
Section 7 Recreational Facilities

The City undertook a Public Facilities Study (PFS) in early 2005. City staff initiated a PFS as a means of determining long term maintenance and replacement needs for City buildings. The City contracted with Wold Architects and Engineers to help evaluate what the space needs were as well as a physical assessment of the City's existing facilities. A committee that consisted of City staff and City Council members was created that reviewed the information compiled and then made recommendations on a solution or solutions that the City could make to correct the deficiency or deficiencies. While this study included all City buildings, for the purposes of developing Section 10 of the Master Plan, only the following recreational facilities will be discussed in this section:

- Ice Arena
- Outdoor Pool
- Rambling River Center

7.1 Schmitz-Maki Arena (Arena) Analysis

The Arena was constructed in 1975. The original building contained one sheet of NHL size ice (200 feet x 185 feet) and four team rooms. The building is approximately 30,000 square feet in size. The shell of the Arena is concrete. The roof is a curved metal roof. An addition was constructed in _____ that resulted in two more team rooms that included showers being built. The seating capacity of the Arena is 750 with additional standing room available that allows for additional capacity to be achieved.

1. Existing Favorable Conditions

- The following favorable conditions are as follows:
- The main entrance is handicap accessible and is properly marked.
- The interior finishes are painted and in good condition
- The rubber mats that are used to protect the concrete floor in the lobby area are in good condition
- Seating area bleachers are in good condition
- Roof is in good condition with no reported leaks
- Overall building maintenance has been good

2. Existing Unfavorable Conditions

- The following unfavorable conditions are as follows:
- Front sidewalk is cracked
- Moisture problems exist due to no dehumidification system.
- Parking lot is worn
- Inadequate paved parking lot size
- Lack of office and storage space
- Older team rooms are inadequate for high school sports teams

- Paint in newer team rooms is deteriorated due to moisture
- Pool countertop conditions in concessions areas
- Sub floor heat is no longer operable.
- Ice making equipment is original and ending its useful life
- Accessibility to the mezzanine and office areas does not exist
- Mechanical system is original and is near the end of its useful life
- Electrical system is original and will need to be upgraded if building improvements occur

7.2 Outdoor Pool Analysis

The outdoor pool shell and bathhouse was constructed in the early 1970's. The pool shell was constructed in an "L" shape and is made from concrete. The outdoor pool has a three meter diving board and a one meter diving board board that are installed in the deep area of the pool. The pool contains one drop slide that is located in the shallow end of the pool. Several "Funbrellas" were added in 2003 to increase the amount of shade available to the customers. The bathhouse has a block foundation with 2 x 4 walls and contains two locker rooms with showers and toilets. The ceilings are exposed in the locker rooms and a drop ceiling with tiles can be found in the remaining parts of the bathhouse. The exterior of the bathhouse is covered with a cedar siding. The roof is wood shingles. A concessions, office area, lifeguard station and first aid station are located in the back and in the center of the building.

1. Existing Favorable Conditions

The following favorable conditions exist:

- The City changed from a chlorine pellet system to a liquid chlorine feeding system that is much more efficient and less costly to operate.
- A high rate sand filter system is used to filter pool water
- The pool heaters were replaced within the past few years
- The pool pumps were replaced within the past few years

2. Existing Unfavorable Conditions

The following unfavorable conditions exist:

- The concrete pool deck is cracking in many locations.
- The concrete liner has been damaged from previous attempts to pressure wash or sandblast for painting and is uneven and pitted.
- One of the lateral fingers in the sand filter system is broken and leaks sand into the pool
- The wood construction of the bath house leaves it susceptible to water damage

7.3 Rambling River Center (Center) Analysis

The building in which the Center is located was constructed in the early 1900's. It was purchased by a group of citizens who were looking for a place that senior citizens could gather together. The building's exterior is constructed with clay bricks. However over time, the clay bricks have required increased maintenance. The building is 4,000 square feet in size. The

interior of the building contains many separated rooms so that the facility can be used simultaneously for many different activities. The Center is available to the public to rent for a fee. There is a full service kitchen that the CAP Agency leases from the City for its use in preparing congregate dining meals as well as meals for the Meals on Wheels Program. The roof of the building is flat. There is an accessible entrance to the Center. The Center was remodeled in 2004-2005 that resulted in several new spaces being created including a fitness room, a sunroom and a relocation of the computer lab that allowed the computer lab to be expanded in square footage and number of computer terminals. The building is available for groups to rent however, current staff levels does not allow for staff supervision during evening and weekend rentals. In these situations, the rental party is responsible for securing a key and then unlocking and locking the building during its rental.

1. Existing Favorable Conditions

The following favorable conditions exist:

- Accessible entrance.
- Interior of the facility is clean and well maintained
- Remodeling has opened up space for new programs

2. Existing Unfavorable Conditions

The following unfavorable conditions exist:

- Windows are not energy efficient
- Paint on the exterior of the building is cracking and peeling
- Roof has had some leaks
- Electrical system can be overloaded during peak demand
- Large events difficult to hold due to building support structure
- Heating system does not evenly heat the building
- Current staffing levels does not allow for coverage during evening and weekend rentals

While the City of Farmington has aging facilities, they have nonetheless been well maintained. The City will need to address the aging facilities in the following possible manners:

- 1. Assess the cost to upgrade or make improvements to existing facilities in order to either allow the continued use of the facility or reuse the facility in a different manner.**
- 2. Assess the cost to construct new recreational facilities.**
- 3. Determine the cost benefit of upgrading or improving existing recreational facilities rather than the construction of new recreational facilities.**
- 4. Determine funding methods or sources to either make improvements to existing recreational facilities or construct new ones.**