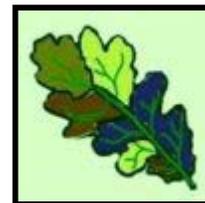


EXECUTIVE SUMMARY – SUPPLEMENTAL REPORT



Background

In March of 2002, the Centre Region Recreation Authority (CRRA) completed the Aquatics Feasibility Study, a document commissioned in January of 2001 to review the need for, and economic feasibility of, improving public aquatic opportunities for Centre Region residents. Through the development of the original Study, the team, including the Aquatics Task Force and project consultants Water Technology, Inc. and HP Architects:

- Analyzed current and projected demands for aquatic services in the Centre Region.
- Inventoried existing facilities and programs in the Centre Region, including public and private aquatic operations.
- Evaluated Welch and Park Forest aquatic facilities including recommendations for improvements and/or additions as may be required or needed to the existing facilities.
- Developed recommendations for the design of a new facility to meet the needs of the community.
- Developed preliminary capital cost estimates and projected expense & revenue estimates for the recommendations

The Study recommended improvements to the **Park Forest Community Swimming Pool** including:

- Rehabilitation and renovation of the support buildings, pool filtration systems and site features and,
- The addition of a new zero depth (beach-type) children's water playground or slide complex.

It was estimated that the recommendations made as part of the Study would require an investment of approximately \$1,735,000 (2001 dollars).

The Study also recommended that, due to site constraints, the condition of the facility infrastructure, and unresolved issues regarding land use, the **William L. Welch Community Swimming Pool** be retired and a new Regional Aquatic Facility be constructed on a new site. It was estimated that a new Regional Aquatic Facility would cost approximately \$7,000,000 (2001 dollars), not including land acquisition cost. It was the findings of the report that, dependent on actual operating cost and fee structure, this facility would provide the CRRA with positive net revenue that could be applied to offset budget shortfalls at the Park Forest facility, applied to capital development cost for either facility or returned to the CRRA general operating fund.

In March of 2002, the Study was presented to the Centre Region Council of Governments (COG). The two largest concerns were the estimated costs to implementing the recommendations and the retirement of the William L. Welch Community Swimming Pool.

New Direction

As a result of the presentation and comments of the initial report, the CRRA authorized this supplemental report in order to address the issues noted. This supplemental document would allow for a more detailed evaluation of the options available for the rehabilitation of the Welch site and to provide recommendations on how improvements to both existing facilities can be phased so as to keep the capital cost responsible. The Aquatics Task Force was reconstituted to compose this supplement to the original report.

The charge of the Aquatics Task Force and team consultants was:

- To provide a document that takes into account information not available during the development of the original study and
- To provide more specific information and options to COG, CRRA and the Community.

These tasks, specifically, are to look at:

- A revised analysis taking into consideration the entire site size at Welch Pool (new survey information) and updated demographic data for both sites.
- Including in the revised analysis programmatic constraints and impact of constraints at Welch Pool and Park Forest Pool sites.
- Incorporating the SCASD Master Plan information (parking, site circulation, etc.) and coordinate with SCASD administration and planners for Welch Pool site.
- Providing individual conceptual plans that respond to revised parameters for both the Welch Pool and Park Forest Pool analysis.
- Incorporating storm water plan information into the Welch Pool site.
- The impact of the proposed construction of a municipal/public aquatic facility by the Circleville Farms developer.
- Updating the previously proposed program assessment.
- Current zoning regulations of Borough of State College (Welch Pool) and Patton Township (Park Forest Pool).
- Providing an update on the opinion of operational costs and revenues as presented in original study.
- New project estimates to incorporate CRPR construction budget allocations (\$3.5 million – Welch; \$750,000 – Park Forest).
- Cost implications of relocating the Welch facility concept to a new site
- Phasing of the improvements at each site based upon the budget allocations.

Findings

As a result of the efforts of the project team it was found that:

- The existing aquatic facilities do not provide an appropriate amount of capacity and features compared with similar communities with contemporary aquatic facilities around the

EXECUTIVE SUMMARY

country and, as they are currently designed, do not meet the population demands of the Centre Region now or in the future.

- A proposed aquatic facility at the Circleville Farms development would have an impact on the CRRA aquatics program, but the amount can not be determined at this point in time as there is not enough information available to determine how the facility will be designed and operated.
- A revised program and phased implementation of improvements could allow the CRRA to make improvements to the Park Forest facility so as to meet the revised budgets limits but with little impact to the aquatic amenities and features over the short term.
- A facility reduced in physical size and program could be constructed on the existing Welch facility site to meet budget limits established but with negative impacts to the operational cost and programming opportunities.

Based on these findings, it is the opinion of the Aquatics Task Force, Water Technology, Inc. and HP Architects that the CRRA:

- Proceed with the development of a Master Site Plan for the Park Forest facility to include the addition of a splash playground and improvements to other site amenities.
- Table the consideration of proceeding with renovations of the Welch/SCASD site as presented in this supplement until the CRRA and COG can further explore the options with the SCASD during development of their Master Plan for the high school complex. It is believed that by delaying the decision the CRRA will have an opportunity to review all of the information needed as it relates to the renovation or retirement/relocation of the William L. Welch Community Swimming Pool facility.

August 10, 2004