

# **Doris Miller Community Center Project Update – April 4, 2023**

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CITY OF WACO

# Renovation Update

- \$2.7 million purchase, \$2.9 million renovation budget
- Nearly \$2 million in renovation expenses to date
  - Roofing
  - Cleaning
  - Plumbing
  - Electrical
  - HVAC System
  - Painting
  - Finishings
  - Flooring
  - Doors and Partitions
  - Millwork
  - Fixtures, Furnishings and Equipment
  - Technology and Communications
  - Security Systems
  - Exterior Maintenance and Repairs

# Renovation Updates – Gymnasium



# Renovation Updates – Walls and Flooring



# Renovation Update – Flooring, Countertops, Ceiling Tiles





# **Looking Ahead**

## **April and May**

- Flooring Complete
- IT/AV/Communications Work
- Door Installations
- Front Desk Installation
- Furniture Delivery
- Punch List Completions
- Transition from Bledsoe-Miller

## **June, July and Beyond**

- Official Move and Interior Opening
- Summer Programming
- Cameras and Security Access
- Exterior Doors
- Tilework
- Indoor and Outdoor Pool Work

## **Challenge for Summer Opening**

- HVAC not at full capacity due to equipment delivery schedule

# Indoor Pool Assessment

- KAI Design and Counsilman-Hunsaker providing assessments and consulting
  - Preliminary mechanical/safety assessment:
    - \$300k - \$400k in pool repairs
  - Pool facility assessment:
    - Additional \$400k - \$500k in building repairs
  - Total: Estimated Up to \$900k
    - Amount is covered in the current budget
    - Impact on funds for outdoor amenities



# Indoor Pool Assessment

## Current Status

- Consultants do not recommend for public use
- Next steps: Bid work, order equipment, etc.
- Delayed opening of indoor pool

## Items to be Addressed:

- Pump System / Chemical System / Roofing / Insulation / Ventilation / Corrosion
- Connection to main building
- Accessibility / Safety Features
- Recreational Amenities





# Outdoor Aquatic Assessment

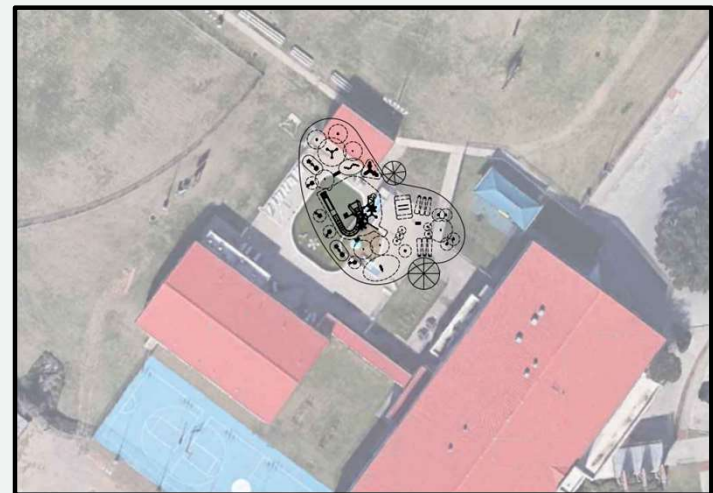
- Preliminary mechanical/safety assessment to keep current structure:
  - Up to \$800k to install new mechanical systems, electrical and safety requirements.
  - Additional needed accessories such as fencing, shade structures, chairs, etc.
  - Current layout does not reflect current safety and design standards.
- Total Estimate: Up to \$900k
  - Amount not currently budgeted



# Outdoor Aquatic Assessment

- **Splash Park Option:**
  - Remove pool to create a playground and splash park area
  - Would not require staffing
  - 200-300 capacity
  - Could exist with current layout, outdoor restrooms
- **Total Estimate: Up to \$3 million**
  - Amount not currently budgeted

# Splash Park / Playground



# **Outdoor Aquatic Assessment**

- **Aquatic Playground / Playscape Option:**
  - Remove pool to create an aquatic playground and playscape. Potential of water base.
  - Aquatic area may require staffing, operational hours
  - 300-400 capacity
  - Utilization of current layout, some impact on outdoor areas
- **Total Estimate: Up to \$5 million**
  - Amount not currently budgeted



# Aquatic Playground / Playscape Area





# Outdoor Aquatic Assessment

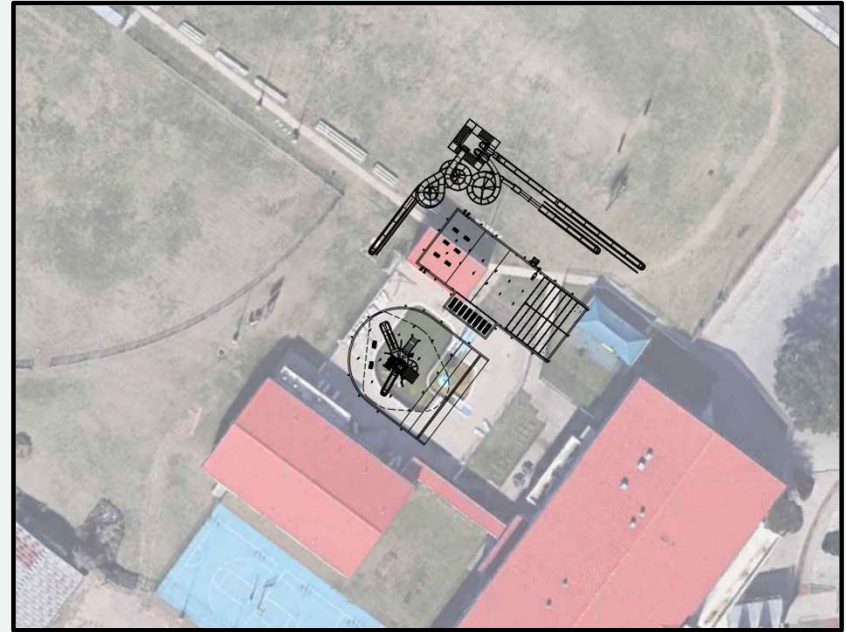
- **Recreational Pool Option:**

- Remove pool to create full-scale aquatic facility with outdoor pool, amenities
- Would require staffing, operational hours
- 300-400 capacity
- Would require alterations to existing facility layout

- **Total Estimate: Up to \$8 million**

- Amount not currently budgeted

# Recreational Pool and Amenities



# Council Feedback on Outdoor Pool Area



## Splash Park: Up to \$3 million

- Complements indoor pool and could fit in current layout. Does not address need for new playground.



## Aquatic Playground / Playscape : Up to \$5 million

- Provides opportunity for creativity and customization of features. Combination of aquatic and recreational areas.



## Recreational Pool Option: Up to \$8 million

- Opportunity for a community-scale facility. Would impact sports fields, current building layout, staffing capacity and operations.