

#2 DRAFT DRAFT
KETCHIKAN VISIT June 2008

INTRODUCTION

A visit to the Ketchikan Gateway Borough (KGB) Department of Recreation was made to observe its recreation model and how it could contribute to the success of the Sitka (Hames) Wellness Center program. Sitka Community Schools contractor John Stein and Hames PE Ad-hoc Committee Member Sherry Tuttle met Wed June 11 3PM with Recreation Director Wendy Mackie and then at 9AM Thursday with Smithers Pool Aquatics Manager Karen Taylor and Asst Mgr Ericka Rud.

The KGB program operates the Gateway Recreation Center on Schoenbar Loop Rd and the separate Mike Smithers Pool adjacent to Ketchikan High School on Jackson Rd.

ADMINISTRATION

Ketchikan's recreation program is administered by the Ketchikan Gateway Borough under its areawide powers. The Recreation Director reports directly to the Borough Manager and is responsible for operations of programs and supervision of program staff. Maintenance of buildings, fields, parks, equipment and sites is the responsibility of the KGB Dept of Public Works.

There is no on-going parks and recreation commission or community support group. Users, especially teams, work directly with KGB staff to support facility and equipment needs. A new ad-hoc group is proposing construction of a replacement aquatics center.

FUNDING SOURCES

Operation is supported by general taxation including a 3.5% sales tax and 6 mill property tax and user fees. (The City of Ketchikan, a municipality within the borough, does not fund the recreation program. The city levies an additional 2.5% sales tax and additional 6.1 mills property tax within

John Stein, Contractor to Sitka Community Schools
Ketchikan Gateway Borough Visit June 11 and 12, 2008

DRAFT

DRAFT

within city limits bringing city tax levies to 6% and 12.1 mills respectively.)

CAPITAL CONSTRUCTION FUNDING

The capital construction cost (\$) of the Gateway Recreation Center, built in 1997, was funded by a voter-approved 0.5% additional sales tax levy. The bond for the center will be retired in 2009. The 0.5% tax will remain in place for future recreation capital needs.

The existing Mike Smithers Pool (Orig cost \$) is over thirty years old and is experiencing both structural deterioration and functional problems. Options include closing the pool or doing a major rebuilding including pool decks, roof and mechanical systems. Under consideration is constructing a new aquatics facility attached to the Gateway Rec. Center.

REC CENTER AND POOL LAY-OUTS

GATEWAY RECREATION CENTER consists of a double gym, three handball/squash courts, indoor track, dance/aerobics/martial arts studio, exercise-machine room, child care room, arts room, central concourse, showers/locker rooms storage closets and offices.

Double gym is separated by a drop curtain and has retractable bleachers on opposite sides. Four retractable basketball hoops are in each side. At the outside end of the gym is a wall with storage for roller skates. The inside end is a high transparent glass wall facing the two-story central concourse. A running track (12 laps to the mile) is constructed as a mezzanine surrounding the gym.

Showers, lockers and mechanical space adjoin the gym.

Courts, recreation rooms and offices face the concourse opposite the gym and locker rooms. One handball court and

John Stein, Contractor to Sitka Community Schools
Ketchikan Gateway Borough Visit June 11 and 12, 2008

DRAFT

DRAFT

two convertible racket-ball/squash courts have transparent glass walls facing the concourse. Restrooms, offices and entry corridor are monitored by a semi-circular supervisor's station centered in the concourse.

Fitness room and a studio are located on the second floor. The studio is separated with a 1/3, 2/3 moveable wall to serve dance, aerobics, Pilates and martial arts.

First floor space below the studio includes an arts room with a divider wall and a child-care room with direct access to the outdoor play area.

First floor offices include six offices, conference room, laundry and storage. The entry hall has a large display case and bulletin boards.

Children's play structures are located outside in a fenced area adjacent to the child-care room. Skateboard half-pipes are installed on a paved apron next to the building. A sand volleyball court is on site. A fenced yard and building provide storage for loaner canoe and barbecue grill equipment.

Adequate paved parking is provided on two sides of the building. Entry to the building from a two-lane driveway is through a wide covered sidewalk.

MIKE SMITHERS POOL is located on a hillside between high and elementary schools. The pool building includes a five-lane pool with diving platforms (80F). An adjacent shallow "warm" (90F) pool is used for young children, seniors and people with special needs. Generously wide decks surround the pools with space used for bleachers and exercise equipment.

DRAFT

DRAFT

High transparent glass walls separate pools from a lobby and service counter area. The lobby is equipped with four tables and restrooms. The manager's office is adjacent. HCP change facilities and a sauna are located at the opposite end of the pool.

Downstairs and below the pool deck on one side are located shower and locker rooms and on the opposite, storage and mechanical spaces.

Only drop-off and HCP parking are provided adjacent to the unsheltered entrance of the building.

PROGRAM ORGANIZATION

Borough Manager
Dan Bockhorst

Recreation Director
Wendy Mackie

Recreation Center
Programmer
Susan Wall

Pool and Program Mgr
Karen Taylor

2- FT Reception
5 – PT Aerobic instructor
2- FT Building Monitor

Pool Assistant Mgr
Ericka Rud

1- Reception
5- Life guard
2 to 4 - PT Recreation
15 PT – Life Guard/Instructor

There are 15.25 full-time equivalent positions and about 25 part-time/volunteer positions supervised by the Recreation

John Stein, Contractor to Sitka Community Schools
Ketchikan Gateway Borough Visit June 11 and 12, 2008

DRAFT

DRAFT

Director. Positions below the director are represented by
IBEW Union.

KGB population served is about 14,000 persons.

MAINTENANCE ORGANIZATION

Maintenance of recreation buildings, ball fields, gardens
and parks is done by the KGB Public Works Department. Pool
boiler maintenance is done by the KGB School District under
a trade-out agreement for use of the pool by school teams.

PROGRAMS

Gateway Recreation Center Programs:

- Basketball

- 35+ Basketball

- Tot gym

- Tennis (special balls)

- Roller Skating

- Indoor Track

- Cardio Tennis

- Fitness Room (age 13 and up)

- Fitness training seminars

- Exercise machines

- Weights

- Fit Living After School Program

- Before School Buddy Special

- Wishbone Special

- Two for one February special admission

- Ketchikan Health Fair

- Room, gym rentals for parties

- Air hockey, Foosball, Ping Pong

- Children's activity room

- Racquet ball, Squash, handball

- Total Miles challenge

DRAFT

DRAFT

Water color art workshops
Mixed media Acrylic and Faux Encaustic
Breakfast with Santa
Fly-tying workshop
Power-lifting competition

Teen Skate and Dance
Spooky slate
Pumpkin Carving

Adult Indoor Tennis lessons
Pre-School Crafts
Pre-School Open Gym
Holiday kids Camp

Plyometrics Soccer fitness
No-School-days special \$1 basketball
Okinawan Karate-Do
Tae Kwan Do
Judo

Aerobic Dance classes
Step Aerobics
Cardio Sculpt
Personal Strengthening
Dance Aerobics
Pilates
Tai Chi

Salsa Dancing
Valentines Dance
Ballroom Dancing
Israeli Dance
Bollywood Dance
Beading

Smithers Pool Programs:
Swim lessons
Holiday Swim lessons

DRAFT

Evening lessons
Day lessons
Saturday lessons

Super Seals competitive training age 5+
Threes in training tot lessons
Parent and Tot
Tot Swim

Rock and Wave, (toys and noise)
Sweetheart swims for free
Discounted dollar swim

Lap Swim age 10+ w/parent, 14+
Aqua Aerobics, morning, evening
Masters Swim
Senior and Therapy Swim

BUDGET

The annual FY2009 operating budget for KGB recreation and pool is \$1,778,000 including building maintenance of \$64,000 and heating fuel of \$295,000. Annual receipts are estimated at \$434,000.

DOCUMENTS AND MATERIALS

The following information was provided by KGB parks and Recreation:

Fall 2007 program circular
Winter 2007 program circular
Spring 2008 program circular
Summer 2008 program circular

Flyers;

Summer Camp Kick off
Trail Hikes
Adopt a basket
Summer ballroom dancing
Skateboard workshop
Pool schedule Spring 2008

Rate Sheets

Gateway Rec Center
Mike Smithers pool

Forms

New Group Rate application
Child-Care daily roster
Pool rental Agreement
Input Form (suggestions, compliments, complaints...)
Mike Smithers pool rules and discipline policy

FY 2009 General Fund Parks and Recreation Budget

FY 2009 KGB Estimated Revenues

Parks and Rec Revenue chart 2001-2007

Parks and Rec Participation 2001-2007

Mike Smithers Pool Participation 1997-2007

Pool program participation Recaps April 08

Pool program participation Recaps May 08

Mike Smithers pool evaluation, 3/08, Jensen Yorba Lott

KGB Aquatic Center conceptual design submittal, 2/08,
Jensen Yorba Lott by HMS Inc. 34,813 square feet at a 2010
cost of \$17,000,000.

City Borough of Juneau comparison of pool construction
cost estimates and bids 1-7-08\

KGB Recreation CIP Fund Debt Service table

Notes:

Gym floors refinished annually at cost of \$10,000 by
Anchorage firm.

Soccer curtailed because of damage to walls not built to
withstand impacts.

Roller skates use special wheels for gym floor.

Racquet ball/Squash court has moveable glass wall to adjust
court length.

Lights, backboards, divider curtain operated from central
monitor station.

Oil heat.

Warm pool very popular with families.

John Stein, Contractor to Sitka Community Schools
Ketchikan Gateway Borough Visit June 11 and 12, 2008

DRAFT

DRAFT

Pool insulating covers not used because worn out.

KTN used to chlorine disinfection, change to saltwater expected to be problematic.

Installed speakers in pool failed from moisture.

Smithers Pool oil heating cost about \$20,000/month.

Glass walls give great visibility and have not been a problem.

Backboard cable parted and glass backboard crashed and broke against wall; system modified to correct.

New Aquatic Center ad-hoc group will have meeting notes posted on KGB website.

HCP access improvement needs to be addressed in new design.

State DEED being considered to help fund Aquatic Center but schools must have required curriculum using facility to qualify.

Rasmuson foundation being considered for grant support of new Aquatics Center.

Recommendations gathered from visit:

1. Establish a professional recreational activities program
2. Involve families, parents children in planned activities
3. Enable individuals to maintain personal health data
4. Develop a positive attitude toward wellness and recreation among administration, assembly and public
5. Use professional, trained staff
6. Provide adequate staff to monitor building
7. Manage risks for reduced exposure to liability
8. Make inviting indoor public space available for residents (small dwellings and boat live-aboards)
9. Open 5AM and close late
10. Set reasonable fees
11. Provide special programs for "school-out" days, seasonal celebrations, attendance incentives
12. Develop support for project and bond through youth, teams, school connections

John Stein, Contractor to Sitka Community Schools
Ketchikan Gateway Borough Visit June 11 and 12, 2008

DRAFT

DRAFT

13. Provide social activities, dance, teen music, toddler gyms,
14. Co-locate as much activity as possible to reduce staffing requirements
15. Secure alternative energy supply, electric or bio-fuel
16. Maximize energy efficiency through HVAC controls and improved insulation.
17. Design new construction to use glass walls to improve visibility and monitoring.

18. Seek state funding
19. Develop school curriculum that requires facility use and seek Dept of Education DEED bond money
20. Seek Rasmuson grant support
21. Seek Denali commission grant support
22. Seek USDA Rural Development loan (up to \$25M)
23. Get local support for a bond issue

CONCLUSION

Sitka's indoor recreation programs are now conducted primarily through the limited resources of Community Schools (FY09 budget \$ 250K?). Team and club sports are privately organized using public fields and facilities.

In contrast, Ketchikan has a professionally directed and operated recreation program and is far ahead of Sitka. One of the KGB's primary public functions is recreation.

Successful community use of the Hames Center depends on having a professional program to maximize facility uses and benefits. Continuing tax-base financial support will be required in addition to user fees.

Sitka in general and participants in particular could benefit by continuing the operation of the Hames facility.

Community wellness including improved fitness, reduction in illness, lowered costs of health care, improved well-being and job productivity.

Recreation and socialization supports families, provides assets and mentoring situations for youth, social

John Stein, Contractor to Sitka Community Schools
Ketchikan Gateway Borough Visit June 11 and 12, 2008

DRAFT

DRAFT

opportunities for young children, adults and senior citizens and provides indoor space for a multitude of activities during inclement winter months.

Economic benefits include support of training for Alaska State Trooper Academy, US Coast Guard Rescue Swimmer Training, AMSEA, Mt Edgecumbe High School programs, therapy venues for clients of health and social service agencies, support users of the redeveloped campus.

CASE

A detailed written case for the creation of a wellness and recreation program, including staffing, should be completed and include the operating and capital cost to tax payers.

The Sitka public must be interested in staffing a facility, whatever it is, before moving to acquire one.

ALTERNATIVES

Facility alternatives should be considered and costs estimated. Among the possibilities:

#1 Acquire (\$ 1M?) and rehabilitate (\$ 6M?) the Hames facility providing pool, gym, cardio training, hand and racquet ball and Pilates studio.

#2 Acquire, rehabilitate and expand the Hames facility to include a new warm pool (\$ 6M+5M=11M?) and close Blatchley pool and reuse as floor space (\$ 1M?).

#3 Construct an addition to Blatchley pool (\$ 5M?), do not acquire Hames.

#4 Construct a new facility on Japonski Is with MEHS and USCG as partners (\$20M?).

Sitka Public Works Department has provided Hames rehabilitation cost estimates but detailed architectural and engineering work, involving a substantial investment, will be required before bid-ready plans and cost estimates are available for any alternative.

John Stein, Contractor to Sitka Community Schools

Ketchikan Gateway Borough Visit June 11 and 12, 2008

DRAFT

DRAFT

Chilkat Services and AGC have contracted with appraiser Kim Wold to estimate the market value of the Hames facility. Mr. Wold will be in Sitka the week of June 22 and expects to have a report by late July.

A bond issue mock-up can be developed using preliminary figures to vet the project with the public and interested groups.

Timeline..

Respectfully submitted

#2 DRAFT DRAFT