

Proposed Options for Grant Community Center & Hudson Hill Community Center

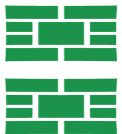
2/28/2019

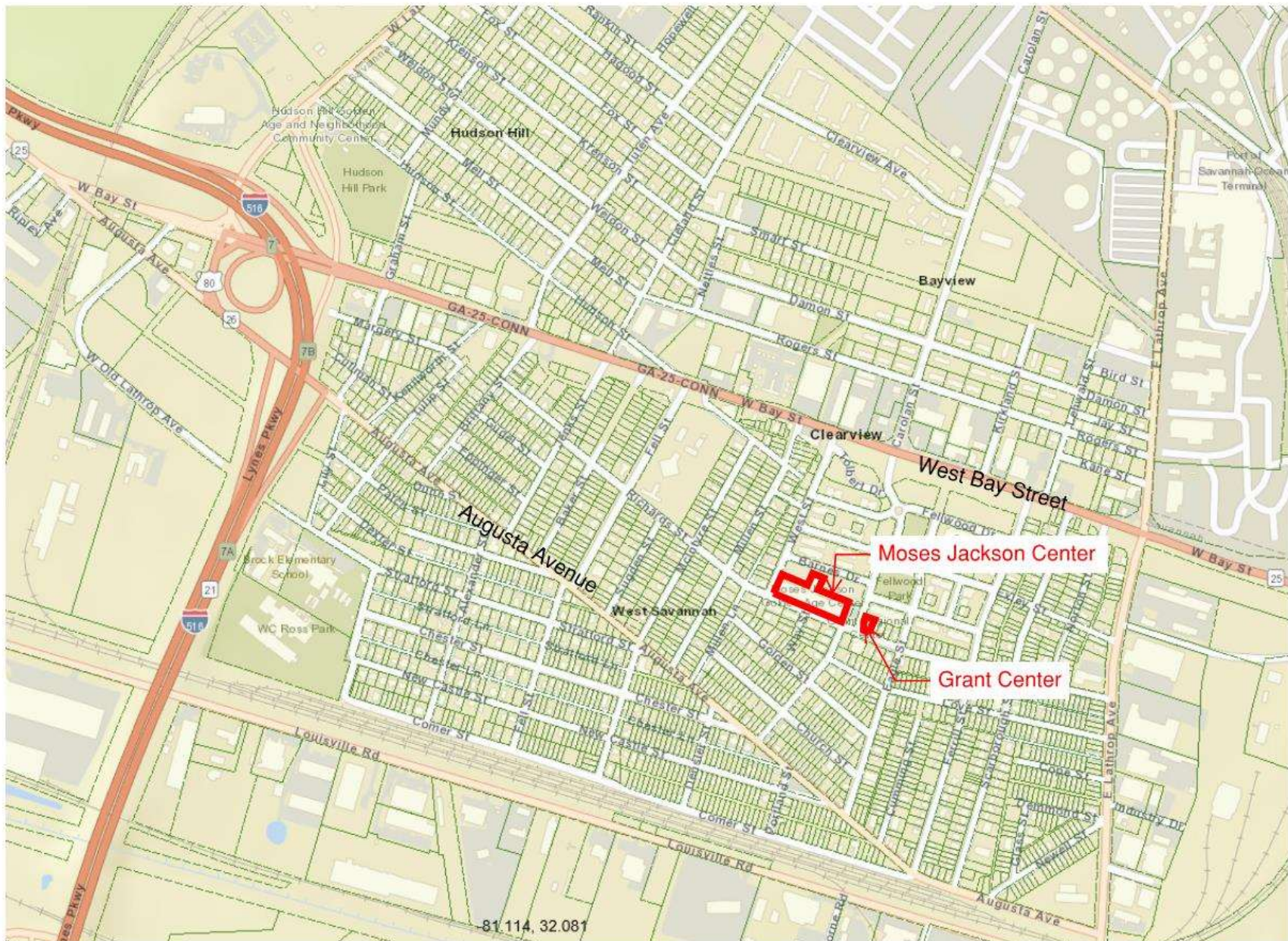


OPTION 1:

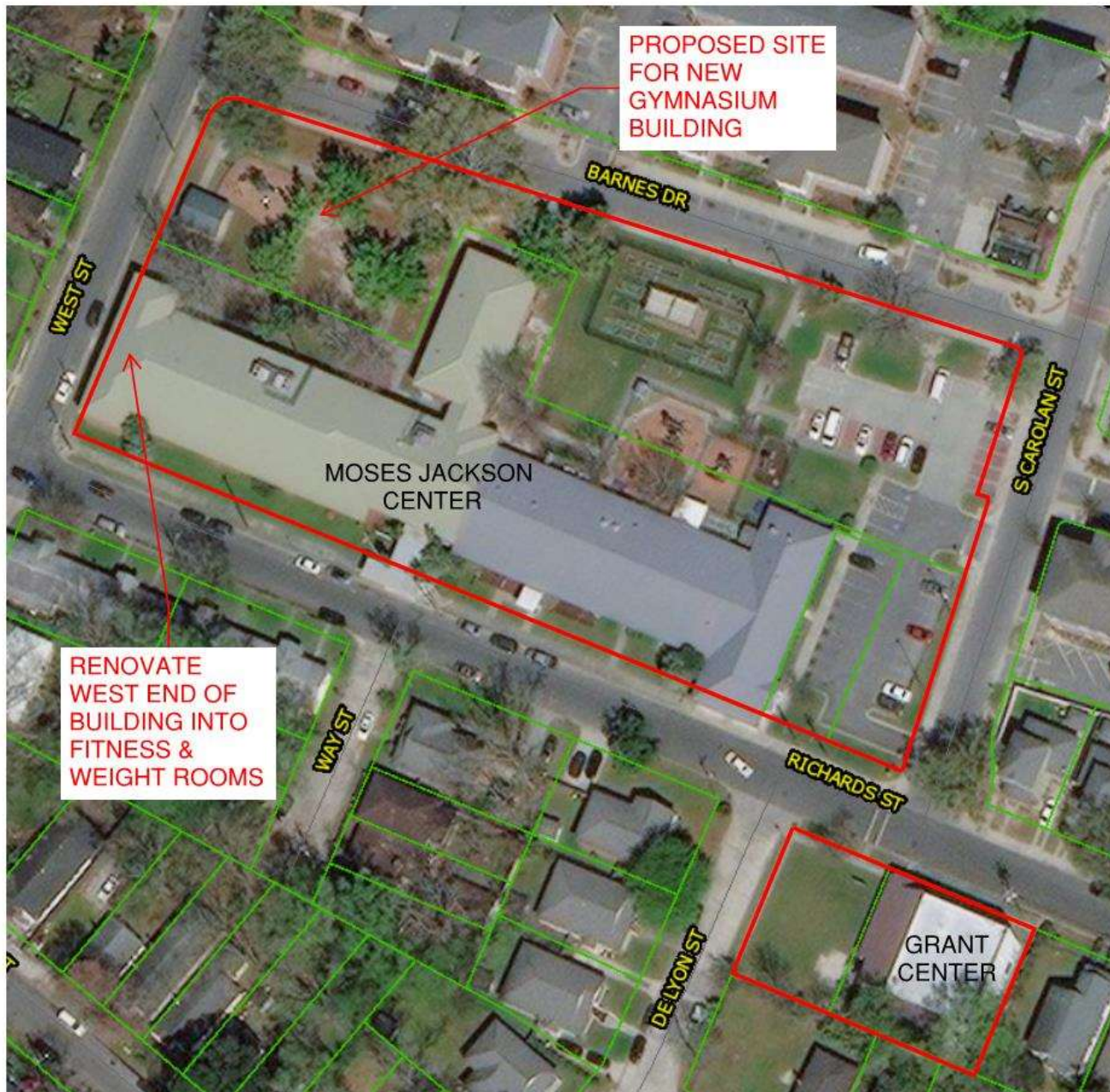
New Gymnasium
w/ Locker Rooms
behind

Moses Jackson Center
& Renovation of West End
of Moses Jackson Building



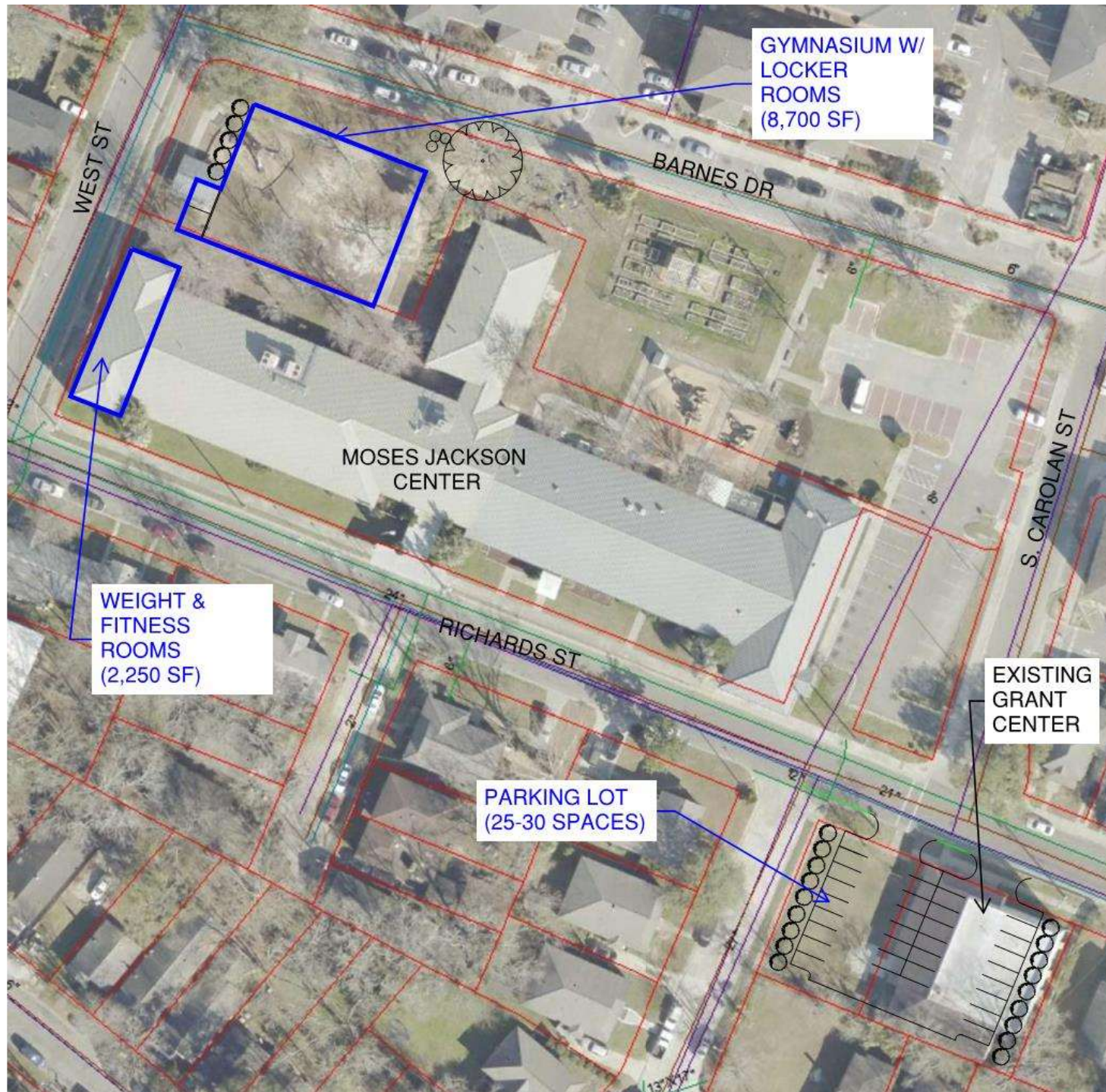


SITE LOCATION MAP





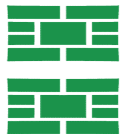
Behind Moses Jackson: Looking East from West Street



OPTION 1:

New Gymnasium w/ Locker Rooms & Renovation at Moses Jackson

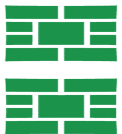
- West end of Moses Jackson building would be renovated into fitness & weight rooms
- Existing Grant Center would be demolished once new gymnasium complete
- New 25-30 space parking lot would be constructed on existing Grant Center property
- Underground Detention would be required



OPTION 1:

New Gymnasium w/ Locker Rooms & Renovation at Moses Jackson

- Estimated Cost:
+/- \$4 Million
- Estimated Timeline:
2.5 years



OPTION 2:

Field House at Hudson Hill Park



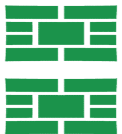
OPTION 2:

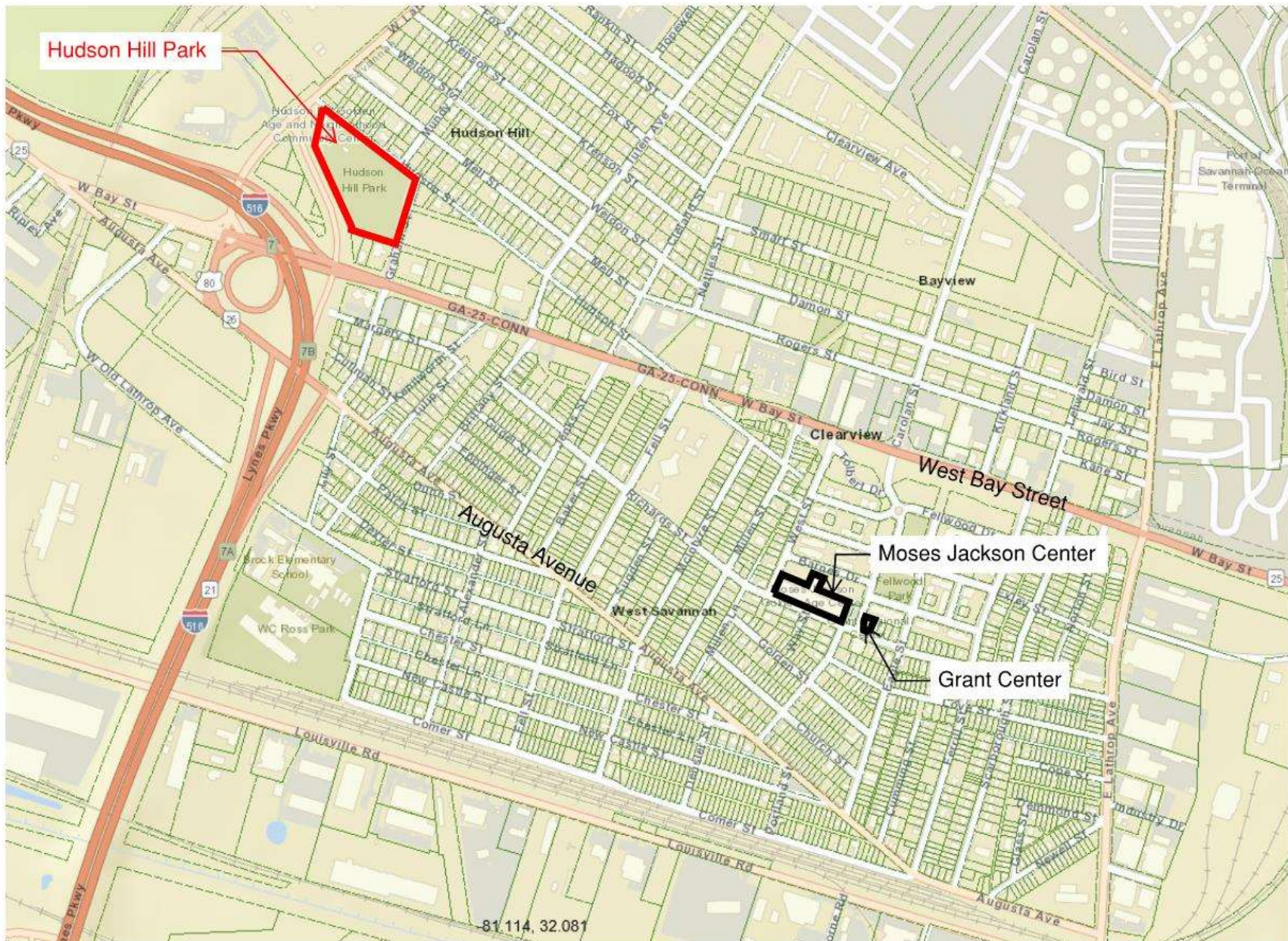
Field House at Hudson Hill Park

Field House building square footage would equal existing Hudson Hill Center building (4,000 SF).

Field House would include:

- Indoor Restrooms
- Outdoor Restrooms
- Meeting Room
- Offices
- Computer lab
- Kitchen
- Concession Area

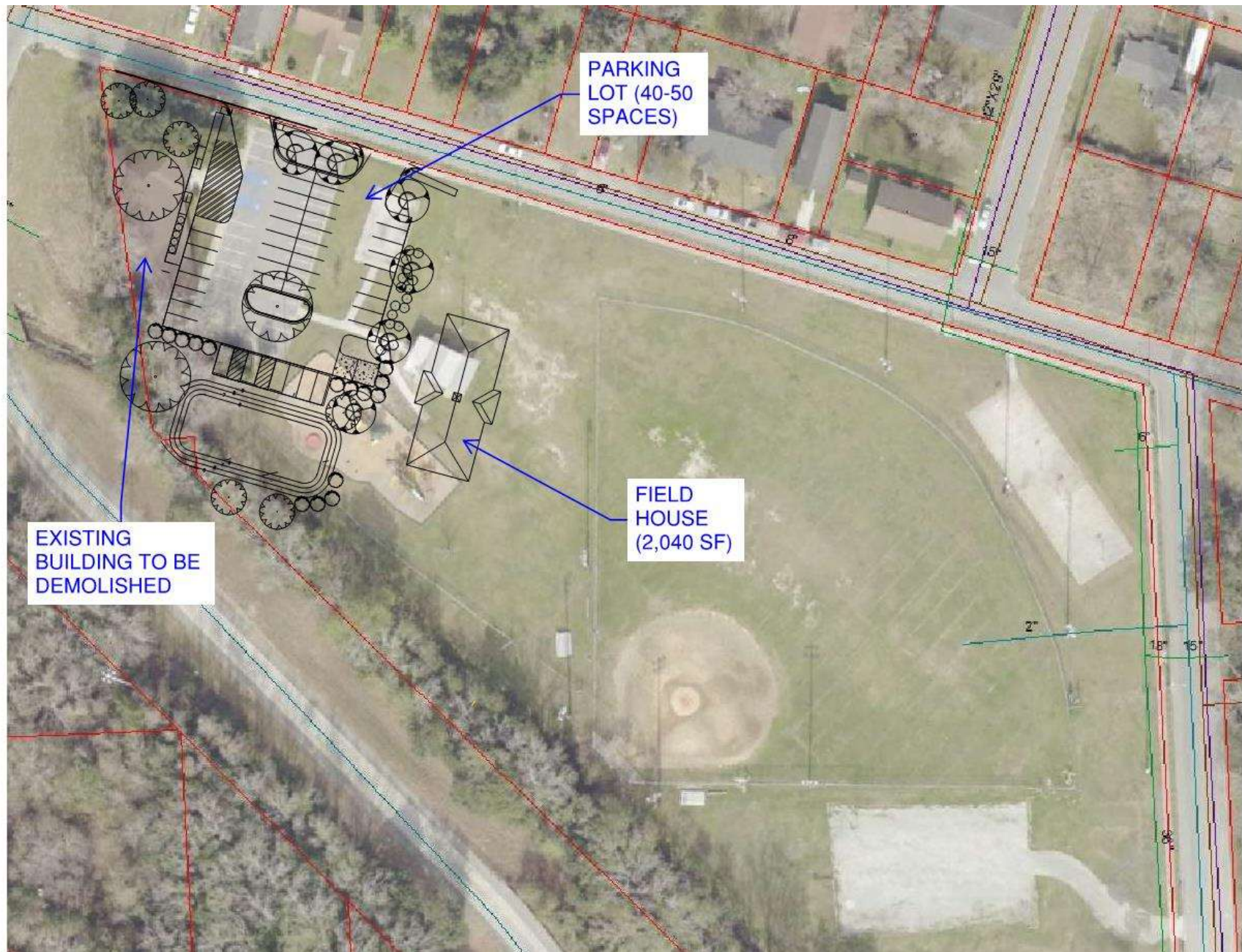




SITE LOCATION MAP



HUDSON HILL PARK

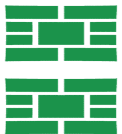


Field House at Hudson Hill Park

OPTION 2:

Field House at Hudson Hill Park

- Field House would better serve the needs of Hudson Hill Park as a sports complex
- Would provide needed additional parking to accommodate sports events at Hudson Hill Park (>20 additional spaces)
- Existing building & splash pad would be demolished
- Playground & picnic shelter would be relocated on site



OPTION 2:

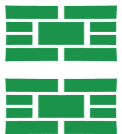
Field House at Hudson Hill Park

- Estimated Cost:
+/- \$3 Million
- Estimated Timeline:
2.5 years



OPTION 3:

Regional Community Center at Hudson Hill Park

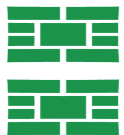


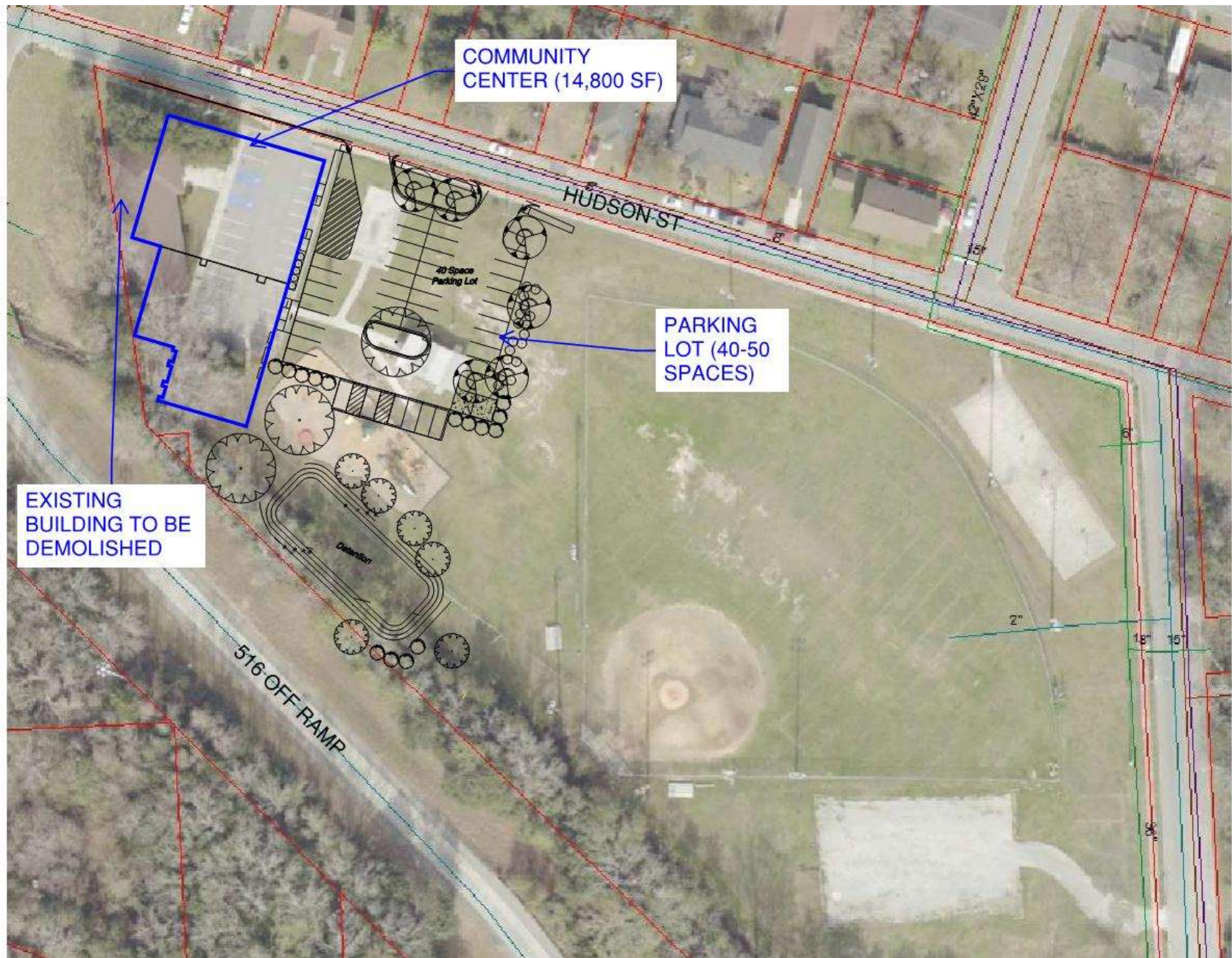
OPTION 3:

Regional Community Center at Hudson Hill Park

Regional Community Center would include:

- Gymnasium
- Locker rooms
- Weight room
- Fitness room
- Game room
- Multi-purpose room with kitchen (seats 80)
- Computer lab
- Art room
- Storage room
- Offices
- Restrooms



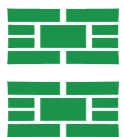


Regional Community Center at Hudson Hill Park

OPTION 3:

Regional Community Center at Hudson Hill Park

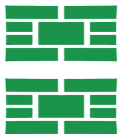
- Special Foundation/Geopiers needed due to soil conditions
- Existing building & splash pad would be demolished
- Playground & picnic shelter would be relocated on site
- City owns property so no lease or agreement needed



OPTION 3:

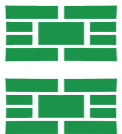
Regional Community Center at Hudson Hill Park

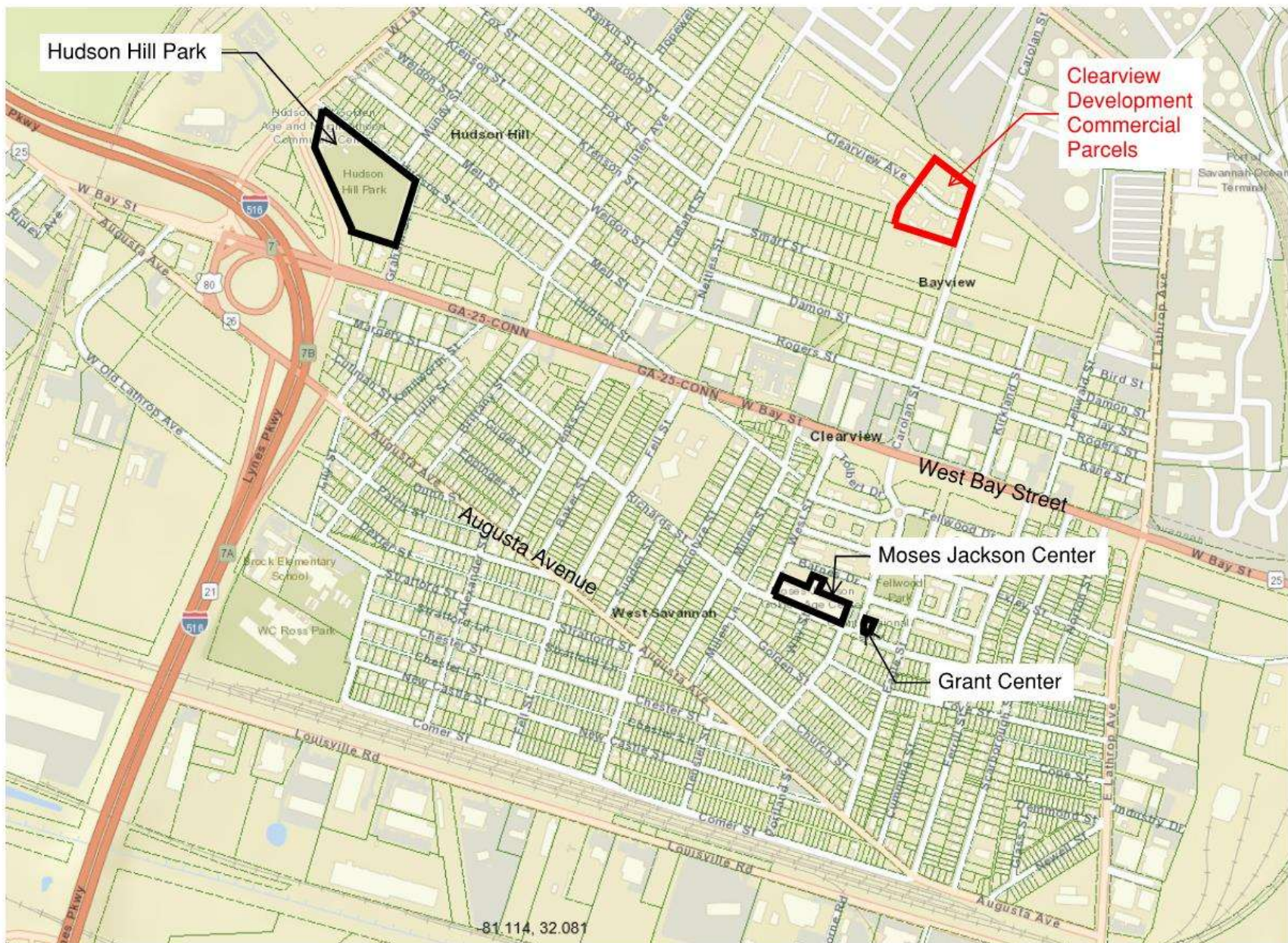
- Estimated Cost:
+/- \$7.5 Million
- Estimated Timeline:
3 years



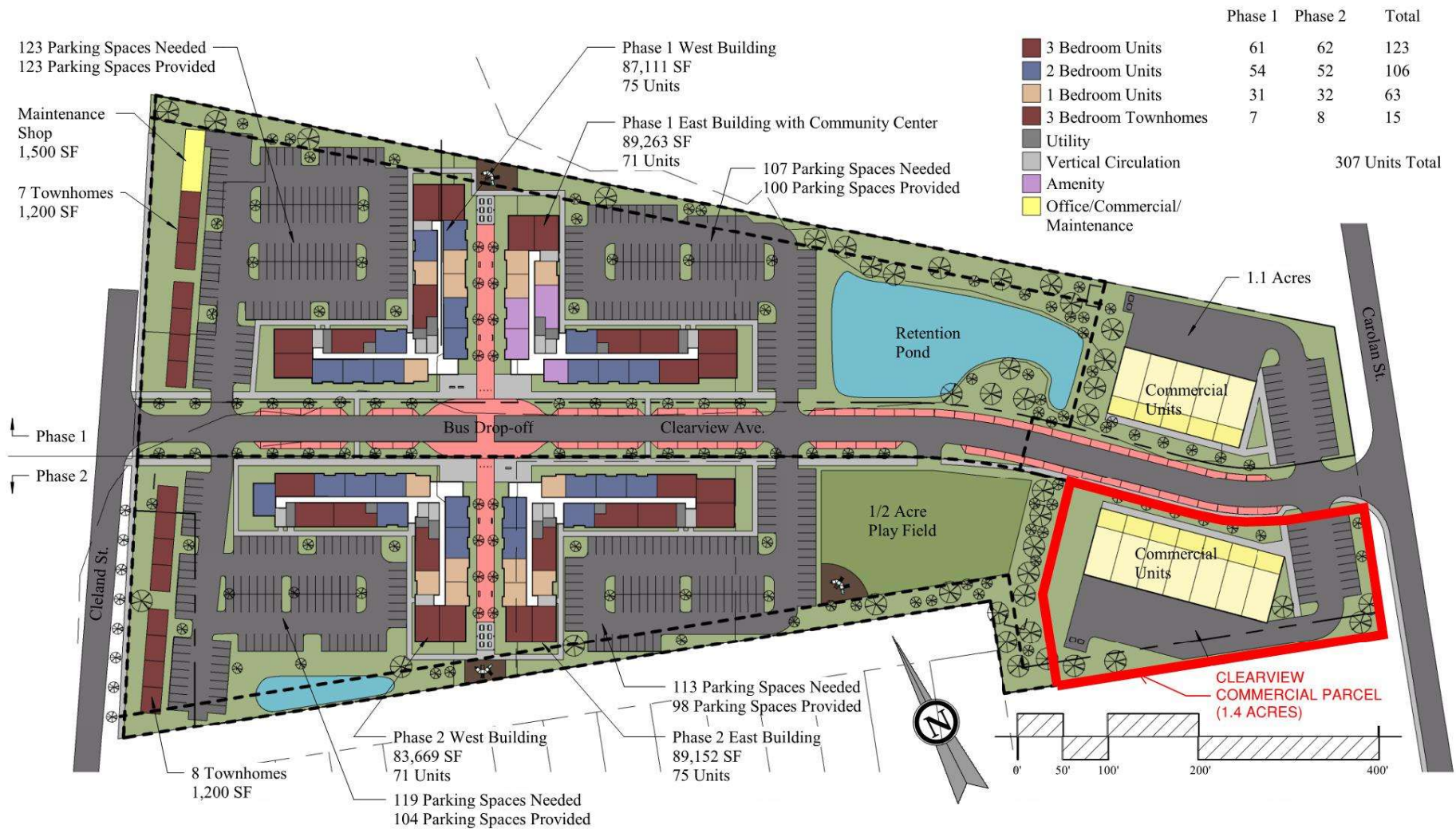
OPTION 4:

Regional Community Center at Clearview Development





SITE LOCATION MAP



CARDINAL
CAPITAL MANAGEMENT, INC.



Vanguard Developers

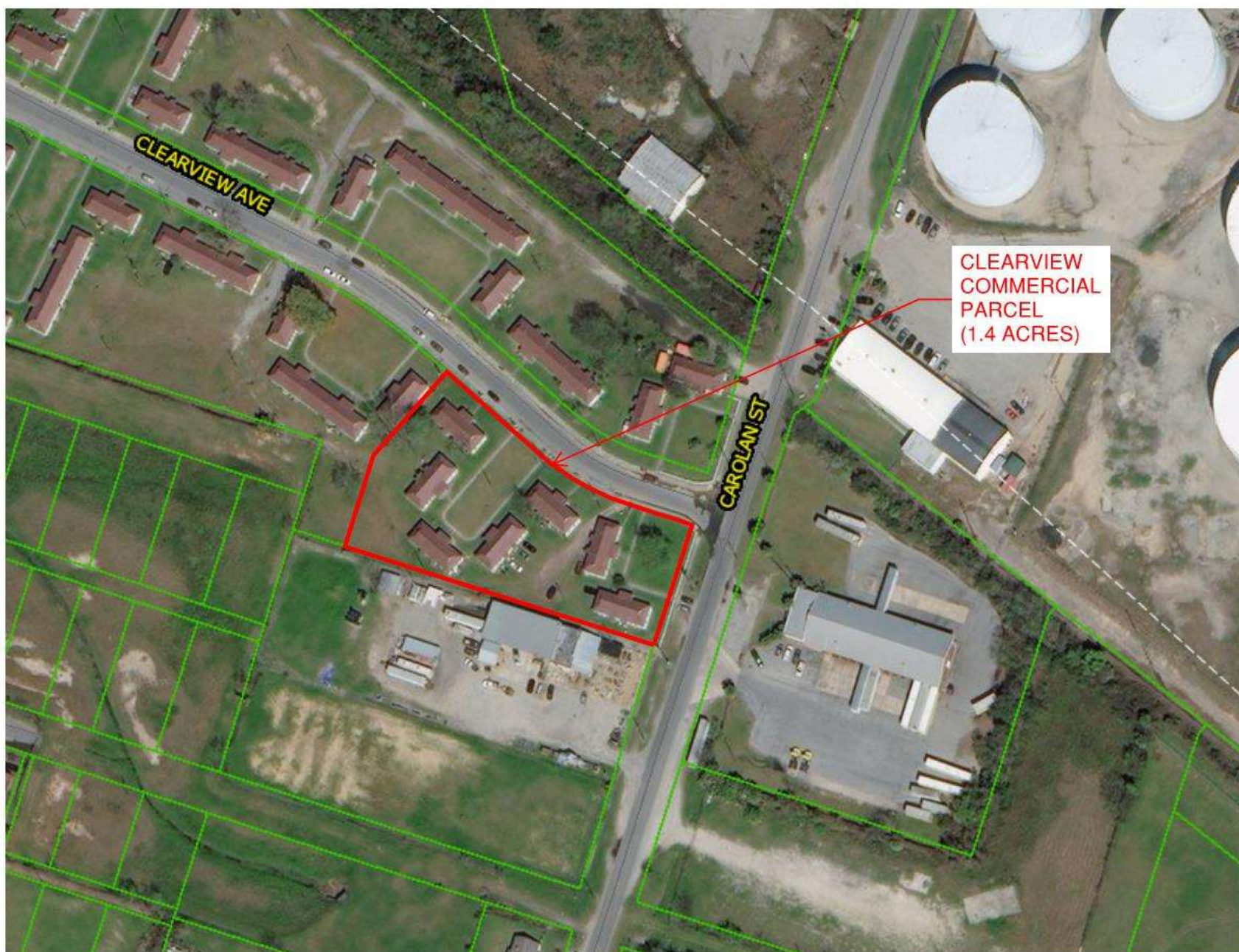
**Master Plan Option 2
Phase 1**

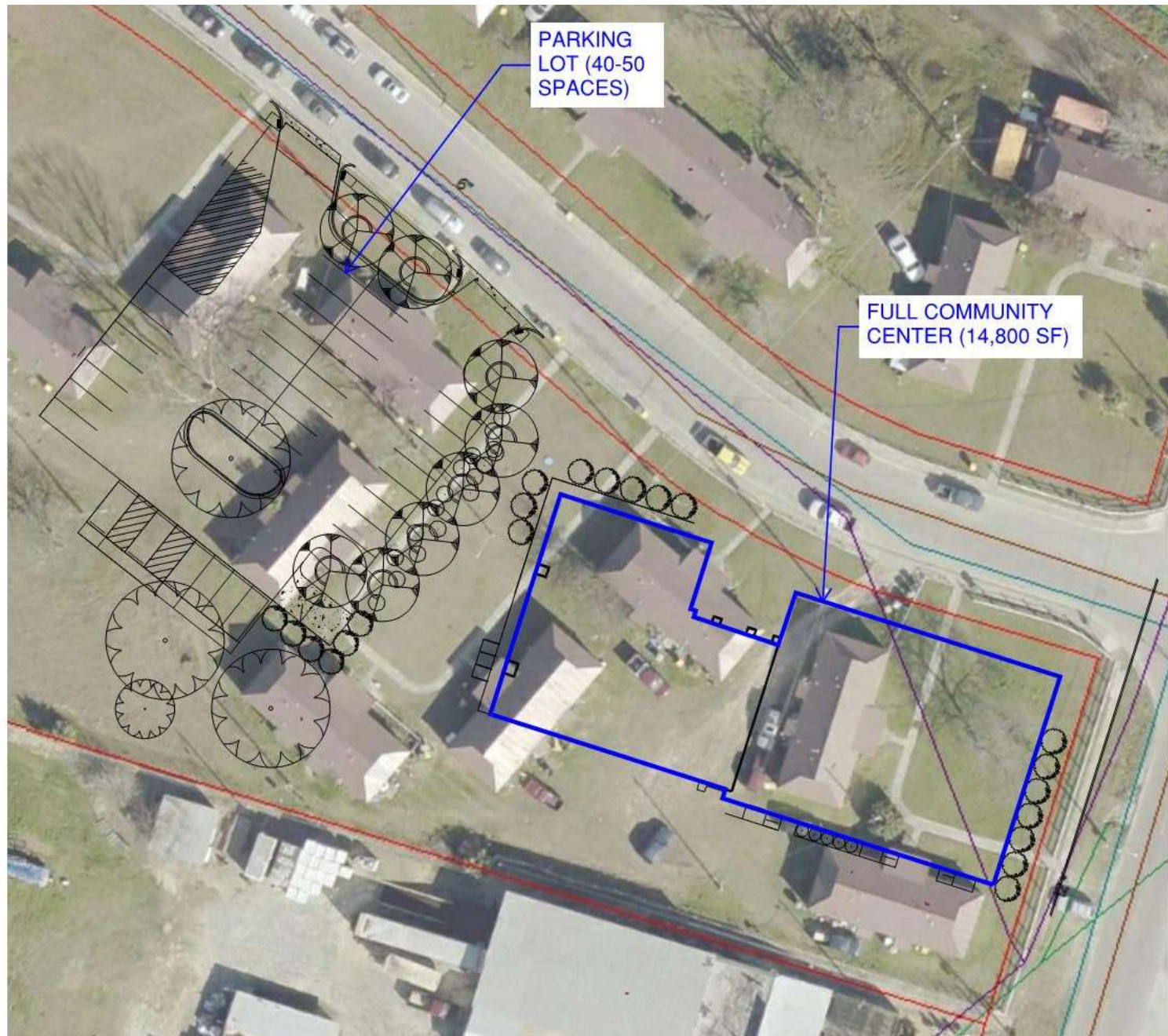
Project No. 2017-07

Date: 09/04/18

LOTT BARBER
Architecture Community Planning Integrated Project Delivery Visual Communications

Clearview Development Master Plan



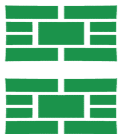


Regional Community Center at Clearview

OPTION 4:

Regional Community Center at Clearview Development

- Developer, Cardinal Capital Management, offered to make a commercial parcel available at low to no cost (must be negotiated)
- Assume shared stormwater detention with overall development



OPTION 4:

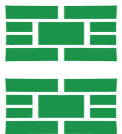
Regional Community Center at Clearview Development

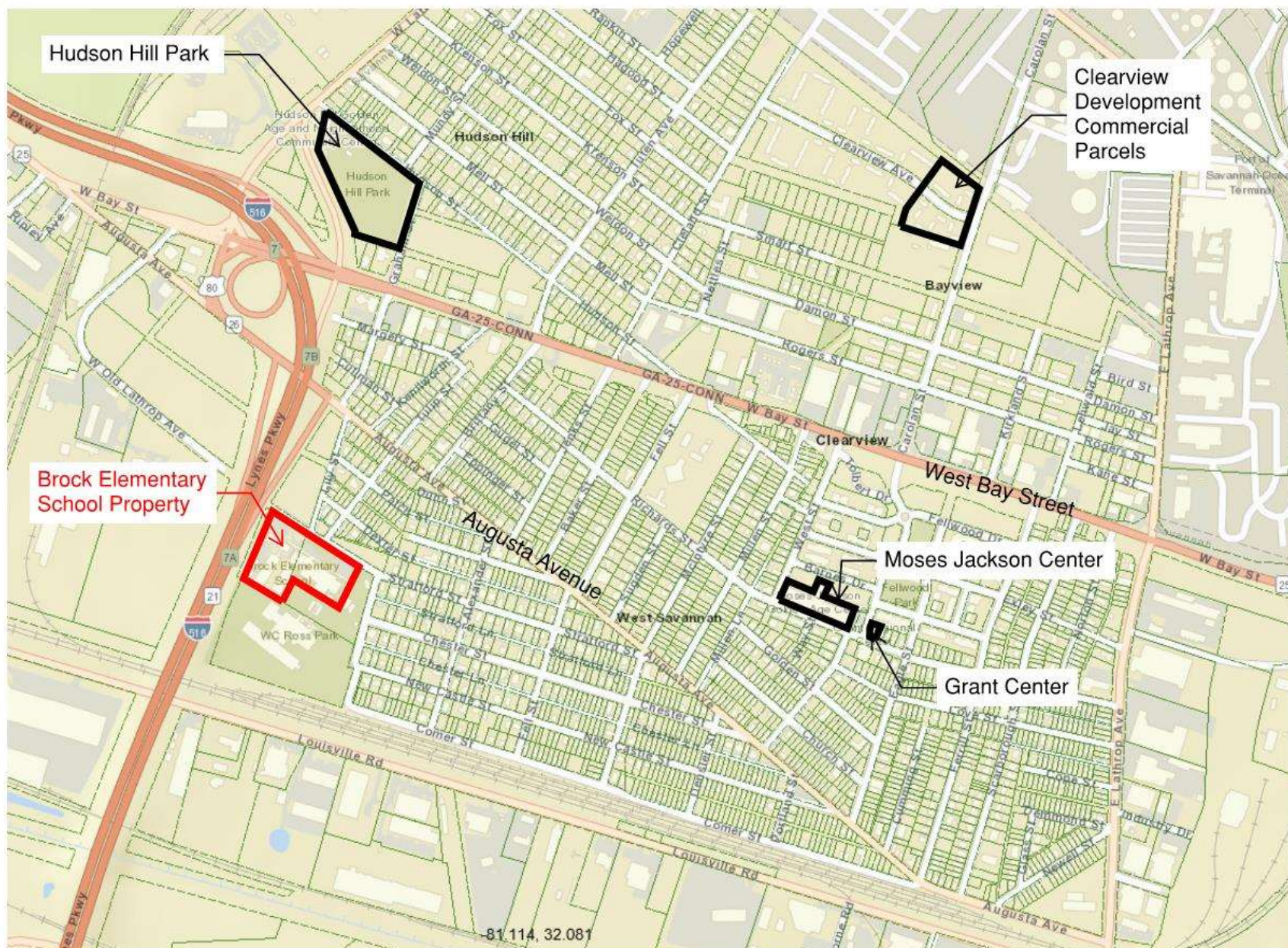
- Estimated Cost:
+/- \$7 Million
- Estimated Timeline:
3 years



OPTION 5:

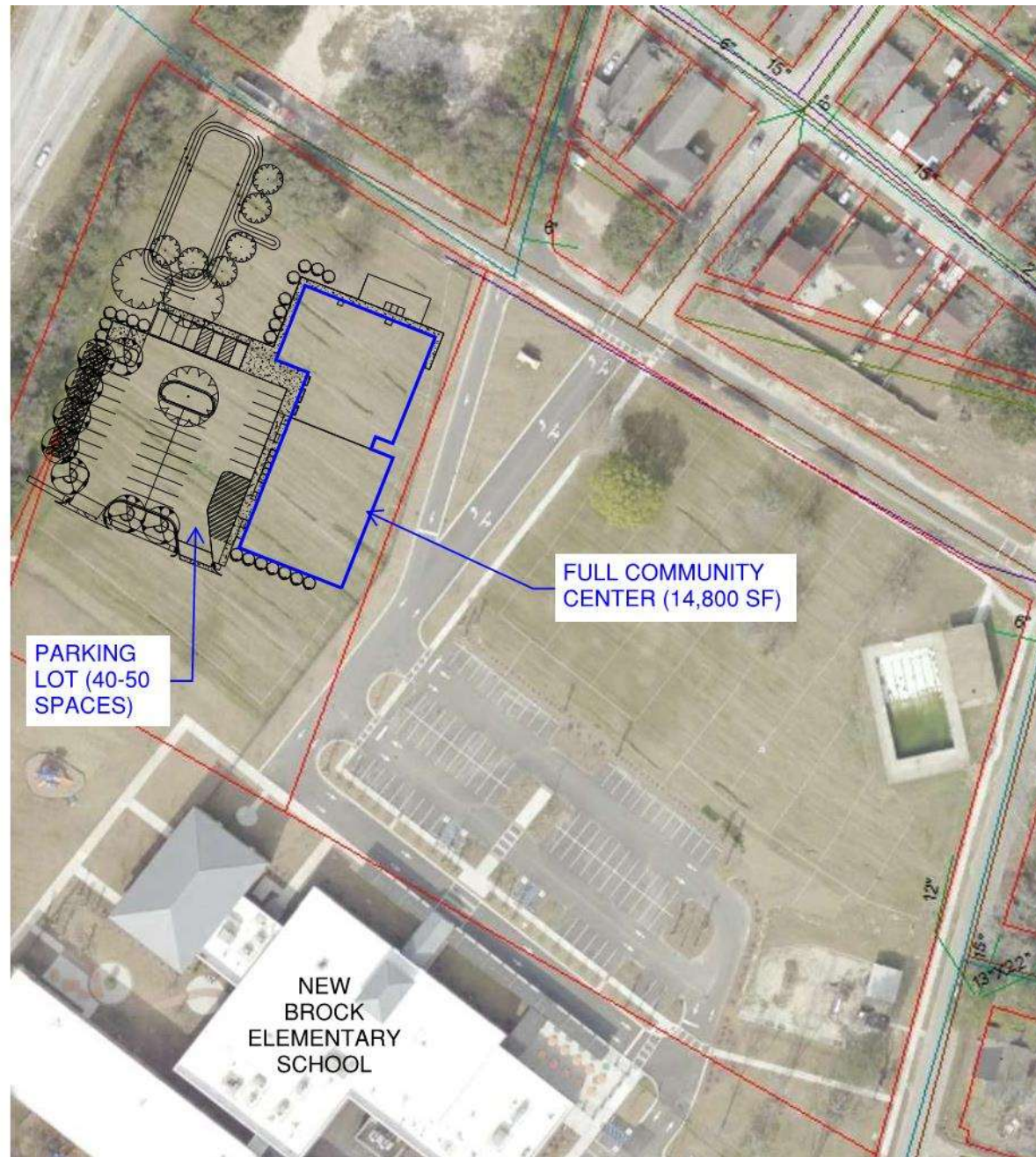
Regional Community Center at Brock Elementary School





SITE LOCATION MAP



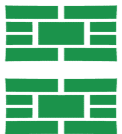


Regional Community Center at Brock Elementary

OPTION 5:

Regional Community Center at Brock Elementary

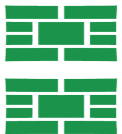
- Would have to negotiate lease with School Board & share space with school (*waiting to hear back from School Board on whether site is available*)
- Less control – terms of lease could be changed by School Board at end of lease term as it did at Windsor
- Special Foundation/Geopiers may be needed due to soil conditions



OPTION 5:

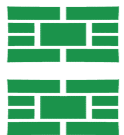
Regional Community Center at Brock Elementary

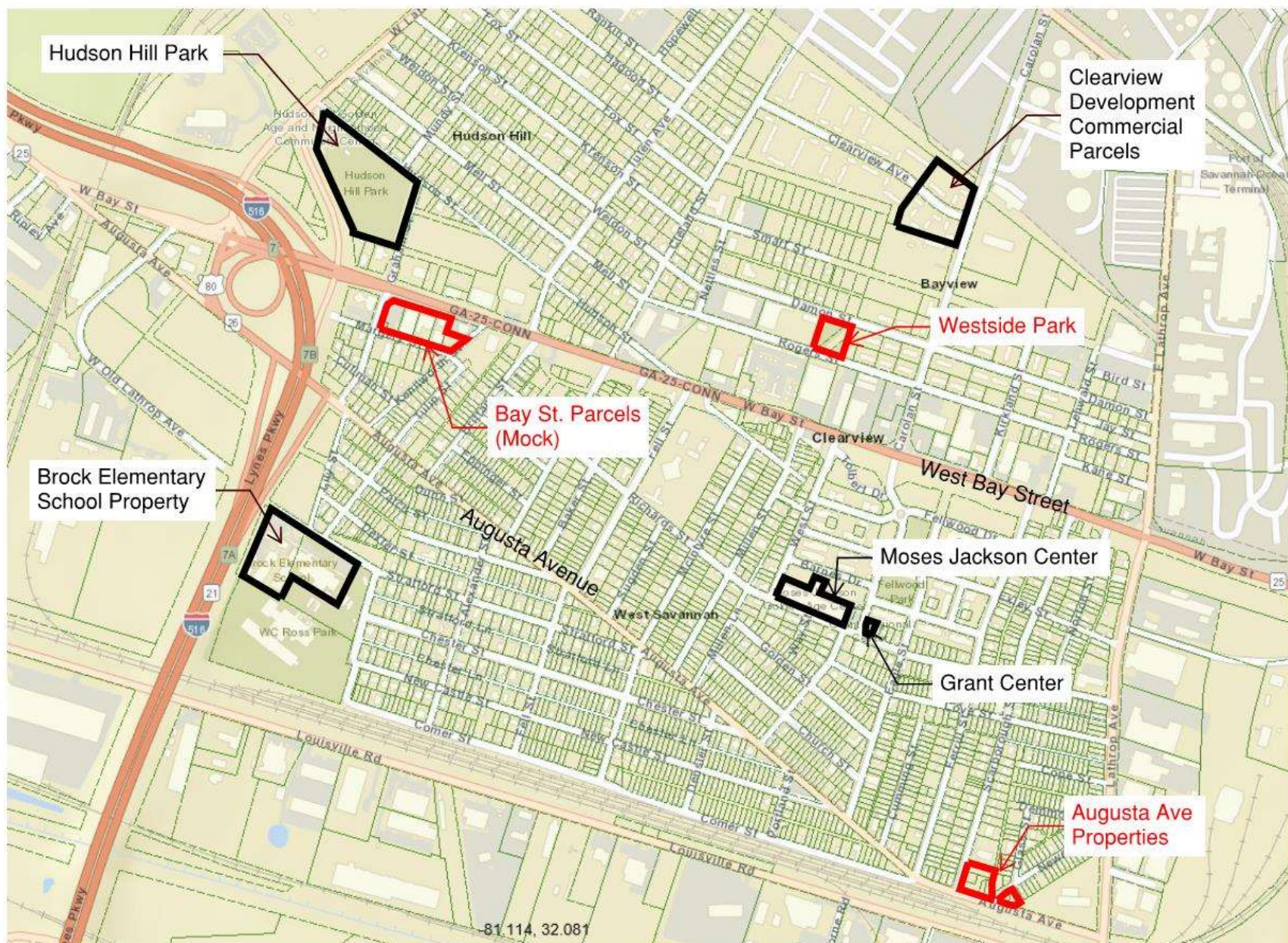
- Estimated Cost:
+/- \$7.5 Million
- Estimated Timeline:
3 years



OTHER SITES CONSIDERED

- Bay Street Parcels
(Property no longer available – previously owned by Mr. Mock)
- Augusta Avenue City-owned Parcels
(Site not feasible – too small)
- Westside Park *(Site not feasible – too small & conflicts with existing infrastructure)*





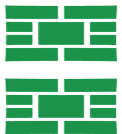
SITE LOCATION MAP

SUMMARY OF OPTIONS:

Hudson Hill & Grant Center

#	Option	Cost	Timeline
1	New Gymnasium w/ Locker Rooms & Renovation at Moses Jackson Center (+ Demo & Parking Lot)	\$4 M	2.5 years
2	New Field House at Hudson Hill Park	\$3 M	2.5 years
3	New Regional Community Center at Hudson Hill Park	\$7.5 M	3 years
4	New Regional Community Center at Clearview Development	\$7 M	3 years
5	New Regional Community Center at Brock Elementary School	\$7.5 M	3 years

Recommendation: Options 1 & 2 – Total Cost \$7 M



FUNDING OPTIONS:

Hudson Hill & Grant Center

- Available Funding for Grant Center project: \$2M
- Available Funding for Hudson Hill project: \$0

#	Option	Funding Shortfall
1	New Gymnasium w/ Locker Rooms & Renovation at Moses Jackson	\$2 M
2	New Field House at Hudson Hill Park	\$3 M
3	New Regional Community Center at Hudson Hill Park	\$5.5 M
4	New Regional Community Center at Clearview Development	\$5 M
5	New Regional Community Center at Brock Elementary	\$5.5 M



FUNDING OPTIONS:

Hudson Hill & Grant Center

- 1) Draw from reserves
- 2) Reallocate from other capital projects
- 3) Bond Issuance
- 4) Wait and include on SPLOST VII List

