	\$507,188	City's Sales and Use Tax (on 60% of total)
<b>5. SUB-TOTAL ALL PROJECT COSTS</b>			<b>\$29,155,307</b>	
<b>6. CONTINGENCY</b>		<b>20%</b>	<b>\$5,831,061</b>	
<b>7. GRAND-TOTAL ALL PROJECT COSTS</b>			<b>\$34,986,369</b>	
<b>8. Unit Cost (\$/SF) incl items 1,2,3,6</b>		<b>\$299</b>		
<b>9. Unit Cost (\$/SF) incl items 1,6</b>		<b>\$276</b>		

**Cost Items Not Included:**

Import / Haulaway of structural fill, Owner's Representative, Legal fees, Land acquisition

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**Northern Commerce City Recreation Center**  
**BASE + OPTIONS FACILITY PROGRAM**

Date: 04/11/2013  
Revised: 11/25/2013

Average Cost/ SF \$222 /SF  
Total Prog Area 96,983 SF  
Total Prog Cost \$21,558,000

x	Program Space	Net Area	Ext	Selected Prog Gross Area	Selected Program Cost	Notes
x	<b>Facility Administration Spaces</b>	1,908		2,328 SF	\$346,000	
	Facility Supervisor's office		150			private office
	Assistant Facility Supervisor		120			private office
	Programmer's Workstations		240			(3) workstations at 80 s.f. each
	Administrative Assistant		100			workstation
	Count Room		80			
	Work Room		250			
	Break Room		200			
	Conference Room		200			Can double as small rental space
	Computer Server Room		150			
	Storage		100			
	Circulation		318			
x	<b>Parks &amp; Recreation Admin. Offices</b>	3,432		4,187 SF	\$643,000	
	Director		150			private office
	Division Managers		240			private offices
	Parks		360			private offices
	Recreation		360			private offices
	Administration		360			private offices
	Workstations		640			private offices
	Work Room		250			(8) workstations at 80 s.f. each
	Break Room		200			
	Conference Room		200			
	Storage		100			
	Circulation		572			
x	<b>Required Building Support Spaces</b>	11,120		13,566 SF	\$2,724,000	
	Pre-Control Lobby		1,500			
	Lounge		900			
	Control Desk		300			
	Men's Locker		1,200			
	Women's Locker		1,200			
	Family Lockers (8)		2,000			8 Cabannas
	Vending Machines		150			
	First Aid		80			
	Men's Toilets		300			
	Women's Toilets		300			
	Custodial Closets		150			
	Building Mechanical Room		400			
	Sprinkler Valve Room		90			
	Main Electrical Distribution Room		250			
	Maintenance/ Receiving/ Loading		900			
	Custodial Workroom/ Supply		300			
	Maintenance Office		100			
	General Building Storage		1,000			
x	<b>Child Watch / Babysitting / Indoor Play</b>	1,540		1,879 SF	\$497,000	Includes \$100K for play equipment
	Babysitting		1,400			
	Indoor Play Equipment					
	Tot toilet		40			
	Storage		100			
x	<b>Inter-Generational Game Room</b>	1,000		1,220 SF	\$211,000	
	Game Room		800			
	Storage		80			
	Coordinator's Office		120			

**Northern Commerce City Recreation Center**  
**BASE + OPTIONS FACILITY PROGRAM**

Date: 04/11/2013  
 Revised: 11/25/2013

Average Cost/ SF \$222 /SF  
 Total Prog Area 96,983 SF  
 Total Prog Cost \$21,558,000

x	Program Space	Net Area	Ext	Selected Prog Gross Area	Selected Program Cost	Notes
x	<b>300 Person Community Rm/Events Hall</b> Community Room Storage	5,500	4,500 1,000	6,710 SF	\$1,263,000	Seats 300 for banq/conf Dividable into three 1,500 SF rooms
x	<b>Catering Kitchen</b> Warming Area Storage	1,200	1,000 200	1,464 SF	\$278,000	No equipment is included, allow about \$70K.
x	<b>Single HS/Double Youth Cross Courts Gym</b> Gymnasium Storage	11,070	10,620 450	13,505 SF	\$2,642,000	(1) 50 x 84 or (2) 42 x 74 courts Seating for 150
x	<b>Gymnastics Room</b> Gymnastics Room Storage	8,500	8,000 500	10,370 SF	\$2,012,000	No equipment is included, allow about \$100K.
x	<b>Elevated Walk / Jog Track</b> Walk/Jog Track Stretching Area	4,800	4,300 500	5,856 SF	\$632,000	12 laps per mile, 3 lanes
x	<b>4,600 Weight / Fitness</b> Cardiovascular Training Circuit Resistance Training Free Weight Training Fitness Supervisor Station Stretching Area Equipment Storage	5,350	2,300 1,380 920 50 500 200	6,527 SF	\$1,604,000	Allow \$300,000 for equipment
x	<b>30-36 Person Dance Studio</b> Dance Studio Storage	1,950	1,800 150	2,379 SF	\$444,000	Accommodates 30-36 people
x	<b>38-46 Person Aerobics Studio</b> Aerobics Studio Storage	2,700	2,300 400	3,294 SF	\$595,000	Accommodates 38-46 people
x	<b>Aquatics Support</b> Guard Room Aquatics Supervisors Office Head Lifeguard Office First Aid Vending at Pool Deck	740	300 120 120 100 100	903 SF	\$139,000	Equipment room, guards, office
x	<b>6,700 Leisure Pool</b> Pool Natatorium <i>Slides, Spray Features, Spa</i> <i>Lazy River, Body Slide, Tube Slide &amp; Tod Slide</i> <i>Sprays and Jets (most)</i> <i>3 Lane x 60 ft. Yard Lap Swim</i> <i>20-person Spa</i> <i>Therapy Area for Aqua Aerobics</i> <i>Supplemental Sanitation Water Treatment</i> Pool Equipment Room Pool Storage	15,584	6,220 13,684      1,200 700	19,012 SF	\$7,080,000	6,220 square foot pool (Sim. To Broomfield)        300 SF spa



**Northern Commerce City Recreation Center**  
**BASE + OPTIONS FACILITY PROGRAM**

Date: 04/11/2013  
 Revised: 11/25/2013

Average Cost/ SF \$222 /SF  
 Total Prog Area 96,983 SF  
 Total Prog Cost \$21,558,000

x	Program Space	Net Area	Ext	Selected Prog Gross Area	Selected Program Cost	Notes
x	<b>Wet Classroom / Party Room(s)</b>	800		976 SF	\$191,000	Can be divided into two 360 SF rooms
	Classroom		720			
	Party Room Storage		80			
x	<b>Medium Outdoor Spray Ground</b>	2,300		2,806 SF	\$257,000	
	Spray Feature		1,000			
	Spray Feature Deck		1,000			
	Pool Equipment Room		300			
				96,983	\$21,558,000	Building Construction
					\$1,836,035	Site Construction
					\$5,981,272	Devel Costs(Gr'n Bldg, Fees, FFE, Test, etc)
					\$5,831,061	Owner's Contingency
					\$34,986,369	Total Project Cost

© 2013 BRS Architecture. Cost estimated based on similar recently constructed community centers around the US and indexed to your region based on mid-point of construction of August 2015.

## 2017 New Recreation Center Cost Estimate

### Northern Commerce City Recreation Center - PROGRAMMING STUDY

#### PROJECT BUDGET SUMMARY - BASE + OPTIONS FACILITY

Date: 04/11/2013

Revised: 07/17/2015

Project Component	Quantity	Unit Cost	Cost	
<b>1. FACILITY CONSTRUCTION</b>			<b>\$26,206,000</b>	
Building Construction ( No Site)	96,983 SF	\$270	\$26,206,000	See BRS Draft Facility Program
<b>2. OFF-SITE CONSTRUCTION</b>			<b>\$0</b>	
Accel / Decel / Turn lanes	0 LF	\$143	\$0	See JR Engineering Estimate
Public streets through site	0 LF	\$362	\$0	See JR Engineering Estimate
Curb & Gutter replacement	0 LF	\$31	\$0	See JR Engineering Estimate
Traffic signal	0 EA	\$0	\$0	See JR Engineering Estimate
ROW sidewalk, landscape	0 LF	\$86	\$0	See JR Engineering Estimate
Upgrades to ROW storm, water, waste	0 LF	\$143	\$0	See JR Engineering Estimate
Street Lighting	0 EA	\$7,517	\$0	See JR Engineering Estimate
Off-site improvemets	1 Allow	\$0	\$0	See JR Engineering Estimate
Off-site signage	1 Allow	\$0	\$0	See JR Engineering Estimate
Earthwork / Retaining Wall	0 LF	\$72	\$0	See JR Engineering Estimate
<b>3. SITE CONSTRUCTION (9 acre site)</b>			<b>\$1,876,618</b>	
Wetlands Mitigation	1 LS	\$0	\$0	See DHM Estimate for Park
Erosion Control	1 LS	\$23,400	\$23,400	From DHM Estimate *
Excavation, Fill & Prep	40,000 CY	\$6.44	\$257,400	From DHM Estimate *
Fine Grading	407,324 SF	\$0.18	\$71,485	From DHM Estimate *
Parking Lot & Internal Drives	357 cars	\$2,166	\$773,144	From DHM Estimate *
Access Drive	0 LF	\$192	\$0	See DHM Estimate for Park
Fire Lane	13,560 SF	\$5.85	\$79,326	From DHM Estimate *
Entry plazas	1,500 SF	\$7.61	\$11,408	From DHM Estimate *
Sidewalks	15,445 SF	\$6.44	\$99,389	From DHM Estimate *
Water & Sewer extensions to Building	400 LF	\$59	\$23,582	See JR Engineering Estimate *
Fire Loop & 4 hydrants	1,200 LF	\$74	\$88,431	Allowance *
Storm Collection, Drainage, Storage	1 LS	\$0	\$0	See JR Engineering Est. for Offsite scope
Parking & Pedestrian Lighting	34 EA	\$5,985	\$203,475	From DHM Estimate *
Site Signage & Furniture	1 LS	\$5,850	\$5,850	Allowance *
Landscaping & Irrigation	143,550 SF	\$1.67	\$239,729	From DHM Estimate *
Park & Active Recreation Improvements	1 Allow		\$0	See DHM Estimate for Park
Pool Backwash structures	1 Allow		\$0	Not required
Misc Site Costs	1 LS		\$0	See DHM Estimate for Park
<b>4. OTHER PROJECT DEVELOPMENT COSTS</b>			<b>\$7,049,626</b>	
Land Purchase			\$0	None anticipated
Public Art Allocation			\$0	None anticipated
LEED / Hi Perf. Premium	1%		\$280,826	Value of sustainable design initiatives
Professional Fees			\$3,186,301	9.0% of Bldg, Off-Site, Site, Conting
FFE - Furniture, Fixtures & Equipment				Allowance for furniture, rec equip, misc
Exercise Equipment	4,700 SF	\$62	\$289,679	Allowance per s.f. of fitness
Kitchen Equipment	1,000 SF	\$70	\$70,000	Allowance per s.f. of kitchen
General FF&E	96,983 SF	\$8	\$779,663	Allowance per s.f. of building area
Computer Equipment	96,983 SF	\$12	\$1,169,495	Allowance per s.f. of building area
Other Special Equipment	0 Allow	\$50,000	\$0	Allowance
Plant Investment / Tap Fees	1 LS	\$600,000	\$600,000	Allowance for water, sewer, other util. fees
Construction testing & Survey	1 LS	\$50,000	\$50,000	Soils & Materials testing, land survey
Reimbursable Expenses	1 LS	\$10,000	\$10,000	Document printing, deliveries, travel
Plan Review Fees			\$0	Assume City will waive

Sales Tax		3.5%	\$613,661	City's Sales and Use Tax (on 60% of total)
5. SUB-TOTAL ALL PROJECT COSTS			\$35,132,243	
6. CONTINGENCY		20%	\$7,026,449	
7. GRAND-TOTAL ALL PROJECT COSTS			\$42,158,692	
8. Unit Cost (\$/SF) incl items 1,2,3,6	\$362			
9. Unit Cost (\$/SF) incl items 1,6	\$335			

Cost Items Not Included:

Import / Haulaway of of structural fill, Owner's Representative, Legal fees, Land acquisition

\* Site items that have been inflated approximately 17% to reflect inflation to the mid point of construction, May of 2017

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**Northern Commerce City Recreation Center - PROGRAMMING STUDY**  
**BASE + OPTIONS FACILITY PROGRAM**

Date: 04/11/2013  
 Revised: 07/17/2015

Average Cost/ SF \$270 /SF  
 Total Prog. Area 96,983 SF  
 Total Prog. Cost \$26,206,000

x	Program Space	Net Area	Ext	Selected		Notes
				Prog. Gross Area	Selected Prog. Cost	
x	<b>Facility Administration Spaces</b>	1,908		2,328 SF	\$416,000	
	Facility Supervisor's office		150			private office
	Assistant Facility Supervisor		120			private office
	Programmer's Workstations		240			(3) workstations at 80 s.f. each
	Administrative Assistant		100			workstation
	Count Room		80			
	Work Room		250			
	Break Room		200			
	Conference Room		200			Can double as small rental space
	Computer Server Room		150			
	Storage		100			
	Circulation		318			
x	<b>Parks &amp; Recreation Admin. Offices</b>	3,432		4,187 SF	\$775,000	
	Director		150			private office
	Division Managers		240			private offices
	Parks		360			private offices
	Recreation		360			private offices
	Administration		360			private offices
	Workstations		640			private offices
	Work Room		250			(8) workstations at 80 s.f. each
	Break Room		200			
	Conference Room		200			
	Storage		100			
	Circulation		572			
x	<b>Required Building Support Spaces</b>	11,120		13,566 SF	\$3,281,000	
	Pre-Control Lobby		1,500			
	Lounge		900			
	Control Desk		300			
	Men's Locker		1,200			
	Women's Locker		1,200			
	Family Lockers (8)		2,000			8 Cabannas
	Vending Machines		150			
	First Aid		80			
	Men's Toilets		300			
	Women's Toilets		300			
	Custodial Closets		150			
	Building Mechanical Room		400			
	Sprinkler Valve Room		90			
	Main Electrical Distribution Room		250			
	Maintenance/ Receiving/ Loading		900			
	Custodial Workroom/ Supply		300			
	Maintenance Office		100			
	General Building Storage		1,000			
x	<b>Child Watch / Babysitting / Indoor Play</b>	1,540		1,879 SF	\$574,000	Includes \$100K for play equipment
	Babysitting		1,400			
	Indoor Play Equipment					
	Tot toilet		40			
	Storage		100			
x	<b>Inter-Generational Game Room</b>	1,000		1,220 SF	\$254,000	
	Game Room		800			

# Northern Commerce City Recreation Center - PROGRAMMING STUDY

BASE + OPTIONS FACILITY PROGRAM

Date: 04/11/2013

Revised: 07/17/2015

Average Cost/ SF \$270 /SF  
Total Prog. Area 96,983 SF  
Total Prog. Cost \$26,206,000

x	Program Space	Net Area	Ext	Selected Prog. Gross Area	Selected Prog. Cost	Notes
	Storage		80			
	Coordinator's Office		120			
x	300 Person Community Room / Events Hall	5,500		6,710 SF	\$1,521,000	Seats 300 for banq/conf
	Community Room		4,500			Dividable into three 1,500 SF rooms
	Storage		1,000			
x	Catering Kitchen	1,200		1,464 SF	\$335,000	No equip is incl., allow about \$70K
	Warming Area		1,000			
	Storage		200			
x	Single HS/Double Youth Cross Courts Gym	11,070		13,505 SF	\$3,182,000	(1) 50 x 84 or (2) 42 x 74 courts
	Gymnasium		10,620			Seating for 150
	Storage		450			
x	Gymnastics Room	8,500		10,370 SF	\$2,424,000	No equip is incl., allow about \$100K
	Gymnastics Room		8,000			
	Storage		500			
x	Elevated Walk / Jog Track	4,800		5,856 SF	\$762,000	12 laps per mile, 3 lanes
	Walk/Jog Track		4,300			
	Stretching Area		500			
x	4,600 Weight / Fitness	5,350		6,527 SF	\$1,857,000	
	Cardiovascular Training		2,300			
	Circuit Resistance Training		1,380			
	Free Weight Training		920			
	Fitness Supervisor Station		50			
	Stretching Area		500			
	Equipment					Allow \$300,000 for equipment
	Storage		200			
x	30-36 Person Dance Studio	1,950		2,379 SF	\$534,000	Accommodates 30-36 people
	Dance Studio		1,800			
	Storage		150			
x	38-46 Person Aerobics Studio	2,700		3,294 SF	\$717,000	Accommodates 38-46 people
	Aerobics Studio		2,300			
	Storage		400			
x	Aquatics Support	740		903 SF	\$167,000	Equipment room, guards, office
	Guard Room		300			
	Aquatics Supervisors Office		120			
	Head Lifeguard Office		120			
	First Aid		100			
	Vending at Pool Deck		100			
x	6,700 Leisure Pool	15,584		19,012 SF	\$8,875,000	6,220 square foot pool
	Pool		6,220			
	Natatorium		13,684			
	Slides, Spray Features, Spa					
	Lazy River, Body, Tube & Tot Slide					
	Sprays and Jets (most)					
	3 Lane x 60 ft. Yard Lap Swim					

# Northern Commerce City Recreation Center - PROGRAMMING STUDY

BASE + OPTIONS FACILITY PROGRAM

Date: 04/11/2013

Revised: 07/17/2015

Average Cost/ SF \$270 /SF  
Total Prog. Area 96,983 SF  
Total Prog. Cost \$26,206,000

x	Program Space	Net Area	Ext	Selected Prog. Gross Area	Selected Prog. Cost	Notes
	20-person Spa Therapy Area for Aqua Aerobics Supplemental Sanitation Water Treatment Pool Equipment Room Pool Storage		1,200 700			300 SF spa
x	Wet Classroom / Party Room(s) Classroom Party Room Storage	800	720 80	976 SF	\$230,000	Can be divided into two 360 SF rms
x	Medium Outdoor Spray Ground Spray Feature Spray Feature Deck Pool Equipment Room	2,300	1,000 1,000 300	2,806 SF	\$302,000	

96,983 \$26,206,000 Building Construction  
\$1,876,618 Site Construction  
\$7,049,626 Development Costs (Green Building,  
\$7,026,449 Owner's Contingency  
\$42,158,692 Total Project Cost

© 2015 Barker Rinker Seacat Architecture. Cost estimated based on similar recently constructed community centers around the US and indexed to your region based on mid-point of c

## 2013 Existing Recreation Center Cost Estimate – Interior

### Commerce City Recreation Center (DRAFT) Interior Remodeling Program PROJECT BUDGET SUMMARY

Date: 02/20/08

Revised: 4/25/13

Project Component	Quantity	Unit Cost	Cost	
<b>1. FACILITY CONSTRUCTION</b>			<b>\$1,901,000</b>	
Building Construction ( No Site)	15,386 SF	\$124	\$1,901,000	See BRS Draft Facility Program
<b>2. OFF-SITE CONSTRUCTION</b>			<b>\$0</b>	
Accel / Decel / Turn lanes	0 LF	\$128	\$0	None anticipated
Public streets through site	0 LF	\$321	\$0	None anticipated
Curb & Gutter replacement	0 LF	\$28	\$0	None anticipated
Traffic signal	0 EA	\$321,069	\$0	None anticipated
ROW sidewalk, landscape	0 LF	\$78	\$0	None anticipated
Upgrades to ROW storm, water, waste	0 LF	\$128	\$0	None anticipated
Street Lighting	0 EA	\$5,392	\$0	None anticipated
Off-site improvemets	1 Allow	\$0	\$0	None anticipated
Off-site signage	1 Allow	\$0	\$0	None anticipated
Earthwork / Retaining Wall	0 LF	\$64	\$0	None anticipated
<b>3. SITE CONSTRUCTION (8 acre site)</b>			<b>\$84,811</b>	
Wetlands Mitigation	1 LS	\$0	\$0	None anticipated
Demolition	0 SF	\$0	\$0	None anticipated
Overlot Grading & Prep	0 CY	\$5	\$0	None anticipated
Parking Lot & Internal Drives	0 cars	\$2,094	\$0	None anticipated
Access Drive	0 LF	\$170	\$0	None anticipated
Fire Lane	0 LF	\$80	\$0	None anticipated
Entry plazas	0 SF	\$6	\$0	None anticipated
Sidewalks	0 LF	\$19	\$0	None anticipated
Water & Sewer extensions to Bldg	0 LF	\$52	\$0	None anticipated
Fire Loop & 4 hydrants	0 LF	\$65	\$0	None anticipated
Storm Collection, Drainage, Storage	0 LS	\$0	\$0	None anticipated
Parking & Pedestrian Lighting	0 EA	\$4,592	\$0	None anticipated
Site Signage & Furniture	1 LS	\$84,811	\$84,811	New ped. lighting & signage @ Entries
Landscaping & Irrigation	0 SF	\$2	\$0	None anticipated
Park & Active Rec. Improvements	0 Allow	\$50,000	\$0	None anticipated
Pool Backwash structures	0 Allow	\$50,000	\$0	None anticipated
Misc Site Costs	0 LS	\$100,000	\$0	None anticipated
<b>4. OTHER PROJECT DEVELOPMENT COSTS</b>			<b>\$333,795</b>	
Land Purchase			\$0	None anticipated
Public Art Allocation			\$0	None anticipated
Professional Fees			\$270,251	12.0% of Bldg, Off-Site, Site, Conting
FFE - Furniture, Fixtures & Equip				Allowance for furniture, rec equip, misc
Exercise Equipment	0 SF	\$109	\$0	Allowance per s.f. of fitness
Kitchen Equipment	0 SF	\$200	\$0	Allowance per s.f. of kitchen
Other Special Equipment	0 LS			Allowance
General FF&E	15,386 SF	\$4	\$61,544	Allowance per s.f. of building area
Plant Investment / Tap Fees			\$0	None anticipated
Construction testing & Survey			\$0	None anticipated
Reimbursable Expenses			\$2,000	Document printing, deliveries, travel
Plan Review Fees			\$0	Assume waived by City
Sales Tax		0%	\$0	Assume none
<b>5. SUB-TOTAL ALL PROJECT COSTS</b>			<b>\$2,319,605</b>	
<b>6. CONTINGENCY</b>		<b>10%</b>	<b>\$231,961</b>	
<b>7. GRAND-TOTAL ALL PROJECT COSTS</b>			<b>\$2,551,566</b>	
<b>8. Unit Cost (\$/SF) incl items 1,2,3,6</b>	<b>\$144</b>			
<b>9. Unit Cost (\$/SF) incl items 1,6</b>	<b>\$137</b>			

#### Cost Items Not Included:

Import / Haulaway of of structural fill, Owner's Representative, Legal fees, Land acquisition, Sales tax

**Commerce City Recreation Center**  
**(DRAFT) Interior Remodeling Program**

Date: 02/20/08  
Revised: 4/25/13

**Avr. Cost/SF \$124 /SF**  
**Total Prog Area 15,386 SF**  
**Total Prog Cost \$1,901,000**

x	Program Space	Net Area	Ext	Selected Prog Gross Area	Selected Prog Cost	Notes
x	<b>Facility Administration Spaces</b>	2,726		2,726 SF	\$473,000	
	Major remodeling		0			Gut and start over remodeling
	Medium Remodeling		0			Paint carpet and partition relocation
	Minor Remodeling		2,726			Paint and carpet only
x	<b>Required Building Support Spaces</b>	12,660		12,660 SF	\$1,428,000	
	Pre-Control Lobby		3,000			New lighting of existing Lobby area
	Control Desk		300			Demo old desk and provide new control desk w/ new electrical feeds
	Men's Locker		1,064			
	Women's Locker		1,112			
	Dry Men's Locker		392			
	Dry Women's Locker		392			
	Family Lockers (3)		800			3 Cabanas and lockers
	Add safety grooving to pool deck		4,800			Includes the area of the entire deck
	Custodial Workroom/ Supply		0			Changed to an addition, see other budget sheet
	General Building Storage		800			Infill floor in racquetball court on 2nd floor
<b>TOTALS</b>				<b>15,386 SF</b>	<b>\$1,901,000</b>	



## 2017 Existing Recreation Center Cost Estimate – Interior

### Commerce City Recreation Center - PROGRAMMING STUDY (DRAFT) Interior Remodeling Program PROJECT BUDGET SUMMARY

Date: 02/20/08

Revised: 7/17/15

Project Component	Quantity	Unit Cost	Cost	
<b>1. FACILITY CONSTRUCTION</b>			<b>\$2,287,884</b>	
Building Construction ( No Site)	15,386 SF	\$149	\$2,287,884	See BRS Draft Facility Program
<b>2. OFF-SITE CONSTRUCTION</b>			<b>\$0</b>	
Accel / Decel / Turn lanes	0 LF	\$152	\$0	None anticipated
Public streets through site	0 LF	\$381	\$0	None anticipated
Curb & Gutter replacement	0 LF	\$33	\$0	None anticipated
Traffic signal	0 EA	\$380,737	\$0	None anticipated
ROW sidewalk, landscape	0 LF	\$92	\$0	None anticipated
Upgrades to ROW storm, water, waste	0 LF	\$152	\$0	None anticipated
Street Lighting	0 EA	\$6,394	\$0	None anticipated
Off-site improvemets	1 Allow	\$0	\$0	None anticipated
Off-site signage	1 Allow	\$0	\$0	None anticipated
Earthwork / Retaining Wall	0 LF	\$76	\$0	None anticipated
<b>3. SITE CONSTRUCTION (8 acre site)</b>			<b>\$100,572</b>	
Wetlands Mitigation	1 LS	\$0	\$0	None anticipated
Demolition	0 SF	\$0	\$0	None anticipated
Overlot Grading & Prep	0 CY	\$6	\$0	None anticipated
Parking Lot & Internal Drives	0 cars	\$2,483	\$0	None anticipated
Access Drive	0 LF	\$201	\$0	None anticipated
Fire Lane	0 LF	\$95	\$0	None anticipated
Entry plazas	0 SF	\$7	\$0	None anticipated
Sidewalks	0 LF	\$23	\$0	None anticipated
Water & Sewer extensions to Building	0 LF	\$62	\$0	None anticipated
Fire Loop & 4 hydrants	0 LF	\$78	\$0	None anticipated
Storm Collection, Drainage, Storage	0 LS	\$0	\$0	None anticipated
Parking & Pedestrian Lighting	0 EA	\$5,445	\$0	None anticipated
Site Signage & Furniture	1 LS	\$100,572	\$100,572	New ped. lighting & signage @ Entries
Landscaping & Irrigation	0 SF	\$3	\$0	None anticipated
Park & Active Recreation Improvements	0 Allow	\$50,000	\$0	None anticipated
Pool Backwash structures	0 Allow	\$50,000	\$0	None anticipated
Misc Site Costs	0 LS	\$100,000	\$0	None anticipated
<b>4. OTHER PROJECT DEVELOPMENT COSTS</b>			<b>\$428,313</b>	
Land Purchase			\$0	None anticipated
Public Art Allocation			\$0	None anticipated
Professional Fees			\$354,307	12.0% of Bldg, Off-Site, Site, Conting
FFE - Furniture, Fixtures & Equipment				Allowance for furniture, rec equip, misc
Exercise Equipment	0 SF	\$129	\$0	Allowance per s.f. of fitness
Kitchen Equipment	0 SF	\$200	\$0	Allowance per s.f. of kitchen
Other Special Equipment	0 LS			Allowance
General FF&E	15,386 SF	\$4.68	\$72,006	Allowance per s.f. of building area
Plant Investment / Tap Fees			\$0	None anticipated
Construction testing & Survey			\$0	None anticipated
Reimbursable Expenses			\$2,000	Document printing, deliveries, travel
Plan Review Fees			\$0	Assume waived by City

Sales Tax		0%	\$0	Assume none
<b>5. SUB-TOTAL ALL PROJECT COSTS</b>			<b>\$2,816,769</b>	
<b>6. CONTINGENCY</b>		20%	<b>\$563,354</b>	
<b>7. GRAND-TOTAL ALL PROJECT COSTS</b>			<b>\$3,380,122</b>	
<b>8. Unit Cost (\$/SF) incl items 1,2,3,6</b>	<b>\$192</b>			
<b>9. Unit Cost (\$/SF) incl items 1,6</b>	<b>\$182</b>			

**Cost Items Not Included:**

Import / Haulaway of of structural fill, Owner's Representative, Legal fees, Land acquisition, Sales tax

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**Commerce City Recreation Center - PROGRAMMING STUDY**  
(DRAFT) Interior Remodeling Program

Date: 02/20/08

Revised: 7/17/15

**Avr. Cost/SF \$149 /SF**  
**Total Prog Area 15,386 SF**  
**Total Prog Cost \$2,287,884**

x	Program Space	Net Area	Ext	Selected Program Gross Area	Selected Program Cost	Notes
x	<b>Facility Administration Spaces</b>	2,726		2,726 SF	<b>\$495,000</b>	
	Major remodeling		2,726			Gut and start over remodeling
	Medium Remodeling		0			Paint carpet and partition relocation
	Minor Remodeling		0			Paint and carpet only
x	<b>Required Building Support Spaces</b>	12,660		12,660 SF	<b>\$1,691,000</b>	
	Pre-Control Lobby		3,000			New lighting of existing Lobby area
	Control Desk		300			Demo old desk and provide new control desk w/ new electrical feeds
	Men's Locker		1,064			
	Women's Locker		1,112			
	Dry Men's Locker		392			
	Dry Women's Locker		392			
	Family Lockers (3)		800			3 Cabanas and lockers
	Add safety grooving to pool deck		4,800			Includes the area of the entire deck
	Custodial Workroom/ Supply		0			Changed to an addition, see other budget sheet
	General Building Storage		800			Infill floor in racquetball court on 2nd floor
x	<b>30% Premium for Acelerated schedule</b>				<b>\$51,884</b>	Allowance for acelerated locker room remodeling
x	<b>Premium for Temporary Locker Facility</b>				<b>\$50,000</b>	Allowance for providing temp. locker facility
<b>TOTALS</b>				<b>15,386 SF</b>	<b>\$2,287,884</b>	

## 2013 Existing Recreation Center Cost Estimate – Exterior

### Commerce City Recreation Center (DRAFT) Exterior Addition Program PROJECT BUDGET SUMMARY

Date: 02/20/08

Revised: 04/25/13

Project Component	Quantity	Unit Cost	Cost	
<b>1. FACILITY CONSTRUCTION</b>			<b>\$2,536,500</b>	
Building Construction ( No Site)	11,492 SF	\$221	\$2,536,500	See BRS Draft Facility Program
<b>2. OFF-SITE CONSTRUCTION</b>			<b>\$0</b>	
Accel / Decel / Turn lanes	0 LF	\$129	\$0	15ft wide--none anticipated
Public streets through site	0 LF	\$324	\$0	None anticipated
Curb & Gutter replacement	0 LF	\$28	\$0	None anticipated
Traffic signal	0 EA	\$323,750	\$0	None anticipated
ROW sidewalk, landscape	0 LF	\$78	\$0	None anticipated
Upgrades to ROW storm, water, waste	0 LF	\$129	\$0	None anticipated
Street Lighting	0 EA	\$5,437	\$0	None anticipated
Off-site improvemets	1 Allow	\$0	\$0	None anticipated
Off-site signage	1 Allow	\$0	\$0	None anticipated
Earthwork / Retaining Wall	0 LF	\$65	\$0	None anticipated
<b>3. SITE CONSTRUCTION (8 acre site)</b>			<b>\$135,476</b>	
Wetlands Mitigation	1 LS	\$0	\$0	None anticipated
Demolition	1 LS	\$20,000	\$20,000	Allowance for new tie-ins
Overlot Grading & Prep	1,000 CY	\$5	\$4,887	Allowance for building foundations
Parking Lot & Internal Drives	20 cars	\$2,111	\$42,222	None anticipated
Access Drive	0 LF	\$171	\$0	None anticipated
Fire Lane	0 LF	\$81	\$0	None anticipated
Entry plazas	0 SF	\$6	\$0	None anticipated
Sidewalks	40 LF	\$20	\$782	5ft wide
Water & Sewer extensions to Bldg	60 LF	\$53	\$3,152	total length & cost for both
Fire Loop & 4 hydrants	0 LF	\$66	\$0	None anticipated
Elect & Fiberoptic service upgrade	1 LS	\$20,000	\$20,000	Relocate trans & upgrade services
Storm Collection, Drainage, Storage	0 LS	\$0	\$0	None anticipated
Parking & Pedestrian Lighting	0 EA	\$4,630	\$0	None anticipated
Site Signage & Furniture	0 LS	\$73,302	\$0	None anticipated
Landscaping & Irrigation	10,000 SF	\$2	\$24,434	Allow. for restoring existing landscape
Park & Active Rec. Improvements	0 LS	\$0	\$0	None anticipated
Pool Backwash structures	1 LS	\$0	\$0	None anticipated
Misc Site Costs	1 LS	\$20,000	\$20,000	Allowance
<b>4. OTHER PROJECT DEVELOPMENT COSTS</b>			<b>\$424,728</b>	
Land Purchase			\$0	None anticipated
Public Art Allocation			\$0	None anticipated
Professional Fees			\$357,252	12.0% of Bldg, Off-Site, Site, Conting
FFE - Furniture, Fixtures & Equipment				Allow. for furniture, rec equip, misc
Exercise Equipment	0 SF	\$110	\$0	Allowance per s.f. of fitness
Kitchen Equipment	0 SF	\$200	\$0	Allowance per s.f. of kitchen
Other Special Equipment	LS			Allowance
General FF&E	11,492 SF	\$3	\$34,476	Allowance per s.f. of building area
Plant Investment / Tap Fees			\$0	Allow. for water, sewer, other util. fees
Construction testing & Survey			\$8,000	Soils & Materials testing, land survey
Reimbursable Expenses			\$25,000	Document printing, deliveries, travel
Plan Review Fees			\$0	Assume none
Sales Tax		0%	\$0	Assume none
<b>5. SUB-TOTAL ALL PROJECT COSTS</b>			<b>\$3,096,704</b>	
<b>6. CONTINGENCY</b>		10%	<b>\$309,670</b>	
<b>7. GRAND-TOTAL ALL PROJECT COSTS</b>			<b>\$3,406,375</b>	
<b>8. Unit Cost (\$/SF) incl items 1,2,3,6</b>	<b>\$259</b>			
<b>9. Unit Cost (\$/SF) incl items 1,6</b>	<b>\$245</b>			

#### Cost Items Not Included:

Import / Haulaway of of structural fill, Owner's Representative, Legal fees, Land acquisition, Sales tax

**Commerce City Recreation Center**  
(DRAFT) Exterior Addition Program

Date: 02/20/08  
Revised: 04/25/13

Avr. Cost/SF	\$221 /SF
Total Program Area	11,492 SF
Total Program Cost	\$2,536,500

x	Program Space	Net Area	Ext	Selected Program Gross Area	Selected Program Cost	Notes
x	<b>P &amp; R Administration Spaces</b>	2,685		2,954 SF	\$513,000	
	Director Office		150			Enclosed Office
	Administrative Assistant		125			Enclosed Office
	Offices - 6 @ 100SF ea.		600			Enclosed Offices
	Workstations - 12 @80 SF ea.		960			Workstation cubicles
	Work Room		120			
	Conference Room		300			Can double as small rental space
	Computer Server Room		20			
	Storage		60			
	Circulation		350			
x	<b>Required Building Support Spaces</b>	1,150		1,265 SF	\$194,000	
	Men's Toilets		75			For use at P&R Admin Addition
	Women's Toilets		75			For use at P&R Admin Addition
	Main Electrical Distribution Room		150			
	Custodial Workroom/ Supply		700			
	Corridor Extension @ Dance		150			
x	<b>Small Aerobics/ Dance Studio</b>	1,750		1,925 SF	\$424,000	Accommodates 30 people
	Aerobics/ Dance Studio		1,600			
	Storage		150			
x	<b>Medium Outdoor Spray Ground</b>	2,300		2,530 SF	\$241,000	
	Spray Feature		1,000			Includes \$150K allowance for features
	Spray Feature Deck		1,000			
	Pool Equipment Room		300			
x	<b>Therapy Pool</b>	2,562		2,818 SF	\$932,000	
	Pool		1,100			30'x36' pool w/ramp & wide steps for teaching
	Natatorium		2,142			6 foot decks, no diving
	Equipment Room		420			
	Premium for small scale & tight working area - 5%				\$232,500	
	<b>TOTALS</b>			11,492 SF	\$2,536,500	

## 2017 Existing Recreation Center Cost Estimate – Exterior

### Commerce City Recreation Center - PROGRAMMING STUDY

#### (DRAFT) Exterior Addition Program

#### PROJECT BUDGET SUMMARY

Date: 02/20/08

Revised: 07/17/15

Project Component	Quantity	Unit Cost	Cost	
<b>1. FACILITY CONSTRUCTION</b>			<b>\$2,318,650</b>	
Building Construction ( No Site)	8,373 SF	\$277	\$2,318,650	See BRS Draft Facility Program
<b>2. OFF-SITE CONSTRUCTION</b>			<b>\$0</b>	
Accel / Decel / Turn lanes	0 LF	\$152	\$0	15ft wide—none anticipated
Public streets through site	0 LF	\$381	\$0	None anticipated
Curb & Gutter replacement	0 LF	\$33	\$0	None anticipated
Traffic signal	0 EA	\$380,737	\$0	None anticipated
ROW sidewalk, landscape	0 LF	\$92	\$0	None anticipated
Upgrades to ROW storm, water, waste	0 LF	\$152	\$0	None anticipated
Street Lighting	0 EA	\$6,394	\$0	None anticipated
Off-site improvemets	1 Allow	\$0	\$0	None anticipated
Off-site signage	1 Allow	\$0	\$0	None anticipated
Earthwork / Retaining Wall	0 LF	\$76	\$0	None anticipated
<b>3. SITE CONSTRUCTION (8 acre site)</b>			<b>\$99,108</b>	
Wetlands Mitigation	1 LS	\$0	\$0	None anticipated
Demolition	1 LS	\$20,000	\$20,000	Allowance for new tie-ins
Overlot Grading & Prep	1,000 CY	\$6	\$5,747	Allowance for building foundations
Parking Lot & Internal Drives	0 cars	\$2,483	\$0	None anticipated
Access Drive	0 LF	\$201	\$0	None anticipated
Fire Lane	0 LF	\$95	\$0	None anticipated
Entry plazas	0 SF	\$7	\$0	None anticipated
Sidewalks	40 LF	\$23	\$920	5ft wide
Water & Sewer extensions to Building	60 LF	\$62	\$3,707	total length & cost for both
Fire Loop & 4 hydrants	0 LF	\$78	\$0	None anticipated
Electrical & Fiberoptic service upgrade	1 LS	\$20,000	\$20,000	Relocate trans & upgrade services
Storm Collection, Drainage, Storage	0 LS	\$0	\$0	None anticipated
Parking & Pedestrian Lighting	0 EA	\$5,445	\$0	None anticipated
Site Signage & Furniture	0 LS	\$86,205	\$0	None anticipated
Landscaping & Irrigation	10,000 SF	\$3	\$28,735	Allow. for restoring existing landscape
Park & Active Recreation Improvement	0 LS	\$0	\$0	None anticipated
Pool Backwash structures	1 LS	\$0	\$0	None anticipated
Misc Site Costs	1 LS	\$20,000	\$20,000	Allowance
<b>4. OTHER PROJECT DEVELOPMENT COSTS</b>			<b>\$409,894</b>	
Land Purchase			\$0	None anticipated
Public Art Allocation			\$0	None anticipated
Professional Fees			\$351,774	12.0% of Bldg, Off-Site, Site, Conting
FFE - Furniture, Fixtures & Equipment				Allowance for furniture, rec equip, misc
Exercise Equipment	0 SF	\$129	\$0	Allowance per s.f. of fitness
Kitchen Equipment	0 SF	\$200	\$0	Allowance per s.f. of kitchen
Other Special Equipment	LS			Allowance
General FF&E	8,373 SF	\$3	\$25,120	Allowance per s.f. of building area
Plant Investment / Tap Fees			\$0	Allow. for water, sewer, other util. fees
Construction testing & Survey			\$8,000	Soils & Materials testing, land survey
Reimbursable Expenses			\$25,000	Document printing, deliveries, travel
Plan Review Fees			\$0	Assume none
Sales Tax		0%	\$0	Assume none
<b>5. SUB-TOTAL ALL PROJECT COSTS</b>			<b>\$2,827,652</b>	
<b>6. CONTINGENCY</b>		<b>20%</b>	<b>\$565,530</b>	
<b>7. GRAND-TOTAL ALL PROJECT COSTS</b>			<b>\$3,393,183</b>	
<b>8. Unit Cost (\$/SF) incl items 1,2,3,6</b>	<b>\$356</b>			
<b>9. Unit Cost (\$/SF) incl items 1,6</b>	<b>\$338</b>			

#### Cost Items Not Included:

Import / Haulaway of of structural fill, Owner's Representative, Legal fees, Land acquisition, Sales tax

**Commerce City Recreation Center - PROGRAMMING STUDY**  
(DRAFT) Exterior Addition Program

Date: 02/20/08  
Revised: 07/17/15

Avr. Cost/SF \$277 /SF  
Total Prog Area 8,373 SF  
Total Prog Cost \$2,318,650

x	Program Space	Net Area	Ext	Selected Program Gross Area	Selected Program Cost	Notes
	<del><b>P &amp; R Administration Spaces</b></del>	2,685				Deleted this scope from project
	<del>Director Office</del>		150			Enclosed Office
	<del>Administrative Assistant</del>		125			Enclosed Office
	<del>Offices - 6 @ 100SF ea.</del>		600			Enclosed Offices
	<del>Workstations - 12 @80 SF ea.</del>		960			Workstation cubicles
	<del>Work Room</del>		120			
	<del>Conference Room</del>		300			Can double as small rental space
	<del>Computer Server Room</del>		20			
	<del>Storage</del>		60			
	<del>Circulation</del>		350			
x	<b>Required Building Support Spaces</b>	1,000		1,100 SF	\$176,000	
	<del>Men's Toilets</del>		0			For use at P&R Admin Addition
	<del>Women's Toilets</del>		0			For use at P&R Admin Addition
	Main Electrical Distribution Room		150			
	Custodial Workroom/ Supply		700			
	Corridor Extension @ Dance		150			
x	<b>Small Aerobics/ Dance Studio</b>	1,750		1,925 SF	\$499,000	Accommodates 30 people
	Aerobics/ Dance Studio		1,600			
	Storage		150			
x	<b>Medium Outdoor Spray Ground</b>	2,300		2,530 SF	\$282,000	Includes \$150K allowance for features
	Spray Feature		1,000			
	Spray Feature Deck		1,000			
	Pool Equipment Room		300			
x	<b>Therapy Pool</b>	2,562		2,818 SF	\$1,096,000	30'x36' pool w/ ramp and wide steps for teaching 6 foot decks, no diving
	Pool		1,100			
	Natatorium		2,142			
	Equipment Room		420			
Premium for small scale & tight working area - 15%					\$265,650	
<b>TOTALS</b>				8,373 SF	\$2,318,650	

## Phase I Report Appendix

### Appendix B: Market Profile – Public Facilities

Commerce City Market Analysis - Public		
Commerce City		Amenities
Commerce City Recreation Center	6060 Parkway Dr, Commerce City, CO 80022	67, 000 sq ft, 480,000 visits/yr, Older adult/senior center, dance studio, exercise rooms, full gymnastics center, Game room, Indoor swimming pool and sauna, Large weight room, preschool, 3 racquetball courts, 2 basketball and volleyball courts
Paradise Island Pool and Pioneer Park	5951 Monaco St., Commerce City, CO 80022	5,000 sq ft zero-depth leisure pool, 3 water slides, 250 ft lazy river, 1,700sq ft toddler pool, shaded areas, and play structures
Brighton		
Brighton Recreation Center	555 N. 11th Avenue, Brighton, CO 80601	Aquatics - 25m lap pool, Leisure pool, hot tub; Fitness/weight area; Aerobics/Dance; Gymnasium; Indoor Track; 2 Racquetball courts; Childcare Area; Community Rooms; Other facilities: Sports Complex and Skate Park
Brighton Oasis Family Aquatics Park	500 S. 4th Ave., Brighton, CO 80601	Slides; lazy river; wave generator; climbing wall; tot pool/ zero depth; water basketball; zip line
Eagle View Adult Center		Looking to add a weight room/fitness/ "adult" recreation components, no gym or childcare; small therapy pool, a few lap lanes
Northglenn		
Northglenn Recreation Center	555 N. 11th Avenue, Brighton, CO 80601	40,500 sq ft; going through planning/renovation project; Aquatics - 25m lap pool; Fitness/weight area; Aerobics/Dance; Gymnasium; 2 Racquetball courts; Meeting rooms; Other facilities: Senior Center, Theater, Skate Park
Thornton		
Carpenter Recreation Center	11151 Colorado Blvd., Thornton, CO 80233	Aquatics - 25m lap pool, Leisure pool, hot tub; Fitness/weight area; Aerobics/Dance; Gymnasium; Indoor Track; 2 Racquetball courts; Childcare Area; Community Rooms; Skate Park

Thornton Community Center	2211 Eppinger Blvd., Thornton, CO 80229	Weight room; gymnasium; meeting rooms; Thornton Teen Center; Skate Park; Seniors Center billiards room
Park Village Pool	4051 Summit Grove Pkwy., Thornton, CO 80241	Outdoor pool
City Pool	2141 E. 95th Ave., Thornton, CO 80229	Outdoor leisure pool and splash pad, adjacent to The Community Center
<b>Belle Creek Family Center YMCA</b>		
	10693 Belle Creek Blvd., Henderson, CO 80640	Meeting Room, Free Weights, Conference Room, Gym, Strength Training Equipment, Kitchen, Outdoor Field, Childwatch, SilverSneakers®
<b>Boys and Girls Club</b>		
Commerce City - Kearney Middle School	6160 Kearney Street, Commerce City, CO 80022	Shared Facility with middle school, in a campaign to build their own (\$3.75 million) facility - to include learning center, arts room, classrooms, study area, Teen Center, Cafeteria, social recreation room, and gym
<b>Adams 12</b>		
Veterans' Memorial Aquatics Center	5310 E. 136th Ave, Thornton, Co 80026	765,000-gallon 50-meter Olympic-sized pool which also includes one 3-meter and three 1-meter spring boards
<b>Adams 14</b>		
Adams City High School	7200 Quebec Pkwy, Commerce City, CO 80022	Aquatics facility, not for open swim, IGA with school
<b>Brighton School District 27J</b>		
SD 27J Indoor Swimming Pool	565 S 8th Ave, Brighton, 80601	Indoor Aquatics, community programming and a competitive high school and club
<b>Reunion Metro District</b>		



Reunion Recreation Center	17910 Parkside Dr N, Commerce City, CO 80022	Exercise room, Full court basketball, multi-purpose meeting room, preschool room, Recreation pool and slide, Locker rooms
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Commerce City Market Analysis - Public Drop-In Rates - Under 18					
	Commerce City	Brighton	Northglenn	Thornton	Reunion
Daily Admission - no ID card	\$4.75 (\$3.75 under 7)			\$5 (\$4 under 12)	
Resident - with ID card	\$2 (\$1 under 7)	\$2.75	\$2.75 (\$2.25 under 12)	\$2.75 (\$2.25 under 12)	
Nonresident - with ID card	\$3.75 (\$1.50 under 7)	\$3.50	\$3.25 (\$2.75 under 12)	\$3.25 (\$3 under 12)	\$20
ID Card (one-time fee)	\$5 - 7	\$5		\$5 - 7	

Commerce City Market Analysis - Public Drop-In Rates - 18 - 61					
	Commerce City	Brighton (18-59)	Northglenn	Thornton	Reunion
Daily Admission - no ID card	\$6			\$6.50	
Resident - with ID card	\$3	\$4.25	\$3.50	\$4	
Nonresident - with ID card	\$5	\$5.25	\$4.25	\$5.50	\$20
Corporate - with ID card	\$3.50				
ID Card (one-time fee)	\$5 - 7	\$5		\$5 - 7	

Commerce City Market Analysis - Public Drop-In Rates - Over 62					
	Commerce City	Brighton (Over 60)	Northglenn	Thornton	Reunion
Daily Admission - no ID card	\$4.75			\$4.50	
Resident - with ID card	\$2	\$2.50	\$2.50	\$2.50	
Nonresident - with ID card	\$3.75	\$3.25	\$3.50	\$3.25	\$20
Corporate - with ID card	\$3.50				
ID Card (one-time fee)	\$5 - 7	\$5		\$5 - 7	

Commerce City Market Analysis - 20 Visit Card				
	Commerce City	Brighton (15 visit)	Northglenn	Thornton
Resident Child	\$16.00		N/A	\$36.00
Resident Youth	\$32.00	\$24.00	N/A	\$44.00
Resident Adult	\$48.00	\$50.00	N/A	\$64.00
Resident Senior	\$32.00	\$26.00	N/A	\$40.00
Non-resident Child	\$24.00		N/A	\$48.00
Non-resident Youth	\$60.00	\$35.00	N/A	\$60.00
Non-resident Adult	\$80.00	\$62.00	N/A	\$88.00
Non-resident Senior		\$37.00	N/A	\$52.00

Commerce City Market Analysis - Monthly Rate				
	Commerce City	Brighton	Northglenn	Thornton
Resident Child	\$8.00		N/A	N/A
Resident Youth	\$16.00	\$52.00	N/A	N/A
Resident Adult	\$24.00	\$82.00	N/A	N/A
Resident Senior		\$62.00	N/A	N/A
Non-resident Child	\$12.00		N/A	N/A
Non-resident Youth	\$30.00	\$70.00	N/A	N/A
Non-resident Adult	\$40.00	\$98.00	N/A	N/A
Non-resident Senior	\$12.50	\$78.00	N/A	N/A

Commerce City Market Analysis - 6 - Month Rate				
	Commerce City	Brighton	Northglenn	Thornton
Resident Child	\$36.00		N/A	\$98.00
Resident Youth	\$72.00	\$104.00	N/A	\$120.00
Resident Adult	\$108.00	\$164.00	N/A	\$175.00
Resident Senior		\$124.00	N/A	\$109.00

Non-resident Child	\$54.00		N/A	\$131.00
Non-resident Youth	\$135.00	\$70.00	N/A	\$164.00
Non-resident Adult	\$180.00	\$98.00	N/A	\$241.00
Non-resident Senior	\$75.00	\$78.00	N/A	\$143.00
<b>Commerce City Market Analysis - Annual Rate</b>				
	<b>Commerce City</b>	<b>Brighton</b>	<b>Northglenn</b>	<b>Thornton</b>
Resident Child	\$62.50		N/A	\$169.00
Resident Youth	\$125.00	\$150.00	N/A	\$207.00
Resident Adult	\$187.50	\$225.00	N/A	\$300.00
Resident Senior	\$12.00	\$130.00	N/A	\$188.00
Non-resident Child	\$93.75		N/A	\$225.00
Non-resident Youth	\$235.00	\$18.00	N/A	\$282.00
Non-resident Adult	\$312.50	\$290.00	N/A	\$413.00
Non-resident Senior	\$150.00	\$165.00	N/A	\$244.00
<b>Commerce City Market Analysis - Household Rate</b>				
<b>Household of 2</b>				
Resident	\$250	\$370	Rate not given	Calculation per size of family
Non-resident	\$406.25	\$450	Rate not given	
<b>Household of 4/Family</b>				
Resident	\$375	\$470	Rate not given	Calculation per size of family
Non-resident	\$641.25	\$595	Rate not given	
Additional Person	Res. - \$25/ NR - 30			

## Phase I Report Appendix

### Appendix C: Market Profile – Private Facilities

Commerce City Market Analysis - Private			
	Address	Amenities	Rates
24 Hour Fitness	Thornton Town Center, 10001 Grant St, Thornton, CO 80229	Free weights, Personal training, nutrition classes cardio/strength training, Fitness/group classes	N/A - Must make an appt to speak with sales person
Anchor CrossFit	12303 E 104th Pl Suite 103, Commerce City, CO 80022	Personal training, CrossFit, Nutrition counseling	\$135 - 165/month
Anytime Fitness	420 E. 120th Avenue, Suite #B11, Northglenn, CO 80233	Free weights, Personal training, nutrition classes cardio/strength training, Fitness/group classes	N/A - Must make an appt to speak with sales person
Colorado Karate Club	700 S Main St, Brighton, CO 80601	Youth - adult karate and kickboxing	N/A
Crew Dog Fitness Boot Camps	Reunion Subdivision, Commerce City, CO 80022	Fitness camps and classes	N/A
CrossFit Dominion	6440 E 50th Ave, Commerce City, CO 80022	Personal training, CrossFit, Nutrition counseling	\$100 - 150/month
CrossFit Eminence	864 E 78th Ave, Thornton, CO 80229	Personal training, CrossFit, Nutrition counseling	\$115 - \$165/month w/ family and couple options
CrossFit MOB	2360 E 120th Ave, Thornton, CO 80233	Personal training, CrossFit, Nutrition counseling	N/A - Must make an appt to speak with sales person
CrossFit Salvo	975 Platte River Blvd, Brighton, CO 80601	Personal training, CrossFit, Nutrition counseling	\$90 - 130/month with family and couple options

CrossFit Surge	10621 Irma Dr, Northglenn, CO 80233	Personal training, CrossFit, Nutrition counseling	N/A - Must make an appt to speak with sales person
Curves Brighton	1190 E Bridge St & 17 N Main St, Brighton, CO 80601	Personal training, nutrition classes cardio/strength training, Fitness/group classes	N/A - Must make an appt to speak with sales person
Diamond Elite Star Cheerleading	5686 Logan Ct, Denver, CO 80216	Cheerleading and dance at a recreational and competitive level	N/A - Must make an appt to speak with sales person
Enlightened Athletics	800 East 73rd Avenue Denver, CO 80229	Personal training, nutrition classes cardio/strength training, Fitness/group classes	N/A
Fit Soldiers LLC/ Athletic Revolution Northglenn	2100 E 112th Ave, Northglenn, CO 80233	Free weights, Personal training, nutrition classes cardio/strength training, Fitness/group classes	N/A
Fitness 19	12840 Holly St, Thornton, CO 80602	Free weights, Personal training, nutrition classes cardio/strength training, Fitness/group classes	N/A - Must make an appt to speak with sales person
Fitt	10901 Rosalie Dr, Northglenn, CO 80233	Free weights, Personal training, nutrition classes cardio/strength training, Fitness/group classes	N/A
Gymnastics Unlimited of Colorado	525 W 115th Ave, Northglenn, CO 80234	Recreational and competitive level Gymnastics, Camps and Parties	N/A
Junior Olympics Gymnastics - Brighton	812 Baseline Pl, Brighton, CO 80603	Recreational and CARA level Gymnastics, Camps and Parties	\$45 - 70/month
Katharo Jiu-Jitsu Brighton	244 E Bridge St, Brighton, CO 80601	Youth - adult Jiu-Jitsu, classes, conditioning	N/A
Powerhouse Thornton	4251 E 104th Ave, Thornton, CO 80233	Free weights, Personal training, nutrition classes cardio/strength training, Fitness/group classes	N/A - Must make an appt to speak with sales person
ROCK'n & JAM'n 1	9499 Washington St, Thornton, CO 80229	Indoor rock gym	Day: \$12 - 15 Month: \$55 - 70

Snap Fitness Brighton	35 N 42nd Ave, Brighton, CO 80601	Free weights, Personal training, nutrition classes cardio/strength training, Fitness/group classes	\$39.95 - 69.95/month
Snap Fitness Commerce City	18240 E 104th Ave, Commerce City, CO 80022	Free weights, Personal training, nutrition classes cardio/strength training, Fitness/group classes	\$39.95 - 69.95/month
The Rock Gymnastics Training Center	3055 W 74th Ave, Westminster, CO 80030	Recreational and competitive level Gymnastics, Camps and Parties	\$56 - 92/month
Urban Acrobatics	720 W 84th Ave, Thornton, CO 8026	Open gym, free running, parkour, camps, Zumba, tumbling	Day: \$25 Month: \$60 - 80
Youfit Health Clubs	3750 E 120th Ave, Thornton, CO 80233	Free weights, Personal training, nutrition classes cardio/strength training, Fitness/group classes	\$10.99 - 19.99/month

## Phase I Report Appendix

### Appendix D: Park and Recreation Influencing Trends

The following information highlights the local demographics for Commerce City and relevant regional and national outdoor recreation trends from various sources that may influence Commerce City's recreation planning for the next several years.

#### A. Demographic Trends in Recreation

The highest-ranking age cohorts in Commerce City in 2015 are 35–44 and 25–34 (16.9% and 14.5% of the population, respectively), followed by the 45–54 cohort at 11.1% of the population. In the 2010 U.S. Census, 19.2% of the population was in the Baby Boomer age range (currently age 51–69, a nearly 20 year span), however this seems to be decreasing. In 2015, an estimated 26.8% of the population is in the Millennial Generation (age 16 – 35, again, a nearly 20 year span).

##### Adult – The Millennial Generation

The Millennial Generation, generally considered to represent those born between about 1980 and 1999, represent 26.8% of the Commerce City population in 2015. In their book, Millennials Rising, the Next Great Generation, authors William Strauss and Neil Howe identify seven Millennials characteristics<sup>4</sup>. These characteristics were discussed in a 2010 California State Parks article entitled “Here come the ‘Millennials’: What You Need to Know to Connect with this New Generation”:

1. Special: Used to receiving rewards just for participating, Millennials are raised to feel special.
2. Sheltered: Millennials lead structured lives filled with rules and regulations. Less accustomed to unstructured play than previous generations and apprehensive of the outdoors, they spend most of their time indoors, leaving home primarily to socialize with friends and families.
3. Team Oriented: This group has a “powerful instinct for community” and “places a high value on teamwork and belonging”.
4. Technically savvy: Upbeat and with a can-do attitude, this generation is “more optimistic and tech-savvy than their elders”.
5. Pressured: Millennials feel “pressured to achieve and pressured to behave”. They have been “pushed to study hard and avoid personal risk”.
6. Achieving: This generation is expected to do great things, and they may be the next “great” generation.
7. Conventional (and diverse): Millennials are respectful of authority and civic minded. Respectful of cultural differences because they are ethnically diverse, they also value good conduct and tend to have a “standardized appearance”.

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<sup>4</sup> Neil Howe and William Strauss, Millennials Rising, the Next Great Generation, Vintage: New York, New York, 2000.

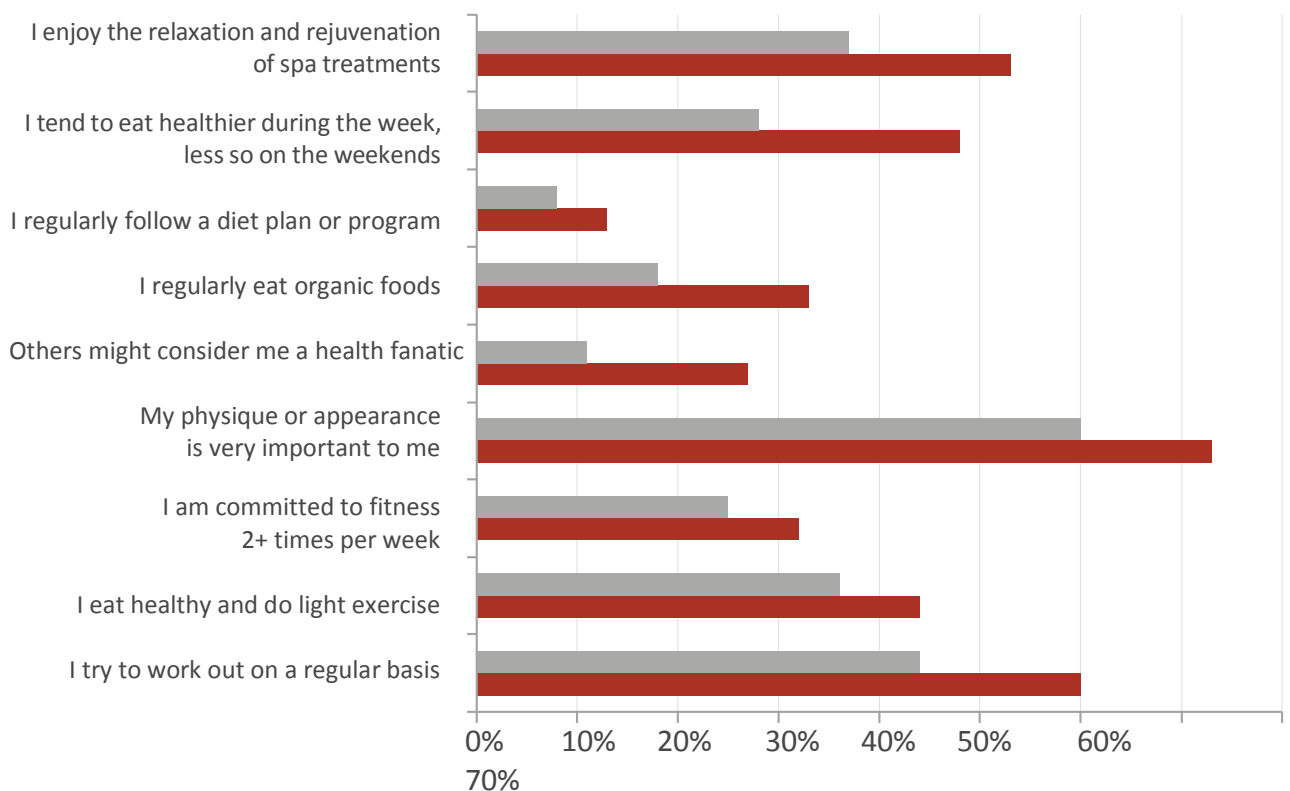
The California State Parks article provides a broad range of ideas for engaging Millennials in parks and recreation<sup>5</sup>.

In a 2011 study of the Millennial Generation<sup>6</sup>, Barkley Advertising Agency made the following observations about Millennials and health/fitness:

- Sixty percent of Millennials say they try to work out on a regular basis. Twenty-six percent consider themselves health fanatics.
- Much of this focus on health is really due to vanity and/or the desire to impress others — 73% exercise to enhance their physical appearance.
- Millennials are also fans of relaxation and rejuvenation, as 54% regularly treat themselves to spa services.
- Despite their commitment to health, Millennials stray from their healthy diets on weekends. There's a noticeable difference between their intent to work out regularly and the amount of exercise that they actually accomplish

**Table 1** illustrates contrasts between Millennials and Non-Millennials regarding a number of health and fitness topics<sup>7</sup>.

**Table 1: Millennials (red) Vs. Non-Millennials (grey) on Health and Fitness**



<sup>5</sup> California State Parks, "Here come the 'Millennials': What You Need to Know to Connect with this New Generation," *Recreation Opportunities*. (2010), p. 4-6, [http://www.parks.ca.gov/pages/795/files/millennials%20final\\_03\\_08\\_10.pdf](http://www.parks.ca.gov/pages/795/files/millennials%20final_03_08_10.pdf), accessed January 12, 2015.

<sup>6</sup> American Millennials: Deciphering the Enigma Generation, <https://www.barkleyus.com/AmericanMillennials.pdf>, accessed May 2015.

<sup>7</sup> Barkley report.



## Adults – Baby Boomers

Baby boomers are defined as individuals born between 1946 and 1964, as stated in “Leisure Programming for Baby Boomers”<sup>8</sup>. They are a generation that consists of nearly 76 million Americans. In 2011, this influential population began their transition out of the workforce. As baby boomers enter retirement, they will be looking for opportunities in fitness, sports, outdoors, arts and cultural events, and other activities that suit their lifestyles. With their varied life experiences, values, and expectations, baby boomers are predicted to redefine the meaning of recreation and leisure programming for mature adults. Emilyn Sheffield, Professor of Recreation and Parks Management at the California State University, at Chico, in the NPRA July 2012 *Parks and Recreation* magazine article titled “Five Trends Shaping Tomorrow Today,” indicated that Baby Boomers are driving the aging of America, with boomers and seniors over 65 composing about 39 % of the nation’s population<sup>9</sup>.

In the leisure profession, this generation’s devotion to exercise and fitness is an example of its influence on society. When boomers entered elementary school, President John Kennedy initiated the President’s Council on Physical Fitness; physical education and recreation became a key component of public education. As boomers matured and moved into the workplace, they took their desire for exercise and fitness with them. Now as the oldest boomers are nearing 65, park and recreation professionals are faced with new approaches to provide both passive and active programming for older adults. Boomers are second only to Gen Y/Millennials (born between 1980 and 1999) in participation in fitness and outdoor sports.<sup>10</sup>

Jeffrey Ziegler, a past president of the Arizona Parks and Recreation Association identified “Boomer Basics” in his article, “Recreating Retirement: How Will Baby Boomers Reshape Leisure in their 60s?”<sup>11</sup> Highlights are summarized below.

*Boomers are known to work hard, play hard, and spend hard.* They have always been fixated with all things youthful. Boomers typically respond that they feel 10 years younger than their chronological age. Their nostalgic mindset keeps boomers returning to the sights and sounds of their 1960s youth culture. Swimming pools have become less of a social setting and much more of an extension of boomers' health and wellness program. Because boomers have, in general, a high education level they'll likely continue to pursue education as adults and into retirement.

*Boomers will look to park and recreation professionals to give them opportunities to enjoy many life-long hobbies and sports.* When programming for this age group, a customized experience to cater to the need for self-fulfillment, healthy pleasure, nostalgic youthfulness, and individual escapes will be important. Recreation trends will shift from games and activities that boomers associate with senior citizens, as Ziegler suggests that activities such as bingo, bridge, and shuffleboard will likely be avoided because boomers relate these activities to being old.

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<sup>8</sup> Linda Cochran, Anne Roshchadl, and Jodi Rudick, “Leisure Programming For Baby Boomers,” *Human Kinetics*, 2009.

<sup>9</sup> Emilyn Sheffield, “Five Trends Shaping Tomorrow Today,” *Parks and Recreation*, July 2012, p. 16-17.

<sup>10</sup> 2012 Participation Report, Physical Activity Council, 2012.

<sup>11</sup> Jeffrey Ziegler, “Recreating Retirement: How Will Baby Boomers Reshape Leisure in Their 60s?” *Parks and Recreation*, October 2002.

*Boomers will reinvent what being a 65-year-old means.* Parks and recreation agencies that don't plan for boomers carrying on in retirement with the same hectic pace they've lived during their years in employment will be left behind. Things to consider when planning for the demographic shift:

- Boomer characteristics
- What drives Boomers?
- Marketing to Boomers
- Arts and entertainment
- Passive and active fitness trends
- Outdoor recreation/adventure programs
- Travel programs

### **Youth - Planning for the Demographic Shift**

Emilyn Sheffield also identified as one of the five trends shaping tomorrow today that the proportion of youth is smaller than in the past, but still essential to our future. As of the 2010 Census, the age group under age 18 forms about a quarter of the U.S. population, and this percentage is at an all-time low. Nearly half of this population group is ethnically diverse and 25% is Hispanic.

### **Multiculturalism**

Our country is becoming increasingly racially and ethnically diverse. In May 2012, the U.S. Census Bureau announced that non-white babies now account for the majority of births in the United States. "This is an important tipping point," said William H. Frey<sup>12</sup>, the senior demographer at the Brookings Institution, describing the shift as a "transformation from a mostly white baby boomer culture to the more globalized multi-ethnic country that we are becoming." Cultural and ethnic diversity adds a unique flavor to communities expressed through distinct neighborhoods, multicultural learning environments, restaurants, places of worship, museums, and nightlife.<sup>13</sup>

As the recreation field continues to function within a more diverse society, race and ethnicity will become increasingly important in every aspect of the profession. More than ever, recreation professionals will be expected to work with, and have significant knowledge and understanding of, individuals from many cultural, racial, and ethnic backgrounds.

Commerce City's 2015 demographic profile indicates that 46.9% of the population is of Hispanic origin (irrespective of race).

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<sup>12</sup> Adam Serwer, "The End of White America," *Mother Jones*, <http://www.motherjones.com/kevin-drum/2012/05/end-white-america>, May 17, 2012.

<sup>13</sup> Baldwin Ellis, "The Effects of Culture & Diversity on America", [http://www.ehow.com/facts\\_5512569\\_effects-culture-diversity-america.html](http://www.ehow.com/facts_5512569_effects-culture-diversity-america.html), accessed on Sept. 20, 2012.

- **Outdoor participation varies by ethnicity:** Participation in outdoor activities is higher among Caucasians than any other ethnicity and lowest among African Americans in nearly all age groups.
- **Lack of interest reason for not participating:** When asked why they did not participate in outdoor activities more often, the number one reason given by people of all ethnicities and races was because they were not interested.
- **Most popular outdoor activities:** Biking, running, fishing, and camping were the most popular outdoor activities for all Americans, with each ethnic/racial group participating in each in varying degrees.

### **Recreational Preferences among Ethnic/Racial Groups (Self-Identifying):**

Nationwide participation in outdoor sports in 2013 was highest among Caucasians in all age groups and lowest among African-Americans, according to the 2014 Outdoor Recreation Participation Report<sup>14</sup>. The biggest difference in participation rates was between Caucasian and African American adolescents, with 64 % of Caucasians ages 13 – 17 participating and only 42% of African Americans in this age range participating.

#### **Caucasians**

According to the 2014 Outdoor Recreation Participation Report, the most popular outdoor activities among Caucasians are: running and jogging (19%); fishing (freshwater, saltwater and fly) (18%); road and mountain biking and BMX (17%); camping (car, backyard and RV) (16%); and, hiking (14%).

#### **Hispanics**

In the United States, the Hispanic population increased by 43% over the last decade, compared to 5% for the non-Hispanic population, and accounted for more than half of all the population growth. According to Emilyn Sheffield, the growing racial and ethnic diversity is particularly important to recreation and leisure service providers, as family and individual recreation patterns and preferences are strongly shaped by cultural influences.<sup>15</sup>

Participation in outdoor sports among those who identify as Hispanic is at 8% nationwide according to the 2014 Outdoor Recreation Participation Report.<sup>16</sup> Those who do get outdoors, however, participate more frequently than other outdoor participants, with an average of 47 outings per year. Hispanic youth (ages 13-17) are the most likely age group to participate in outdoor recreation in the Hispanic demographic (56%), followed closely by those in the 6-12 and 25-44 age ranges (54% each). The most popular outdoor activities among Hispanics are: running and jogging (24%); road and mountain biking and BMX (15%); fishing (freshwater, saltwater and fly) (14%); Camping (car, backyard and RV) (13%); and, hiking (9%).

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<sup>14</sup> "Outdoor Recreation Participation Report 2014", Outdoor Foundation, 2014.

<sup>15</sup> Emilyn Sheffield, "Five Trends Shaping Tomorrow Today," *Parks and Recreation*, July 2012, p. 16-17.

<sup>16</sup> "Outdoor Recreation Participation Report 2013", Outdoor Foundation, 2013.

## B. Facilities

According to *Recreation Management's* 2015 State of the Industry Report<sup>17</sup>, national trends show an increased user-base of recreation facilities (private and public). Additionally, parks and recreation providers responding to the survey indicated an average age of 26.4 years for their community recreation facilities. To meet that growing need, a majority of the parks and recreation survey respondents (72.6%) reported that they have plans to build new facilities or make additions or renovations to their existing facilities over the next three years. Nearly one-third (32.4%) of parks respondents said they have plans to build new facilities, and 29.9% said they plan to add to their existing facilities. More than half (53.1%) are planning renovations to existing facilities.

Also according to the 2015 State of the Industry Report, the average amount planned for parks and recreation department construction in the 2015 budgets saw an increase from an average of \$3,795,000 in the previous year's survey to an average of \$3,880,000 for 2015.

The current national trend is toward "one-stop" indoor recreation facilities to serve all ages. Large, multipurpose regional centers help increase cost recovery, promote retention, and encourage cross-use. Agencies across the United States are increasing revenue production and cost recovery. Providing multiuse and flexibility in facilities versus specialized space is a trend, offering programming opportunities as well as free-play opportunities. "One-stop" facilities attract young families, teens, and adults of all ages.

## C. Programming

### Fitness Programming

There have been many changes in fitness programs in the last fifteen years. What clients wanted in 2000 is not necessarily what they want today. The American College of Sports Medicine (ACSM) *Health and Fitness Journal*<sup>18</sup> has conducted a survey annually since 2007 to determine trends that would help create a standard for health and fitness programming. **Table 2** shows survey results that focus on trends in the commercial, corporate, clinical, and community health and fitness industry. Some trends first identified in 2007 have stayed near the top of the list year after year while others came and went in popularity. Zumba made a brief appearance on the top 10 in 2012 but has fallen off the list of top 20 in 2014. Body weight training appeared as a developing trend in 2014 and is projected to stay strong in 2015 as is high-intensity interval training. Yoga is regaining popularity after falling out of the top 20 in 2009 and staying out of the top 10 until 2014. Fitness programs for older adults will remain strong in 2015.

**Table 2: Top 10 Worldwide Fitness Trends for 2007 and Predicted Trends for 2015**

2007	Trends for 2015
1.Children and obesity	1. Body weight training
2.Special fitness programs for older adults	2. High-intensity interval training

<sup>17</sup> Emily Tipping, "2015 State of the Industry Report, State of the Managed Recreation Industry," *Recreation Management*, June 2015.

<sup>18</sup> Walter R. Thompson, "Worldwide Survey of Fitness Trends for 2012," *Health & Fitness Journal*, American College of Sports Medicine, 2011.

3. Educated and experienced fitness professionals	3. Educated and experienced fitness professionals
4. Functional fitness	4. Strength training
5. Core training	5. Personal training
6. Strength training	6. Exercise and weight loss
7. Personal training	7. Yoga
8. Mind/body exercise	8. Fitness programs for older adults
9. Exercise and weight loss	9. Functional fitness
10. Outcome measurements	10. Group personal training

Source: American College of Sports Medicine

### General Programming

One of the most common concerns in the recreation industry is creating innovative programming to draw participants into facilities and services. Once in, participants recognize that the benefits are endless. According to *Recreation Management's* 2015 State of the Industry Report,<sup>19</sup> the most common programs offered by parks and recreation survey respondents include: holiday events and other special events (79.6 percent); youth sports teams (68.9 percent); day camps and summer camps (64.2 percent); educational programs (63.8 percent); adult sports teams (63.4 percent); arts and crafts (61.6 percent); programs for active older adults (56.2 percent); fitness programs (55 percent); sports tournaments and races (55 percent); and sport training such as golf or tennis instruction (53.8 percent).

About one-third (35.7%) of parks and recreation respondents indicated that they are planning to *add* programs at their facilities over the next three years. The 10 most common types of additional programming planned for 2015 include:

1. Environmental education programs (up from No. 7)
2. Mind-body/balance programs such as yoga and tai chi (up from No. 6)
3. Fitness programs (down from No. 2)
4. Educational programs (up from No. 8)
5. Programs for active older adults (down from No. 1)
6. Teen programming (down from No. 3)
7. Holidays and special events (down from No. 5)
8. Day camps and summer camps (did not appear in 2014)
9. Adult sports teams (down from No. 4)
10. Water sports such as canoeing and kayaking (did not appear in 2014)

### Older Adults and Senior Programming

The American Academy of Sports Medicine issues a yearly survey of the top 20 fitness trends.<sup>20</sup> It ranks senior fitness programs eighth among most popular fitness trends for 2015. Whether it's SilverSneakers, a freestyle low-impact cardio class, or water aerobics, more and more people are realizing the many benefits of staying active throughout life. According to the National

<sup>19</sup> Emily Tipping, "2015 State of the Industry Report, Trends in Parks and Recreation," *Recreation Management*, June 2015.

<sup>20</sup> "Survey Predicts Top 20 Fitness Trends for 2015", American College of Sports Medicine, <http://www.acsm.org/about-acsm/media-room/news-releases/2014/10/24/survey-predicts-top-20-fitness-trends-for-2015>, accessed January 2015.

Sporting Goods Association, popular senior programming trends include hiking, birding, and swimming.

## D. Healthy Lifestyle Trends

The United Health Foundation has ranked Colorado 8<sup>th</sup> in its *State Health Rankings* in 2014 unchanged from its 2013 ranking. The State's biggest strengths include:

- Low prevalence of obesity
- Low prevalence of physical inactivity<sup>i</sup>
- Low prevalence of diabetes

Some of the challenges the State faces include:

- High prevalence of binge drinking
- High prevalence of low birthweight
- Large disparity in health status by educational attainment

In the 2015 Colorado County Health Rankings (Robert Wood Johnson Foundation, [countyhealthrankings.org](http://countyhealthrankings.org)), out of 60 counties ranked, Adams County ranked 34<sup>th</sup> for health outcomes and 49<sup>th</sup> for health factors. As explained in the health ranking report, "Health outcomes represent how healthy a county is while health factors represent what influences the health of the county"<sup>21</sup>.

## E. Sports and Recreation Trends

### General Sports and Recreation Trends

The National Sporting Goods Association (NSGA) survey on sports participation<sup>22</sup> found that, in 2014, the top five athletic activities ranked by total participation included exercise walking, exercising with equipment, swimming, aerobic exercising, and running/jogging. Additionally, the following active, organized, or skill development activities remain popular: hiking, bicycle riding, basketball, golf, and soccer.

The sports segment that saw the highest percentage increase was the open water segment with a 2.7% increase. This increase was driven significantly by boating (motor/power), canoeing, and kayaking activities. The individual sports/activity segment experiences the highest decrease (-2.6%) driven by a decrease in bowling, golf and tennis. **Table 3** outlines the top 20 sports ranked by total participation in 2014.

**Table 3: Top 20 Sports Ranked by Total Participation (in millions) in 2014**

Sport	Total
1. Exercise walking	104.3
2. Exercising with equipment	55.1

<sup>21</sup> Robert Wood Johnson Foundation, "County Health Rankings and Roadmaps: 2015 Rankings – Colorado", <http://www.countyhealthrankings.org/app/colorado/2015/rankings/adams/county/outcomes/overall/snAPSHOT>, accessed July 24, 2015.

<sup>22</sup> "2014 Sport/Recreation Activity Participation," National Sporting Goods Association, 2015. <http://www.nsga.org>.

3. Swimming	45.9
4. Aerobic exercising	44.2
5. Running/jogging	43.0
6. Hiking	41.1
7. Camping (vacation/overnight)	39.5
8. Workout at club/gym/fitness studio	35.9
9. Bicycle riding	35.6
10. Bowling	34.4
11. Weightlifting	34.0
12. Fishing (freshwater)	29.4
13. Yoga	29.2
14. Basketball	23.7
15. Billiards/pool	20.8
16. Target shooting (live ammunition)	20.4
17. Golf	18.4
18. Hunting with firearms	17.5
19. Boating, motor/power	14.1
20. Soccer	13.4

Source: NSGA 2015

The Sports & Fitness Industry Association (SFIA) produces a report on sports, fitness and leisure activities in the United States. The following findings were highlighted in the 2013 report<sup>23</sup>:

- Overall participation in sports, fitness, and related physical activities remained relatively steady from 2011 to 2012.
- Fitness sports had the largest increase in participation (2% increase to 61.1%).
- Racquet sports participation also increased (1% increase to 12.8%) but the peak rate of 14% remains from 2008.
- Both team (21.6%) and water sports (12.5%) participation increased slightly while individual (36%) and winter sports (6.6%) participation decreased slightly.
- Outdoor sports participation remained stable at around 49%.
- Spending on team sports at school and lessons/instruction/sports camp was projected to increase in 2013 as it did in 2011 and 2012.
- Twenty-eight percent of all Americans are inactive while 33% are active to a healthy level (engaged in high-calorie-level sport/fitness activities in a frequent basis). Indiana was among the states with the highest activity levels (activity levels of 38% to 43.4%).

The National Sporting Goods Association (NSGA) provides information about national trends in a broad variety of sporting activities since 1984. Overall participation trends indicate a general decrease for most team sports from 2005 to 2014 with soccer recovering by 4.9% from a participation dip in 2013. Lacrosse, football (tackle and touch), volleyball, and swimming also had an increase in participation in 2014 over 2013. Over the decade individual sports show a

<sup>23</sup> 2012 Sports, Fitness and Leisure Activities Topline Participation Report, Sporting Goods Manufacturers Association (now Sports and Fitness Industry Association), <http://www.sfia.org/reports/all/>.

dramatic increase in aerobic exercising, exercise walking, exercising with equipment, hiking, kayaking, running/jogging, and yoga. **Table 2** illustrates a ten year change in participation for selected activities including both team sports and individual sports<sup>24</sup>.

**Table 4: Ten-Year History of Sports Participation (in millions) 2005-2014**

Sport	2005	2007	2009	2011	2013	2014
Aerobic Exercising	33.7	34.8	33.2	42.0	44.1	44.2
Baseball	14.6	14.0	11.5	12.3	11.7	11.3
Basketball	29.9	24.1	24.4	26.1	25.5	23.7
Billiards/Pool	37.3	29.5	28.2	20.0	19.5	20.8
Cheerleading	3.3	NA	NA	3.1	3.5	3.6
Dart Throwing	NA	12.1	12.2	9.3	9.8	10.1
Exercise Walking	86.0	89.8	93.4	97.1	96.3	104.3
Exercising with Equipment	54.2	52.9	57.2	55.5	53.1	55.1
Football (Flag)	NA	NA	NA	NA	6.8	6.3
Football (Tackle)	9.9	9.2	8.9	9.0	7.5	7.5
Football (Touch)	NA	NA	NA	NA	8.8	8.9
Gymnastics	NA	NA	3.9	5.1	5.1	5.4
Lacrosse	NA	1.2	NA	2.7	2.8	2.8
Martial Arts/MMA/Tae Kwon Do	NA	NA	NA	NA	6.4	6.3
Running/Jogging	29.2	30.4	32.2	38.7	42.0	43.0
Swimming	58.0	52.3	50.2	46.0	45.5	45.9
Table Tennis/Ping Pong	NA	NA	13.3	10.9	9.8	9.9
Tennis	11.1	12.3	10.8	13.1	12.6	12.4
Volleyball	13.2	12.0	10.7	10.1	10.1	10.2
Weight Lifting	35.5	33.2	34.5	29.1	31.3	34.0
Work-Out at Club/Gym/Fitness Studio	34.7	36.8	38.3	34.5	34.1	35.9
Yoga	NA	10.7	15.7	21.6	25.9	29.2

Note: Participated more than once (in millions), seven (7) years of age and older.

Source: NSGA 2015

### Adult Recreation: Pickleball

No adult recreational sport is taking off faster than pickleball<sup>25</sup>. Pickleball is a racquet sport played on a badminton court with a lowered net, perforated plastic ball and wood paddles. While it originated in the Pacific Northwest in the 1960's, it has grown exponentially since 2000. The USA Pickle ball Association (USAPA) estimates that there were about 500 pickleball players in 2000, with that number growing to 125,000 in 2013. It's especially popular with the 50 plus crowd because it is low impact but gets the heart rate pumping.<sup>26</sup> Pickle ball is an attractive programming option for recreation managers because it is adaptable to a variety of existing facilities – four pickleball courts fit in one tennis court.

<sup>24</sup> This data was pulled from the NSGA's "Historical Sports Participation" 2015 Report,

<https://www.nsga.org/research/nsga-research-offerings/sports-participation-historical-file-2015/>.

<sup>25</sup> Chris Gelbach, "Never Stop Playing: Trends in Adult Recreational Sports" *Recreation Management*, September 2013, [http://recmanagement.com/feature\\_print.php?fid=201309fe02](http://recmanagement.com/feature_print.php?fid=201309fe02), Accessed January 2015.

<sup>26</sup> David Crumpler, "Pickleball a fast-growing sport, especially for the 50 and older crowd", *Florida Times Union*, January 26, 2015, <http://jacksonville.com/prime-time/2015-01-26/story/pickleball-fast-growing-sport-especially-50-and-older-crowd>, Accessed January 2015.



## Youth Sports

The 2013 SFIA Sports Participation Report indicates that in 2012 youth (ages 6–12) participation was highest for outdoor (63.1%), team (53.1%), and individual sport (49.8%). Children in this age group have increased interest in camping, while young adults ages 18–24 are becoming more interested in running/jogging.

The NSGA Youth Sports Participation Report from 2001–2011 indicates that specific offerings for kids' fitness are slowly increasing in health and fitness facilities. Facilities are offering more youth-specific exercise equipment. Individualized youth sports training opportunities are becoming more popular as well. In 2011, in-line roller skating experienced the largest percentage decrease in participation. For youth ages 6–17, exercise walking, exercising with equipment, and swimming, followed by overnight/vacation camping had the highest number of participants in 2011<sup>27</sup>.

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<sup>27</sup>"2011 vs. 2001 Youth Sports Participation," National Sporting Goods Association, 2012, <http://www.nsga.org/i4a/pages/index.cfm?pageid=3494>.

# Commerce City Community and Recreation Survey

**September 2015**



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## INTRODUCTION & METHODOLOGY

The purpose of this study was to gather public feedback on the future Commerce City recreation center as well as on potential renovations and improvements to the existing recreation center. Input was also collected prior to the approval of a 2013 ballot initiative for additional sales tax to fund a new recreation center. This feedback assisted in the identification of initial facility components and developed an estimated project budget. The current survey research effort and subsequent analysis were designed to test these initial ideas to ensure that they are still aligned with public opinion and assist Commerce City in the prioritization of various facilities, programs, and services at the recreation centers to better serve the needs of the community.

The survey was conducted via an “open-link” online survey for members of the public to complete. This open-link format was a URL address for the survey provided via outreach and publicity, allowing any Commerce City resident to fill out the survey and therefore not limiting responses to a sample pool only. Respondents were also provided with the opportunity to take a paper survey or a survey translated into Spanish to boost participation from all community members. Promotion of the survey was completed using three primary methods: 1) outreach at four public meetings, held in both the Adams County School District 14 and the Brighton School District 27J; 2) outreach at five focus group sessions with key population segments and recreation stakeholders, including seniors, youth sports associations, the Spanish-speaking community, and the Youth Commission; and 3) outreach by various community groups. The link was also publicized at public events and online through social media and the City website.

The various outreach methods and promotion of the survey link resulted in a total sample of 869 respondents to the survey. However, based on the non-random survey methodology, it is important to avoid making assumptions about the statistical validity of the sample and to interpret the results with some caution. Despite the lack of statistical validity, the large size of the respondent pool and the representation from a range of community segments renders the study a key resource to guide future recreation center planning and establish the prioritization of facilities, amenities, and programs.

Segmentation analysis has been completed to further examine differences in responses by neighborhood, length of time in the area, and presence of children in the respondent’s household. Notable observations from this analysis have been discussed in the executive summary below.

## REPORT ORGANIZATION

The report consists of three main components. The first piece is this introduction, methodology, and key findings summary that highlights the important conclusions from the survey results. The next part is the original survey instrument filled in with responses in graphic format to allow a full examination of the data. The third component is a full listing of the verbatim open-ended comments, which is provided as an appendix to the main report document.

## KEY FINDINGS

Lack of Usage by Entire Community. Respondents were asked to rate their current usage of fifteen facilities at the existing Commerce City Recreation Center on a scale from 1 to 5, where 1 means “never” and 5 means “very frequently.” With the exception of the indoor swimming pool and exercise rooms with state-of-the-art equipment, over half of respondents indicated that they “never” use each of the listed facilities, indicating relatively low usage of amenities at the existing recreation center. The indoor swimming pool is the most frequently used facility, with 41 percent of respondents providing a “4” or “5” response.

Location Identified as Top Reason for Not Using CCRC. By far, the location of the current recreation center was chosen as the top reason for not using Commerce City Recreation Center facilities (48 percent of respondents selected this). Other primary factors that prevent usage include not having enough time or other personal issues (24 percent), lack of awareness about programs and facilities (23 percent), pricing/user fees (20 percent), and poor customer service/staff knowledge (18 percent).

However, response patterns vary considerably by location of residence. Respondents living in School District 27J had a dramatically higher likelihood of identifying the location as prohibitive (85 percent) compared to those in Adams County School District 14 (8 percent). This is logical, given that the existing recreation center is located within Adams County School District 14.

Reunion, Thornton, and Brighton Recreation Centers Used Commonly by School District 27J Residents. As would likely be expected due to the lack of local recreation facilities in their neighborhood, residents of School District 27J were considerably more likely than Adams County School District 14 residents to list Reunion Recreation Center, Thornton Recreation Center, and Brighton Recreation Center as facilities they currently use for indoor recreation.

Indoor Pool and Weight/Fitness Areas Most Important for New Recreation Center.

Respondents were asked to select their first, second, and third most important indoor or aquatic recreation amenities from a list of eighteen potential amenities for the future Commerce City recreation center. An indoor leisure swimming pool/area for water play was the top priority among respondents, with 34 percent selecting it as one of their top three priorities. This item also received the largest share of respondents selecting it as their number one most important priority (20 percent). Other top priorities include weight/fitness areas (24 percent chose this as one of their top three priorities), followed by child watch/babysitting (19 percent), a walk/jog track (19 percent), a therapy pool (17 percent), and an indoor playground (15 percent).

Compared to School District 27J residents, residents of Adams County School District 14 were more likely to prioritize an indoor leisure pool, child watch/babysitting, a walk/jog track, a therapy pool, an indoor lap lane pool, an outdoor spray ground/water playground, a teen area, a single high school or double middle school courts gymnasium, and an older adult/senior center. Respondents living in School District 27J, on the other hand, placed greater priority on weight/fitness areas.

Youth Sports Programs Selected as Most Important Program for New Recreation Center. From a list of twelve program offerings, respondents selected their most important, second most important, and third most important program priorities for the new recreation center. The top most important program was youth sports programs, with 40 percent of respondents including this in one of their top three priorities. Youth sports programs also had the highest percentage of respondents selecting it as their single most important priority (22 percent). Other top program priorities include family-oriented activities (26 percent selected this as one of their top three), fitness classes (22 percent), aquatics programs/classes (21 percent), wellness/health/yoga programs (20 percent), age-related programs and classes (19 percent), and youth enrichment/education/skills programs (18 percent).

By location of residence, School District 27J respondents placed considerably greater importance on youth sports programs than Adams County School District 14 residents. Meanwhile, Adams County School District 14 residents had a greater likelihood of prioritizing family-oriented activities, fitness classes, aquatics programs/classes, age-related programs and classes, youth enrichment/education/skills programs, adult enrichment/education/skills programs, youth camps, and special events.

Preferred Communication Method is Recreation Guide. Two questions asked respondents to express their opinions about communication on recreation services/programs. The first

question asked respondents to identify their top methods for obtaining parks and recreation information. The top source by far is the recreation guide (75 percent), followed distantly by word-of-mouth (28 percent), the City website (28 percent), and social media (25 percent). Next, respondents were asked to identify the single best method for communication. They overwhelmingly selected the recreation guide (43 percent), followed by email (15 percent), social media (12 percent), and the City website (9 percent).

#### Residential Characteristics Reflect Balanced Response from Neighborhoods, Long-Time

Residents. There was a roughly equal split between respondents with homes located in School District 27J (47 percent) and Adams County School District 14 (45 percent). Two percent live in another area, and 6 percent didn't know. The equal responses from each neighborhood ensure adequate representation from each area. Many respondents have lived in the Commerce City area for a considerable period of time, with 44 percent indicating they have been in Commerce City for longer than ten years and 25 percent reporting they have lived there for six to ten years. Only 10 percent of respondents have been in the area for less than two years.

Demographics Skew towards Females, Younger Residents, and Family Households. Roughly three-quarters (73 percent) of respondents are female, while 27 percent are male. Eighty percent are under age 45, indicative of a somewhat younger sample. Only 5 percent are age 65 and older. Therefore, senior residents may not be as well represented within this sample. Likely as a result of the targeted outreach, families are heavily represented, with 73 percent of respondents reporting that they live with children at home. An additional 15 percent are single, 7 percent are empty nesters, and 6 percent are couples without children. About two-thirds (65 percent) of respondents are actively employed, while 23 percent are stay-at-home parents, 6 percent are unemployed, 5 percent are retired, and 1 percent are semi-retired.



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## COMMUNITY AND RECREATION SURVEY – WITH SURVEY RESULTS

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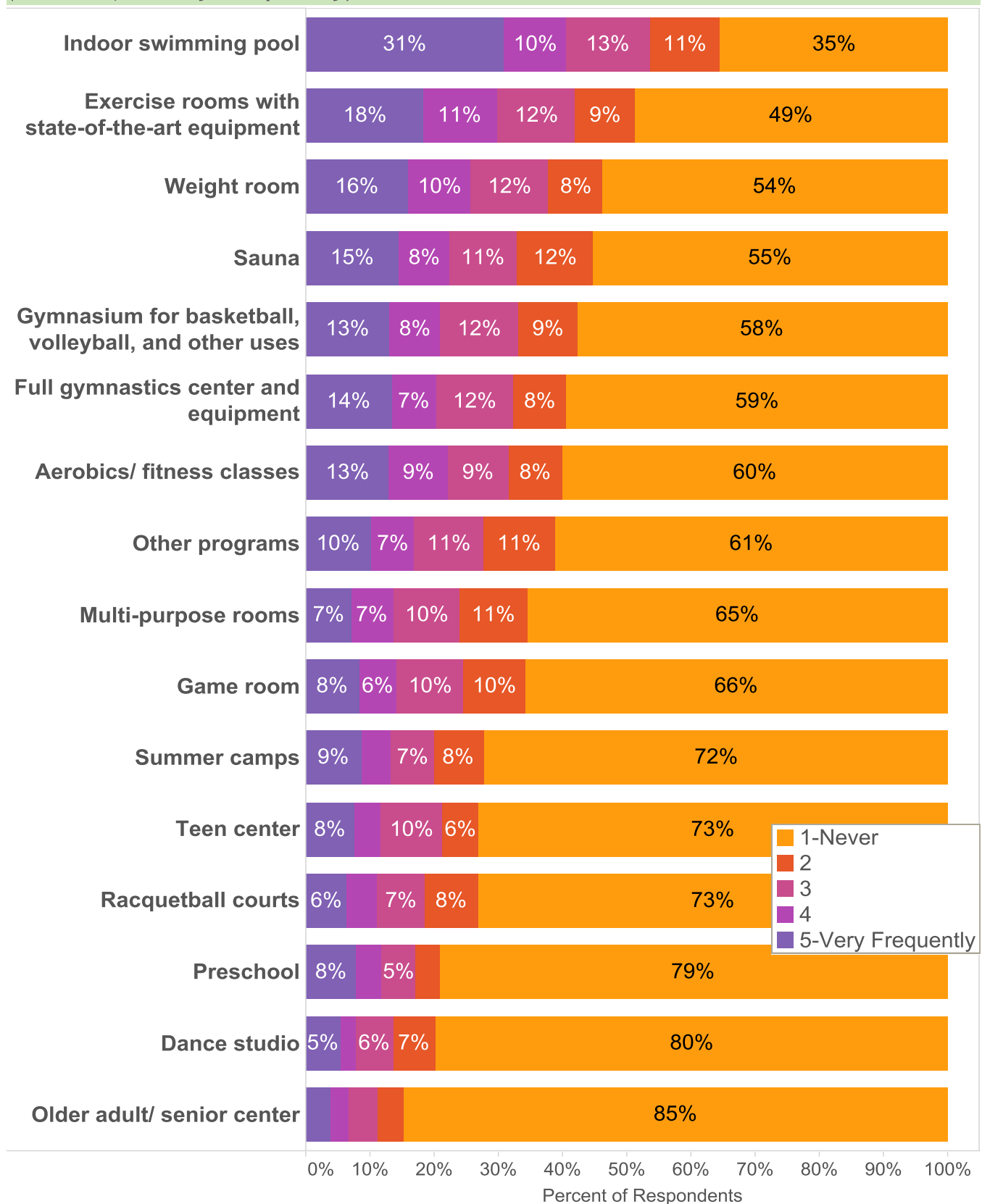
Background. Thanks to Commerce City voters, approved funding will result in a new recreation center near 112<sup>th</sup> Avenue and Highway 2, and renovations to the existing recreation center. Your input is needed to help prepare for the design of both facilities, with construction anticipated in 2017. Input over a two-year period, prior to the 2013 ballot, identified initial facility components, and was used to determine a project budget estimate. The City is seeking your input to determine if those initial ideas are still the best approach to meet community needs going into the future. City council will need to make decisions on how to best balance community desires with increasing construction costs to meet the total project budget, so we are also interested in your opinions on priorities for improvements. Because of residents like you, we have the opportunity to expand recreation opportunities in our community. Your ideas are invaluable to make sure these facilities reflect community needs today and tomorrow. Thank you for your time and input.

## EXISTING COMMERCE CITY RECREATION CENTER

(Unless otherwise noted, please respond to these questions based on the activities and needs of your entire household.)

### 1. How frequently do you use the following Commerce City Recreation Center facilities?

How frequently do you use the following CCRC facilities?  
(1=Never, 5=Very Frequently)

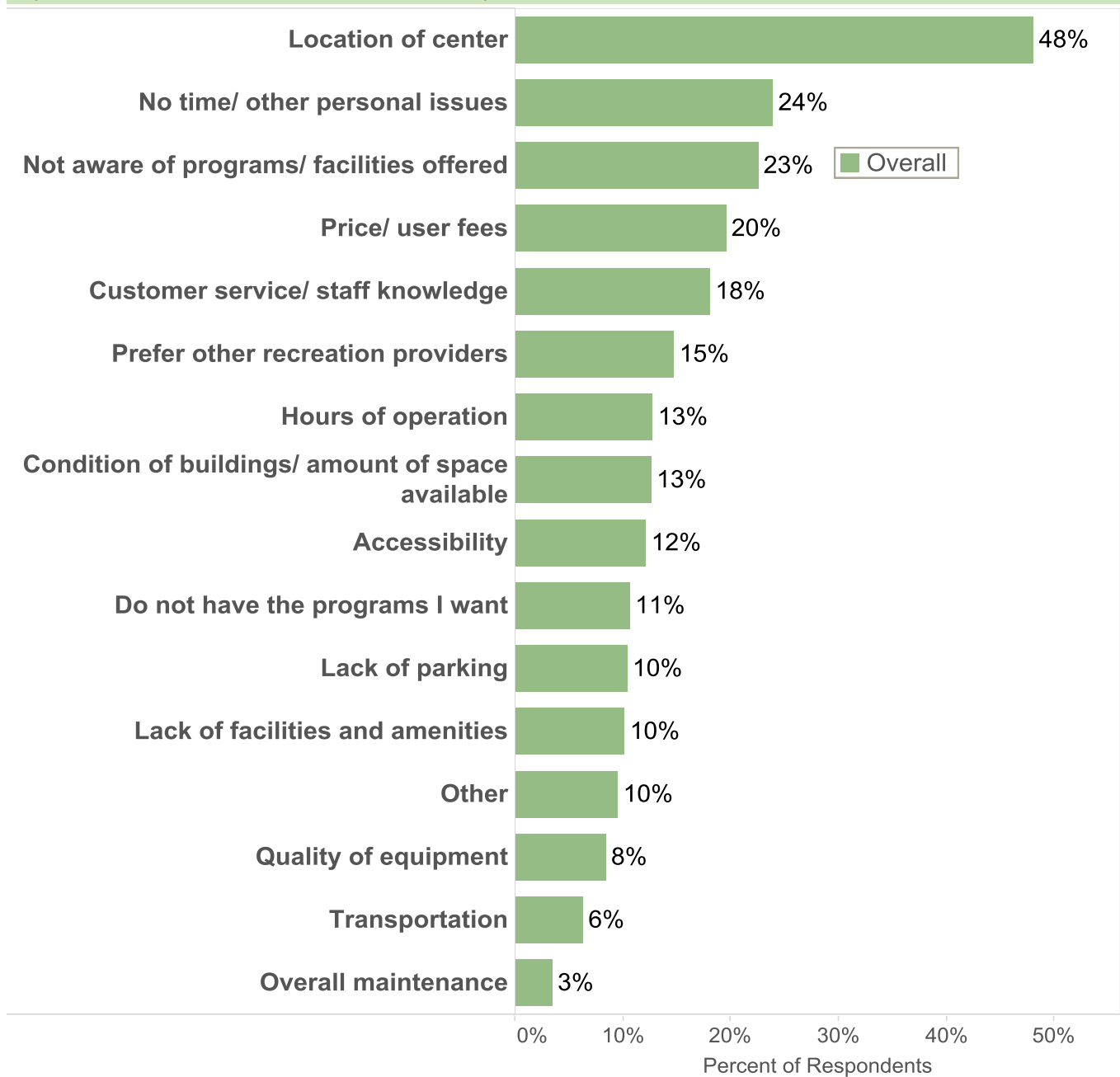




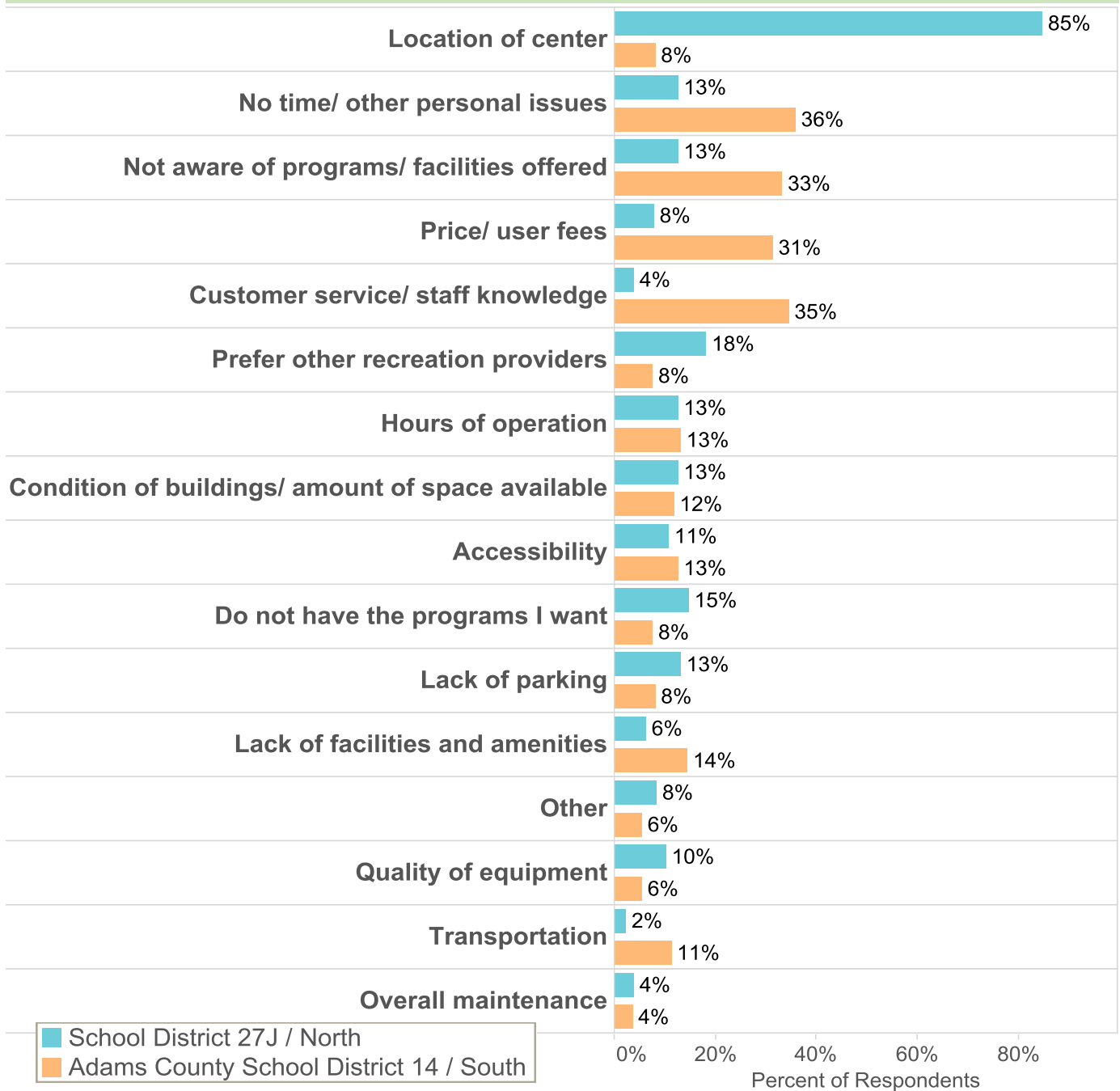
**2. If you do not use Commerce City Recreation Center facilities, why not? (CHECK ALL THAT APPLY)**

- |  |  |
|--|--|
| <input type="checkbox"/> Not aware of programs/facilities offered          | <input type="checkbox"/> Transportation                    |
| <input type="checkbox"/> Don't have the programs I want (such as: _____)   | <input type="checkbox"/> Lack of parking                   |
| <input type="checkbox"/> Condition of buildings/amount of space available  | <input type="checkbox"/> Location of center                |
| <input type="checkbox"/> Quality of equipment                              | <input type="checkbox"/> Customer service/staff knowledge  |
| <input type="checkbox"/> Lack of facilities and amenities (such as: _____) | <input type="checkbox"/> Price/user fees                   |
| <input type="checkbox"/> Overall maintenance                               | <input type="checkbox"/> Hours of operation                |
| <input type="checkbox"/> Accessibility (explain: _____)                    | <input type="checkbox"/> No time/other personal issues     |
|  | <input type="checkbox"/> Prefer other recreation providers |
|  | <input type="checkbox"/> Other                             |

**If you do not use CCRC facilities, why not?**



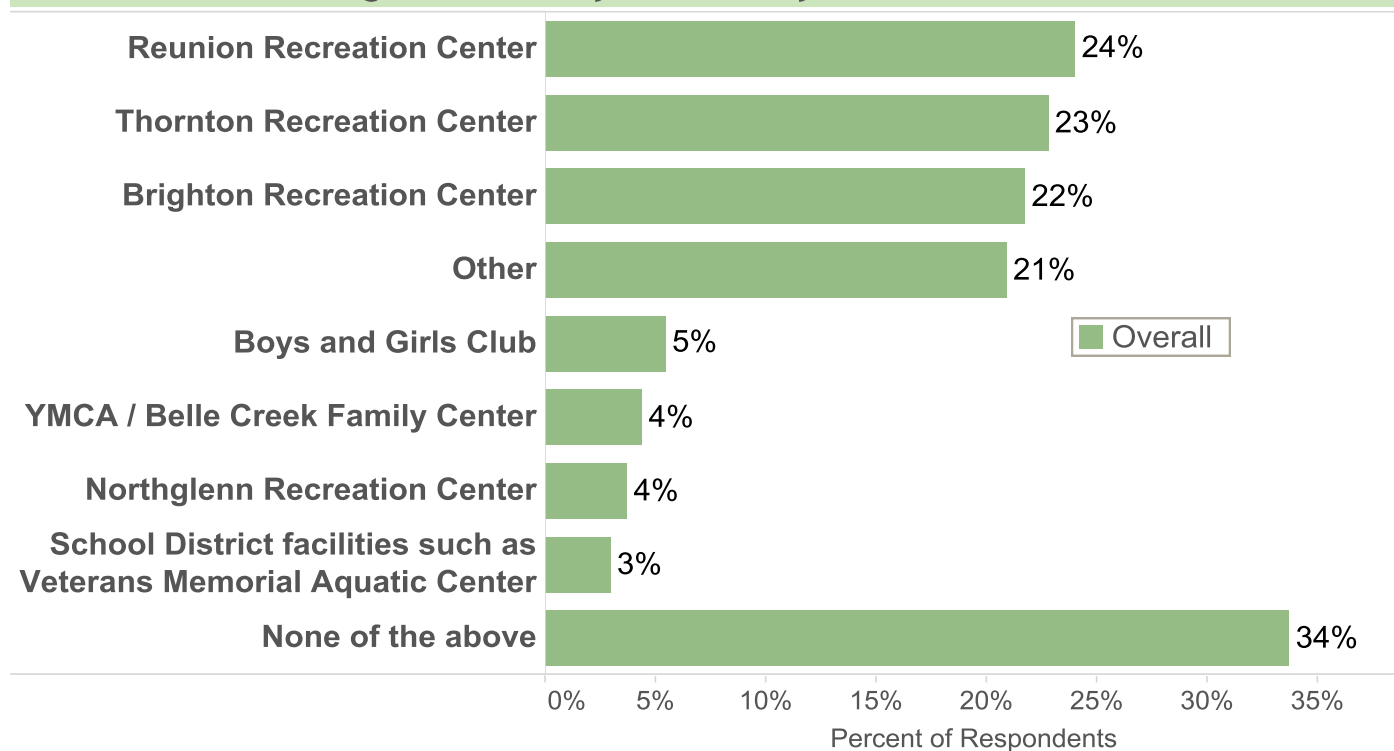
## If you do not use CCRC facilities, why not? - by Location of Residence



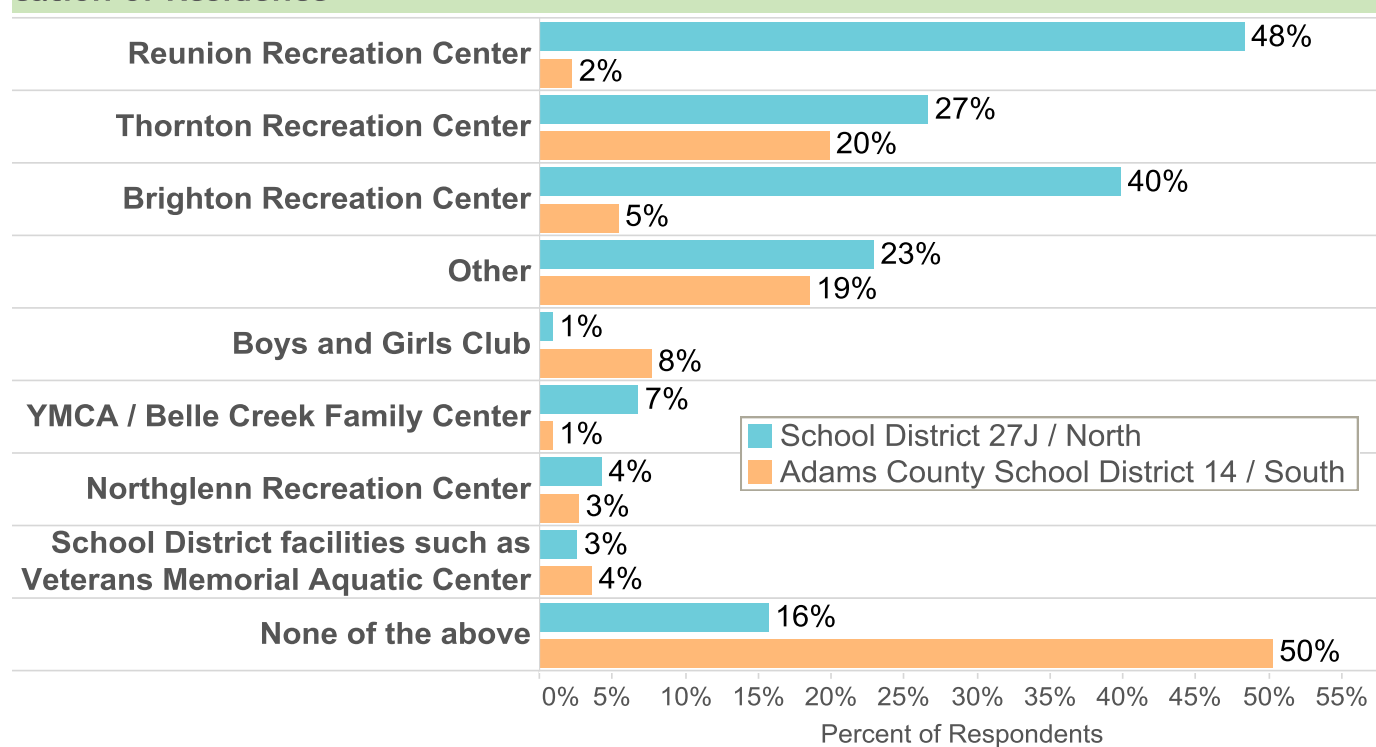
### 3. Which of the following facilities do you currently use for indoor recreation?

- ☐ Brighton Recreation Center
- ☐ Northglenn Recreation Center
- ☐ Reunion Recreation Center
- ☐ Thornton Recreation Center
- ☐ Boys and Girls Club
- ☐ YMCA / Belle Creek Family Center
- ☐ School District facilities such as Veterans Memorial Aquatic Center
- ☐ Other: \_\_\_\_\_
- ☐ None of the above

## Which of the following facilities do you currently use for indoor recreation?

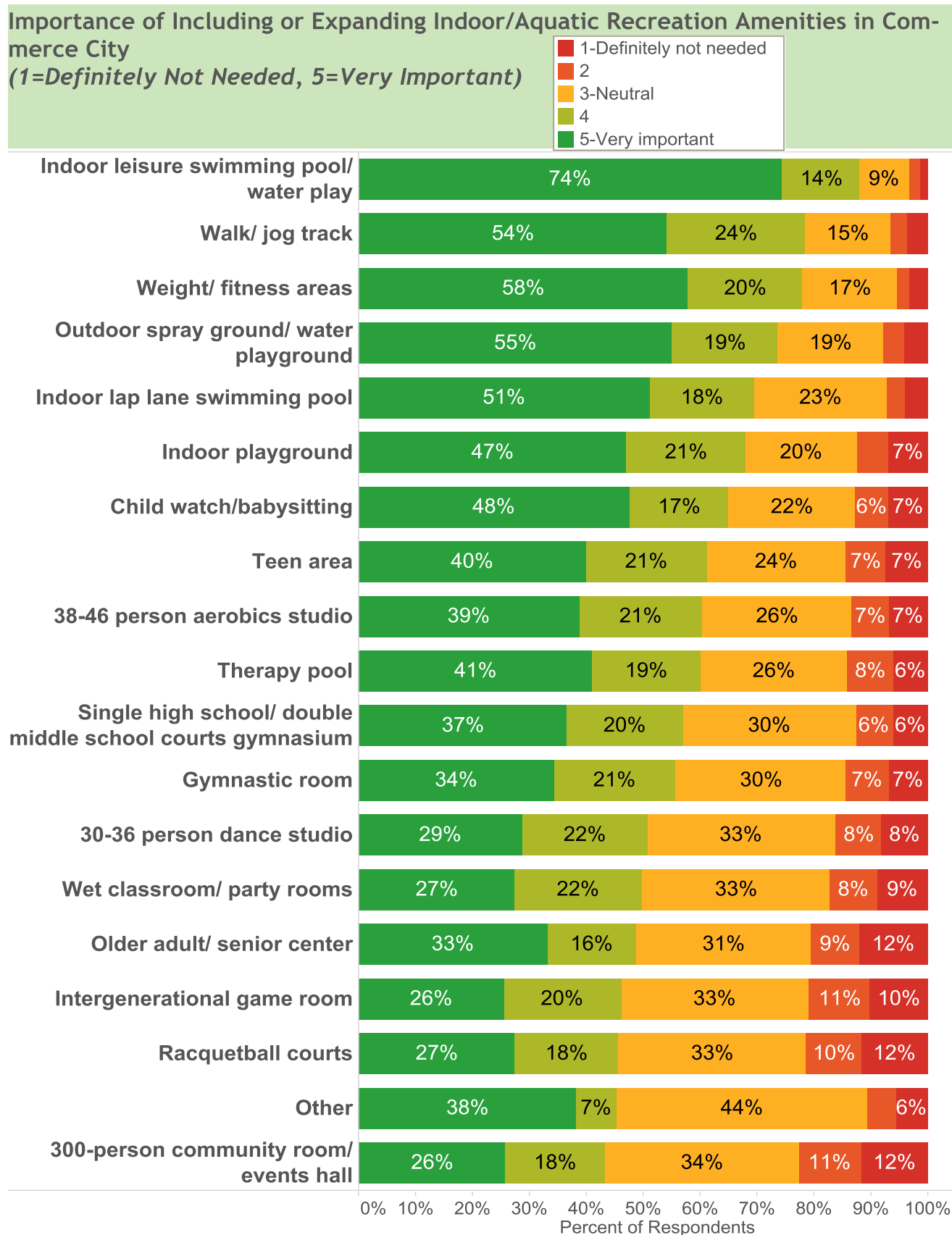


## Which of the following facilities do you currently use for indoor recreation? - by Location of Residence



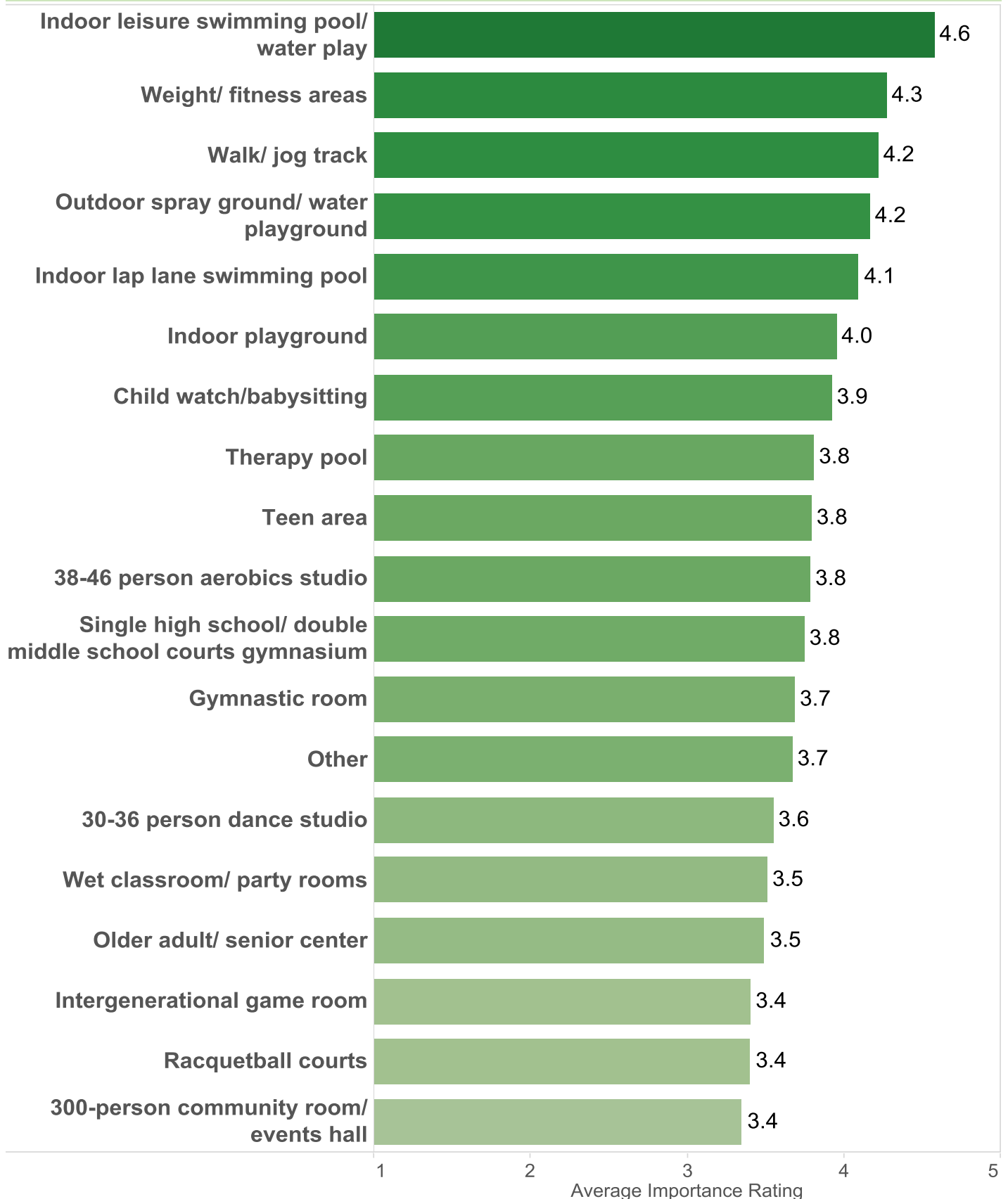
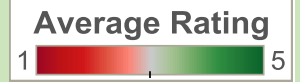
## FUTURE RECREATION CENTER AMENITIES AND PROGRAMS

4. Following is a list of **INDOOR** and **AQUATIC** recreation amenities that could be included or expanded in the Commerce City area. Please tell us how important each one is to you and your household. **(CIRCLE APPROPRIATE RESPONSE FOR EACH)**



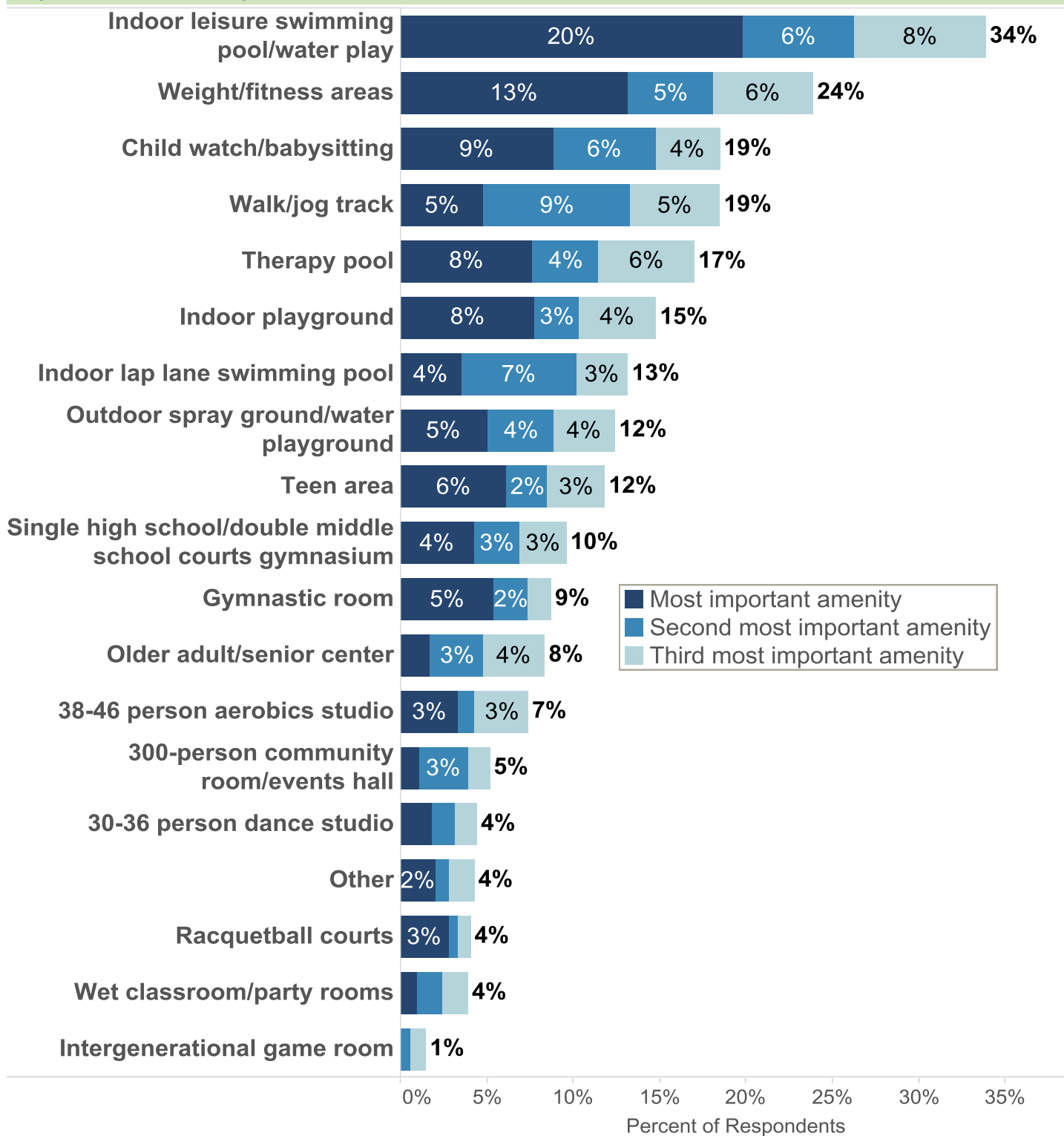
# Importance of Including or Expanding Indoor/Aquatic Recreation Amenities in Commerce City

Average Rating (1=Definitely Not Needed, 5=Very Important)

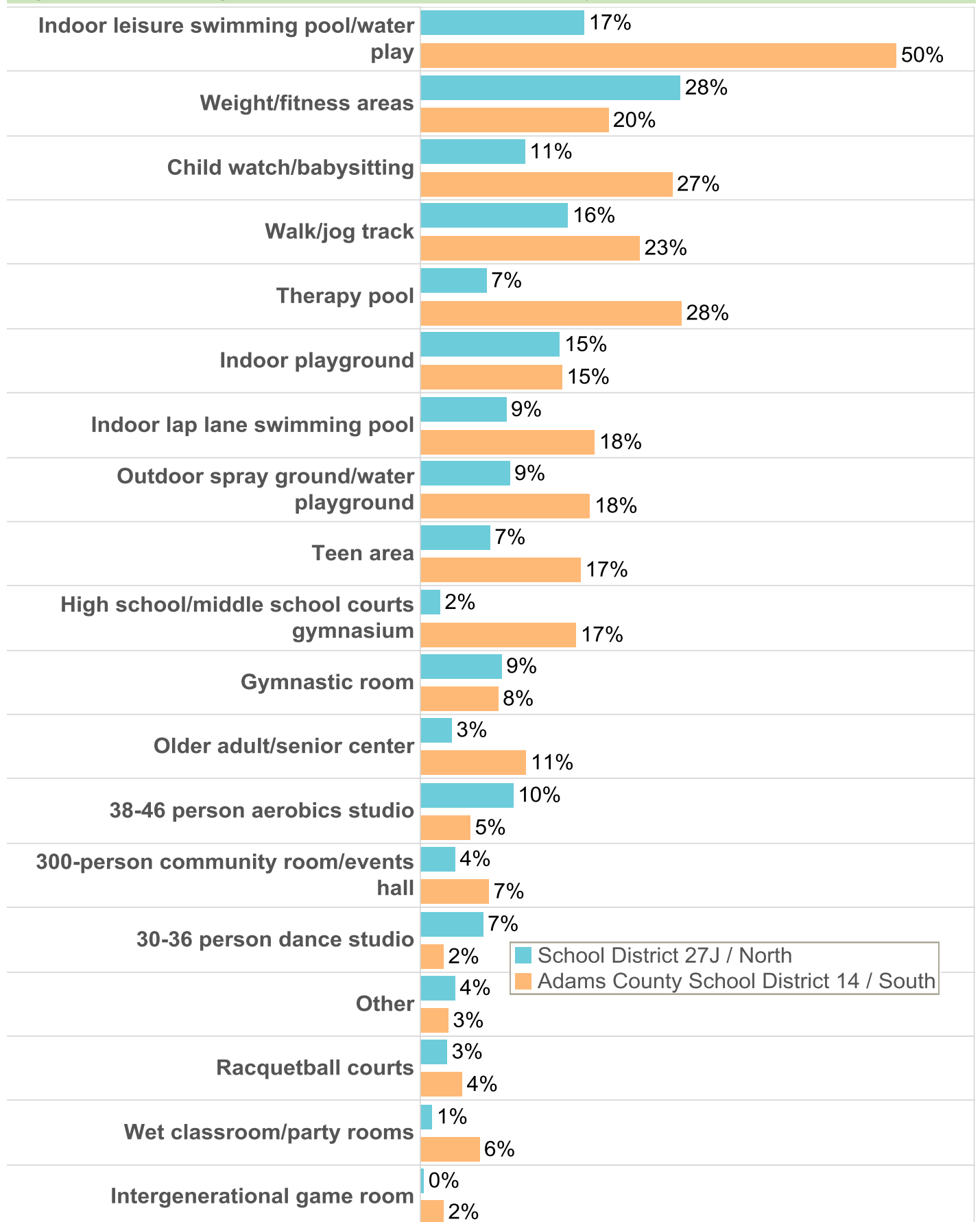


5. Using the numbers for amenities listed in the previous question, indicate which are most important to you.
- \_\_\_\_\_ Most important      \_\_\_\_\_ Second most important      \_\_\_\_\_ Third most important

### Top Three Most Important Amenities



## Top Three Most Important Amenities Combined - by Location of Residence



Do you have any comments on your responses above? \_\_\_\_\_

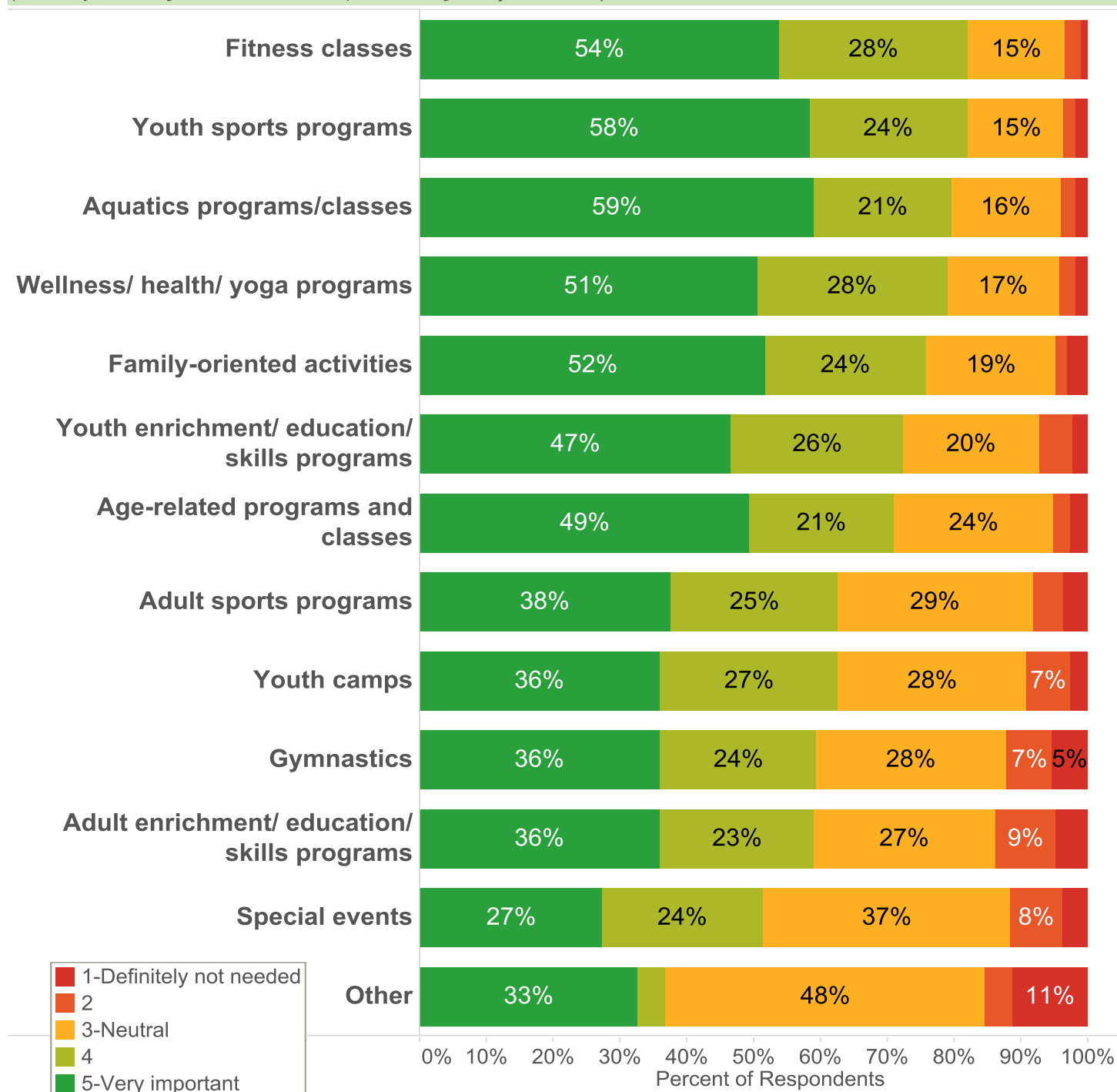
Below is a random sample of verbatim comments.

- *"A hot tub would be great."*
- *"Build it quickly! Would be awesome to have a swim team for the elementary, older and adult age groups. Thornton and Brighton both do this and I have heard it's great."*
- *"Extend the time of registration"*
- *"I was hoping for a tennis court close by, but there isn't"*
- *"I would love to see more services, facilities, programs for youth and children as well as adults with younger children"*
- *"Make sure items are accessible to Deaf and hard of hearing individuals (including senior citizens) by ensuring captioning on all TVs and that interpreting services are available upon request."*
- *"Need activities for those with disabilities."*
- *"Please build the new rec center with a larger gymnastics gym ASAP! This is such a popular program and the majority of the girls are from the north part of the city. There are so many girls in the gym at one time that it is a major safety hazard. This is such a dangerous sport and a larger gym is critical before someone is seriously injured. Also, I think the new rec center in the northern part of the city needs to be the priority before anything is done at the current rec center because the north part of the city is lacking facilities unless you live in reunion."*
- *"Spanish speaking staff for the people who don't speak english and greater accessibility and pricing"*
- *"Therapy pools are used for everyone who needs to strengthen muscles due to surgery, accidents or age."*
- *"We definitely need more indoor walk/run space!! Other surrounding cities have some pool amenities available but I sure would like them closer to me!!"*
- *"Wet/dry sauna"*
- *"Would really love to have more activities for kids, gymnastics, soccer, climbing wall etc. Childcare is a must. There are virtually no places I can workout within 30 miles due to lack of childcare. Swimming pool would be nice due to overcrowding in community pools."*

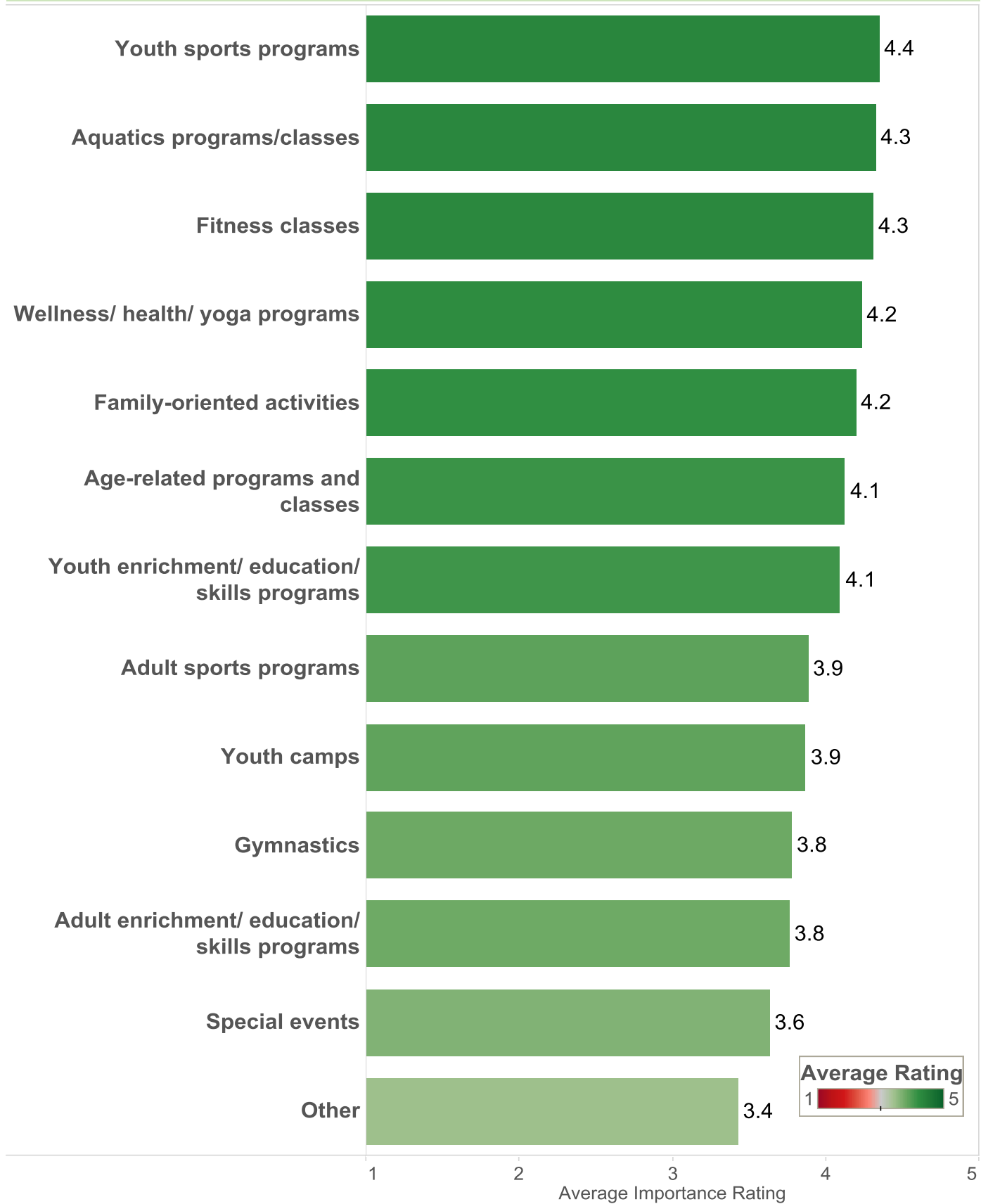


6. Following is a list of recreation **programs** that could be added or improved in the Commerce City area. Please tell us how important each one is to you and your household. **(CIRCLE APPROPRIATE RESPONSE FOR EACH)**

**Importance of Adding or Improving Recreation Programs in Commerce City**  
**(1=Definitely Not Needed, 5=Very Important)**



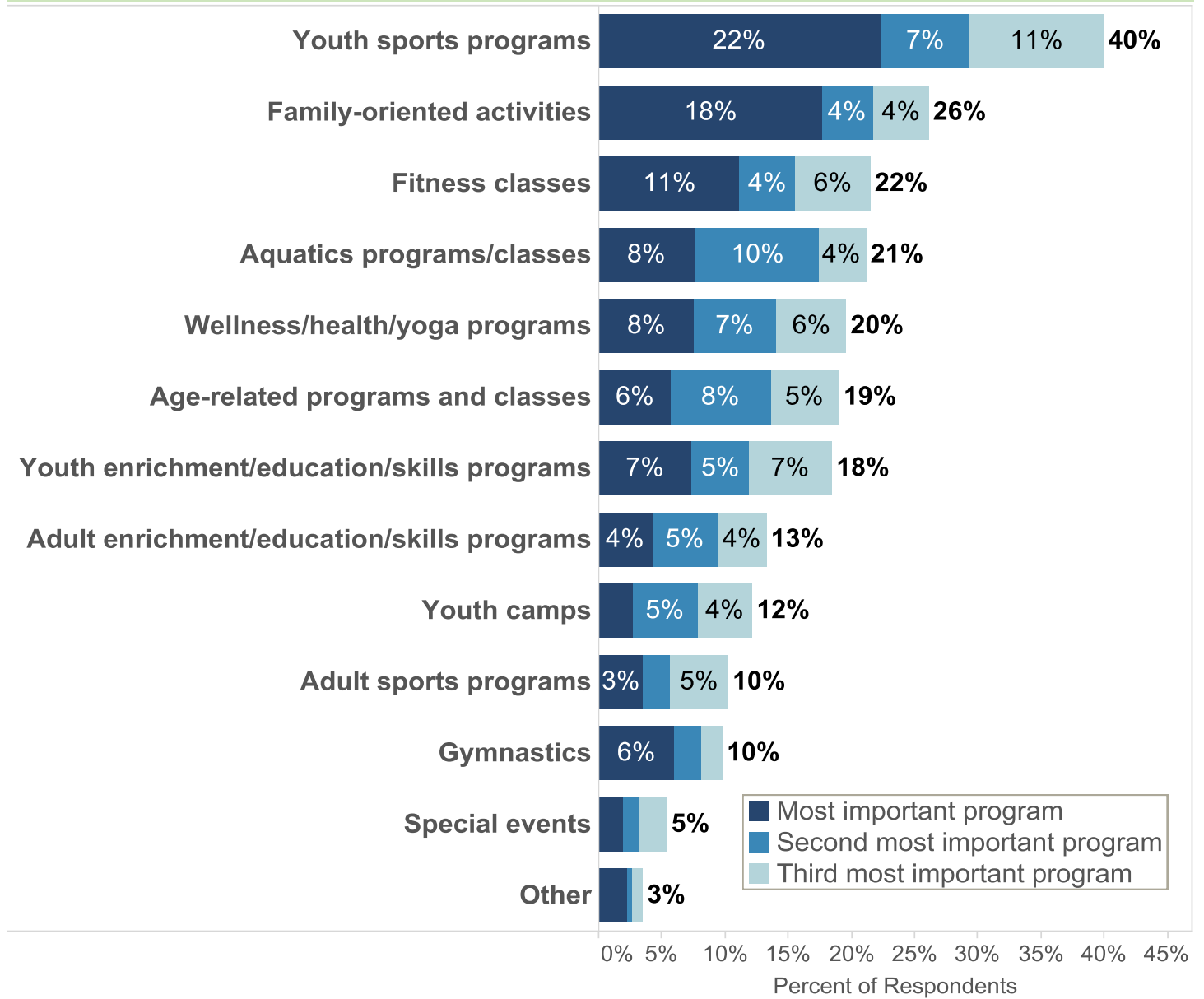
**Importance of Adding or Improving Recreation Programs in Commerce City**  
*Average Rating (1=Definitely Not Needed, 5=Very Important)*



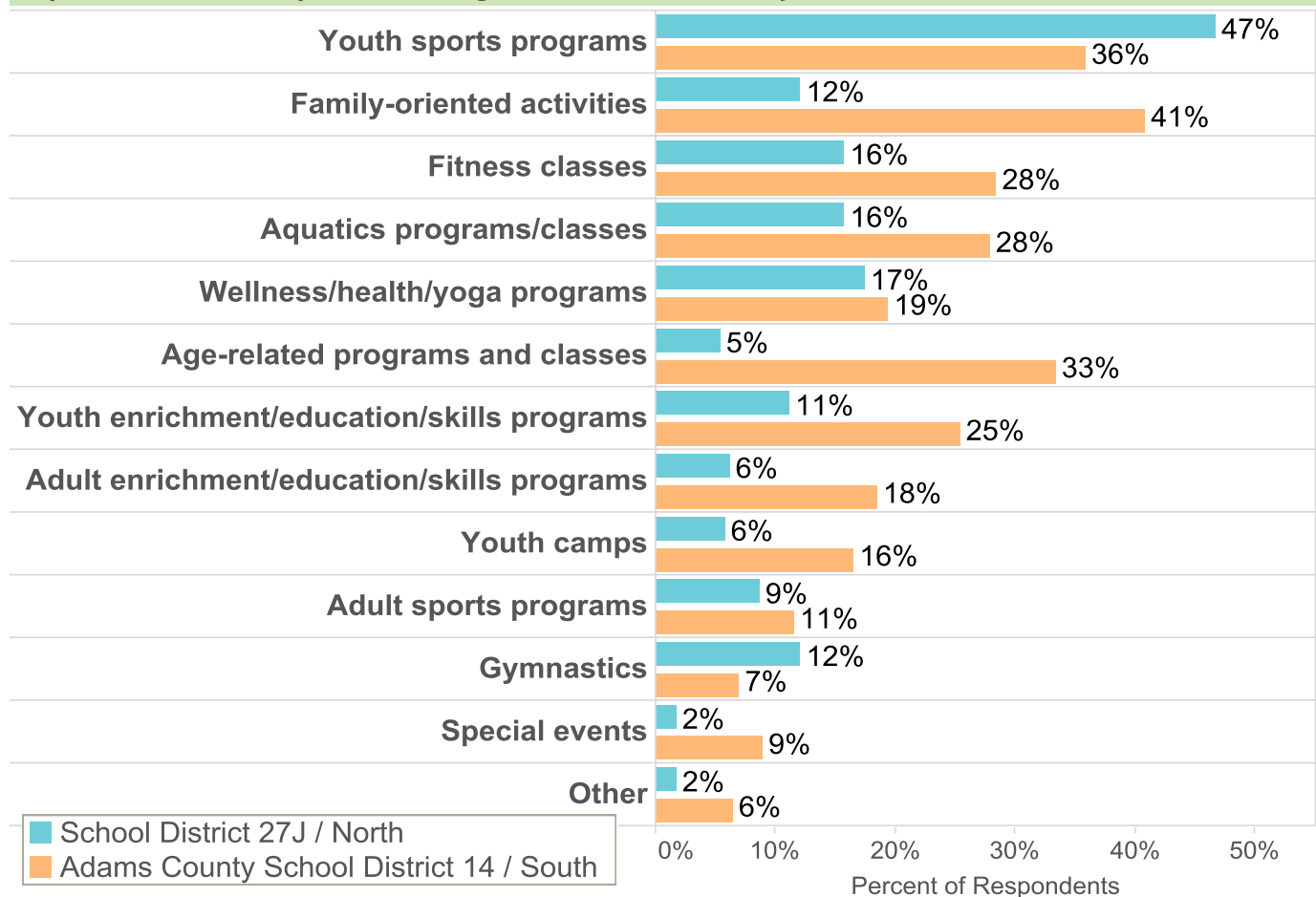
7. Using the numbers for programs listed in the previous question, indicate which are most important to you.

\_\_\_\_\_ Most important      \_\_\_\_\_ Second most important      \_\_\_\_\_ Third most important

### Top Three Most Important Programs



## Top Three Most Important Programs Combined - by Location of Residence



Do you have any comments on your responses above? \_\_\_\_\_

Below is a random sample of verbatim comments.

- *"Adults and Youth could really connect and be motivated if these were more promoted in the sense of being improved and added! Definitely crucial, please consider and appoint these for plans."*
- *"Have more Zumba classes at different hours of the day"*
- *"More art and music programs"*
- *"Publish your communications in Spanish"*
- *"Youth camps are always a good thing to keep the kids busy. Anything to keep kids busy and out of trouble."*

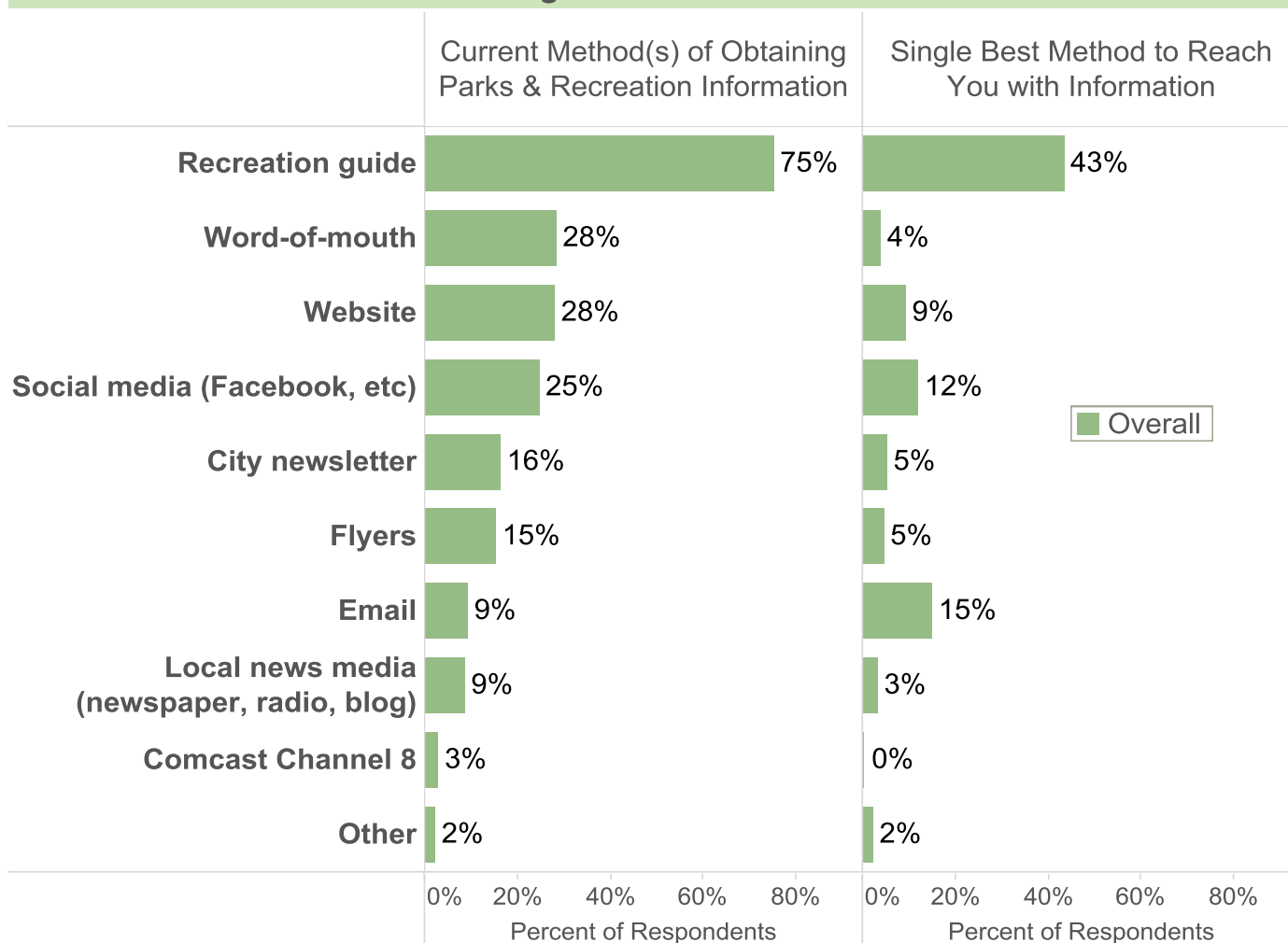
## COMMUNICATION

8. How do you usually or currently get information on recreation services/programs? **(CHECK ALL THAT APPLY)**

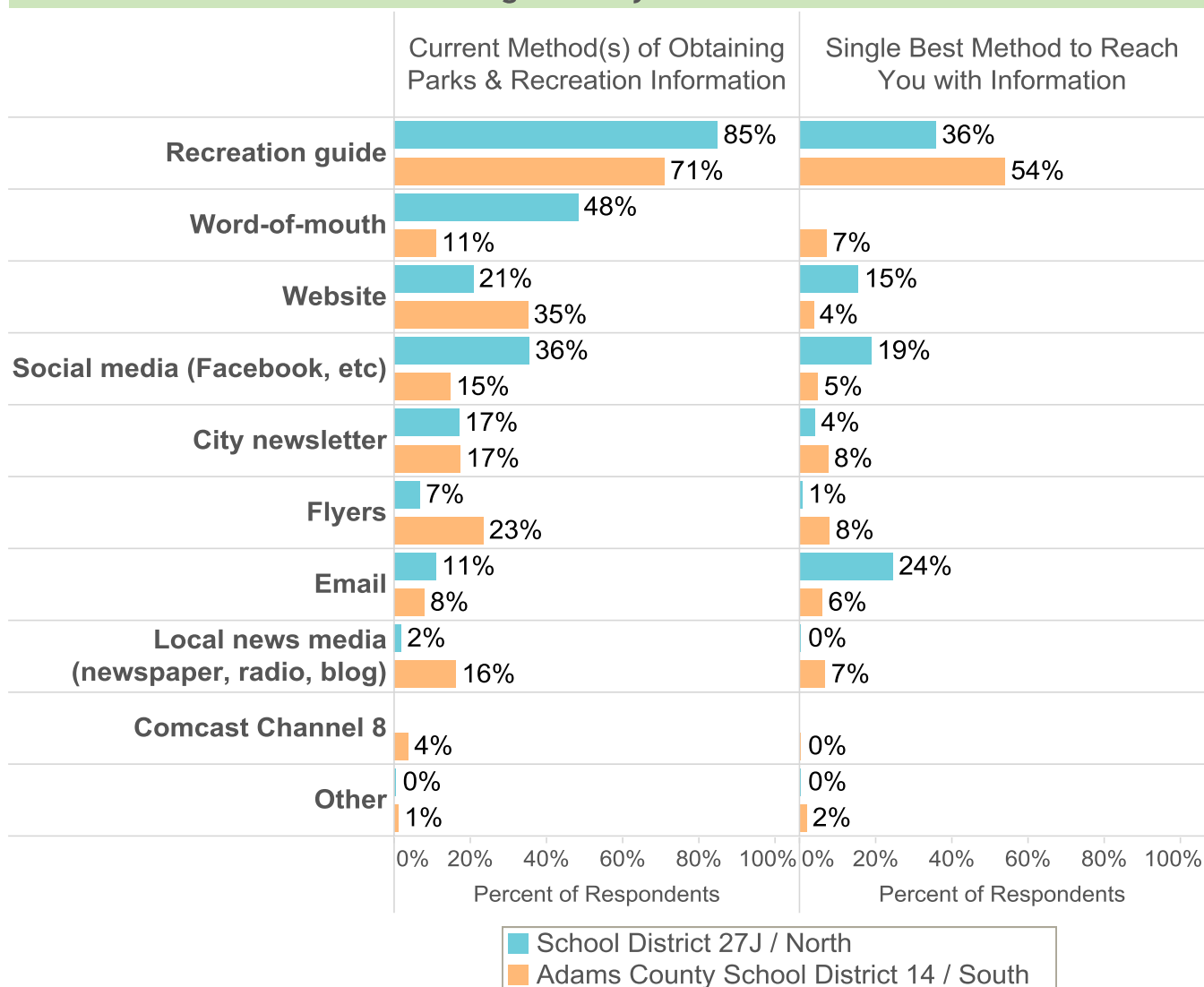
- 01) ☐ Recreation guide
- 02) ☐ City newsletter
- 03) ☐ Comcast Channel 8
- 04) ☐ Word-of-mouth
- 05) ☐ Local news media (newspaper, radio, blog)
- 06) ☐ Flyers
- 07) ☐ Website
- 08) ☐ Email
- 09) ☐ Social media (Facebook, etc.)
- 10) ☐ Other

9. How can we best reach you with this information? **(INSERT NUMBER FROM LIST) #\_\_\_\_\_**

### Current Communication Resources Used and Best Way to Reach You with Information about Recreation Services/Programs



## Current Communication Resources Used and Best Way to Reach You with Information about Recreation Services/Programs - by Location of Residence



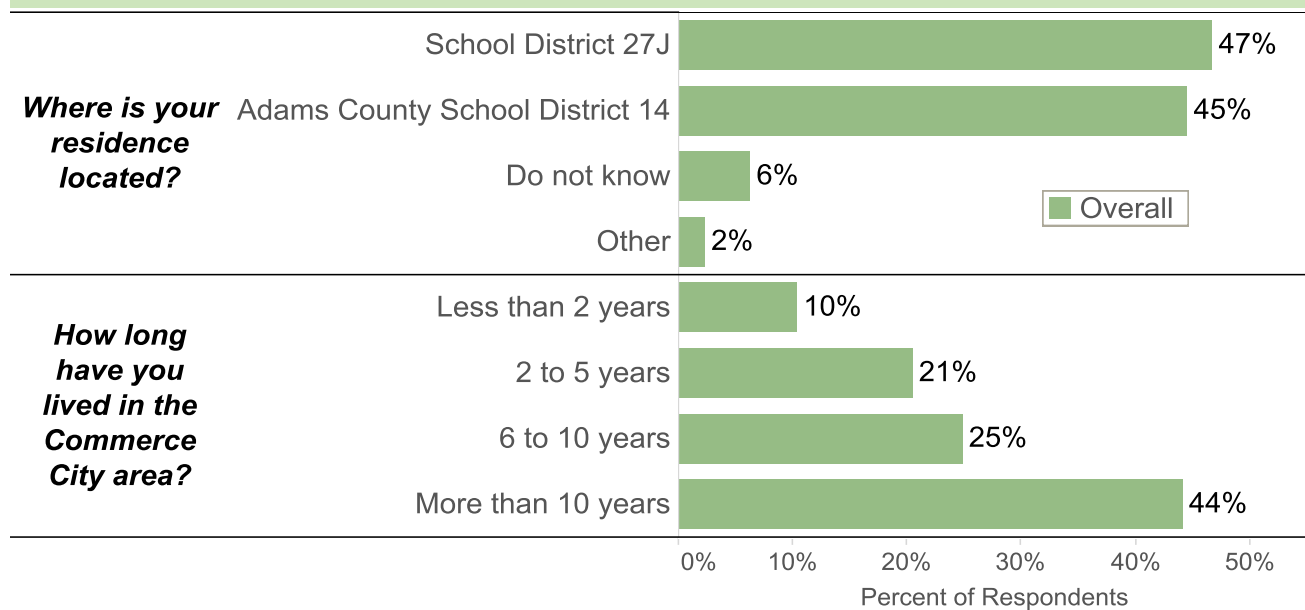
### RESPONDENT & HOUSEHOLD CHARACTERISTICS

10. What is the ZIP Code of your residence? \_\_\_\_\_

11. Where is your residence located?

- ☐ School District 27J  
☐ Adams County School District 14  
☐ Don't know  
☐ Other: \_\_\_\_\_ (please describe)

## Residential Characteristics



12. How many people in the following age categories are part of your household? **(PLEASE INCLUDE YOURSELF)**

- \_\_\_\_\_ 16 and under
- \_\_\_\_\_ 17 - 25
- \_\_\_\_\_ 26 - 45
- \_\_\_\_\_ 46 - 64
- \_\_\_\_\_ 65 and above
- \_\_\_\_\_ **TOTAL HOUSEHOLD MEMBERS**

Data for this question available upon request.

13. What is the gender of the person primarily responsible for completing this questionnaire?

- ☐ Female ☐ Male

14. Which category best describes you?

- ☐ Single
- ☐ Couple with no children
- ☐ Couple with children at home
- ☐ Couple with children no longer at home
- ☐ Single with children at home
- ☐ Single with children no longer at home

15. Which category includes your age?

- ☐ Under 25
- ☐ 25 - 34
- ☐ 35 - 44
- ☐ 45 - 54
- ☐ 55 - 64
- ☐ 65 - 74
- ☐ 75 or over

16. How long have you lived in the Commerce City area?

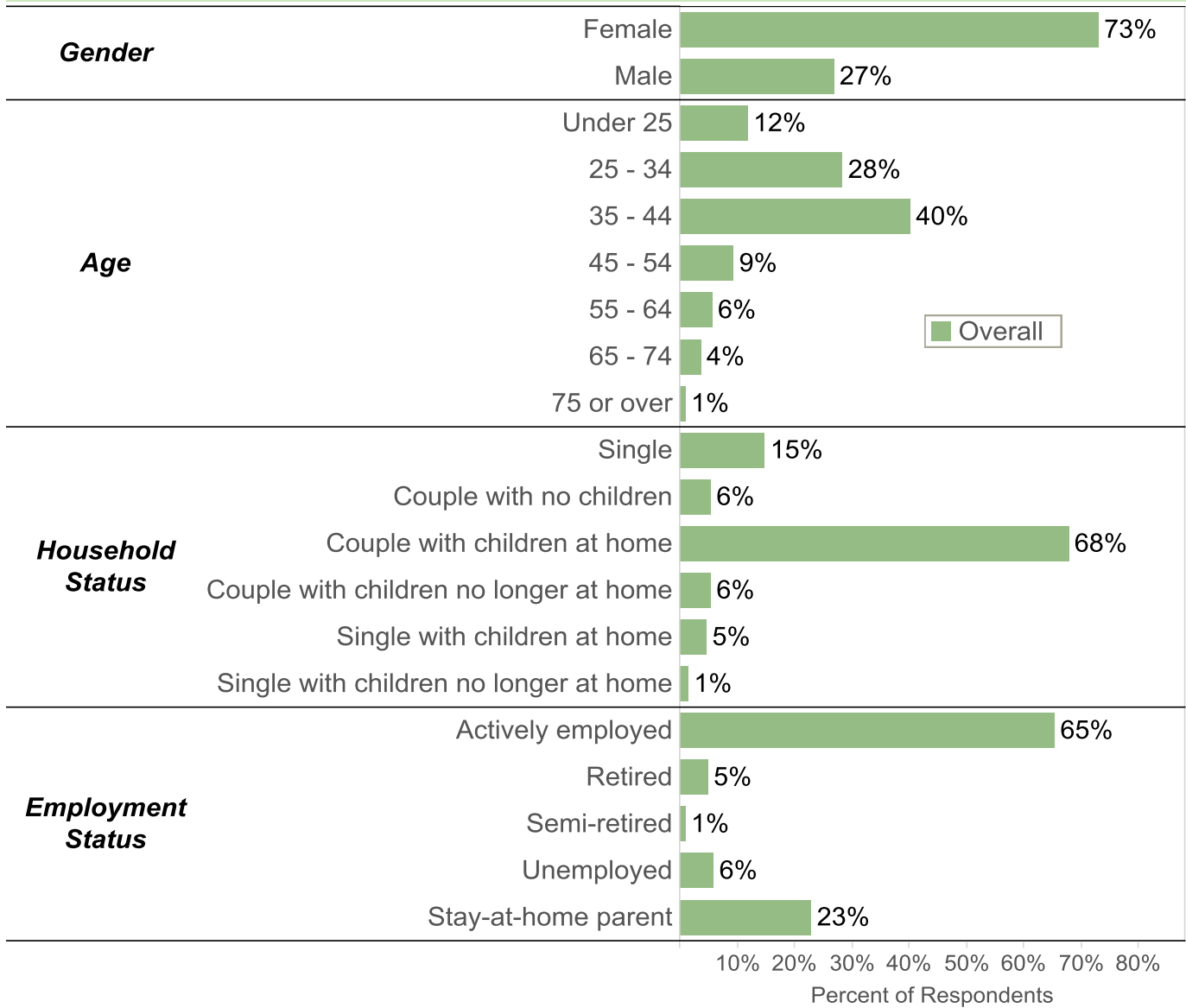
- ☐ Less than 2 years
- ☐ 2 to 5 years
- ☐ 6 to 10 years
- ☐ More than 10 years

17. Which of the following best describes you personally?

- ☐ Actively employed
- ☐ Retired
- ☐ Semi-retired

- ☐ Unemployed
- ☐ Stay-at-home parent

## Respondent Demographics



18. Do you have any additional comments or suggestions on the topics covered in this survey?

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Listed on the following pages are the general themes noted in the open-ended comments along with supporting verbatim comments. The full listing of comments has been provided under separate cover for more thorough examination.



- *"Bring the north a facility like Pioneer Park! We deserve facilities also. Love the rec center coming....then keep it coming! Library! Outdoor pool! Splash pad! Show our area the city cares about the north side too."*
- *"I hope this information is not only used for consideration of facilities and programming in the northern range of the City, but also used to make changes to the existing facility off of 60th. Commerce City really doesn't compete in my mind with neighboring cities when it comes to the quality of its facilities. Westminster's City Park is a great example of a facility that looks to have been built around the same time as Commerce City's rec center and they've done a great job updating the facility and adding amenities that are truly expected in this industry."*
- *"More exercise space in the recreation center"*
- *"Need to completely remodel the old center"*
- *"Please build a disc golf and horseshoe area in the north part of Commerce City."*
- *"Please build the new rec center ASAP!"*
- *"Please continue the progress that has been made not just in the north area of CC but also around the Derby area. We've come a long way! Don't stop now!"*
- *"Please, Please, please make our Rec Center one that other cities will envy. Don't go cheap on it. I have considered moving to Broomfield to be closer to Paul Derda. Let's draw people to our community with our great facilities."*
- *"The current Commerce City Rec Center has a very nice steam room; I would love to see that as well as something equivalent to the sauna and hot tub at the Brighton Rec Center."*
- *"The Northern area of Commerce City desperately needs access to additional aquatics classes, gymnastics space, and gym areas. The current recreation center is a 20+ minute drive and registration into classes and activities is not guaranteed and difficult to secure a space in classes. The residents of Northern CC have waited too long for these needed additions!"*
- *"We need this recreation center in this community so badly. We live in a service and amenity desert in north Commerce City."*
- *"We'd like to see good basketball courts with open gym for pickup games and adult basketball leagues. A pool to swim laps in would be great."*
- *"Would LOVE to see an indoor pool for kids. Similar to the Apex center OR Paul Derda Rec center. Would also love to see gymnastics classes for kids, along with dance, and swimming lessons. The indoor playground similar to Paul Derdas would be great."*

Expand program offerings, particularly for families and children.

- *"As a mom i am interested in the topic of child care and learning about infants who are not yet in pre-school"*
- *"Family nights and community events would be great a safe place for teens to go especially for Halloween"*
- *"I would like to know if you may include some development programs for children with disabilities"*
- *"More classes for children and young people"*
- *"More services and programs focused specifically on young women"*
- *"More swimming classes"*
- *"Need soccer program"*
- *"Programs for special needs children"*
- *"Seems all exercise classes are geared for younger fitter people. Need a class that has older women in mind - for balance, stretching, fun and better motion."*
- *"Want baseball in spring, summer and fall"*
- *"Would like to see the massage class available again - therapuetic services."*
- *"You do not have enough group fitness classes"*

Reconsider pricing structure and fees, especially for Commerce City residents and families.

- *"Affordable prices for large families."*
- *"Costs too much"*
- *"Free food for children in classes would make the prices more affordable for those coming to the recreation center and alloow them to participate in more activities."*
- *"I don't think they should charge for children"*
- *"I hope in the future to use it more if the prices are lower"*
- *"I would like to see more economical prices because I have 5 children"*
- *"Prices more reasonable. I have a large family and that is the reason we don't come."*
- *"Would be good to offer resident pricing option to include visiting grandchildren. In today's world, grandparents sometimes end up caring for grandkids more than their parents do."*

Hire bilingual staff and provide information in both English and Spanish.

- *"Bilingual staff is needed"*
- *"I went for information and couldn't get it because I don't know english. Need bilingual staff please."*
- *"Many users of the center speak only spanish and I would like to see more spanish speaking staff"*
- *"Need bilingual staff"*
- *"Please be intentional about reaching out to non-english and more than Spanish bilingual/multilingual families. Our community is very diverse and all members should have access and information to these important city resources."*
- *"Staff speaks very little Spanish"*
- *"Would really like to have bilingual staff at the facility"*

Improve communication to raise awareness about facilities, programs, and offerings.

- *"Have more advertismment of events and programs for the Hispanic community"*
- *"I would love for there to be an option for people to go to the Commerce City website and enter our email address for updates fit certain projects such as this one."*
- *"My one frustration with the Commerce City rec center is that the website is not very user friendly and hard to use. I would normally say website is the best way to get me info on rec center programs, but I currently avoid the Commerce City Rec website for finding info because it is just too cumbersome to read and maneuver."*
- *"Need to give more information on how you can use recreation center"*
- *"Put information out on how to be involved in the planning committee and design committee for this recreation center"*

Thanks for taking the time to conduct this survey.

- *"I like that you listen to me. I am confident there will be the best changes in our community. I look forward to seeeing the progress"*
- *"I was very happy that you are interested in listening to my opinion. I did not know that was taken into account to the communities and is a very good thing for the city that I am not accustomed to. Thank you very much."*
- *"Thank you for asking my opinion"*
- *"Thank you for keeping me informed about the program"*
- *"Thank you for taking into account my opinion It is very important!"*

# **Commerce City Recreation Facilities Survey Open-Ended Comments**

Prepared by RRC Associates



## How frequently do you use the following Commerce City Recreation Center facilities? (Other)

Location of Residence	Length of Time Lived in Area	Children Present in Household?	Comments
Adams County SD 14	Less than 2 years	Yes	Paradise Island
Adams County SD 14	2 to 5 years	Yes	Swimming classes
Adams County SD 14	6 to 10 years	Yes	rock wall
Adams County SD 14	10+ years	Yes	parks
Adams County SD 14	10+ years	Yes	soccer
Adams County SD 14	10+ years	Yes	Sports
Adams County SD 14	10+ years	Yes	swimming, basketball, soccer
Adams County SD 14	10+ years	Yes	zumba class
Adams County SD 14	10+ years	No	community meetings
Adams County SD 14	10+ years	No	soccer
Adams County SD 14		Yes	Tae kwando
Adams County SD 14			Swimming classes
SD 27J	2 to 5 years	Yes	Swim Lessons
SD 27J	6 to 10 years	Yes	Track
SD 27J	10+ years	Yes	Art Classes
SD 27J	10+ years	Yes	Never
SD 27J	10+ years	No	Water aerobics 4-5 days a week
SD 27J			park programs for teens
Other	Less than 2 years	No	Teen Programs
Other		No	Track
Don't know	2 to 5 years	Yes	lunch bunch
Don't know	10+ years	No	trips, tv, movies

**If you do not use Commerce City Recreation Center Facilities, why not? - "Don't have the programs I want such as..."**

<b>Location of Residence</b>	<b>Length of Time Lived in Area</b>	<b>Children Present in Household?</b>	<b>Comments</b>
Adams County SD 14	Less than 2 years	No	group fitness classes
Adams County SD 14	6 to 10 years	Yes	Advanced Dance for teens/older ages above 15, swimming lessons for teens-young adults, ultimate frisbee
Adams County SD 14	10+ years	Yes	cooking and budget
SD 27J	Less than 2 years	Yes	Competition Dance
SD 27J	Less than 2 years	No	Cooking, crafts
SD 27J	2 to 5 years	Yes	saturday/evening childrens gymnastics - classes are always full
SD 27J	2 to 5 years	Yes	womens aerobic classes
SD 27J	2 to 5 years	No	Tennis
SD 27J	6 to 10 years	Yes	kids dance classes on the weekends
SD 27J	10+ years	Yes	Aerobics
SD 27J	10+ years	Yes	Ballroom dancing
Don't know	10+ years		Jazzercise
	10+ years	No	Stretching & movement

**If you do not use Commerce City Recreation Center Facilities, why not? - "Lack of facilities and amenities such as..."**

<b>Location of Residence</b>	<b>Length of Time Lived in Area</b>	<b>Children Present in Household?</b>	<b>Comments</b>
Adams County SD 14	2 to 5 years	Yes	family bathrooms
Adams County SD 14	6 to 10 years	Yes	Bigger Dance Program/Studio, Bigger Indoor Track, More Biking Equipment, Soccer Field
Adams County SD 14	6 to 10 years	Yes	personal coach
Adams County SD 14	6 to 10 years	No	family bathrooms
Adams County SD 14	10+ years	Yes	family bathroooms
SD 27J	2 to 5 years	Yes	Showers are NOT clean
SD 27J	6 to 10 years	Yes	Family changing rooms
SD 27J	6 to 10 years	Yes	lack of childcare
SD 27J	6 to 10 years	Yes	outdoor pool for summer
SD 27J	10+ years	Yes	cheerleading & winter swim team
			didn't put anything on form

**If you do not use Commerce City Recreation Center Facilities, why not? - "Accessibility (please explain)"**

Location of Residence	Length of Time Lived in Area	Children Present in Household?	Comments
Adams County SD 14	2 to 5 years	Yes	no bilingual staff
Adams County SD 14	2 to 5 years	No	no bilingual staff
Adams County SD 14	6 to 10 years	Yes	Cost, \$3 per every entry is EXPENSIVE
Adams County SD 14	6 to 10 years	Yes	no bilingual staff
Adams County SD 14	10+ years	Yes	it is expensive
Adams County SD 14	10+ years	Yes	language
Adams County SD 14	10+ years	Yes	language barrier
Adams County SD 14	10+ years	Yes	no bilingual staff
Adams County SD 14	10+ years	Yes	no bilingual staff
Adams County SD 14	10+ years	Yes	no bilingual staff
Adams County SD 14	10+ years	No	always full
Adams County SD 14	10+ years	No	don't speak english
Adams County SD 14		Yes	Lack of classes that are a fit for me
Adams County SD 14		No	dance studio is locked when people are wanting to use it
SD 27J	2 to 5 years	Yes	25 minutes from home
SD 27J	2 to 5 years	No	Far Away from Reunion
SD 27J	6 to 10 years	Yes	Distance too far from home especially in the winter or during high traffic times.
SD 27J	6 to 10 years	Yes	To far
SD 27J	6 to 10 years	Yes	WAY too far away!
SD 27J	6 to 10 years	No	Too far from NE Commerce City
SD 27J	10+ years	Yes	19 miles from my house
	10+ years	Yes	language
	10+ years	Yes	no bilingual staff
	10+ years	No	not close



### If you do not use Commerce City Recreation Center Facilities, why not? (Other)

Location of Residence	Length of Time Lived in Area	Children Present in Household?	Comments
Adams County SD 14	2 to 5 years	Yes	very old building
Adams County SD 14	2 to 5 years	No	need bilingual staff
Adams County SD 14	6 to 10 years	Yes	Staff doesn't speak spanish
Adams County SD 14	10+ years	Yes	no programs for special need child
Adams County SD 14	10+ years	Yes	no trained staff for special program
Adams County SD 14	10+ years	Yes	price too high
SD 27J	2 to 5 years	Yes	classes fill up so fast
SD 27J	2 to 5 years	No	actively changing schedule to take advantage of services in the future
SD 27J	6 to 10 years	Yes	CC Rec is not accessible due to location...none of the facilities in south CC are accessible to the north CC community. We have NO facilities up here for our families!
SD 27J	6 to 10 years	Yes	It is clear the city hasn't re-invested in keeping the recreation center fresh and up-to-date with modern amenities. It still looks like a facility that was built in the 80's and albeit a nice facility back then, doesn't compete with others that are newer or have done significant renovations over the years.
SD 27J	6 to 10 years	No	lack of Senior amenities
SD 27J	10+ years	Yes	too far from the northern area of Commerce City. Waiting for the new recreation center to be built
SD 27J	10+ years	No	Too far from North Commerce City
Other		Yes	Good care of locker area
Don't know	2 to 5 years	Yes	Too far to drive. Brighton Rec Center is a lot closer
Don't know	10+ years	Yes	Have membership but still have to pay
	6 to 10 years	Yes	old building
	10+ years	Yes	I don't speak english
	10+ years	Yes	It is too far away from the North side of Commerce City
	10+ years	Yes	need bilingual staff
			didn't put anything on form
			don

## Which of the following facilities do you currently use for indoor recreation? (Other)

Location of Residence	Length of Time Lived in Area	Children Present in Household?	Comments
Adams County SD 14	2 to 5 years	Yes	Apex and Commerce City Recreation Center
Adams County SD 14	2 to 5 years	Yes	Commerce City
Adams County SD 14	2 to 5 years	Yes	Commerce City
Adams County SD 14	2 to 5 years	Yes	Commerce City
Adams County SD 14	2 to 5 years	No	Commerce City
Adams County SD 14	2 to 5 years	No	Commerce City
Adams County SD 14	6 to 10 years	Yes	Commerce City Parks and Recreation
Adams County SD 14	6 to 10 years	Yes	Commerce City Rec
Adams County SD 14	6 to 10 years	Yes	Denver
Adams County SD 14	6 to 10 years	Yes	Gym
Adams County SD 14	6 to 10 years	No	commerce city
Adams County SD 14	10+ years	Yes	commerce city
Adams County SD 14	10+ years	Yes	commerce city
Adams County SD 14	10+ years	Yes	commerce city
Adams County SD 14	10+ years	Yes	commerce city
Adams County SD 14	10+ years	Yes	commerce city
Adams County SD 14	10+ years	Yes	commerce city
Adams County SD 14	10+ years	Yes	commerce city
Adams County SD 14	10+ years	Yes	commerce City
Adams County SD 14	10+ years	Yes	Commerce City
Adams County SD 14	10+ years	Yes	Commerce City
Adams County SD 14	10+ years	Yes	Commerce City
Adams County SD 14	10+ years	Yes	Commerce City
Adams County SD 14	10+ years	Yes	Commerce City
Adams County SD 14	10+ years	Yes	Commerce City
Adams County SD 14	10+ years	Yes	Commerce City Recreation Center
Adams County SD 14	10+ years	Yes	Commerce City Recreation Center
Adams County SD 14	10+ years	Yes	winguna
Adams County SD 14	10+ years	No	Central Park Rec
Adams County SD 14	10+ years	No	Commerce City

## Which of the following facilities do you currently use for indoor recreation? (Other)

Adams County SD 14	10+ years	No	Commerce City
Adams County SD 14	10+ years	No	Commerce City
Adams County SD 14	10+ years	No	Commerce City
Adams County SD 14		Yes	Commerce City
Adams County SD 14		Yes	Perl Mack
Adams County SD 14			APEX and Commerce City Recreation Center
Adams County SD 14			Aurora Center for Active Adults
SD 27J	Less than 2 years	Yes	Westminster Rec Ctr
SD 27J	2 to 5 years	Yes	Commerce City
SD 27J	6 to 10 years	Yes	Apex
SD 27J	6 to 10 years	Yes	Home, Outdoors, Anchor xfit
SD 27J	6 to 10 years	Yes	hoping to stop using Brighton all together
SD 27J	6 to 10 years	Yes	Paul Derda
SD 27J	6 to 10 years	Yes	Paul Derda in Broomfield, Westminster City Park
SD 27J	6 to 10 years	No	Home
SD 27J	6 to 10 years	No	Private Yoga Studio
SD 27J	10+ years	Yes	home gym and running trails near Fronterra Village and Rocky Mountain Arsenal
SD 27J	10+ years	Yes	PVHS
SD 27J	10+ years	Yes	You Fit
Other	6 to 10 years	No	Commerce City
Other		No	Commerce City Rec
Don't know	Less than 2 years	Yes	Commerce City
Don't know	2 to 5 years	Yes	Avada, Westminster, Commerce City
Don't know	10+ years	No	Commerce City
	2 to 5 years	Yes	Commerce City
	2 to 5 years	Yes	Commerce City
	2 to 5 years	No	Commerce City
	10+ years	Yes	Center on Kipling
	10+ years	Yes	commerce city
	10+ years	Yes	commerce city
	10+ years	Yes	Parks
	10+ years	No	Commerce City
	10+ years	No	Kipling

**Which of the following facilities do you currently use for indoor recreation? (Other)**

	10+ years		Commerce City
			Commerce City

## Importance of Indoor and Aquatic Recreation Amenities to be Included/Expanded (Other)

Location of Residence	Length of Time Lived in Area	Children Present in Household?	Comments
Adams County SD 14	Less than 2 years	Yes	soccer
Adams County SD 14	2 to 5 years	Yes	indoor soccer
Adams County SD 14	2 to 5 years	Yes	tennis
Adams County SD 14	6 to 10 years	Yes	indoor soccer
Adams County SD 14	6 to 10 years	Yes	Rock Wall
Adams County SD 14	10+ years	Yes	Arts and Crafts
Adams County SD 14	10+ years	Yes	classes, especially boxing
Adams County SD 14	10+ years	Yes	indoor soccer
Adams County SD 14	10+ years	Yes	indoor soccer
Adams County SD 14	10+ years	Yes	Indoor soccer
Adams County SD 14	10+ years	Yes	More room for Swimming lessons
Adams County SD 14	10+ years	Yes	Nutrition Classes
Adams County SD 14	10+ years	No	hot tub sauna room
Adams County SD 14	10+ years	No	indoor soccer
Adams County SD 14	10+ years	No	video games
Adams County SD 14	10+ years	No	zumba
Adams County SD 14			more secured locker options
SD 27J	2 to 5 years	Yes	climbing wall
SD 27J	2 to 5 years	Yes	Green areas
SD 27J	2 to 5 years	Yes	Steam room
SD 27J	2 to 5 years	No	Tennis Courts
SD 27J	6 to 10 years	Yes	family restrooms
SD 27J	6 to 10 years	Yes	Indoor Track is a MUST
SD 27J	6 to 10 years	Yes	Offer art, music, dance, and craft classes. Have multipurpose rooms with sinks etc that can accommodate these type of activities.
SD 27J	6 to 10 years	Yes	Rock wall room Like Total Fitness
SD 27J	6 to 10 years	No	Horseshoes & Disc Golf
SD 27J	6 to 10 years	No	lazy river warm pool for walking
SD 27J	10+ years	Yes	Hot tub
SD 27J	10+ years	Yes	Outdoor Swimming pool
SD 27J	10+ years	Yes	rock climbing wall

## Importance of Indoor and Aquatic Recreation Amenities to be Included/Expanded (Other)

SD 27J	10+ years	Yes	Summer Camp
SD 27J	10+ years	No	Preschool
SD 27J	10+ years	No	Water aerobics
Other	Less than 2 years	No	Computer access/printer
Other	10+ years	Yes	Family Changing Rooms
Don't know	2 to 5 years	Yes	family bathrooms
Don't know	10+ years	No	steam room
	10+ years	Yes	an area to play soccer free
	10+ years	No	jacuzzi
	10+ years	No	soccer field
	10+ years	No	Spa for older adults only
	10+ years	No	zumba

**(Top 3 Most Important Amenities) Do you have any comments on your responses above?**

Location of Residence	Length of Time Lived in Area	Children Present in Household?	Comments
Adams County SD 14	Less than 2 years	Yes	Many renovations would help with the lack around Commerce City that are going to start with the recreation center.
Adams County SD 14	2 to 5 years	Yes	Everything in a good combination
Adams County SD 14	2 to 5 years	Yes	extend the time of registration
Adams County SD 14	2 to 5 years	Yes	I don't think the bathrooms are monitored or secure for children
Adams County SD 14	2 to 5 years	Yes	more information available for users of the rec center
Adams County SD 14	2 to 5 years	No	I really like the center and hope to see improvement
Adams County SD 14	6 to 10 years	Yes	I don't want ot have to pay for things I won't use.
Adams County SD 14	6 to 10 years	Yes	neede bilingual personal trainers
Adams County SD 14	6 to 10 years	Yes	The gymnastics room needs a better viewing area for parents so they are not in the way of the gymnasts and the equipment. It would be great if the viewing area was above the gym so parents are less likely to interfere with coaching and distracting the girls from practice. Also it would be great for the gymnast to have more equipment to train on such as a tumble track, and larger area for vault runway. The equipment in the gymnastics room needs updating, the binding on the beams are tearing and may cause injuries to the gymnasts and coaches. The gymnastics room needs to be large enough to accommodate the growing program. Girls should not have to wait the entire practice just to use an apparatus for 5 minutes because there are too many girls and not enough equipment or coaching staff. It would be wonderful to have more coaches especially for team to keep our girls safe and get the attention they need to better their skills.
Adams County SD 14	6 to 10 years	Yes	Would definitely attract more people to exercise and stay healthy in a fun way. These choices are very popular in rising generations. Would benefit our needs and wants for our community.
Adams County SD 14	6 to 10 years	No	We definitely need more indoor walk/run space!! Other surrounding cities have some pool amenities available but I sure would like them closer to me!!
Adams County SD 14	10+ years	Yes	I hope to see amazing new amenities at the core rec center. Our family enjoys it but it would be great to have an expanding amazing indoor pool and walking paths or trails

**(Top 3 Most Important Amenities) Do you have any comments on your responses above?**

Adams County SD 14	10+ years	Yes	I think the new location might be too far for most Commerce City kids. Not every kid has transportation. It should be more local.
Adams County SD 14	10+ years	Yes	Indoor soccer doesn't exist in Commerce City and we have to go to Thornton or Federal Heights to participate.
Adams County SD 14	10+ years	Yes	Lower prices for those with lower incomes
Adams County SD 14	10+ years	Yes	more exercise classes
Adams County SD 14	10+ years	Yes	Need a gymnastic room large enough to accommodate all parents that wish to watch. Right now only about 20 are able to enjoy it.
Adams County SD 14	10+ years	Yes	need activities for those with disabilities.
Adams County SD 14	10+ years	Yes	Spanish speaking staff for the people who don't speak english and greater accessibility and pricing
Adams County SD 14	10+ years	Yes	thank you for considering my opinion
Adams County SD 14	10+ years	Yes	Thank you for considering my opinion
Adams County SD 14	10+ years	Yes	That child care is affordable
Adams County SD 14	10+ years	Yes	we need more elliptical machines, we currently have to take turns sharing the one working machine, the other two have been broken for the last 1 1/2 months.
Adams County SD 14	10+ years	Yes	would like to see programs for special needs children
Adams County SD 14	10+ years	No	A dry sauna would be nice. I stopped using the wet sauna because I always felt like I was walking into a dirty tennis shoe. Also, a whirlpool would be nice and frequently used.
Adams County SD 14	10+ years	No	A hot tub would be great.
Adams County SD 14	10+ years	No	Commerce City Recreation needs some upgrades. With the number of senior citizens who use the pool in the morning. The therapeutic Pool is a must and not five years down the road. The current center needs to have hot water for the showers. The pool temp needs to be warmer than 82 degrees. The equipment in the weight room needs to be fixed or replaced sooner than 3-4 months. The sauna needs to work. You have a faithful following.
Adams County SD 14	10+ years	No	expand the exercise area
Adams County SD 14	10+ years	No	Please provide tennis courts and lessons
Adams County SD 14		Yes	I would like to get assistance for the classes and have them be more often
Adams County SD 14		No	If you include everything you have a Rec #1 would be successful to include at Rec #2.
Adams County SD 14			Everything in a good combination



**(Top 3 Most Important Amenities) Do you have any comments on your responses above?**

SD 27J	Less than 2 years	Yes	Long-term investment in our community and accessibility is well worth the price for our high taxes. More schools-- including a local high school. People just want to see results... thanks for taking the time to ask these questions. You all are on the right track. Thanks for taking the initiative! Low crime, high police presence helps! A safe community always thrives. Thanks!
SD 27J	Less than 2 years	Yes	No
SD 27J	Less than 2 years	Yes	Should BE For ALL Ages AND reasonably priced
SD 27J	Less than 2 years	Yes	We are very excited about a new rec center. We plan to use it for exercise as long as there is child care, gymnastics, and swimming. As my children grow a teen room would be well used too.
SD 27J	Less than 2 years	Yes	We love the current Commerce City Rec Center and all the programs and opportunities that they provide there and how easy they make it to take part. It is very affordable with well run programs. We look forward to one closer to where we live. Thanks for all you do.
SD 27J	Less than 2 years	No	An outdoor pool would be beneficial as well.
SD 27J	Less than 2 years	No	Outdoor pool option?
SD 27J	Less than 2 years	No	Please please please have an adult lap swim pool. There is not one within 20 minutes and this is a much needed amenity. There are various places for children to recreationally swim, but no lap areas other than the current Rec center, which is practically in Denver, and the Brighton Rec center 20 minutes away.
SD 27J	2 to 5 years	Yes	A outdoor spray water park along with the new rec center would be awesome !
SD 27J	2 to 5 years	Yes	Can't wait to have a rec center close to enjoy with my family.
SD 27J	2 to 5 years	Yes	Childcare should be a must
SD 27J	2 to 5 years	Yes	Family changing rooms
SD 27J	2 to 5 years	Yes	I teach group fitness & dance fitness, I'm excited for the new rec to be built
SD 27J	2 to 5 years	Yes	Indoor water park similar to Apex so it can be used year round. On a side note I really like the 500 person limit at Paradise Island. Greatest move ever!!!!
SD 27J	2 to 5 years	Yes	It would be cool to have the rec center be like the Apex center in Arvada.
SD 27J	2 to 5 years	Yes	Location of the current Rec center is no where near my house! And I'm a commerce city resident
SD 27J	2 to 5 years	Yes	Looking forward to the new rec center and hope it comes soon!
SD 27J	2 to 5 years	Yes	No

**(Top 3 Most Important Amenities) Do you have any comments on your responses above?**

SD 27J	2 to 5 years	Yes	No
SD 27J	2 to 5 years	Yes	Please consider an awesome pool/water playground.
SD 27J	2 to 5 years	Yes	Pools!!! Outdoor pool as well!!! At least 1/2 of the facility should be POOLS! They will get used.
SD 27J	2 to 5 years	Yes	Soo excited!
SD 27J	2 to 5 years	Yes	Tennis courts please!!!!
SD 27J	2 to 5 years	Yes	This is so needed in our area as the houses are being built so quickly. Can't wait it's very exciting.
SD 27J	2 to 5 years	Yes	We also need steam/sauna room
SD 27J	2 to 5 years	Yes	We have a growing population of teens and not many local recreational activities for them.
SD 27J	2 to 5 years	Yes	When the facility becomes closer to my home, other amenities will become a higher priority.
SD 27J	2 to 5 years	Yes	Would like a playground/ splash area like the Thornton Rec Center
SD 27J	2 to 5 years	No	After taking the Tennis courts out of Fairfax park, there is nothing left in Commerce City. Tennis is a sport for a lifetime, fitting in with Commerce City's goals and slogan. I don't know why it continues to be eliminated, and skipped over in Commerce City's plans for recreation.
SD 27J	2 to 5 years	No	I would love to see more services, facilities, programs for youth and children as well as adults with younger children
SD 27J	6 to 10 years	Yes	Build it quickly! Would be awesome to have a swim team for the elementary, older and adult age groups. Thornton and Brighton both do this and I have heard it's great.
SD 27J	6 to 10 years	Yes	I think indoor pool and lap pool should be the same category, not separated, then my third choice would be the rock wall room
SD 27J	6 to 10 years	Yes	I would like to see more non-sports programs offered for kids/preteens. Cooking comes to mind
SD 27J	6 to 10 years	Yes	If you build it they will come
SD 27J	6 to 10 years	Yes	No
SD 27J	6 to 10 years	Yes	Wet/dry sauna

**(Top 3 Most Important Amenities) Do you have any comments on your responses above?**

SD 27J	6 to 10 years	Yes	When residents voted, it stated that the new Rec Center would have an indoor pool, courts, and a track. This area continues to grow so I hope this project does not get scaled down and offer only a few activities or amenities. This was #2 on the project list and #3 (outdoor pool and parks) is being completed before the new Rec Center.
SD 27J	6 to 10 years	Yes	Would love something bigger that is close to Reunion, especially an indoor pool and fitness classes that are cardio based.
SD 27J	6 to 10 years	Yes	Would really love to have more activities for kids, gymnastics, soccer, climbing wall etc. Childcare is a must. There are virtually no places I can workout within 30 miles due to lack of childcare. Swimming pool would be nice due to overcrowding in community pools.
SD 27J	6 to 10 years	Yes	Would really love to see a great gymnastics area!! Local high schools don't offer gymnastics so please take that into consideration.
SD 27J	6 to 10 years	No	I would like to see one or more areas in the north part of Commerce City where I can play disc golf and throw horseshoes please.
SD 27J	6 to 10 years	No	Racquetball please!!!!!!!!!!!!!!
SD 27J	6 to 10 years	No	Therapy pools are used for everyone who needs to strengthen muscles due to surgery, accidents or age.
SD 27J	10+ years	Yes	An archery range area would be nice. Currently the only places to go are far away or at barr lake.
SD 27J	10+ years	Yes	An indoor outdoor pool would be amazing. There needs to be another outdoor pool for the north commerce city area.
SD 27J	10+ years	Yes	Before and after school programs for elementary and middle schoolers that do not have a place to go during these times is helpful to parents who need morning or afternoon daycare or both times.
SD 27J	10+ years	Yes	Build it with room to grow
SD 27J	10+ years	Yes	Definitely indoor pool :-)
SD 27J	10+ years	Yes	I was hoping for a tennis court close by, but there isn't
SD 27J	10+ years	Yes	I would love the possibility of having tennis courts.
SD 27J	10+ years	Yes	I would love to be involved in ANY planning and discussions about the rec center. I have lived in Reunion for 15 years and would love to be involved. 303-960-5192 Joshuahahnatc@hotmail.com
SD 27J	10+ years	Yes	I would love to see an indoor pool!

**(Top 3 Most Important Amenities) Do you have any comments on your responses above?**

SD 27J	10+ years	Yes	It is imperative to the gymnastics program that we receive a new facility in order for our program to compete at a high level and to accommodate new and better equipments and be able to teach more girls and to host a better meet.
SD 27J	10+ years	Yes	Martial arts classes. Outdoor fitness course. Walking and bike trails around/into facilities.
SD 27J	10+ years	Yes	My number one request is an outdoor swimming pool! Please, please, please! Parafice is too far for us to drive. Would greatly appreciate a local pool for our kids to walk/ride bikes too. My second request is somewhere for our teens to just hang out and socialize. There is nowhere for them to go so they end up at McDonald's and Taco Bell.....neither of which are very healthy. Thank you for listening :)
SD 27J	10+ years	Yes	NA
SD 27J	10+ years	Yes	Need better and more equipment for the girls to be successful. Seating is an issuer here and is unsafe for the girls with families sitting on the floor by the vault and beam. By moving gymnastics we can recruit girls from Brighton & Gymanstics in Thornton. Many moms I speak with feel our facility is behind the times compared to these other 2 centers. I had my daughter's birthday at Gymanstics Unlimited rather than here where she takes classes.
SD 27J	10+ years	Yes	New gymnastics facility with trampoline and other updated equipment would be great. Another swimming pool with reasonably priced swim lessons would be fantastic.
SD 27J	10+ years	Yes	Our area has no tennis courts or outdoor basketball courts.
SD 27J	10+ years	Yes	Please build the new rec center with a larger gymnastics gym ASAP! This is such a popular program and the majority of the girls are from the north part of the city. There are so many girls in the gym at one time that it is a major safety hazard. This is such a dangerous sport and a larger gym is critical before someone is seriously injured. Also, I think the new rec center in the northern part of the city needs to be the priority before anything is done at the current rec center because the north part of the city is lacking facilities unless you live in reunion.
SD 27J	10+ years	Yes	Tennis courts and pickle ball courts Big, big gymnasium for volleyball leagues. Outdoor pool, or a indoor pool that can also be outside (part in part out? Retractable roof. Foam pits and lots of tramps with family days for families to play together.

**(Top 3 Most Important Amenities) Do you have any comments on your responses above?**

SD 27J	10+ years	Yes	Very exciting to see this happening. We've been waiting for 12 years to get something out here!
SD 27J	10+ years	Yes	We are so excited for this!!!
SD 27J	10+ years	Yes	We currently have no city recreation in our area, and pay high taxes. Not sure why any this is being done on the south side of Commerce city before the North side gets their first recreation facility.
SD 27J	10+ years	Yes	We desperately need an aquatics center, capable of hosting swim team events. We don't have full access to the reunion rec center since we don't live in reunion, but we did swim for their swim team and their pool noodles and broken pool heater and lack of pool availability were quite pathetic. Commerce City doesn't even have a year eound swim team, and Thornton only allows 100 kids to swim. They only open it to Thornton residents the first day and their team fills up within minutes. We have always driven to Arvada to take swimming lessons and participate in swim club and team. There are only about five full sized competition pools in the state. There is a huge need and demand for this kind of facility. Please consider installing at least 7 or eight lanes to allow for at least the smallest of swim meets.
SD 27J	10+ years	Yes	We need outdoor pool, not even one question was regarding outdoor pool, not pool play area, OUTDOOR POOL
SD 27J	10+ years	Yes	We really need a Close Rec with a Swimming and work out area that doesn't cost an arm and a leg, much like the Apex center.
SD 27J	10+ years	Yes	We would like a preschool program. Spray ground An indoor pool like Thornton Rec Teen program
SD 27J	10+ years	Yes	Would love to see an outdoor pool along with the indoor pool. Hot tubs in the indoor area would be great too. More things for our kids to do the better.
SD 27J	10+ years	No	Can't wait for it to be built!
SD 27J	10+ years	No	Make sure items are accessible to Deaf and hard of hearing individuals (including senior citizens) by ensuring captioning on all TVs and that interpreting services are available upon request.
SD 27J	10+ years	No	Very most important to me is water aerobic classes. Taught by a qualified teacher. For the last week or more our teacher has been made to life guard instead of teach our class. this is very wrong.
Other	6 to 10 years	No	WiFi in rec center would be great!

**(Top 3 Most Important Amenities) Do you have any comments on your responses above?**

Other	10+ years	Yes	We need the gymnastics program at the new facility. Tired of girls having to be whistled at when they go to the bathroom. No room for parents, and when the girls get to the CARA league most come from the northern area and don't appreciate the 'colorful' neighborhood that the rec center is located. To be truly competitive we need a tumble track, vault without a pit and a pit, and parent viewing area. Big bonus would be a small changing/bathroom area.
Other		Yes	Cleaner locker rooms and shower
Don't know	Less than 2 years	Yes	Areas for families
Don't know	Less than 2 years	Yes	I would love to have a place to do activities with my family here in North commerce city. So thank you.
Don't know	Less than 2 years	No	New to Reunion area and as soon as we get settled look forward to seeing what's available.
Don't know	2 to 5 years	Yes	Indoor poo dance gymnasticl is very important the city is growing very fast and I have 3 small kids that I would like to have them be in activities and it's very hard to find things close to this area!!
Don't know	2 to 5 years	Yes	the other centers accommodate famillies better
Don't know	6 to 10 years	Yes	Splash park in frontera village or pool not in current pool facilities. Most of the money for commerce city comes from my community, not downtown commerce city. Build where we need it!
Don't know	10+ years	Yes	No very friendly workers and life guards
Don't know	10+ years		One senior center is enough
Don't know		Yes	all of these are good to have
	2 to 5 years	Yes	make the prices affordable for the public
	2 to 5 years	Yes	Please open more spaces for swimming
	2 to 5 years	No	Thank you - great facility (Commerce City Rec)
	10+ years	Yes	more montoring
	10+ years	Yes	There is no mention of exterior ammenities, but soccer fields should be a must.
			Build it NOW
			I like how the other rec centers that I have been to, have never been as busy.. So the equipment is always in good condition, and it was a good enviroment to work out in. As the planned rec center is established, I'm sure it will be super busy. So for the mean time, I will still be going to Belle Creek, Thornton, and Brighton Rec Centers

**(Top 3 Most Important Amenities) Do you have any comments on your responses above?**

			We need a facility alot sooner than 2017.
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## Importance of Recreation Programs to be Included/Expanded - "Age related programs and classes for ages..."

Location of Residence	Length of Time Lived in Area	Children Present in Household?	Comments
Adams County SD 14	2 to 5 years	Yes	3-7
Adams County SD 14	2 to 5 years	Yes	6-14
Adams County SD 14	2 to 5 years	Yes	All the family
Adams County SD 14	2 to 5 years	Yes	child to adult
Adams County SD 14	2 to 5 years	Yes	kids and adults
Adams County SD 14	2 to 5 years	No	13
Adams County SD 14	2 to 5 years	No	17
Adams County SD 14	6 to 10 years	Yes	10
Adams County SD 14	6 to 10 years	Yes	5-13
Adams County SD 14	6 to 10 years	Yes	14-15
Adams County SD 14	6 to 10 years	Yes	6 and 9
Adams County SD 14	6 to 10 years	Yes	Toddler
Adams County SD 14	6 to 10 years	No	13-19
Adams County SD 14	6 to 10 years	No	Teen
Adams County SD 14	10+ years	Yes	4
Adams County SD 14	10+ years	Yes	30
Adams County SD 14	10+ years	Yes	40
Adams County SD 14	10+ years	Yes	3-12
Adams County SD 14	10+ years	Yes	3-12
Adams County SD 14	10+ years	Yes	4-5
Adams County SD 14	10+ years	Yes	4-12
Adams County SD 14	10+ years	Yes	4-15
Adams County SD 14	10+ years	Yes	12-18
Adams County SD 14	10+ years	Yes	1 - 12 yrs
Adams County SD 14	10+ years	Yes	13-14
Adams County SD 14	10+ years	Yes	13-50
Adams County SD 14	10+ years	Yes	15-20
Adams County SD 14	10+ years	Yes	35-50
Adams County SD 14	10+ years	Yes	40+
Adams County SD 14	10+ years	Yes	Adult
Adams County SD 14	10+ years	Yes	All ages but costs are lower



## Importance of Recreation Programs to be Included/Expanded - "Age related programs and classes for ages..."

Adams County SD 14	10+ years	Yes	childre and adolecents
Adams County SD 14	10+ years	Yes	children & teens
Adams County SD 14	10+ years	Yes	young children
Adams County SD 14	10+ years	No	12
Adams County SD 14	10+ years	No	11-19
Adams County SD 14	10+ years	No	15-20
Adams County SD 14	10+ years	No	20-30
Adams County SD 14	10+ years	No	50+
Adams County SD 14	10+ years	No	60 plus
Adams County SD 14	10+ years	No	7 t o 16
Adams County SD 14	10+ years	No	all children
Adams County SD 14	10+ years	No	Teens
Adams County SD 14	10+ years		15-20
Adams County SD 14		Yes	8-12
Adams County SD 14		Yes	8-13
Adams County SD 14		Yes	8-15
Adams County SD 14		Yes	9-12
Adams County SD 14		Yes	all
Adams County SD 14		Yes	baseball
Adams County SD 14			50+
Adams County SD 14			kids and adults
SD 27J	Less than 2 years	Yes	25-35
SD 27J	Less than 2 years	No	18-50
SD 27J	Less than 2 years	No	60+
SD 27J	2 to 5 years	Yes	6 - 16
SD 27J	2 to 5 years	Yes	30-50
SD 27J	2 to 5 years	Yes	didn't specify on form
SD 27J	2 to 5 years	Yes	youth and teen
SD 27J	2 to 5 years	No	40 and above
SD 27J	6 to 10 years	Yes	6 or older
SD 27J	6 to 10 years	Yes	6,9,13,16
SD 27J	6 to 10 years	Yes	ages 5 to adult
SD 27J	6 to 10 years	Yes	teens!!!!
SD 27J	6 to 10 years	Yes	things geared toward different age groups

## Importance of Recreation Programs to be Included/Expanded - "Age related programs and classes for ages..."

SD 27J	6 to 10 years	Yes	would be nice to have adult gymnastics
SD 27J	6 to 10 years	Yes	youth sports/dance classes and other classes girls might enjoy ages 5-10
SD 27J	6 to 10 years	No	0 to 99
SD 27J	6 to 10 years	No	65+
SD 27J	6 to 10 years	No	ALL
SD 27J	6 to 10 years	No	Over 50
SD 27J	10+ years	Yes	35
SD 27J	10+ years	Yes	6-50
SD 27J	10+ years	Yes	5-15
SD 27J	10+ years	Yes	6-9
SD 27J	10+ years	Yes	7-15
SD 27J	10+ years	Yes	4-10 years
SD 27J	10+ years	Yes	All age groups
SD 27J	10+ years	No	senior adults
SD 27J	10+ years	No	seniors
SD 27J			2-18
Other	Less than 2 years	Yes	all
Other	10+ years	Yes	Teen
Don't know	Less than 2 years	Yes	30
Don't know	Less than 2 years	Yes	13-18
Don't know	6 to 10 years	Yes	4-10
Don't know	10+ years	No	13-16
Don't know	10+ years	No	70+
Don't know		Yes	6-12
	2 to 5 years	Yes	3-10
	6 to 10 years	Yes	8
	10+ years	Yes	4-12
	10+ years	Yes	15-45
	10+ years	Yes	child and adult
	10+ years	No	all ages
	10+ years	No	indoor soccer
	10+ years	No	Senior

## Importance of Recreation Programs to be Included/Expanded (Other)

Location of Residence	Length of Time Lived in Area	Children Present in Household?	Comments
			Creative adult fitness classes, not just the same old and not 'boxed' classes such as Zumba or Crossfit. Adults like having fun while being fit just as much as kids. Can we get programs similar to what teens have? Zombie Survival? Backpacking Trips?
Adams County SD 14	Less than 2 years	No	
Adams County SD 14	Less than 2 years	No	indoor soccer
Adams County SD 14	2 to 5 years	Yes	child care
Adams County SD 14	2 to 5 years	Yes	indoor soccer
Adams County SD 14	2 to 5 years	Yes	Zumba
Adams County SD 14	6 to 10 years	Yes	English classes
Adams County SD 14	10+ years	Yes	boxing
Adams County SD 14	10+ years	Yes	Child Care
Adams County SD 14	10+ years	Yes	children and baby activity
Adams County SD 14	10+ years	Yes	Indoor Soccer
Adams County SD 14	10+ years	Yes	indoor soccer and boxing
Adams County SD 14	10+ years	Yes	youth to 40's-50's classes
Adams County SD 14	10+ years	No	soccer
Adams County SD 14	10+ years	No	zumba
Adams County SD 14			pilates
Adams County SD 14			Zumba
SD 27J	2 to 5 years	No	Tennis
SD 27J	6 to 10 years	Yes	Classes offering art, crafts, music, dance, pottery, and science.
SD 27J	6 to 10 years	Yes	teen field trips on breaks
SD 27J	6 to 10 years	Yes	would be nice to have adult gymnastics
SD 27J	6 to 10 years	No	Horseshoes & Disc Golf
SD 27J	10+ years	Yes	cheerleading
SD 27J	10+ years	Yes	Youth nights

**(Top 3 Most Important Programs) Do you have any comments on your responses above?**

<b>Location of Residence</b>	<b>Length of Time Lived in Area</b>	<b>Children Present in Household?</b>	<b>Comments</b>
Adams County SD 14	Less than 2 years	Yes	It would be a good thing that you are going to make improvements and may achieve them
Adams County SD 14	2 to 5 years	Yes	I don't like that children and adults are in the same room with no doors for privacy
Adams County SD 14	2 to 5 years	Yes	need family activities
Adams County SD 14	2 to 5 years	Yes	These are all good changes
Adams County SD 14	2 to 5 years	Yes	Zumba classes offered at more hours during the day
Adams County SD 14	2 to 5 years	No	Every kind is important
Adams County SD 14	2 to 5 years	No	Support family activities
Adams County SD 14	6 to 10 years	Yes	Adults and Youth could really connect and be motivated if these were more promoted in the sense of being improved and added! Definitely crucial, please consider and appoint these for plans.
Adams County SD 14	6 to 10 years	Yes	It would be wonderful to have more events and activities for families to attend. It would be great to have an outdoor amphitheater to entertain in similar to what Thornton recreation center has. It is great to go to concerts and have ice cream socials there.
Adams County SD 14	6 to 10 years	Yes	More art and music programs
Adams County SD 14	6 to 10 years	Yes	publish your communications in spanish
Adams County SD 14	10+ years	Yes	Activities for spanish families
Adams County SD 14	10+ years	Yes	Have more cultural activities for the young because there are so many bad things happening
Adams County SD 14	10+ years	Yes	I'd like you to place more importance on children.
Adams County SD 14	10+ years	Yes	improve the hours and have more activities for children in the summer.
Adams County SD 14	10+ years	Yes	more educational programs
Adams County SD 14	10+ years	Yes	More instructors who speak spanish.
Adams County SD 14	10+ years	Yes	please include areas for indoor soccer and boxing

**(Top 3 Most Important Programs) Do you have any comments on your responses above?**

Adams County SD 14	10+ years	No	It seems that the current rec center doesn't get improvements year after year. I know that the pool heater doesn't seem to be working since the pool has been super cool lately and the locker room is cold. you don't need the air conditioning blowing on you when you are changing especially after getting out of the pool. We also been promised a therapy pool or deep water aerobics area for several years and it hasn't happened yet. It would also be nice to have additional fitness classes especially the cycling classes. I know many seniors that attend the swimming classes come, and that their programs are being cut down on.
Adams County SD 14		Yes	Fall, Spring and Summer baseball
Adams County SD 14			Have more Zumba classes at different hours of the day
SD 27J	Less than 2 years	Yes	It's a family community... great schools and activities will make or break us.
SD 27J	2 to 5 years	Yes	Community is filled with YOUNG kids and that should be the focus. Raising well rounded kids that will become adults in the community.
SD 27J	2 to 5 years	Yes	No
SD 27J	2 to 5 years	Yes	No
SD 27J	2 to 5 years	Yes	Tennis courts please!
SD 27J	2 to 5 years	Yes	Would love to have a masters level swim program.
SD 27J	2 to 5 years	Yes	Would love youth sports, soccer; baseball, etc.
SD 27J	2 to 5 years	Yes	Youth camps are always a good thing to keep the kids busy. Anything to keep kids busy and out of trouble.
SD 27J	2 to 5 years	No	Commerce City needs a lighted Tennis court facility. Look to the REC Center and parks in Thornton. There could be leagues set up for all ages. The lack of Tennis facilities in Commerce City is glaring. If Commerce City is really trying to be a Quality Community for a lifetime, they need facilities for the Sport of a lifetime - Tennis.
SD 27J	2 to 5 years	No	Please share information in multiple languages (more than Spanish) with schools and instructions to inform youth and families
SD 27J	6 to 10 years	Yes	No
SD 27J	6 to 10 years	Yes	Our teens need facilities. There is nothing for them to do in our area. Also, swim teams for a variety of ages. Gymnastics for variety of ages (adults too!)

**(Top 3 Most Important Programs) Do you have any comments on your responses above?**

SD 27J	6 to 10 years	Yes	Why do you list Other as an option to rate as important - not important but no room to write something in? This survey is so poorly written that if it is an indicator of how the new rec center and programs will be ran then we just wasted 50 million dollars.
SD 27J	6 to 10 years	Yes	With the exception of a small minority of Reunion neighborhood dwellers there is nothing up here for the rest of the burgeoning population. Get this going already!
SD 27J	10+ years	Yes	Na
SD 27J	10+ years	Yes	Not sure what it would be like to actually have city services on the North side of town
SD 27J	10+ years	Yes	Please keep us posted how we can be involved. And when the meetings are?
SD 27J	10+ years	Yes	Reformer pilates would be so amazing as would pottery. I currently use the Apex Center and Simms Street Community Center for these activities. They are quite expensive especially when one factors in the cost of fuel to get there.
SD 27J	10+ years	Yes	the gymnastics program has outgrown the available space.
SD 27J	10+ years	Yes	the gymnastics program needs new facilities to be competitive
SD 27J	10+ years	Yes	We need some youth sports programs close to our community
SD 27J	10+ years	Yes	Would love to see multiple sports offered for kids (bball, volleyball, track, soccer, flag football, swim Team, etc). The more sports to choose from the better. Would also like to see art/photography/music lessons for youth as well.
Other	10+ years	Yes	Don't like the current rec center. No family changing area, weird people, and wondering if you will get robbed leaving the center.
Other		Yes	Better care of locker room showers
Don't know	2 to 5 years	Yes	Commerce city center has programs I like very much
Don't know	10+ years	Yes	Need to hire outgoing people not ones that look like they hate their job. Find a new profession.
Don't know	10+ years		Schools should do youth sports
	2 to 5 years	Yes	get information through various kinds of media
	10+ years	No	all of the above
	10+ years	No	Would like to see more out of the box classes offered: like healthy cooking, how to start on an exercise program.

### Where is your residence located? (Other)

Location of Residence	Length of Time Lived in Area	Children Present in Household?	Comments
Other	Less than 2 years	Yes	Denver
Other	Less than 2 years	No	Denver
Other	2 to 5 years	No	Denver
Other	6 to 10 years	No	Lakewood
Other	10+ years	Yes	Charter school/homeschool
Other	10+ years	Yes	Victory Prep Academy
Other		Yes	Denver
Other		Yes	District 50
Other		No	Aurora
Other		No	DPS

## Do you have any additional comments or suggestions on the topics covered in this survey?

Location of Residence	Length of Time Lived in Area	Children Present in Household?	Comments
Adams County SD 14	Less than 2 years	Yes	I was very happy that you are interested in listening to my opinion. I did not know that was taken into account to the communities and is a very good thing for the city that I am not accustomed to. Thank you very much.
Adams County SD 14	Less than 2 years	No	you do not have enough group fitness classes
Adams County SD 14	2 to 5 years	Yes	advertise on buses and have more notices on television
Adams County SD 14	2 to 5 years	Yes	children's play area
Adams County SD 14	2 to 5 years	Yes	I like that you listen to me. I am confident there will be the best changes in our community. I look forward to seeing the progress
Adams County SD 14	2 to 5 years	Yes	Include family bathrooms where moms can tend to children and with persons of the opposite sex being present
Adams County SD 14	2 to 5 years	Yes	It is not good for children swimming to have to use the showers with adults and see them naked. I would like to see family bathrooms.
Adams County SD 14	2 to 5 years	Yes	Need cheaper and more accessible to more people.
Adams County SD 14	2 to 5 years	Yes	need to completely remodel the old center
Adams County SD 14	2 to 5 years	Yes	Need to give more information on how you can use recreation center
Adams County SD 14	2 to 5 years	Yes	Staff speaks very little spanish
Adams County SD 14	2 to 5 years	Yes	thank you for asking my opinion
Adams County SD 14	2 to 5 years	Yes	Thank you for taking into account my opinion It is very important!
Adams County SD 14	2 to 5 years	Yes	the price is not economical to bring our childre. Need bilingual staff.
Adams County SD 14	2 to 5 years	Yes	They charge by the car or by monthly payment and that the children can't swim because there are more people
Adams County SD 14	2 to 5 years	Yes	too expensive and need bilingual staff
Adams County SD 14	2 to 5 years	Yes	would like to see massages at the center.
Adams County SD 14	2 to 5 years	No	Don't have so many requirements to register for the rec center
Adams County SD 14	6 to 10 years	Yes	bilingual staff is needed
Adams County SD 14	6 to 10 years	Yes	I don't think they should charge for children
Adams County SD 14	6 to 10 years	Yes	I just want Commerce City recreation to be the best. I want people to say 'hey, have you been to there rec, it is amazing and has a lot to offer the community.'
Adams County SD 14	6 to 10 years	Yes	More services and programs focused specifically on young women
Adams County SD 14	6 to 10 years	Yes	need soccer program
Adams County SD 14	6 to 10 years	Yes	need to have capable staff & convenient location



## Do you have any additional comments or suggestions on the topics covered in this survey?

Adams County SD 14	6 to 10 years	Yes	Thank you for asking my opinion on this large project and i hope that you achieve the project for our commerce city
Adams County SD 14	6 to 10 years	Yes	the recreation center must offer many programs.
Adams County SD 14	6 to 10 years	No	Condition of facility (pool & sauna) always breaking down. Thermostats don't work. Staff does not show up.
Adams County SD 14	6 to 10 years	No	Need indoor soccer
Adams County SD 14	6 to 10 years	No	Thank you for keeping me informed about the program
Adams County SD 14	10+ years	Yes	Affordable prices for large families.
Adams County SD 14	10+ years	Yes	As a mom i am interested in the topic of child care and learning about infants who are not yet in pre-school
Adams County SD 14	10+ years	Yes	Bilingual
Adams County SD 14	10+ years	Yes	costs too much
Adams County SD 14	10+ years	Yes	Don't give us the shit upgrade in the Core City with our Rec for your new Rec in the North. We all know how you Council members are with 'NEW COMMERCE CITY'
Adams County SD 14	10+ years	Yes	extended hours for the pool and the center in general and have reasonable prices no matter where you live.
Adams County SD 14	10+ years	Yes	free food for children in classes would make the prices more affordable for those coming to the recreation center and alloow them to participate in more activities.
Adams County SD 14	10+ years	Yes	Have more advertismment of events and programs for the Hispanic community
Adams County SD 14	10+ years	Yes	I do not like the fact that you treat well only couple who speak english. that I speak Spanish and need information so i can use machines
Adams County SD 14	10+ years	Yes	I hope in the future to use it more if the prices are lower
Adams County SD 14	10+ years	Yes	I think you should spend the money fix our streets and clean up the city
Adams County SD 14	10+ years	Yes	I went for information and couldn't get it because I don't know english. Need bilingual staff please.
Adams County SD 14	10+ years	Yes	I would like to know if you may include some development programs for children with disabilities
Adams County SD 14	10+ years	Yes	I would like to see more economical prices because I have 5 children
Adams County SD 14	10+ years	Yes	I would very much like to see a indoor soccer program in commerce city and also a boxing program because we are going to give the money to another city and would like to leave the money here in commerce city
Adams County SD 14	10+ years	Yes	It costs a lot and no spanish speaking staff make it hard for us.

## Do you have any additional comments or suggestions on the topics covered in this survey?

Adams County SD 14	10+ years	Yes	It is you duty to do more publicity and the event organizon forthe people. we are all part of the programs.
Adams County SD 14	10+ years	Yes	It would be nice if the rec center opened at 5:00 am. We need a gym area for kids under 16.
Adams County SD 14	10+ years	Yes	Just location. There is not much for kids in the district 14 area to enjoy.
Adams County SD 14	10+ years	Yes	more classes for children and young people
Adams County SD 14	10+ years	Yes	More swimming classes
Adams County SD 14	10+ years	Yes	Need bilingual staff
Adams County SD 14	10+ years	Yes	Prices more reasonable. I have a large family and that is the reason we don't come.
Adams County SD 14	10+ years	Yes	programs for special needs children
Adams County SD 14	10+ years	Yes	Reasonable pricing for everyone no matter where you are from. Need spanish speaking employees.
Adams County SD 14	10+ years	Yes	Restroom for handicapped people, someone to watchout for kids and more instructors that speak spanish.
Adams County SD 14	10+ years	Yes	swimming classes are good.
Adams County SD 14	10+ years	Yes	thank you for asking my opinion. I would like to see you have family bathrooms.
Adams County SD 14	10+ years	Yes	The sfaff needs to be improved
Adams County SD 14	10+ years	Yes	To be courteous and do not discriminate the latinos and that will enter with shorts suitable for not only swimming
Adams County SD 14	10+ years	Yes	Use the money to improve the streets and for snow removal
Adams County SD 14	10+ years	Yes	would really like to have bilingual staff at the facility
Adams County SD 14	10+ years	No	have instructors for water aerobice present for am classes (Tuesday, Thursday and Friday)
Adams County SD 14	10+ years	No	Have more sporting events will make for active and healthy children
Adams County SD 14	10+ years	No	Heat the pool and locker room
Adams County SD 14	10+ years	No	Many users of the center speak only spanish and I would like to see more spanish speaking staff
Adams County SD 14	10+ years	No	need staff that can speak more than english.

## Do you have any additional comments or suggestions on the topics covered in this survey?

			Staff definitely needs a 'friendlier' face. Cost should be adjusted for residents. Locker rooms should be bigger. When at the pool even the manager should wear swimming trunks. What if there was a drowning accident? Granted he would try and save that person but if you want rules to be followed properly then he needs to be in uniform attire. It's all about equality and fairness in the community and for rec center members/residents. Hopefully there is change.
Adams County SD 14	10+ years	No	
Adams County SD 14	10+ years	No	would like to have tennis. Staff needs to speak Spanish
Adams County SD 14	10+ years	No	would like to see the massage class available again - therapeutic services.
Adams County SD 14	10+ years	No	your staff is very rude
Adams County SD 14		Yes	More parks!
Adams County SD 14		Yes	Thank you for the information. I would like to see the information in Cara a Cara
Adams County SD 14		Yes	That if you pay by entering that you don't have to pay for classes My children played baseball take swimming classes and gymnastic
Adams County SD 14		Yes	Want baseball in spring, summer and fall
Adams County SD 14		No	The best way to reach out to community is to create events that engage and involve with people within. Concerts and events are ways to bring people together.
SD 27J	Less than 2 years	Yes	Family nights and community events would be great a safe place for teens to go especially for halloween
SD 27J	Less than 2 years	Yes	My one frustration with the Commerce City rec center is that the website is not very user friendly and hard to use. I would normally say website is the best way to get me info on rec center programs, but I currently avoid the Commerce City Rec website for finding info because it is just too cumbersome to read and maneuver.
SD 27J	Less than 2 years	Yes	We need to get a high school in north/east Commerce City. 27J is maxed out. If C.City wants to thrive....Great schools are essential!
SD 27J	Less than 2 years	No	We'd like to see good basketball courts with open gym for pickup games and adult basketball leagues. A pool to swim laps in would be great.
SD 27J	2 to 5 years	Yes	Build a Rec closer to my house with multiple activities to keep not only kids but parents happy and fulfilled as well.
SD 27J	2 to 5 years	Yes	Gymnastics program needs more parking, bigger spectator section, bigger space and a trampoline.
SD 27J	2 to 5 years	Yes	I

## Do you have any additional comments or suggestions on the topics covered in this survey?

SD 27J	2 to 5 years	Yes	No
SD 27J	2 to 5 years	Yes	No
SD 27J	2 to 5 years	Yes	Swimming pools are by far more important. Diving well would be nice too
SD 27J	2 to 5 years	Yes	Tennis courts please!
SD 27J	2 to 5 years	Yes	Would LOVE to see an indoor pool for kids. Similar to the Apex center OR Paul Derda Rec center. Would also love to see gymnastics classes for kids, along with dance, and swimming lessons. The indoor playground similar to Paul Deras would be great. Of course sporting events that we can enroll our kids in.
SD 27J	2 to 5 years	No	please be intentional about reaching out to non-english and more than Spanish bilingual/multilingual families. Our community is very diverse and all members should have access and information to these important city resources.
SD 27J	2 to 5 years	No	Very disappointed with the lack of Tennis facilities in Commerce City.
SD 27J	6 to 10 years	Yes	Bring the north a facility like Pioneer Park! We deserve facilities also. Love the rec center coming....then keep it coming! Library! Outdoor pool! Splash pad! Show our area the city cares about the north side too.
SD 27J	6 to 10 years	Yes	Dance classes for toddlers would be great and a playground inside. Plus a splash park for toddlers
SD 27J	6 to 10 years	Yes	I hope this information is not only used for consideration of facilities and programming in the northern range of the City, but also used to make changes to the existing facility off of 60th. Commerce City really doesn't compete in my mind with neighboring cities when it comes to the quality of its facilities. Westminster's City Park is a great example of a facility that looks to have been built around the same time as Commerce City's rec center and they've done a great job updating the facility and adding amenities that are truly expected in this industry.
SD 27J	6 to 10 years	Yes	I would love for there to be an option for people to go to the Commerce City website and enter our email address for updates fit certain projects such as this one.
SD 27J	6 to 10 years	Yes	No
SD 27J	6 to 10 years	Yes	Please continue the progress that has been made not just in the north area of CC but also around the Derby area. We've come a long way! Don't stop now!

## Do you have any additional comments or suggestions on the topics covered in this survey?

SD 27J	6 to 10 years	Yes	Please, Please, please make our Rec Center one that other cities will envy. Don't go cheap on it. I have considered moving to Broomfield to be closer to Paul Derda. Let's draw people to our community with our great facilities.
SD 27J	6 to 10 years	Yes	The Northern area of Commerce City desperately needs access to additional aquatics classes, gymnastics space, and gym areas. The current recreation center is a 20+ minute drive and registration into classes and activities is not guaranteed and difficult to secure a space in classes. The residents of Northern CC have waited too long for these needed additions!
SD 27J	6 to 10 years	Yes	The rec should be open during those times school is out...I.e. Holiday breaks etc. being closed at the same time school is closed does not allow the rec to serve the students needs
SD 27J	6 to 10 years	Yes	Would be good to offer resident pricing option to include visiting grandchildren. In today's world, grandparents sometimes end up caring for grandkids more than their parents do.
SD 27J	6 to 10 years	No	A full gymnastics facility would be so beneficial to the program.
SD 27J	6 to 10 years	No	Please build a disc golf and horseshoe area in the north part of Commerce City.
SD 27J	6 to 10 years	No	The current Commerce City Rec Center has a very nice steam room; I would love to see that as well as something equivalent to the sauna and hot tub at the Brighton Rec Center.
SD 27J	10+ years	Yes	A large gymnastics gym - 2-3 times the size of the current gym is needed
SD 27J	10+ years	Yes	Can't wait for this addition to our community. We recently visited the Apex Center and that would be my dream facility (minus the ice rink)!
SD 27J	10+ years	Yes	Gymnastics needs a new updated facility in order to stay competitive in this league to accommodate our growing needs.
SD 27J	10+ years	Yes	If I had a wish list I'd liked to see a tennis court close by. That would be awesome
SD 27J	10+ years	Yes	NA
SD 27J	10+ years	Yes	Please build the new rec center ASAP!
SD 27J	10+ years	Yes	Please provide a large gymnastics facility that can handle the rapid growth and a pool where swimming lessons and swim teams can continue to be offered at the same reasonable rates
SD 27J	10+ years	Yes	Put information out on how to be involved in the planning committee and design committee for this recreation center
SD 27J	10+ years	Yes	Tennis courts please! ;)

## Do you have any additional comments or suggestions on the topics covered in this survey?

SD 27J	10+ years	Yes	The more things you have to offer the more people will use the facility. Our family looks forward to actively using the rec center.
SD 27J	10+ years	Yes	There needs to be plans to access the rec center on 112th by bike. If there are teen areas/activities it would be nice for my boys to ride up there to participate. Bike lane and/or widening of Chambers
SD 27J	10+ years	Yes	We need things to do in the Northern Range that is sponsored by the city and not just the Reunion Development.
SD 27J	10+ years	Yes	We need this recreation center in this community so badly. We live in a service and ammenity desert in north Commerce City.
SD 27J	10+ years	Yes	Would like to see a Recreation center similar to the APEX center in Arvada.
SD 27J	10+ years	No	For the last month the pool has been very cold. I take water aerobic classes 4-5 days a week. For the last week 3 out of 5 days the instructor of our class could not teach as she had to life guard. This makes me and my classmates feel that the rec center does not think these classes, or we, are important. Many of us take these classes as a type of physical therapy, which we can not afford. They are very important for our physical and emotional health
Other	Less than 2 years	Yes	live in thornton becuse there is much for the children to do.
Other	Less than 2 years	No	Suggestion for outside facility improvement - Gaga Bull Pit is a great game for youth, can be seen at Denver Jewish Community Center or youtube-gagaball
Other	2 to 5 years	No	Interested in being part of the staff. Family is most important.
Other	6 to 10 years	No	Live in Lakewood work in Commerce City
Other	10+ years	Yes	Tired of everything being in Spanish at the rec center
Other		Yes	Place to go swim and water walk. Please better showers with hot water and warm water in the pool
Other		No	Pool sometimes needs to be warmer. Track is wonderful.
Don't know	Less than 2 years	Yes	We definitely need more up here in North commerce city (I live 104th and chambers). More prigrams, things to do etc.
Don't know	2 to 5 years	Yes	It would be nice to have babies and families for free. Also want family bathrooms
Don't know	6 to 10 years	Yes	I don't live in Commerce city but I like your recreation center
Don't know	10+ years	Yes	I don't know if I will bring out of town family here. I'm embarrassed of rude people. Your lifeguards need to do classes on how to act in front of residents.
Don't know	10+ years	No	Please try to add a baking class, let's say like how to make Fondant Cake.
Don't know	10+ years		Too many questions

## Do you have any additional comments or suggestions on the topics covered in this survey?

Don't know		Yes	I don't live in Commerce City but come here a lot because I am familiar with Commerce City
Don't know		Yes	use the parks
	Less than 2 years	Yes	I would like to see more preschools closer to where I live and the prices lower for the rec center
	2 to 5 years	Yes	It is very small and so many people want to enter
	2 to 5 years	Yes	would like to see it more accessible for mothers with small children or have child care
	6 to 10 years	Yes	would be good to have bilingual staff
	10+ years	Yes	I don't head staff speaking spanish in the building
	10+ years	Yes	I want you to removed the chemical chemical factories that dirty the streets and keep the streets clean of trash and throw in the strip of train tracks remove the mattresses and tables please
	10+ years	Yes	need to clean the bathrooms!
	10+ years	Yes	remove the factories that are polluting our city
	10+ years	Yes	Thank you for asking my opinion
	10+ years	Yes	would like the staff to be bilingual
	10+ years	No	More exercise space in the recreation center
	10+ years	No	need preschool in all areas of the city and more activities for families
	10+ years	No	Seems all exercise classes are geared for younger fitter people. Need a class that has older women in mind - for balance, stretching, fun and better motion.
	10+ years	No	The help is very into their work
	10+ years	No	the staff should treat us the same as the Americans
	10+ years	No	the young people need many facilities to remain active. Boxing and soccer would be good and different activities that would attract young people. Thank you !
		Yes	More activities for children. Better treatment by staff. Too expensive