

Town of Brunswick

Brunswick Naval Air Station Recreational Facilities Assessment Study



Completed By:



March 3, 2007

Town of Brunswick

Brunswick Naval Air Station Recreational Facilities Assessment Study

Completed By:

**Ken Ballard, President
Ballard*King and Associates
2743 E. Ravenhill Cir.
Highlands Ranch, CO 80126
Phone: (303) 470-8661
Fax: (303) 470-8642**

Table of Contents

Section	I	Introduction.....	1
Section	II	BNAS Recreational Facilities Evaluation	2
Section	III	Town of Brunswick Recreation Needs	36
Section	IV	Acquisition Priorities, Options & Recommendations...	49

Section I - Introduction

With the planned closure of the Brunswick Naval Air Station in 2011, this report is an assessment of the major parks and recreation facilities that are located on the base. This assessment is being completed to give the Town of Brunswick clear direction on which of these amenities should be pursued for conveyance to the town. The closure of the air station provides the town with a unique opportunity to acquire properties and facilities that might not otherwise be available.

This assessment is divided into three parts. The first section is a detailed evaluation of each of the recreation facilities on the air station including the general condition of the amenity, demand for the facility, what recreational uses can be accommodated, any necessary improvements to the amenity, the cost of any capital improvements as well as an assessment of the operational budget requirements. The second is an analysis of the Town of Brunswick's recreation needs that is based on information gathered from an analysis of the town's parks and recreation master plan, and assessment of existing facilities, a series of stakeholder/user group sessions as well as a user group survey. The third section lists specific recommendations and priorities for possible conveyance or acquisition of the air station's parks and recreation facilities.

The information for this assessment was gathered from a number of sources including:

- A tour and detailed inspection of each of the Brunswick Naval Air Station's recreation facilities.

- A tour and review of each of existing Town of Brunswick Parks and Recreation facilities as well as school facilities and People Plus.
- Review of the Town of Brunswick's Parks, Recreation and Open Space Master Plan.
- Review of the existing Brunswick Parks and Recreation Budget as well as the operating budgets for the recreation facilities on the Brunswick Naval Air Station.
- Interviews with local stakeholder groups.
- An open Town of Brunswick Recreation Commission meeting where public input was accepted.
- Interpretation of a recreation/sports user group survey administered by the Brunswick Parks and Recreation Department.

It should be noted that the capital cost estimates included in this assessment are based on worst case cost projections for a time that is at least 4 years in the future. The operational cost estimates and revenue projections are based on the same scenario. Capital cost estimates were determined with the assistance of architects and landscape architects that design these types of facilities and operational numbers were derived from the current operational budgets of these facilities on the air station and from the typical market performances of similar facilities.

Section II – BNAS Recreational Facilities Evaluation

Introduction: The following is an assessment of the major recreational amenities that are located on the Naval Air Station property. These include:

Indoor

- Auto Hobby Shop
- Recreational Mall
- Fitness Center
- Field House
- Child Care Center (2)
- Before and After School Center

Outdoor

- Golf Course (clubhouse and maintenance facility)
- Lighted Softball Fields (2)
- Orion Softball Field
- Lighted Multi-purpose Field
- Picnic Area and Softball Field
- Old Transmitter Site (66 acre site)

For each of these amenities the following will be evaluated:

- Description of the facility or property.
- General condition
- Possible recreational uses for the town
- Current and future demand for this type of facility or amenity
- Assessment of necessary physical improvements to the amenity
- Capital cost estimate for improvements (in 2007 dollars)
- Operational assessment for the town (in 2007 dollars)
- Impact on existing town facilities
- General pro's and con's of the amenity

General Assessment: The Brunswick Naval Air Station has an extensive inventory of indoor and outdoor recreation spaces and facilities that could be acquired by the Town of Brunswick for use by the general public. In addition there are also a number of open space and passive use areas that could be acquired as well.

Positives:

- This is a once in a lifetime opportunity to increase the general inventory of parks and recreation amenities for the town as a whole.
- Many of the amenities are in areas of the community that do not currently have adequate recreational facilities or parks.

- Most of the facilities (especially indoor) are located in relative close proximity to each other.
- A majority of the facilities are relatively new and reasonably well maintained.
- There is an assumption that these facilities could be obtained without a capital acquisition expense.

Negatives:

- Any amenity that is acquired will have to be put to use within a 3 year period.
- Public use of some facilities will require that the existing layout or structure be modified for public recreation use.
- Some of the amenities will require a significant capital investment to be adequately utilized for recreation purposes.
- With the acquisition of any facility or property will come operational budget commitments.
- Many of the facilities (especially the indoor amenities) are spread out in a campus concept which will adversely impact use and operational efficiency.
- Several of the outdoor sites have environmental issues which could limit their use.

Individual Amenity Evaluation

Auto Hobby Shop

Description: This facility is currently being utilized as an auto repair area for air station personnel as well as a check-out facility for a variety of outdoor recreation equipment including ski equipment in the winter and camping equipment during the summer. The 12,000 sq.ft. facility was built in 1988 and consists of 12 bays that can serve as garage space while working on autos. All the bays are heated and 6 have lifts. Three of the bays have been enclosed and function specifically as wash bays. In addition there is an open lobby area, small office, a large parts area, and two equipment storage/work areas. There are also restrooms with small changing spaces. Outdoors there is a significant parking area as well as a fenced in paved yard for storage that is separated into two areas one of which has a covered storage area.

General Condition Assessment: This building is built of concrete block and is a well constructed structure that has been well maintained. The lifts are operational and the fencing and pavement are in good shape. The building's HVAC system is in need of some basic repairs and upgrades and the water heater needs to be replaced. The building does not have air conditioning. However, this is still one of the better constructed and maintained recreational facilities on the base.

Possible Recreation Uses: Unless the town wants to continue to provide an auto repair site for community use and also be a renter of outdoor recreation equipment it will be difficult to utilize this facility for many direct recreation functions or activities. The physical structure and layout of the building could not be easily modified for other uses.

As a result the best use of this amenity would be as a parks shop and yard. The building and outdoor spaces are ideal for this use and would require very little to no modification to be used for this purpose. There is office space in the front of the building, restroom/changing space, more than enough bays to store and work on equipment and parks vehicles (especially with the lifts). The enclosed bay spaces can continue to be utilized as wash stations but could also be a secured area for chemical and paint storage. There is a secured space for a parts inventory and rooms that can be used for a general workshop. The outside fenced in yard allows for a secure parking area for equipment and a storage area for materials and parks equipment (picnic tables, etc.).

The auto hobby shop would be an ideal facility for a parks maintenance shop. The only draw back would be the rather prominent location of the building and site.

Demand for Facility: There is a strong demand for this type of facility.

Current: The existing park shop is too small for the vehicles and equipment that is currently in use by the department. The shop area is in two separate buildings that are not physically connected. There is also no fenced in yard for equipment or material storage.

Future: The size of the auto hobby shop and the surrounding fenced in area is large enough to not only support the existing parks shop operation but will also allow for the growth of the shop and yard for the next 20 to 30 years or more.

Necessary Physical Improvements: The facility is in very good condition and parks maintenance and operations should be able to move into the building with very little improvements being necessary. Improvements would need to be made to the HVAC system, and the hot water heater replaced. Telephone and other communications systems would need to be added and some security equipment will need to be introduced.

Capital Cost Estimate:

Short term: Estimated to be between \$90,000-\$110,000.

Long term: \$0

Operational Requirements: Since this facility would replace the existing parks shop and maintenance facility there would be very little increase in operational costs. With a larger, fully heated building, utilities would increase by an estimated \$20,000 a year. Other miscellaneous costs might account for another \$5,000 a year. The full additional costs of operating a new maintenance facility would be \$30,000 or less.

Impact on Existing Facilities: The move of the parks shop and maintenance facility to the auto hobby shop would free up the use of the existing shop buildings in the park. A small satellite space may need to be kept at this site but the balance of the area could be

used for other purposes, the most important would probably be additional parking for the ballfields.

General Pro's and Con's:

Pro's

- A structure that is set up ideally for a parks shop and maintenance operation and will require virtually no improvements to occupy for this purpose.
- A fully fenced in yard that can be used for outside storage.
- A building that is in very good condition.
- The building would be able to serve an expanded parks department for the next 20-30 years.

Con's

- The location of the building on a prominent corner on the base will put a maintenance building at a very visible site that might be a better location for a retail business.

Recreational Mall

Description: This building houses a 12 lane bowling alley, a kid's indoor play structure, group gathering and party area, small 30 person theater, an outdoor spray pad, and two food service operations. One of the concession operations is a fast food oriented service with a drive up window, the other is a pizza kitchen with a small bar operation that primarily supports the bowling alley.

The recreation mall building is approximately 19,500 sq.ft. and the first phase was built in 1965, with improvements made in 1979 and a further expansion occurring in 2000. The structure is generally a pre-engineered frame with external finish upgrades.

General Condition Assessment: The building is in relatively good shape with the latest expansion and renovation occurring within the last 6 years. The facility's mechanical and other operating systems are also in relatively good working order. However the basic structure is a pre-engineered metal building with a great deal of interior drywall. These are building systems that do not typically have long life spans in a public setting and often need renovations and upgrades to keep them functional.

The bowling alley's lanes are being replaced and new mechanical pin setting systems and other support equipment is being added. The indoor play structure appears to be in good operating order and the kitchen amenities are also strong. The outdoor spray pad is very basic in its design but is also in good working order.

One of the primary issues is what equipment, if any, will be retained once the facility is no longer on an active military base. This is especially important for the bowling alley

where the equipment and even the lanes themselves could be removed, and for the indoor play structure which could be removed as well. It is assumed that most if not all of the food service equipment will be removed.

Possible Recreation Uses: The design and layout of the building is really set-up to support bowling and a substantial food service operation in addition to a youth indoor playground area. This facility serves as more of an entertainment venue than a traditional recreation center. Conversion of the building to other uses will be difficult and expensive.

The bowling alley with 12 lanes and the necessary support amenities is large enough to support a successful bowling operation and with the food and beverage areas in close proximity the facility is further enhanced.

The food service operation itself is significant and relies on more than use and revenues from bowling and the indoor playground. Once the base closes and the number of workers and residents in the immediate vicinity is reduced it may be difficult to keep food service profitable at its current level.

The indoor playground is a relatively small structure for the size of the space and is very plain with no theme or focus. However this space would have a strong market draw and presence for drop-in pre-school and youth use. The large meeting and seating area would be great for birthday parties and other events (with the presence of the food service operation remaining).

The theater space is small but very intimate for group use. This amenity can only be successful with the indoor playground area in place and in conjunction with the food service operation.

The outdoor spray pad provides a nice compatible amenity to the indoor areas and would provide at least a small aquatics opportunity for the community which is now lacking.

The town will need to make a philosophical decision if it wants to get into the entertainment industry. Most public recreation departments do not own or operate bowling alleys, have limited food service, and do not provide dedicated theater space. This facility has the potential to be operated in part (bowling alley) or even as an entire amenity by the private sector.

If the town wanted to explore other uses of the building for more traditional recreation uses, the structure has the possibility to be renovated to be used as a pre-school building. The food service (in its present form) would be removed as would bowling and the space converted to 3-4 pre-school rooms. The indoor playground (reduced space), theater and outdoor spray pad would remain. While taking advantage of some of the present uses and space, this conversion would be costly.

Another option is to convert the space to a youth and or teen center. The bowling alley would be a draw as would the food service and theater, but the indoor playground area would need to be converted to an activity space directed toward teens (game area, stage for small impromptu presentations, or an audio/video production studio). The cost of remodeling this space would vary substantially with the direction taken for its use.

Demand for Facility: The direct demand for this type of facility with its present uses is minimal as a public facility. Its use as a private entertainment facility may be more viable.

Current: The majority of uses and activities that are currently taking place in the building are not generally in high demand in the public sector at the present time. The possible exception might be the indoor playground. Other more pressing recreation demands are currently a higher priority which would provide some justification for converting at least a portion of the space to other uses (youth/teen center or preschool space).

Future: With the redevelopment of the air station itself the demand for a variety of community and recreation services in the immediate area should grow substantially over time. This provides an increased opportunity to utilize the Recreation Mall as a public recreation facility (most likely with different uses) or more likely as a private enterprise.

Necessary Physical Improvements: If the building is to be utilized for its present uses then very little to no actual physical improvements to the facility will be necessary. The exception would be the cost for replacing the equipment that is removed when the base is closed.

However, if the structure is converted to other uses then there would be a number of improvements that would have to be made. If the center is utilized primarily as a pre-school building then significant changes and improvements will be required. This would include the removal of the bowling alley and the construction of three preschool rooms, removal of most of the food service operation and the development of an outdoor play area. The use of the area for a youth or teen center would only require modification of the indoor playground area which could minimize the cost.

Capital Cost Estimate: Possible capital cost options are noted below.

- Existing Uses – Costs would be for equipment replacement. The exact amount would depend on what equipment is removed when the air station is closed.

Short term:

- Bowling – replace bowling equipment - \$500,000 to \$750,000, lanes- \$500,000 to \$750,000.

- Food Service – replace most food service equipment - \$250,000 to \$400,000.
- Indoor Playground – replace the structure - \$100,000 to \$150,000.
- Theater – replace the audio/video equipment - \$20,000 to \$25,000.

Long term: \$0

- New Uses – Costs would vary depending on how the space is used.

Short term:

- Pre-school – the conversion of the building for this use could cost between \$1 million and \$1.5 million.
- Youth/Teen Center – the use of the building for this purpose could have a cost of \$200,000 to \$350,000. Equipment costs for an audio/video studio could be in the \$200,000 range alone.

Long term: \$0

Operational Requirements: Possible operating costs are noted below.

- Existing Uses – Assuming that the facility would be operated in house by the recreation department it is estimated that operating budget would be in the following range:

Expenses \$700,000 to \$900,000
(staffing, supplies, contract services and utilities)

Revenues \$600,000 to \$700,000

Operational Difference – It should be expected that the facility will operate at a deficit of \$100,000 to \$200,000 a year primarily as a result of having to operate the indoor playground and theater with little to no revenue. Bowling and the food service operation should at minimum be able to break-even operationally.

Revenues are based on an aggressive fee structure for bowling and food service operations.

- Pre-school – Assumes that the existing pre-school program and its costs and revenues would move to this facility.

Expenses \$300,000 to \$400,000
(staffing, supplies, contract services and utilities)

Revenues \$250,000 to \$350,000

Operational Difference – It should be expected that the facility will operate at a slight deficit of \$50,000 to \$100,000 a year.

Revenues are based on an aggressive fee structure for pre-school.

- Youth/Teen Center – This facility would be owned by the town but operations would be by the existing teen center and/or People Plus.

Expenses \$100,000 to \$150,000
(staffing, supplies, contract services and utilities)

Revenues \$25,000 to \$50,000

Operational Difference – With the focus of the center on youth and teen programming, there will be very little direct revenue generated from this facility. Costs (facility maintenance and utilities) do not include any programming or service delivery. It should be expected that the facility will operate at a deficit of \$75,000 to \$100,000 a year.

Impact on Existing Facilities: If the facility continues to operate with its current uses then there will be no direct impact on existing public recreation facilities and the center will only augment existing parks and recreation offerings. However, as a public facility some questions regarding possible competition with private bowling alleys and restaurants could arise.

Converting the building to a pre-school center would allow the existing program to be moved from the basement of the recreation center which is an inadequate facility for this use.

If the building is utilized as a youth/teen center then this would provide a much sought after location for a teen center by the community and allow the existing teen center to move from the basement of the People Plus building.

General Pro's and Con's

Pro's

- The facility with its current uses would allow the recreation department to expand the types of programs and services that it currently operates.
- Use of the building as a pre-school center would move the program from its current poor facility at the recreation center.
- Use of the building as a youth/teen center would provide an ideal location and an alternative to the current People Plus site.
- A key community facility would be located in the middle of the air station redevelopment area.

Con's

- The facility is a special use building that is not physically connected to other potential recreation amenities in the area. This will reduce the revenue potential for the center.
- Bowling and extensive food service operations are not usually considered as basic public recreation offerings.
- The bowling and food service operations may compete with existing private providers.
- The building will be relatively expensive to convert to other uses that are in higher demand.
- Use of the building for any recreational activities will add to the operational budget of the town.

Fitness Center

Description: The fitness center is an approximate 17,000 sq.ft. building on two levels that has a full-sized gym, 3 racquetball courts, a small cardio fitness equipment area, large free weight room, and a group exercise studio. Upstairs is an open mezzanine area that has had multiple uses and a small indoor play structure. This second level does not meet ADA access requirements and is not currently being used for active recreation.

The structure itself is a pre-engineered metal building that was built in 1981. The second phase (racquetball courts, weight room and mezzanine level) was completed in 1986 and the third phase (locker room renovations and aerobics room) in 1995. The building lacks a good traffic flow in the back areas and the gym is the most compelling space.

The center is relatively hidden from view by trees and there is very limited parking right at the facility.

General Condition Assessment: This building is only in fair condition. The pre-engineered metal frame and skin is showing some damage and overall degradation. There is evidence of floor and wall movement in the racquetball courts and the fact that the gym's wood floor had to be replaced due to the seepage of moisture into the space is a major issue. The building's overall mechanical, electrical, and plumbing systems are generally only in fair condition and are in need of being upgraded. The fact that the facility is not air conditioned is also of concern. The mezzanine, due to poor stair access and the lack of an elevator, virtually cannot be used.

Overall there are long term issues and concerns with the condition of this building.

Possible Recreation Uses: With the amenities found in the building its primary use should be as an active use recreation center that has a focus on fitness. The gym contains a full sized basketball court and the space can easily be utilized for adult and youth sports leagues as well as drop-in sports use. However, the lack of a hardwood floor will be a deterrent to use by high end basketball leagues.

The entry space has a cardio equipment area that should be a strong draw for the center even though it is significantly undersized. The free weight area is adequate in size but the space is not in great condition which will somewhat limit its use. The area may also need to ultimately be divided between free weights and selectorized fitness equipment. The group fitness area (aerobics room) will provide an excellent space for offering a variety of group fitness classes, yoga, and marital arts programs.

The three racquetball courts are not in good condition and suffer from wall and floor movement problems. These courts can be used for racquetball, handball and wallyball. The fact that racquetball is continuing to decline in popularity means that this space may be better used as expansion space for an undersized cardio and weight area.

The mezzanine level has limited use in its present configuration due to poor stair access and no elevator. Significant improvements will need to be made for this space to either be used as an indoor playground area, group exercise studio, or as an expanded cardio equipment area. The ability of the mezzanine to physically support fitness equipment may be an issue.

The limited amount of parking directly associated with the building is a concern, especially if the field house next to the fitness center is controlled by another organization.

It will be difficult to easily convert the building to other uses than what are mentioned above.

Demand for Facility: There is reasonably strong demand for this type of a facility.

Current: There is a strong demand for additional gym space in Brunswick for both youth and adult sports programs. The town does not currently have a facility that provides fitness and weight equipment areas and there are no public racquetball courts in the community.

Future: In the coming years the demand for gym space will only continue to grow as will the need to provide a public fitness facility to serve the overall community. The reality is that this center at its current size is not sufficient in its magnitude to adequately serve the needs of the entire Brunswick community in the future.

Necessary Physical Improvements: With the age and building structure type (pre-engineered metal) there will need to be significant improvements to the facility. The areas of the structure that are currently experiencing corrosion and other problems will need to be taken care of as will the problems with settling and movement in the racquetball courts. The building's mechanical, electrical and plumbing systems will have to be upgraded. Improved access to the mezzanine with wider stairs at the front of the building and an elevator will have to added if the space is to be used at all. In addition it

is expected that all of the fitness equipment currently in the building will be removed when the air station closes and as a result will need to be replaced. Ultimately, the racquetball courts may need to be taken down and converted to a larger fitness equipment area. A small babysitting space for center patrons should also be considered as well.

Capital Cost Estimate: Possible capital cost options are noted below.

Short term:

Equipment - \$300,000 to \$400,000

Long term:

Structural and operating systems improvements - \$800,000 to \$1,200,000

Mezzanine - \$450,000 to \$600,000

Operational Requirements: Based on the facility containing its existing elements, the cost of operating the facility is estimated to be between \$450,000 and \$550,000 a year. Revenues should be in the range of \$400,000 to \$500,000 based on an aggressive fee structure. The operational deficit is expected to be in the range of \$50,000 a year.

Impact on Existing Facilities: The facility with its current amenities will not have much of an impact on any existing town facilities. There is a strong demand for additional gym space so the presence of this element in the building will help to alleviate this problem. There currently are no public fitness amenities in the town or racquetball courts either so the addition of this facility will bring new indoor recreation amenities to the community. However, there could be opposition to these same amenities by the local YMCA's and the private sector who see potential for competition for their own facilities and programs.

General Pro's and Con's

Pro's

- The center contains amenities (fitness and racquetball courts) that are not currently available in a public facility in Brunswick.
- The facility has a full sized gym which is a space that is in high demand for recreation programs.
- The facility should be able to operate on a close to break even basis financially.

Con's

- The building structure is not in good condition and will require a significant capital investment to upgrade.
- General facility usage will be limited with no air conditioning.
- The center is not in a location where there is much visibility and only limited parking.

- Some of the other existing providers of indoor recreation and fitness services may oppose the center being operated by the town.
- This facility might have some market value as a private fitness facility.

Field House (Physical Fitness Facility)

Description: This is a large multi-use building that has a variety of components. The largest of the spaces is the gym or field house which is an open area that contains a jr. high sized basketball court, two smaller half court basketball courts, a cardio fitness/weight machine equipment area and an on-grade walk/jog track. There is also a large lobby area with a control desk and two oversized locker rooms.

Located behind the gym area is a significant office area with individual offices, work cubicles and small meeting rooms. This area could easily house 20 or more full-time staff and support a very large number of part-time staff.

Between the gym and office area is located a space that is utilized as a computer and game area. There is also a very large parking area directly in front of the building as well as parking in the back to support the office space.

The building was constructed in 1954 and was utilized as a mess hall for the barracks that were once located next to the structure. The building was renovated approximately 10 years ago when it was converted to fitness and recreation use as well as office space. The overall building is approximately 51,000 sq.ft.

General Condition Assessment: This building is primarily concrete construction and is in good shape with the recent renovation. The structure of the center is of materials that should be able to withstand public use for the next twenty years or more with no appreciable improvements being necessary. The building's mechanical, plumbing and electrical systems also appear to be in good working order and do not require any noticeable upgrade work.

The field house surface is a poured urethane and while it is not ideal for true basketball use, it is in good condition and appropriate for the walk/jog track and fitness areas. The roof height is acceptable for basketball but is too low for competitive volleyball at the perimeter of the court area. The basketball standards are moveable and allow the field house to be more multi-purpose in use.

The office areas are also very functional, are in good condition, and are easily accessible from the rear of the building. The game and computer area is also in good shape but accessibility from these areas to the field house is a problem.

The only negatives with the building are the lack of air conditioning and the fact that there is not a direct connection between the field house, computer/game area and the office space. However, the proximity of the hazardous materials remediation

immediately next to the site could be of concern unless there are assurances that this condition does not directly affect the building or parking area.

Possible Recreation Uses: With the variety of spaces that are found in this building there are an extensive number of possible recreation uses for the facility.

The field house area can accommodate youth and adult basketball and low level volleyball leagues as well as drop-in weight and cardio users and individuals wishing to walk or jog on the track. The track would have a very strong appeal to the senior citizens market. The half court basketball area could be utilized for a variety of fitness classes as well as martial arts programs.

The game and computer area could be easily converted to a teen center with many of the same types of uses remaining. A portion of the back office area could possibly also be utilized as a senior center.

The large office area would allow the parks and recreation department to relocate their offices to this space and the area is big enough to house other similar community organizations such as People Plus. The presence of the parks and recreation offices in the same building would lower the staffing demands for the overall facility and create a central location for the administration of indoor recreation services in the area.

There is more than enough parking to support the center and the site is highly visible from one of the main roadways on the base.

Demand for Facility: There is reasonably strong demand for the types of amenities found in this facility. The fact that the facility has a number of different types of recreation uses under one roof will make the building very attractive for general recreation use.

Current: Since the facility contains a gym area, the use of this building would help to solve a current need in the community. Also the lack of office space in the existing recreation center to house the parks and recreation staff would be alleviated. With People Plus working out of an inferior facility and having inadequate space for a teen center and senior center, the field house could serve as a new location for the teen center, senior center and office space for the organization.

Future: With the redevelopment of the base and the turnover in housing to community use, serving the new neighborhood will be of concern. The field house could fill this role.

Necessary Physical Improvements: The building is generally in good condition for its present uses. As a result there are only a limited number of improvements that need to be made to the facility. The number one improvement is completing a physical connection to the field house from the game/computer room and office area. This will most likely

require the movement of some walls and storage space to accomplish. In addition strong consideration should be given to air conditioning the entire structure.

The other improvements will focus on replacing the equipment that will be removed when the base closes. Funds will have to be set aside for fitness and weight equipment, basketball and volleyball standards, as well as computer and game equipment for the teen area. The office cubicles and furniture would also have to be replaced.

Capital Cost Estimate: Possible capital costs are noted below.

Short term:

Equipment - \$300,000 to \$400,000

Long term:

Structural and systems improvements - \$650,000 to \$800,000

Operational Requirements: Based on the facility containing its existing elements, the cost of operating the facility is estimated to be between \$500,000 and \$600,000 a year. Revenues should be in the range of \$400,000 to \$500,000 based on an aggressive fee structure. The operational deficit is expected to be in the range of \$100,000 a year.

Impact on Existing Facilities: This facility should not have a negative impact on any existing town recreation facilities and should solve current problems as well as enhance the recreational opportunities for the citizens of Brunswick. The field house will deal with the shortage of gym space and will provide a fitness facility and indoor walk/jog that are not currently available. The office area will allow staff to move from the current cramped location and also allow the possible relocation of People Plus staff offices as well. The teen and senior center could also relocate to a larger and more accessible site. Once again the fitness aspects of the center could generate some concern from the private and non-profit sector.

General Pro's and Con's

Pro's

- The building provides a number of recreation amenities at the same site and also office space as well.
- There are fitness amenities and an indoor track that are currently not available to the general public in the community.
- The center should be able to financially operate at only a slight deficit.
- The building is in good physical condition and will not require much improvement.
- The center is located in a prominent location on the base.

Con's

- The use of the facility will be limited with no air conditioning.
- The gym floor is non regulation and the ceiling height is too low for power volleyball.
- Existing providers of indoor recreation and fitness services may oppose the center being operated by the town.

Child Care Center

Description: The child care center is actually located in two buildings that are immediately across from each other. The oldest of the facilities was built in 1983 and is nearly 5,000 sq.ft. in size. It contains three main child care rooms of varying sizes and restrooms, small kitchen, office area, and storage spaces. The second building was constructed in 1990 to provide additional space for child care. This building is approximately 6,500 sq.ft. in size and contains five child care rooms a full-sized kitchen, restrooms, office area and storage space. Each of the buildings also has fenced in outdoor play areas and there is a small central drop-off and parking area between the two buildings.

General Condition Assessment: Both of the buildings are in relatively good condition with the newer facility being the better of the two. The 1983 building has some problems with the exterior metal sheeting and trim but the rest of the structure is in good condition. The building's HVAC system has a few issues but the plumbing and electrical systems are acceptable. The classroom spaces are small and limit the number of children that can be served. In addition there is a general lack of storage and circulation space in the building.

The newer child care building is generally in good condition but the metal roof does have some rust issues. The mechanical, electrical, and plumbing systems are all in good condition. The five classrooms are larger and configured better than the other building, the kitchen is larger, and there is more storage which allows for better use of the facility. However, the amount of overall storage space is still not adequate for the demand.

Possible Recreation Uses: The most obvious use of these two buildings would be for a child care center. This is not a current program area for the recreation department and child care is really classified more as a social service program than recreation. The fact that there are two buildings for the child care operation makes the use of the space much less cost effective than having the operation in a single structure. The town would need to decide if it wants to be in the child care business before proceeding with any plans to utilize the facility for this purpose.

With the current lay-out of the buildings the only other realistic use would be for pre-school programming and more specifically as a possible site to relocate the department's existing preschool program from the recreation center. However, none of the classroom spaces is large enough to replace the three existing pre-school rooms as well as the other

support amenities. Both buildings would have to undergo significant renovations to make them functional for pre-school programming.

It may be more appropriate to have a private day care operator utilize these buildings for their operation rather than the town.

Demand for Facility: There appears to be a strong demand for this type of facility.

Current: The community has a need for additional child care facilities and the recreation department must relocate its pre-school operation from its current site.

Future: The need for child care should only grow more acute over time and as the air station housing is converted to general community use there should be even more young children in the area.

Necessary Physical Improvements: If the buildings continue to be used for child care then there are minimum improvements that need to be made. In the older building there must be improvements made to the HVAC system and the exterior metal siding and for the newer facility the roof rusting problem must be corrected.

If the buildings are going to be utilized for the town's pre-school program then there will have to be extensive remodeling of the interior of both structures. Three large classrooms of approximately 900 sq.ft. each, will have to be established which may require two rooms being placed in the newer building and the third in the older building.

It must also be remembered that the furnishings and other equipment in both buildings will have to be replaced when the base closes.

Capital Cost Estimate: Possible capital cost options are noted below.

- Existing Uses –

- Short term:*

- Equipment - \$200,000 to \$250,000

- Long term:*

- Structural and systems improvements - \$100,000 to \$200,000

- New Uses – Pre-school

- Short term:*

- Equipment - \$250,000 to \$300,000

- Structural and systems improvements - \$500,000 to \$750,000

- Long term:* \$0

Operational Requirements: Possible operating costs are noted below.

- Existing Uses – This assumes that the buildings will be utilized for child care and the facility will be operated by the town.

Expenses - \$1,000,000 to \$1,200,000

Revenues - \$1,000,000 to \$1,200,000

Operational Difference – The child care operation should be on a financial break even basis or the program should be eliminated or turned over for contract operation by other organizations.

- New Uses – This option assumes that the buildings are modified for use by the town's existing pre-school program.

Expenses - \$100,000 to \$120,000

Revenues - \$100,000 to \$120,000

Operational Difference – The pre-school operation should continue to be on a financial break even basis.

Impact on Existing Facilities: Depending on how the buildings are used there would either be virtually no impact on any existing town facilities if they were used for child care or there could be a significant impact if the pre-school program was relocated. By moving the pre-school program to these child care buildings the basement of the recreation center would no longer have to be used for this purpose and the issue of safety and access would be eliminated.

If the town gets into the child care business there could be some concern from some private child care operators over what might be perceived as unfair competition.

General Pro's and Con's

Pro's

- The facilities are well suited for a child care operation.
- The buildings are generally in good condition.
- Regardless of whether the buildings are used for child care or pre-school the operation should be financially self sufficient.
- There is a strong need for additional child care space in Brunswick and the town's preschool program must be relocated to a more appropriate facility.

Con's

- A child care operation that works out of two separate buildings is not very efficient.
- To use the buildings as a site for the town's pre-school program will require extensive remodeling.
- The facility cannot be easily modified for any other use but child care or pre-school.

Before and After School Center

Description: This building is one of the newer recreation amenities on the air station. It was constructed in 2003 and is located near some of the recently completed housing areas. This is a very small building that is only approximately 2,500 sq.ft. in size. It was designed specifically to house the school age before and after school program. The facility contains a meeting/activity room which is the largest open space in the building, a small crafts area, a dedicated computer classroom, restrooms, small home sized kitchen and small office area. This center, with its small size, has a very limited capacity and serves more as a neighborhood center than a base wide facility.

The center is supported by a small parking lot and an open lawn area with picnic tables and other amenities.

General Condition Assessment: The center is in very good condition due to the fact that it is only three years old. There are no shortcomings other than the small size of the facility.

Possible Recreation Uses: This building has been designed and constructed to serve school aged youth and this is should be its primary use. With the small size of the structure this will have to be a neighborhood based center only.

Other possible uses could include a more general use youth center that is not focused solely on before and after school use and a small teen center. However if the center is going to serve as a teen focused facility there will have to be some changes in the physical appearance of the building and the interior spaces. The facility is really not large enough to support a full teen center operation. Another option is to renovate the building to serve more as a small community building for the immediate neighborhood.

Besides the small size of the building which significantly reduces its use and more importantly its capacity, the fact that the facility sits alone and away from the other indoor recreation amenities on the air station is a concern. This makes interaction with other recreation facilities more difficult and increases the cost of operation as well.

Demand for Facility: The demand for this amenity is medium to high.

Current: Serving the needs of school age children has been a major focus of most recreation departments and having a facility dedicated to serving before and after school activities would serve this need. But the small size of the building limits its ability to serve as anything but a small neighborhood center. There is also a strong demand for youth and teen programs but the same capacity issues exist.

There is far less demand for a small neighborhood community building but the size of the center is more conducive to this use.

Future: The demand for youth and teen space will only increase over the coming years and the conversion of the base housing units that surround the center to community use will result in a continuing need for this type of facility. Again the small size of the center will ultimately limit the ability of the facility to serve these needs.

The demand for use of the center as purely a community building will continue to be relatively low.

Necessary Physical Improvements: If the facility continues to be used as a before and after school center then there will be no improvements that have to be made other than replacing the equipment and furnishings that will be removed when the air station closes.

If the center is converted to a teen center then there will need to be a few changes to the interior surfaces and more appropriate furnishings and equipment will be necessary.

Converting use of the building to a small community center will require some changes to the interior of the structure as well as different furniture.

Capital Cost Estimate: Possible capital cost options are noted below.

- Existing Uses – Before and After School, Youth

Short term:

Equipment - \$50,000 to \$75,000

Long term: \$0

- New Uses –

Teen Center

Short term:

Structural and systems improvements - \$25,000 to \$50,000

Equipment - \$50,000 to \$75,000

Long term: \$0

Community Center

Short term:

Structural and systems improvements - \$35,000 to \$60,000

Equipment - \$50,000 to \$75,000

Long term: \$0

Operational Requirements: Possible operating costs are noted below.

- Existing Uses – Assuming that the facility would be operated in house by the recreation department it is estimated that the operating budget would be in the following range:

Expenses \$150,000 to \$200,000
(staffing, supplies, contract services and utilities)

Revenues \$110,000 to \$150,000

Operational Difference – It should be expected that the facility will operate at a slight deficit of \$40,000 to \$50,000 a year.

Revenues are based on an aggressive fee structure for the program.

- Teen Center – Assumes that the teen programs and services would take place in this facility and the program would be operated by the town. The existing teen center board could also operate the center as well, but the small size of the space makes this unlikely to replace their existing center.

Expenses \$75,000 to \$125,000
(staffing, supplies, contract services and utilities)

Revenues \$15,000 to \$25,000

Operational Difference – It should be expected that the facility will operate at a considerable deficit of \$60,000 to \$100,000 a year.

- Community Center – This facility would be owned by the town but very little programming or services would take place in the center. It would primarily be available for community events and rentals.

Expenses \$50,000 to \$75,000
(staffing, supplies, contract services and utilities)

Revenues \$10,000 to \$20,000

Operational Difference – It should be expected that the facility will operate at a considerable deficit of \$40,000 to \$55,000 a year.

Impact on Existing Facilities: The center with its present uses will not have any impact on any existing town or other facilities as this amenity does not exist in any other form in the community.

If the facility is utilized as a teen center then it could have a small impact on the People Plus teen center location but they are located in different areas of Brunswick and this building is very small and unable to accommodate very many teens at one time.

Use of the facility as a small community center would also have no direct impact on any other amenities in the community.

General Pro's and Con's

Pro's

- The building is only a few years old and is in great condition.
- The structure was designed as a youth oriented facility.
- There is outdoor space available immediately next to the center.

Con's

- The building is very small which limits its capacity and use options.
- The center is isolated from other recreation amenities on the base.
- Converting use of the structure to non-youth uses will be difficult.

Golf Course (Mere Creek)

Description: The golf course is a full length 9 hole course with a driving range and putting/practice area. There is also a golf clubhouse that has restrooms, a small pro-shop and a small restaurant/bar with an outdoor patio area. There are two maintenance buildings located near the clubhouse one of which is primarily utilized for storage of golf carts and other equipment. There is a master plan that shows the ability to expand the course to 18 holes.

General Condition Assessment: The course itself is in reasonably good shape but it is not a championship caliber course and it has a rather basic layout. The course is irrigated and has been reasonably well maintained. The driving range is small with only a few hitting stations. The maintenance buildings are not in good shape and there is not a fenced in yard to store equipment or material.

The clubhouse is an older building (built in 1980) that is good condition but is rather small (3,000 sq.ft.) for all the services that must be provided. The building's operating systems are in good shape but the facility is very deficient in ADA compliance.

The pro-shop and restaurant/bar operations are located in very small areas and the restaurant/bar relies heavily on the outdoor deck area to expand its service capabilities. The deck is in only fair condition and in the next five years will have to undergo significant renovation or even replacement.

The parking lot is only gravel and the lighting is not sufficient.

Possible Recreation Uses: The only legitimate use for the acreage is as a golf course. If the land is not used for this purpose then it could be designated as open space or some of it developed as an active use park with ballfields and other amenities. Ideally the course should be expanded to 18 holes to maximize its potential value.

The town will need to make a philosophical decision if it wants to provide a public golf course for the community. The conversion of the course to a privately owned facility with the ability to develop homes along the course maybe a better way to go. This will revitalize the area and bring more upscale housing to the market. However, interest in private operation and development may require that the course be expanded to 18 holes for the financial benefits that are derived. If by chance there is no outside interest in obtaining the course then the town should take the lead in preserving this recreation amenity rather than risk having it lay fallow for years.

Demand for Facility: There is reasonably strong demand for this amenity in the Brunswick area.

Current: Despite a general slowdown in the growth of golf participation nationally, the sport and the demand for public golf courses remains strong. Being only a 9 hole course is a disadvantage but having a driving range is a plus.

Future: The demand for golf and the course itself should remain reasonably strong in the coming years and is probably solid enough to justify expanding to 18 holes. However additional study may be needed to determine the viability of the expansion.

Necessary Physical Improvements: If the course is going to attract an increasing number of rounds then there will need to be continued upgrades to the course itself as well as the clubhouse. This will be absolutely mandatory if the course were to expand to 18 holes. Key improvements might include:

Course – Add paved cart paths, more traps and multiple tee boxes. Build more permanent hitting stations on the driving range. Ultimately explore the possibility of expanding the course to 18 holes.

Clubhouse – Expand the club house to enlarge the pro-shop and restaurant/bar. The deck area should be improved and expanded as well. The parking lot should be paved and the lighting improved. These improvements will be essential if the course is expanded to 18 holes.

Maintenance Area – Fence in the yard area and improve the physical look and use of the maintenance buildings.

In addition the existing equipment in the clubhouse and the maintenance area will have to be replaced once the air station closes.

Capital Cost Estimate: Possible capital cost options are noted below.

○ Course –

Short term: \$0

Long term:

- Cart paths, more traps, tee boxes - \$500,000 to \$750,000
- Driving range - \$150,000 to \$250,000
- Expansion to 18 holes - \$2,500,000 to \$4,000,000

○ Clubhouse –

Short term: \$0

Long term:

- Expansion/renovation - \$500,000 to \$1,000,000
- Parking lot - \$300,000 to \$500,000

○ Maintenance Area –

Short term:

- Fence in the yard - \$30,000 to \$50,000

Long term:

- Improve the condition - \$100,000 to \$150,000

○ Equipment –

Short term:

- Clubhouse - \$250,000 to \$400,000
- Carts - \$125,000 to \$150,000
- Maintenance - \$300,000 to \$400,000

Long term: \$0

Operational Requirements: Based on the current 9 hole course, the cost of operating the facility is estimated to be between \$350,000 and \$400,000 a year. Revenues should be in the range of \$300,000 to \$350,000 based on an aggressive greens fee structure. Ideally

there should be very little to no operational deficit with the course's operation however in recent years golf courses have not performed as well financially and an operational deficit should be anticipated. An 18 hole course generally has stronger financial performance than a 9 hole course. The golf course operation should be set-up as an enterprise fund within the recreation department. Another option is to contract the courses operation to a private golf course management firm.

Impact on Existing Facilities: There should be no impact on any of the town's existing facilities as there currently is no true public golf course in the community.

General Pro's and Con's

Pro's

- The golf course will remain open to the general public.
- The cost of operating the course should be on a close to break even basis based on fee's generated by the facility.

Con's

- Golf will be a whole new recreational pursuit for the town.
- The cost of course and club house improvements could be high over time.
- The private sector may be more appropriate as a course operator and home developer.
- The course to be truly financially successful should be 18 holes.

Lighted Softball Fields

Description: These two lighted softball fields were built approximately 5 years ago and are located together on the same site near the main entrance to the air station. They have skinned infields, a full backstop and field fencing with simple player benches rather than dug-outs. There is limited bleacher seating for each field and the outfield fence distance is 300 ft. The field lighting is mounted on wood poles. The fields are not irrigated. There is a small storage building located next to the fields and a paved parking lot (approximately 100 slots) is right next to the fields.

General Condition Assessment: These fields are in good condition and have been well maintained over the years. While the lighting system appears to be adequate the fact that they are mounted on wood poles rather than metal is a long term concern. The fields do not have a warning track, there are no restrooms and no concessions.

The parking area is adequate and in good condition as is the storage building.

Perhaps the greatest issue is the fact that the fields were built on top of an old fuel farm site that has been remediated and capped. There are a series of testing wells that are in use to determine water/soil quality. All tests up to this point have been acceptable.

However, with this issue the site cannot realistically be utilized for much else but fields and other passive park uses.

Possible Recreation Uses: These fields should be viewed as multi-use fields that can support youth and adult softball and/or baseball (a portable mound may be necessary for baseball) as well as youth and adult soccer, lacrosse or even football. The fact that both fields are lighted greatly increases their value and enhances the ability to offer a number of programs and services.

Demand for Facility: These fields should be in high demand.

Current: The fact that the two fields are lighted and can be utilized for a variety of sports activities greatly increases their value and demand. There is currently a shortage of fields for youth activities such as soccer, baseball/softball and lacrosse and these new fields will help with this shortage. Two fields together (and 3 in conjunction with the Orion softball field) allows for larger leagues and even tournaments to be offered.

Future: The demand for this type of recreation amenity should only increase over time and the fact that there is a great deal of flexibility in how the fields are configured and used will keep the fields in strong demand well into the future.

Necessary Physical Improvements: Since the fields are relatively new and in good condition there are really no immediate improvements that have to be made to the facility. Long term, especially with strong use, it maybe necessary to install an irrigation system for the fields but this could be more difficult with the old fuel farm below. Other long term improvements could be replacing the wooden light poles with metal, formalizing and covering the player benches, increasing the number of bleachers, adding scoreboards, including restrooms and concessions and installing a warning track on each field.

Capital Cost Estimate: At the present time there are no costs for facility improvements.

Short term: \$0

Long term:

Irrigation system - \$100,000 to \$150,000

Metal light poles - \$100,000 to \$150,000

Player bench improvements - \$50,000 to \$100,000

Additional bleachers - \$10,000 to \$20,000

Scoreboards - \$10,000 to \$14,000

Restrooms/concessions - \$100,000 to \$150,000

Warning track - \$10,000 to \$20,000

Operational Requirements: For the operations and maintenance of the two field complex the cost is estimated to be between \$50,000 and \$75,000 a year. Revenues could be in the range of \$20,000 to \$30,000 a year based on user fees charged for in-house programs and for community user groups. This cost estimate does not include any program costs. The operational deficit is expected to be in the range of \$20,000 to \$45,000 a year.

Impact on Existing Facilities: The addition of two new lighted multi-purpose playing fields should take some of the pressure off the town's existing playing fields.

General Pro's and Con's

Pro's

- The fields are relatively new, lighted, and serve a well defined need in the community.
- The fields can serve a variety of sports activities.
- The fields do not require any basic improvements to operate.
- There will be little net operating cost to the town to maintain the fields.
- Since the site is an old fuel farm, it has very limited uses other than for a park or ballfields.

Con's

- The fields have been built on an old fuel farm and there may be a perception that they are not safe.
- There may need to be a commitment to making long term improvements to the fields.

Orion Softball Field

Description: This lighted softball field is located directly across the street from the two field complex. There is a skinned infield, a full backstop and field fencing with simple player benches. There is limited bleacher seating and the outfield fence distance is approximately 265 ft. The field lighting is mounted on wood poles. The field is not irrigated and there is very limited on site parking.

General Condition Assessment: The field is generally in good condition and it appears to be well maintained. The lighting system is acceptable but the fact that they are mounted on wood poles rather than metal is a long term concern. The field does not have a warning track or a scoreboard. There is also no storage, restrooms, concessions and only limited bleacher seating.

The parking area is small but in good condition.

Possible Recreation Uses: This field like the other two should be viewed as a multi-use field that can be utilized by youth for softball and/or baseball or youth and adult soccer, lacrosse or football. Since the field is lighted it has a greater ability to support a number of programs and services.

If the field is not utilized for active recreation then the area may be better used for business or other uses.

Demand for Facility: This field should be in high demand.

Current: Since the field is lighted and can be utilized for a variety of sports activities it has a higher value and is able to support a greater demand. With the shortage of fields for youth activities such as soccer, baseball/softball and lacrosse this field will help.

Future: The demand for this type of recreation amenity should continue to increase over time and the flexibility in how the field is configured and used will keep it in strong demand well into the future.

Necessary Physical Improvements: With the field in good condition there are really no immediate improvements that have to be made. Long term, it maybe wise to install an irrigation system for the field. Other long term improvements could be replacing the wooden light poles with metal, formalizing and covering the player benches, adding a scoreboard, building a storage/concessions/restroom building, increasing the amount of bleacher seating, and installing a warning track on the field.

Capital Cost Estimate: At the present time there are no costs for facility improvements.

Short term: \$0

Long term:

Irrigation system - \$50,000 to \$75,000

Metal light poles - \$50,000 to \$75,000

Player bench improvements - \$25,000 to \$50,000

Scoreboard - \$5,000 to \$7,000

Storage/concessions/restroom - \$100,000 to \$150,000

Additional bleachers - \$5,000 to \$10,000

Warning track - \$5,000 to \$10,000

Operational Requirements: For the operation and maintenance of the field the cost is estimated to be between \$25,000 and \$35,000 a year. Revenues could be in the range of \$10,000 to \$15,000 a year based on user fees charged for in-house programs and for community user groups. This cost estimate does not include any program costs. The operational deficit is expected to be in the range of \$10,000 to \$20,000 a year.

Impact on Existing Facilities: The addition of another lighted multi-purpose playing field should allow for expansion of sports programs and activities that existing playing fields in the town cannot accommodate.

General Pro's and Con's

Pro's

- The field is in good condition, lighted, and serves a well defined need in the community.
- The field can serve a variety of sports activities.
- The field does not require any basic improvements to operate.
- There will be little net operating cost to the town to maintain the field.
- This field does not have any environmental issues to deal with.

Con's

- There may need to be a commitment to making long term improvements to the field.
- There is limited parking next to the field.
- The value of this field is operating it as part of a larger 3 field complex with the fields across the street.
- There could be a higher/better use for this site.

Lighted Multi-use Field

Description: This is a multi-purpose, lighted sports field that can be utilized for a variety of uses including soccer, football and lacrosse. The field is laid out to be a maximum of 100 yards long and 40 yards wide. There are small portable bleachers for seating and a permanent player's bench. The field is not irrigated, there are no goal posts, and there is a limited amount of parking.

General Condition Assessment: The field itself is currently in good condition and reasonably well maintained but the perimeter of the site is not fenced in and there is very limited spectator seating. The lighting system is acceptable but they are mounted on wood poles which is a concern. The field does not have a scoreboard and there is no concessions/restroom/storage building.

Possible Recreation Uses: The field, with its multi-use capabilities, can support a variety of youth and adult sports from football to soccer and lacrosse. The fact that the field is lighted increases its capability of serving the sports needs of the community.

This field is located on a very prominent site on the air station with high visibility and easy access from one of the major roads through the complex. As a result this site might be better utilized as a business development site.

Demand for Facility: This field should be in reasonably strong demand.

Current: A lighted multi-use field that can be used for a number of youth and adult sports would help to alleviate a shortage of fields in the community. The lighted field will maximize its use.

Future: The demand for sports fields should continue to grow in the coming years. The fact that this field can support a number of sports and it is lighted should increase its value and versatility.

Necessary Physical Improvements: This field will require very little to no immediate improvements to be made prior to public use. Long term, there are a number of improvements that might enhance the facility. This includes irrigating the fields, fencing in the perimeter of the area, increasing the bleacher seating, replacing the wood light poles with metal, and installing a scoreboard.

Capital Cost Estimate: At the present time there are no costs for facility improvements.

Short term: \$0

Long term:

Irrigation system - \$50,000 to \$75,000

Fencing - \$10,000 to \$15,000

Metal light poles - \$50,000 to \$75,000

Fencing/bleacher seating - \$10,000 to \$15,000

Scoreboard - \$5,000 to \$7,000

Goal posts - \$3,000 to \$5,000

Storage/concessions/restroom - \$100,000 to \$150,000

Additional bleachers - \$5,000 to \$10,000

Operational Requirements: For the operation and maintenance of the field the cost is estimated to be between \$20,000 and \$30,000 a year. Revenues could be in the range of \$10,000 to \$15,000 a year based on user fees charged for in-house programs and for community user groups. This cost estimate does not include any program costs. The operational deficit is expected to be in the range of \$10,000 to \$15,000 a year.

Impact on Existing Facilities: The addition of a lighted multi-purpose playing field should take some of the pressure off of the existing playing fields in the town.

General Pro's and Con's

Pro's

- The field is in good condition, lighted, and serves a well defined need in the community.
- The field can serve a variety of sports activities.
- The field does not require any basic improvements to operate.
- There will be little net operating cost to the town to maintain the field.

Con's

- There may need to be a commitment to making long term improvements to the field.
- There is limited parking next to the field.
- There could be a higher/better use for this site.
- The field is on a site by itself with no other playing fields or recreation amenities in close proximity.

Picnic Area and Softball Field

Description: The picnic area is located in a more remote area of the air station and access is by dirt road back to a wooded area. The picnic area contains a series of shelters, barbecue pits, picnic tables, a playground, a multi-purpose court, restroom building and a formal, fenced, softball field that is not lighted. There is also a large dirt parking lot that serves the picnic area. There are a series of small ponds (that are not useable) immediately next to the area. The picnic shelters have water and power but the restrooms are on a septic system.

General Condition Assessment: The picnic area is a series of older wooden structures that appear to need a considerable amount of upgrades and improvements. The softball field is designed to support people picnicking and is not in good enough condition to support organized play. The fence distance is 250 ft. The dirt access road and parking areas need significant improvement and should be at least graveled.

The greatest concern is the contamination of the ponds that makes them off-limits to any type of usage by people. This raises a number of questions regarding the overall suitability of the site for public access and use. Overall safety and security is another concern as the area is very hidden, visibility into the site is limited, and road access is not ideal.

Possible Recreation Uses: The only realistic use of this site would be as a picnic area or the conversion of the property to open space. With the contamination of the ponds around the site this may be the best use of the land if it cannot be adequately cleaned up.

Demand for Facility: The demand for this type of recreation facility is low to medium at best.

Current: The real benefit of the picnic area is the fact that it provides a beautiful natural area within an overall urban setting. There is not anticipated to be any active organized recreation use of the area.

Future: Over time as the former base becomes redeveloped this area can serve as a passive use refuge in what may become a more urban environment.

Necessary Physical Improvements: If this amenity is going to be utilized as a public park and picnic area then it will need substantial improvements. The access road and parking area should ideally be paved or at minimum have a gravel base added. The shelters, picnic tables and restrooms need to be refurbished or replaced. The playground equipment needs to be replaced, the multi-purpose court should be resurfaced and the basketball goals straightened or replaced. A security gate should also be added at the beginning of the entry road to the picnic area to control access after dark, etc.

Capital Cost Estimate: Cost estimates for improvements are noted below.

Short term:

Playground equipment - \$25,000 to \$50,000

Multi-purpose court - \$3,000 to \$7,000

Access gate - \$2,000 to \$4,000

Long term:

Shelter, picnic tables, restrooms - \$100,000 to \$200,000

Paving/gravel road and parking - \$50,000 to \$100,000

Operational Requirements: Maintenance and operation costs for the site are estimated to be \$30,000 to \$50,000 per year. There will be limited to no direct revenue generated from this facility except from shelter rentals. Estimated revenues are expected to be in

the range of \$3,000 to \$4,000 a year. The operational deficit is expected to be between \$27,000 and \$46,000 a year.

Impact on Existing Facilities: It is not anticipated that the picnic area and softball field will have any direct impact on existing town park facilities. This facility should add to the overall inventory of parks amenities available to the community.

General Pro's and Con's

Pro's

- The site is already developed as a picnic and group recreation area.
- The area is isolated from the rest of the amenities on the base and it provides a beautiful natural setting.
- There are active recreation amenities (multi-use court and softball field) that are available at the same site for users.

Con's

- The contamination of the ponds is a major environmental concern.
- The shelters, barbecue pits, picnic tables and restrooms all need to be refurbished or replaced.
- The access road and parking area are dirt.
- The area does not have good visibility and as a result there are safety and security issues.

Old Transmitter Site (66 acre site)

Description: The old transmitter site is a 66 acre undeveloped parcel that is located north and east of the main portion of the air station. There are currently no structures or other amenities at the site. The land is flat with only an old paved access road to the middle of the site remaining. When the transmitter was built the land had to be cleared and this created a new eco system for the area.

General Condition Assessment: The 66 acres are generally unimproved and still in a natural state. There is an existing access road but it is in very poor condition.

Possible Recreation Uses: The 66 acre site can support a number of recreational pursuits. With its natural state and unique environment (sand plain grassland), the area (or at least a portion of it) could be designated as a natural habitat or conservation area. The area could also include an important trail connection to the community, bird and wildlife observation area, cross country skiing trails, and other similar uses. A portion of the site could also be developed and utilized for more active recreational pursuits such as a community park or a sports field complex for softball/baseball, soccer, lacrosse and football, and other sports. This complex would have multiple fields and be available for league play as well as tournaments. Since there are currently very limited active use

parks in East Brunswick this site would have to serve a variety of needs for this local area as well.

Demand for Facility: There is a strong demand for this property.

Current: There are currently limited public active use parks in the East Brunswick area making this property very valuable for this use. The need to preserve this unique eco system is also strong as well as the demand for a large sports complex.

Future: The importance of this property as a public park will continue to increase as East Brunswick grows.

Necessary Physical Improvements: If the site remains primarily as a natural area then very minimal improvements would be necessary. The more active uses of the site would require a considerable capital investment. This would include at minimum trails and possibly an extensive sports complex.

Capital Cost Estimate: At the present time there are no costs for facility improvements.

Short term: \$0

Long term:

Trail system - \$150,000 to \$300,000

Sports Complex - \$2,000,000 to \$3,000,000

Operational Requirements: For the operation and maintenance of the property as a natural area the cost is estimated to be between \$10,000 and \$15,000 a year. There would be no revenues generated from the area. The addition of a trail system could add another \$10,000 to \$15,000 a year.

If a portion of the property is developed into an athletic field complex the cost of operation could be in the range of \$200,000 to \$300,000 a year (depending on the number of fields that are developed and how they are maintained). It would be expected that a strong revenue stream would be established from the leagues, tournaments and rentals that would occur. Revenues could range from \$50,000 to \$100,000 per year. The operational deficit is expected to be in the range of \$150,000 to \$200,000 a year.

Impact on Existing Facilities: Since there are currently limited parks in East Brunswick the ability to obtain the 66 acre parcel would serve a very strong need in the area. The development of trails would allow existing town trail systems to be connected and expanded. If a portion of the property was utilized as a sports complex then a great deal of pressure would be lifted from the existing sports fields in town.

General Pro's and Con's

Pro's

- It is highly possible that the town could take possession of the property before the rest of the air station is closed.
- There are currently limited active use town parks located in East Brunswick.
- The property would allow the town's existing trail system to be expanded.
- A large portion of the site could be utilized as a natural and conservation area.
- The property is large enough to support the development of a significant sports complex.

Con's

- Much of the copper array from the transmitter is reported to be still buried at the site.
- The cost to develop the site for active uses will be significant.

Section III – Town of Brunswick Recreation Needs

The key to ultimately determining what recreation amenities on the Brunswick Naval Air Station should be pursued for public conveyance to the town is an understanding of the overall recreation needs of the community.

Master Plan - “From the River to the Bay”, the Town of Brunswick’s parks, recreation and open space master plan that was completed in 2002 clearly identifies the direction that the town should take regarding future parks and recreation needs. There were six themes that were identified as being critical to reaching the community’s parks and recreation needs.

Theme 1 – Maintain Brunswick’s Natural Character – Obtaining additional open space and park land on the Brunswick Naval Air Station will help to maintain this character. There are a number of properties (including the 66 acre transmitter site and the golf course) that would strongly reinforce Brunswick’s natural resources.

Theme 2 – Take Care of What We Already Have – The parks and recreation amenities that currently exist on the air station are resources that are already in place in the community and should be treated as such. Many of these facilities (especially the indoor spaces) are significant structures that have had a number of improvements over the last 5 to 10 years. As a result there is already a substantial capital investment in many of the recreation facilities on the air station.

Theme 3 – Invest in Land for the Future – A number of the sites being considered for conveyance are large land areas (66 acre transmitter site, golf course, etc.) and their future use as possible public parks and recreation amenities will provide an obvious investment in land. Specifically the plan calls for the acquisition of a park site of at least 50 acres in East Brunswick. The 66 acre old transmitter site meets these requirements.

Theme 4 – Improve and Expand for Tomorrow – Acquisition of recreation amenities on the air station site allows for the expansion of recreation facilities in an area of Brunswick that does not currently have adequate public parks and recreation facilities. In addition there is the possible acquisition of recreational amenities that are not currently offered by the town (fitness facilities, golf course, etc.). It also must be realized that as the air station is redeveloped over time for private use, there will be an increasing demand for parks and recreation services for those residents and businesses that will be located within the immediate area. Specific recommendations include the acquisition of a 50 acre site in East Brunswick that can be developed as a multi-use park and the construction of a multigenerational community center at the Old High School. Certainly the 66 acre old transmitter site would meet the requirements of the first recommendation and consideration could be given to utilizing some of the indoor recreation spaces to help meet or expand the concept of a multi-generational center. In addition it has also been determined that the town is deficient by 25 acres in outdoor playing fields that can be accommodated in part by the existing fields on the air station and through the redevelopment of a portion of the old transmitter site for this purpose.

Theme 5 – Develop Public-Private Partnerships – In certain respects the partnering concept would be promoted with the conveyance of any property or recreation facilities on the air station. Also the development and/or operation of certain recreation facilities could involve partnerships with other local organizations as well. The opportunity to reinforce and expand the partnership with People Plus and their programs and services could certainly be enhanced with the acquisition of indoor recreation facilities. It is also clear that the conveyance of property or facilities on the Brunswick Naval Air Station will require some capital improvements that may need to be funded using alternative sources.

Theme 6 – Keep the Public Involved – With the importance and magnitude of the possible conveyance of recreation amenities on the Brunswick Naval Air Station to the Town of Brunswick, the continued involvement of the public in this process will be critical. The ultimate decisions on which properties to pursue, how they will be developed and utilized by the public, and the funding requirements for capital and operations will need to have a strong level of public backing and support.

When the six themes of the Town of Brunswick’s parks, recreation and open space master plan are examined it is clear that the conveyance of various recreation amenities on the Brunswick Naval Air Station fits well with the recommendations in this document.

Assessment of Existing Town of Brunswick Recreation Facilities – Below is a general assessment of the town’s existing recreation facilities to better understand the current recreation situation.

Recreation Center – This facility is located in the downtown area and is an old USO building. While the center is in a central location in the community there is very limited parking and no room for expansion of the building. This facility is one of the primary venues for the town’s parks and recreation activities. The lower level serves as a pre-school center but it does not meet state regulations for such facilities and as a result is only an interim facility. A long term alternative to this location must be found in the near future. Upstairs the center has a gym, which is the key programming space in the building, and office space that is significantly undersized for the number of employees it must house.

With the number and type of indoor recreation amenities located on the air station, it is possible that some of these spaces could replace the recreation center. The recreation center could then be converted to other possible town uses such as expansion of town hall. However this conversion can only take place if the existing recreation center elements are replaced by like amenities on the air station. The value of the gym space in the recreation center may mean that this aspect of the facility is maintained for community use.

Old Brunswick High School – Currently the town utilizes the gym space in the building and the athletic field, skateboard park and tennis courts for various parks and recreation

activities. However a large portion of the A-B wing, which could be used for a variety of parks and recreation activities, sits idle, or is used for storage and a parks shop, due to the cost of upgrading and operating the facility. The C-D wing continues to be utilized as council chambers and a meeting space for town functions as well as storage for town records. It is still anticipated that this section of the building will be torn down at some point in the future. There has been continuing discussion on what to do with the older main portion of the building. Use of this space for any type of recreation services or programs is unrealistic and should not be pursued.

The town will need to continue to plan on utilizing the A-B wing and the outdoor recreation amenities on the site for public recreation purposes. The gym is still the largest and best facility in the community (including the gyms on the Brunswick Naval Air Station) and the large classrooms and congregate space (old cafeteria) are unlike any spaces that are currently available in the community or on the air station. However, there will need to be significant renovations and improvements made to the A-B wing for this space to be useable.

One of the other unknown issues is if the Old High School site will be recommended as the site for a new planned elementary school and if so what potential impact this might have on the A-B wing and other recreation amenities on the property. However, there will certainly be a significant impact if this occurs.

People Plus – This organization operates out of an old Roman Catholic Church which serves as a senior center on the upper level and as a teen center on the lower. The former rectory next door provides office space for the organization and also has several small meeting/classrooms as well.

This facility is woefully inadequate for literally all of its uses. The office area is too small as are the meeting/classrooms and the senior center has only one large room while the teen center is located in the basement of the building. More importantly neither of the buildings is in good physical condition and they do not meet ADA requirements. As a result one of the primary priorities of the town must be to find a more appropriate building for People Plus whether it is at the Old High School or through the use of a building on the air station. Having multiple locations for their services is also possible.

Other – In addition to the facilities noted above the town also makes use of a number of other amenities as well.

School Gyms – A variety of gyms (5 total) at the elementary, jr. high and high school are utilized for recreation purposes. However, there is limited access to these facilities due to school programs and other community commitments. The town is also considering paying for the enlargement of a new elementary school gym in the near future. Regardless of the air station's recreation facilities, the use of school gyms will continue. The following is a brief assessment of each gym space

Longfellow Elementary School – the school has a small gym with a stage, which is used for dance and exercise classes.

Coffin Elementary School – this school has a very small gym area with a stage that is utilized for younger youth activities.

Jordan Acres Elementary School – the school has a small gym with a tile floor and a cafeteria with a stage.

Brunswick Jr. High School – the Jr. High is the key location for many of the recreation activities offered by the recreation department. The school has a large gym area that can be divided into two half-court spaces, a smaller gym space for active activities. The gym area receives strong use by youth leagues and drop-in basketball.

Brunswick High School – the newest of the school buildings, this facility has considerable recreation and sports amenities. Unfortunately, as is the case with most high schools, the demands of the students for these spaces makes it difficult to use for public recreation on a regular basis. The school does have a large performance gym, and a smaller multi-purpose room that can function as a small gym area. Recreation does make use of some of these areas when they are available but is not able to program the spaces on a regular basis due to the conflict with school activities and functions.

Athletic Fields – The town has a limited number of athletic fields (Edwards Field-3, the Old High School-1, Lishness Field-2, Bike Path, Shulman, and Wildwood) and only two are lighted. In addition there is some use of school district fields. With the demand for both youth and adult sports expected to continue to grow the need for additional sports fields is as high as ever. Acquisition of the inventory of athletic fields on the air station, all of which are lighted, would help to alleviate some of this problem.

Parks – The town has an extensive number of parks that are available to the community but it is significant that there are currently only three mostly passive use parks in East Brunswick. Conveyance of the 66 acre transmitter site to the town would provide the 50+ plus acre park site that is called for in the Master Plan.

Trails – The Androscoggin River Bicycle and Pedestrian Path is a major trail corridor through the town but there is a strong desire to extend this path as well as develop a more comprehensive trail system that will branch off of this main artery.

Open Space – While the town has made a conscious effort to acquire open space for the community this remains one of the primary goals for the future. A major

portion of the south side of the air station property is already being considered for possible designated as open space.

There are significant short comings with the existing parks and recreation facilities in Brunswick. The acquisition of land as well as developed parks and recreation facilities on the air station would enhance and solve some basic deficiencies. However, even with the possible addition of new parks and recreation amenities the existing facilities (including the Old High School) will have to continue to provide recreation services to the community.

Stakeholder/User Group Input – In an attempt to gain additional input regarding the recreation needs of Brunswick several interviews were held with local stakeholders as well as with current users of parks and recreation facilities.

Town of Brunswick Management Staff – This group included the Town Manager, Assistant Town Manager, Town Planner, Economic Development Director, Parks and Recreation Director and the Chairman of the Recreation Commission. Some of the key points that were gathered from this group included.

- This is a unique opportunity that needs to be full investigated to determine the most beneficial direction for the town to pursue.
- There are strong concerns over what costs there would be to improve any of the air station's recreation facilities as well as the on-going cost of operations and maintenance.
- It will be important that a very well defined game plan be developed to accomplish any facility conveyance.
- Recreation amenities that are acquired should be able to serve a good cross section of the community.
- There are currently a limited number of parks in East Brunswick and the air station's park amenities provide the opportunity to rectify this problem.

Brunswick Local Redevelopment Authority – A meeting was held with key staff of the redevelopment authority to gain further insight into the overall plans for the air station. Key findings were.

- Long term goals for redevelopment of the air station were noted including conservation easements, business and industrial development opportunities, housing conversion and growth, and the role of parks and recreation amenities on the base.
- The town will take an overall economic hit when the air station closes and the question will be how fast it can recover.
- There is some concern that the town may need to pay for any indoor facilities that they wish to acquire. The simple conveyance of land and outdoor recreation amenities is more realistic.

- There are a number of issues with contamination of land on the air station. Specifically for recreation amenities the concern is with the two new softball fields and the picnic area.
- The LRA would like to see the golf course continue to operate and be expanded to 18 holes. If the course is not operated by the town then it should be obtained by a private interest.

Brunswick School Department Superintendent – During a meeting with the superintendent the role of parks and recreation and the school department in meeting the recreational and education needs of the citizens of Brunswick were discussed as was the potential impact of the closure of the Brunswick Naval Air Station. Noted below are the major points of the meeting.

- There is the real possibility that as the air station's considerable housing units are converted to public use, the focus will be on serving families with young children. As a result it is possible that the school age numbers in the community will ultimately go up.
- There are still strong needs for more daycare and before and after school programs.
- The School Department would like to see the town pay for an expanded gym in the new elementary school. This would be a good use of resources to benefit the community.
- Parks and recreation should consider moving its preschool program to one of the elementary schools. This would be a much better location for this type of program and would physically place it in an optimal location should the state mandate that the schools operate preschool programs.

Old High School Implementation Committee – A meeting was held with the chairman of the committee to determine the future role of the Old High School as a public recreation facility. The following are the primary points.

- The committee wants to keep and improve the overall facility for recreational use. The gym, outdoor field, tennis courts and skateboard park are the primary recreational amenities on the site.
- The A/B wing should be converted into a multigenerational recreation facility that integrates in the needs of People Plus and the teen center.
- The main building should be converted to senior housing by a developer.
- There is some concern over how the conveyance of any of the air station's recreation facilities might impact the renovation and ultimate use of the Old High School.
- The town should consider having multiple locations for indoor recreation that would include the Old High School as well as the Brunswick Naval Air Station.

Brunswick Recreation Commission Meeting – Public comment was received at the December 6th commission meeting regarding the town's possible pursuit of the conveyance of recreation amenities on the air station. Comments were from

representatives of several youth sports organizations, People Plus, the teen center, and the Old High School Implementation Committee. The following summarizes what was heard.

- Concern was expressed over the future use and improvements to the Old High School if base recreation facilities are obtained. The A-B wing and the outdoor recreation amenities need to be improved at this location.
- Several youth coaches expressed the need for additional gyms and athletic fields in Brunswick and the fact that these amenities are present at the air station. The ability to obtain these recreation amenities is a once in a lifetime opportunity. One of the greatest needs is for an outdoor sports complex and the 66 acre old transmitter site would work well for this.
- There is a need for a true teen center in Brunswick and the air station would serve as a great location for this type of facility.
- People Plus needs a new location for its operation including senior programs, teen center and office space. A site on the air station or at the Old High School would be fine.
- Transportation to and from a youth or teen center will be an issue.

Input from these stakeholder sessions indicated that there is a strong interest in acquiring some of the recreational amenities that are located on the Brunswick Naval Air Station but there are also long term financial concerns as well as the possible impact on existing town recreation facilities, especially the Old High School.

User Group Survey - In addition to the information that was gathered from the stakeholder meetings, each of the community groups that utilize town recreation facilities (indoor or outdoor), were sent a formal survey. The questions asked in this survey included.

1. Who do you represent?
 - a. Contact person (address and phone number)
 - b. What sports do you provide?
 - i. Boys
 - ii. Girls
 - iii. Co-ed
 - c. What are your seasons?
 - i. Beginning dates/ending dates
 - ii. Number of weeks
 - iii. Number of games
 - iv. Number of practices per week
 - v. Tournaments or other events
2. What is the size and make-up of your organization? (# of teams, # of players, etc.)
 - a. Immediate past year (2006)
 - b. Previous 3-5 years (2001-2005)
 - c. Future 2-3 years (2007-2009)

- i. Where (in what age groups, etc.) do you expect the greatest growth?
3. Which Town of Brunswick Parks & Recreation and/or Brunswick School Department fields or gymnasiums do you currently utilize for your organization?
 - a. Fields (name of park or location)
 - b. Days/times
 - c. Game and/or practices
 - d. What other facilities do you utilize in the immediate area?
4. What other non-Brunswick Parks & Recreation and School Department facilities do you currently use to deliver your program?
 - a. Facility owner
 - b. Fields or gymnasiums (name of park, building or location)
 - c. Size of fields (lighted or not lighted)
 - d. Days/times
 - e. Games and/or practices
 - f. Fees for use (amount)
5. What are the specific needs of your organization that are not currently being met by existing facilities?
 - a. Practice (time, days of the week, season)
 - b. Tournaments, etc. (number, size, etc.)
 - c. Support facilities (locker rooms, spectator seating etc.)
6. Other issues or concerns regarding facilities and the needs of your organization?

The following user groups responded to the survey.

- Brunswick Parks & Recreation Youth Basketball
- Brunswick Parks & Recreation Youth Baseball
- Brunswick Parks & Recreation Kick Start Soccer
- Brunswick Parks & Recreation Kids on the Court
- Brunswick Parks & Recreation Preschool Mini Camp
- Brunswick Parks & Recreation Summer Playground
- Brunswick Parks & Recreation Summer Basketball
- Brunswick Parks & Recreation Tennis
- Brunswick Parks & Recreation Track & Field
- Brunswick Area Youth Football League
- Brunswick Babe Ruth Baseball
- Brunswick Jr. High Athletics
- Brunswick High School Athletics
- Brunswick Youth Lacrosse
- Brunswick Youth Soccer League
- Brunswick Cal Ripken Baseball

- Brunswick Adult Women's Softball
- ASA Softball
- Brunswick Adult Soccer
- Coastal Soccer

Key findings from the survey included:

- Most sports and other recreation programs are showing slight growth or are reasonably stagnate in their participation. A few activities have actually shown a decline. Most sports or recreation activities predict small growth at best in the future although the lack of facilities is partly to blame as is concern over the impending closure of the air station. Some activities are predicting a more aggressive growth pattern (Coastal Soccer).
- All of the organizations and programs almost exclusively utilize town or school facilities. Primary facilities include the Brunswick Recreation Center, the Old High School (gym and field), school gyms and fields, Edwards Fields, Lishness Fields, Shulman, Bike Path and Wildwood.
- Very few other sports and recreation facilities in the area are being utilized. The exceptions are the various indoor and outdoor sports facilities at Bowdoin College which are being used by a few groups, Topsham Fairgrounds, Knights of Columbus Fields and the athletic fields in Bath.
- There are a number of key needs that are not being met by existing facilities.
 - There is not enough time or facilities available for practice time for teams. This includes both gym activities as well as outdoor field sports.
 - It is very difficult (if not impossible) to run tournaments due to the lack of appropriate venues.
 - The lack of available facilities does limit the number of teams and participants in some programs.
 - There is a definite lack of storage space for equipment. Other support facilities such as restrooms, concessions and spectator seating are also limited or not available at all.
 - Use of school facilities is limited at times by the number of school programs and activities that are taking place.
 - The lack of lighted fields limits their use.

Possible Role of Brunswick Naval Air Station Recreation Facilities – When the overall, long term, recreational needs of the Town of Brunswick are examined there are a number of opportunities for the air station's recreation facilities to help fill these needs.

Summary of Needs:

- The Brunswick Parks, Recreation, and Open Space Master Plan calls for maintaining Brunswick's natural character, investing in additional land for the future and improving and expanding the recreational opportunities for the future.
- Existing town recreational facilities cannot adequately meet the community's needs. The recreation center cannot continue to house the preschool program, the

Old High School will need extensive improvements to function as a true multigenerational center, People Plus is in a totally inadequate facility, and there are demands for additional gym and field space. There are also a limited number of parks currently in East Brunswick.

- Stakeholder input indicated that there are a number of opportunities that the air station presents for enhancing the town's recreational amenities. There are a variety of unmet needs that cannot be handled with existing facilities. The potential use of the Old High School as well as existing and future school facilities must be considered when determining the role of the air station's recreation amenities.
- The user group survey revealed that there is a need for additional fields and gyms to serve the athletic needs of the community, especially for youth.

Naval Air Station Recreational Facilities Role: With an understanding of the basic recreational needs of the Town of Brunswick, the possible role of the air station's recreation facilities can be explored.

It is clear that not all of the recreational needs of the community can be served by existing town facilities. As a result below are listed a number of recreation amenities that are located on the air station and how they might serve these identified needs.

Preserving Open Space and the Natural Character of the Area –

- 66 Acre Old Transmitter Site – This site located in East Brunswick can provide the desired park site for this area of the community. It is highly probable that a significant portion of this property (more that 2/3) would remain as open space.
- Golf Course - While being used as an active recreation site this area can also serve as an open space buffer.
- Picnic Site – This is a relatively large site that has a formal picnic area and softball field but also a significant surrounding area that is all natural.

Improving on Existing Recreational Facility Shortcomings –

- Field House – This facility can meet the need for gym space and also provide an area for a teen center operation. The building has a significant office area that can serve as the town's parks and recreation office as well as providing possible office space for People Plus.
- Fitness Center – This building has a large gym that could be used for a variety of sports activities.
- Child Care Center – Although the two buildings are not ideally suited for the town's preschool program, these could be converted for this use.

- Before and After School Center – This facility is really set-up to serve as a site for a before and after school program although the location is somewhat isolated. This facility could also be converted into a small teen center.

Providing additional Playing Fields –

- Lighted Softball Fields – The two lighted softball fields would serve not only as softball/baseball diamonds but also as multi-purpose fields. This would help with the current shortage of field space in the community.
- Orion Softball Fields – The use of this field would be the same as for the other two fields but these three fields together could also serve as a site for small tournaments.
- Lighted Multi-purpose Field – This field could be utilized for a variety of sports activities including football, soccer, and lacrosse.

Other –

- Recreational Mall – If this facility remains with its current amenities then it would not meet any of the identified recreational needs of the community. However, the building could be converted to a preschool center or a teen center which would address some of the identified recreational shortcomings.
- Auto Hobby Shop – This building and its possible use as a parks shop and yard, would give the town a much better facility for these activities. While this is not a readily identified need it would definitely improve an existing poor situation.

Impact on Other Recreation Facilities: With the conveyance or acquisition of any of the Brunswick Naval Air Station's recreation facilities there is the potential for some impact on other existing recreation facilities in the community. The following is a brief assessment of the potential impact on the major recreation facilities in the community.

Town Facilities –

- Recreation Center – A major goal of adding recreation amenities from the air station should be to reduce the role and importance of the recreation center. This is especially true for the preschool program which desperately needs a new home and to provide more office space for staff. Ideally this building should be converted to some other governmental use but the gym is still very functional and is in high demand.
- Old High School – Care will have to be taken to ensure that the role of the Old High School as a recreation facility is not compromised by the conveyance of recreation facilities on the air station. The gym at the Old High School is still the best of any in the community and its use should remain. The rest of the A-B wing

- with its classrooms and large congregate space (cafeteria) can serve many of the community and passive recreation activity needs of the community. These types of spaces are not generally available in any of the facilities on the base. The outdoor athletic field, tennis courts and skateboard park will still serve an important need in the area as well. However the possible location of a new elementary school on this site could result in the loss of recreation amenities for the town and could even impact the A-B wing.
- People Plus – Another goal of acquiring recreation facilities on the air station should be to find an alternative location for People Plus and their programs. There is the option of using the field house for office space, a teen center, and senior center or People Plus could be relocated to the Old High School building. Ultimately, the current People Plus facility should be closed and the site converted to other uses. With plans accelerating for the possible redevelopment of the People Plus site, this relocation may need to happen quickly.
 - Parks/Athletic Fields/Trails – With the use of new outdoor recreation amenities on the base, some of the pressure on current facilities will be reduced but there should not be any other direct impact on these amenities.
 - School Facilities – It is anticipated that even with the use of air station facilities there will still continue to be extensive use of school gyms and other amenities. In fact the best location for the preschool program maybe in a school building rather than the use of any base recreation facilities.

Other Community Facilities –

- Bath YMCA – If the field house and/or the fitness center are acquired by the town and operated with the current amenities then it is possible that these facilities will have a negative impact on the Bath YMCA. This is especially true since a large number of current members are from Brunswick. The exact impact will depend on the magnitude of the fitness amenities and the fees that will be charged for use.
- Casco Bay YMCA – Much like the Bath YMCA, the Casco Bay Y also draws users from the greater Brunswick area and the use of the field house and fitness center by the town will have an impact on this facility as well.
- Bowdoin College – The college’s recreation facilities will not have nearly the pressure to serve community needs as it does now if key recreation amenities on the base are acquired for public use.
- Private Facilities – There is the potential for concern to be raised by some of the private fitness, food service operators, and bowling alley in the community if similar amenities on the air station are made available for public use. The

existing private bowling alley would probably see the greatest impact if bowling is kept in the recreation mall and operated by the town.

Section IV – Acquisition Priorities, Options and Recommendations

Based on the information that has been presented in the first two sections of this report the following is a prioritization for the possible conveyance of recreation facilities on the Brunswick Naval Air Station. In addition a number of acquisition options have been listed to consider as a way to bundle several facilities together for the benefit of the Town of Brunswick and its citizens.

Issues: The prioritization and options have been developed with the following issues in mind.

- Any facility that is acquired must have a direct benefit to the citizens of Brunswick and meet identified recreational needs of the community.
- The facility must be appropriate for public recreation use.
- The facility will remain a recreation amenity in perpetuity.
- The costs of making any capital improvements to a facility must be within the financial capabilities of the town.
- The annual net cost of operating the facility must be within the financial capabilities of the town.
- There should be a minimal impact on other community recreation facilities.
- There may be other more appropriate uses for a recreation facility on the base.

Assumptions: The prioritization and options have been developed with the following assumptions.

- The town's preschool program must be moved to another location.
- People Plus and the teen center must move to another location.
- The Old High School building and site will continue to be used for public recreation.
- School buildings will continue to be utilized for community recreation purposes.
- The town will pay for the enlargement of the new elementary school gym so it can be utilized for public recreation purposes. This will be supported by a written agreement to ensure adequate opportunities for public use.

Priorities: Each of the recreation facilities on the air station have been grouped by priority and within each priority grouping the amenities are also prioritized.

High Priority

1. **66 Acre Old Transmitter Site** – With the location of the site in East Brunswick, its large size, and unique eco system, this property is easily the top priority for conveyance. The site could support a developed section that includes a community park and sports field complex while still having the majority of the acreage left as an open space or natural area. The fact that this site may be able to be conveyed over to the town prior to the actual closing of the air station is also a major plus.

2. **Orion Softball Field** – This field is in the high priority category due to its ability to be utilized as a softball field and as a multi-use field and the fact that it is lighted.
3. **Multi-purpose Field** - A second multi-purpose field in the community would provide another location for sports such as football, soccer and lacrosse to practice and play. The fact that the field has lights is another positive aspect. However, this field is in a very prominent location and may have a greater value as a business development site.

Medium Priority

1. **Auto Hobby Shop** – This amenity is ideal for a parks shop and yard and would require virtually no improvements. However since this building does not directly provide recreation space for the public it has been placed in the medium priority category.
2. **Field House** – This facility due to its good physical condition and versatility will provide an excellent location for indoor recreation programs and services to take place. The building has a gym, fitness area, indoor track, office space and teen area, making it one of the most dynamic recreation facilities on the air station. It has been placed in the medium priority due to the cost of improvements and the cost of operation. Also, since the town may develop the Old High School into a multigenerational recreation center this could reduce some of the need and demand for this space.
3. **Lighted Softball Fields (2)** – These are two well developed fields that are located together and are both lighted. These fields can help reduce the unmet demand for more sports fields in the community. The addition of these fields in combination with the Orion softball field results in a three field complex at basically the same site. The fact that these fields are located on an old fuel dump and the lingering issues of possible contamination limits the site's value. If it is determined that this site is not appropriate for active recreation use it still may be acquired for a general park area since it cannot be used for other purposes. As a result it may be possible to gain use of the site without having to actually own it.

Low Priority

1. **Child Care (2)** – This facility could provide a new home for the town's preschool program but it would require significant renovation to make this possible. Having the program in two separate buildings is also a negative. These buildings may be more appropriate as a location for a private child care operator.
2. **Recreational Mall** – While this facility is in good physical condition and provides some unique recreational elements, this amenity also places the town in

the entertainment business as much as recreation. The town should meet the more acute identified recreation needs before undertaking new endeavors. This facility may be more appropriate for a private operator.

3. **Fitness Center** – This center is not in great physical condition and it contains many of the same elements as the field house. The gym is a strong amenity as is the group exercise studio but the balance of the facility is not well suited for general recreation use. The town would not want to own and operate two facilities as similar as the Fitness Center and the Field House. The Field House is a more diverse facility and is in better condition and as a result is a higher priority building.
4. **Before and After School Center** – While this center is new and in good condition, it is too small and isolated from other indoor recreation facilities to be cost effective as a major community recreation facility. This building is probably more suited to serve as a neighborhood community center that is owned and operated by a local housing developer.
5. **Golf Course** – This is a great recreation amenity for the community but owning and operating a municipal golf course may be beyond where the town wants to go with its resources. The overall popularity of golf has declined in the past 5 years and the financial viability of 9 hole courses is not nearly as strong as 18. The course requires an on-going commitment of capital funding and it will take a significant investment if the course is expanded to 18 holes. This is an ideal recreation amenity to be acquired and developed by a private entity.
6. **Picnic Area** - The fact that this amenity is reasonably isolated, needs significant capital improvements, poses possible safety and security concerns, and has contamination issues in the surrounding ponds, makes this facility a low priority for acquisition by the town.

Acquisition Options: Based on the grouping and overall priorities noted above the following are several acquisition options.

Minimal Option – Acquire only the high priority facilities that can meet some immediate needs, minimize the need for capital improvements, and require a low operational commitment.

Facilities:

1. 66 Acre Old Transmitter Site
2. Orion Softball Field
3. Multi-purpose Field

Impact:

- A new park site is acquired for East Brunswick. This can serve not only as an open space and conservation area but also as a potential formal park site and sports complex. If a portion of this site is not utilized for a sports complex than an additional 25 acres of open property should be acquired on the base for this purpose.
- An additional lighted sports field is available. This new field can serve not only the softball and baseball needs of the community but can also function as multi-purpose field as well.
- A dedicated lighted multi-use field would be available.
- No additional indoor facilities are acquired. However, the same community pressures that currently exist for additional indoor recreation facilities will remain.

Role of Other Facilities:

- The recreation center will need to continue to operate as a primary site for indoor recreation. The town’s pre-school program will probably need to be moved to a school facility.
- The Old High School A-B wing will need to serve as the multigenerational recreation center for the community. Capital and operational dollars will have to be appropriated for this facility.
- People Plus will move its operation to the Old High School.
- There will continue to be a high demand for gym space in the schools.

Financial Requirements:

Capital –	Short term	\$0	
	Long term	\$2,600,000 - \$4,000,000	
			Includes the development of the sports complex (\$2-\$3 million) and improvements (irrigation, lighting, scoreboards, etc.) to the playing fields.

Operational -	Short term	Expenses	\$65,000 - \$95,000
		Revenues	\$20,000 - \$30,000
		Difference	-45,000 - -65,000
	Long term	Expenses	\$265,000 - \$395,000
		Revenues	\$70,000 - \$130,000
		Difference	-195,000 - -265,000
			Includes the operation of the facilities in their current condition for the short term estimate and adds in the operation of the sports complex for the long term.

Mid Range Option – Acquire not only the high priority facilities but also all of the medium priority amenities. The addition of these facilities will meet greater identified needs, will require additional funding for capital improvements, and a higher operational commitment.

Facilities:

1. 66 Acre Old Transmitter Site
2. Orion Softball Field
3. Multi-Purpose Field
4. Auto Hobby Shop
5. Field House
6. Lighted Softball Fields

Impact:

- A new park site is acquired for East Brunswick. This can serve not only as an open space area but also as a potential formal park site and sports complex. If a portion of this site is not utilized for a sports complex than an additional 25 acres of open property should be acquired on the base for this purpose.
- An additional lighted sports field is available. This new field can serve not only the softball and baseball needs of the community but can also function as multi-purpose field as well.
- A dedicated lighted multi-use field would be available.
- The parks shop and yard can move to a much improved location.
- A comprehensive indoor recreation facility will be available for the community. Parks and recreation offices would move to this location. A gym, indoor track, weight/cardio area, fitness floor, and teen center would be available.
- The two new fields can serve not only the softball and baseball needs of the community but they can also function as multi-purpose fields as well. A three field complex is now possible with Orion.
- People Plus could move their operation to the Field House or move to the Old High School.
- The preschool program still may not have a new location or it would be located in a school facility.

Role of Other Facilities:

- The recreation center would not need to operate as a site for indoor recreation and it could be converted to other uses. The town's pre-school program will probably need to be moved to a school facility. However closure of the recreation center would be contingent on the acquisition of the field house. This would not result in any net gain in gym space for the town.
- The Old High School A-B wing will still serve as a multigenerational recreation center for the community with more of a focus on passive recreation and community classroom and meeting space. Capital and operational dollars will

have to be appropriated for this facility. The town will have two indoor recreation facilities to operate

- People Plus will move its operation to the Field House or the Old High School.
- School gyms will continue to be utilized for public recreation.

Financial Requirements:

Capital –	Short term	\$390,000 - \$510,000
	Long term	\$3,630,000 - \$5,404,000
	Total	\$4,020,000 - \$5,914,000

Includes the necessary equipment replacement for the field house, and improvements to the auto shop in the short term. The development of the sports complex (\$2-\$3 million), structural improvements to the field house (\$650,000-\$800,000) and improvements (irrigation, lighting, scoreboards, etc.) to the playing fields in the long term.

Operational -	Short term	Expenses	\$640,000 - \$800,000
		Revenues	\$440,000 - \$560,000
		Difference	-200,000 - -240,000
	Long term	Expenses	\$840,000 - \$1,100,000
		Revenues	\$490,000 - \$660,000
		Difference	-350,000 - -440,000

Includes the operation of the facilities in their current condition for the short term estimate and adds in the operation of the sports complex for the long term.

Complete Option – Acquire not only the high priority facilities and all of the medium priority amenities but also selected low priority amenities. The addition of these low priority facilities will take the town beyond just meeting basic recreation needs. However this option will require a higher level of funding for capital improvements, and a higher operational commitment as well.

Facilities:

1. 66 Acre Old Transmitter Site
2. Orion Softball Field
3. Multi-Purpose Field
4. Auto Hobby Shop
5. Field House
6. Lighted Softball Fields
7. Child Care (both buildings)
8. Recreational Mall

Impact:

- A new park site is acquired for East Brunswick. This can serve not only as an open space area but also as a potential formal park site and sports complex. If a portion of this site is not utilized for a sports complex than an additional 25 acres of open property should be acquired on the base for this purpose.
- An additional lighted sports field is available. This new field can serve not only the softball and baseball needs of the community but can also function as multi-purpose field as well.
- A dedicated lighted multi-use field would be available.
- The parks shop and yard can move to a much improved location.
- A comprehensive indoor recreation facility will be available for the community. Parks and recreation offices would move to this location. A gym, indoor track, weight/cardio area, fitness floor, and teen center would be available.
- The two new fields can serve not only the softball and baseball needs of the community but they can also function as multi-purpose fields as well. A three field complex is now possible with Orion.
- People Plus could move their operation to the Field House or move to the Old High School.
- The preschool program would move to the renovated child care buildings and would have a dedicated space for the program.
- The Recreational Mall in its present form would provide new recreation opportunities and program offerings.

Role of Other Facilities:

- The recreation center would not need to operate as a site for indoor recreation and it could be converted to other uses. However closure of the recreation center

would be contingent on the acquisition of the field house. This would not result in any net gain in gym space for the town.

- The Old High School A-B wing will still serve as a multigenerational recreation center for the community with more of a focus on passive recreation and community classroom and meeting space. Capital and operational dollars will have to be appropriated for this facility. The town will have two indoor recreation facilities to operate
- People Plus will move its operation to the Field House or the Old High School.
- School gyms will continue to be utilized for public recreation.

Financial Requirements:

Capital –	Short term	\$2,510,000 - \$3,635,000
	Long term	\$3,630,000 - \$5,404,000
	Total	\$6,140,000 - \$9,039,000

Includes the necessary equipment replacement for the field house, rec mall and child care center as well as improvements to the auto hobby shop, and child care space (convert to use for pre-school program) in the short term. The development of the sports complex (\$2-\$3 million), structural improvements to the field house (\$650,000-\$800,000) and improvements (irrigation, lighting, scoreboards, etc.) to the playing fields in the long term.

Operational -	Short term	Expenses	\$1,440,000 - \$1,820,000
		Revenues	\$1,140,000 - \$1,380,000
		Difference	-300,000 - -440,000
	Long term	Expenses	\$1,640,000 - \$2,120,000
		Revenues	\$1,190,000 - \$1,480,000
		Difference	-450,000 - -640,000

Includes the operation of the facilities in their current condition and the use of the child care buildings for pre-school for the short term estimate and adds in the operation of the sports complex for the long term.

Other Options – With the number of recreation facilities present on the air station there is almost an endless number of conveyance options available to the town. Other options to consider include.

Option A - Substitutes the Auto Hobby for the Orion Softball Field. The Orion Field is not in the same condition as the other two fields and it has a much shorter fence distance

in the outfield. Use of the Auto Hobby Shop as a parks shop is a strong move to improve long term parks maintenance operations.

1. 66 Acre Old Transmitter Site
2. Multi-use Field
3. Auto Hobby Shop

Option B – Adds the Field House to the list, giving the town both indoor and outdoor amenities.

1. 66 Acre Old Transmitter Site
2. Multi-use Field
3. Auto Hobby Shop
4. Field House

Option C – Eliminates the Auto Hobby Shop since it is not an amenity that provides direct recreation space to the public. The town does have both indoor and outdoor recreation facilities.

1. 66 Acre Old Transmitter Site
2. Multi-use Field
3. Field House

Recommendation: Ballard*King and Associates would recommend that the Town of Brunswick pursue the Mid Range Option for the acquisition of the Brunswick Naval Air Station’s recreation facilities. This option meets the vast majority of identified recreation needs in the most cost effective manner.

The steps in the process of converting the air station recreation facilities to public use should be (once the air station closes):

First 3 Months

1. Acquire the six recreation amenities that have been listed in the Mid Range Option through conveyance.
2. Utilize the 66 acre Old Transmitter Site as open space and a natural area.
3. Utilize the Multi-use Field and Orion Softball Field for youth sports as well as adult sports activities.

3 Months – 6 Months

4. Move the parks maintenance operation into the Auto Hobby Shop.
5. Open the Field House as a public recreation center. Parks and recreation moves their offices to the building. Improvements to the center are planned and budgeted.

6. Determine the possible use of the Lighted Softball Fields as a youth and adult sports fields.

6 Months – 1 Year

7. Determine the feasibility of developing 15 acres of the Old Transmitter Site into a formal park and sports complex.
8. Make improvements to the Field House.