



# WELCOME

Board of Commissioners Meeting  
Recreation Center Feasibility Study  
Wednesday, February 12, 2025  
7:30 pm

## Springfield Township

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& ASSOCIATES LTD



## Introductions

- MKSD Architects
  - Architectural Firm located in Allentown, PA
  - Silvia Hoffman- Partner-President-Architect
  - Ryan Kennedy- Senior Project Manager
  - Jack Rogers- Architectural Designer
  - Isabella Parker- Interior Designer
- Ballard King & Associates
  - Recreation Consulting firm located in Highlands Ranch, CO
  - Ken Ballard- Principal



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## Goals of this Presentation

- Present the data collected from Phase I
  - Survey results and Community Feedback
  - Report on found site and building deficiencies
  - Provide cost estimate related to the renovations of the existing buildings
- Summary of the data collected based on community needs for a recreation center
- Provide the next steps for the feasibility study



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# AGENDA

- Overview of the Existing Recreation Center
- Feasibility Study Timeline
- Market Analysis
- Summary Needs Assessment and Data Collection process
- Site & Facility Deficiencies and Recommended Improvements
- Cost Estimate Overview
- Summary of Findings/Phase 1
- Next Steps of the Feasibility Study



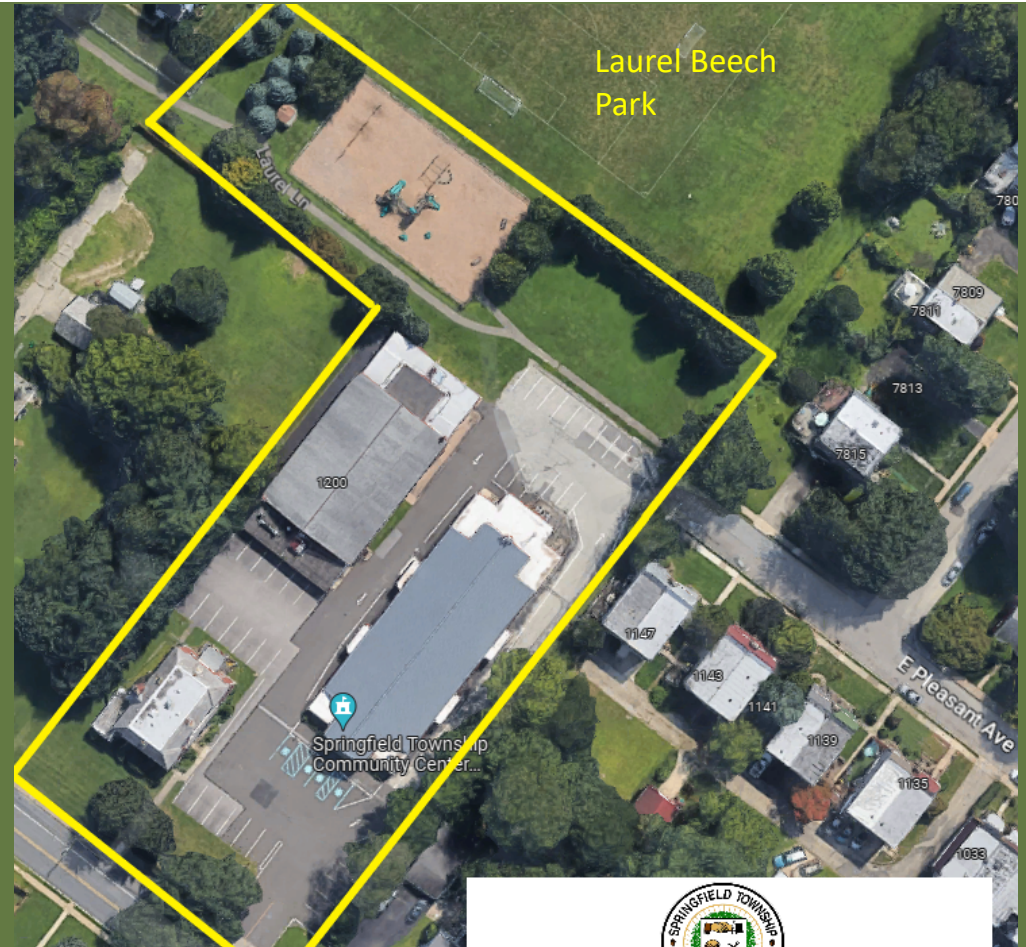
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# BACKGROUND ON SITE

- Purchased in 2015 to serve as an indoor gymnasium and recreation center for the Township as well as temporary Township Municipal Building and Free Library of Springfield Township during construction of the 1510 Paper Mill Road complex.



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## LOCATION

- Address: 1200 E. Willow Grove Ave., Wyndmoor, PA 19039
- Adjoining Property: Laurel Beech Park (6.36 acres)
- Lot Size: 69,696 SF or 1.6 acres
- Contains:
  - Recreation Center A: Gym
  - Recreation Center B: Former Church/ Community Hall
  - Rectory



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# CURRENT AND PAST USAGE BY REC DEPARTMENT

- Martial Arts (All Ages)
- Yoga (All Ages)
- Ceramic Workshops (All Ages)
- Schools Out, In-Service Play Days
- Pottery Camp
- Speeder Running Club
- Drawing Class
- Theater Horizon Drama Club
- Soccer Clinic
- Chess Camp
- Creative Constructors Camp
- Superhero Camp
- Cheerleading Camp
- Flag Football Camp
- Basketball Camp
- GeoVentures Camp



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# PROJECT TIMELINE

## Workplan

### FEASIBILITY STUDY Milestones





# Market Analysis

Below are listed some of the market challenges that exist with this project.

## Challenges:

- It will be difficult to draw users from outside of the Township on a consistent basis due to the prevalence of other public, private and non-profit facilities in the area.
- The demographic characteristics of the service areas indicate an older median age and there will be a substantial increase in the older age groups in the coming years. The older the median age, the lower the participation rate is in most recreation activities.
- Scaling the building size to the Township market will be critical to strong financial performance.
- Funding not only the development but the operation of a recreation center will have to be clearly defined.



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# Market Analysis

Below are listed some of the market opportunities that exist with this project.

## Opportunities:

- The Township has an existing indoor recreation center that has an established market for indoor recreation, but it is an inadequate facility.
- The Primary Service Area's (Springfield Township) population is large enough to support a small to moderate sized recreation center by itself. It is possible to draw additional users from the Secondary Service Area as well.
- There is a high percentage of households with children in the Township, who are primary users of recreation centers.
- The Township has a high median household income level and a corresponding high recreation spending index. These are both strong indicators of a greater rate of use of community centers.



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# Summary of the Needs and Data Collected

- Community Day



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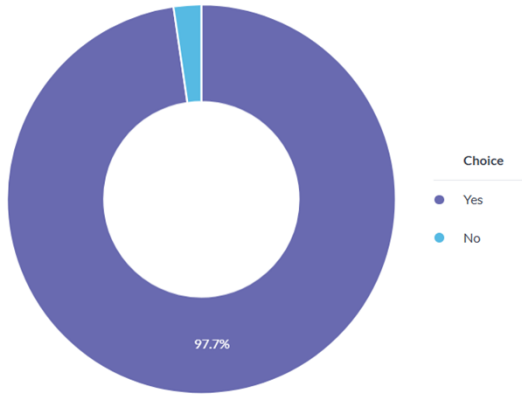
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# Survey Results

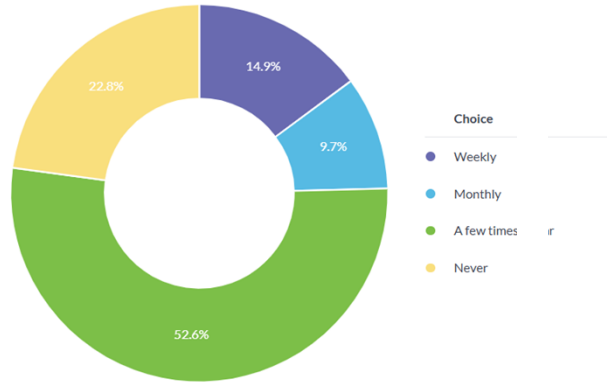
Are you a Resident?

How often do you participate in activities?

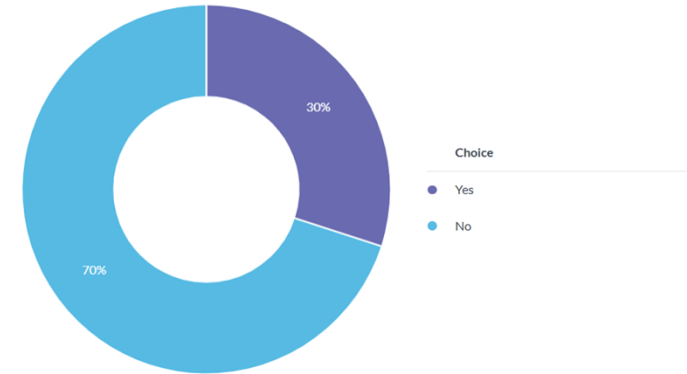
Does someone in your household use the existing recreation facility?



97.7% said YES



52.6% said a few times a year  
22.8% said never



70% said NO



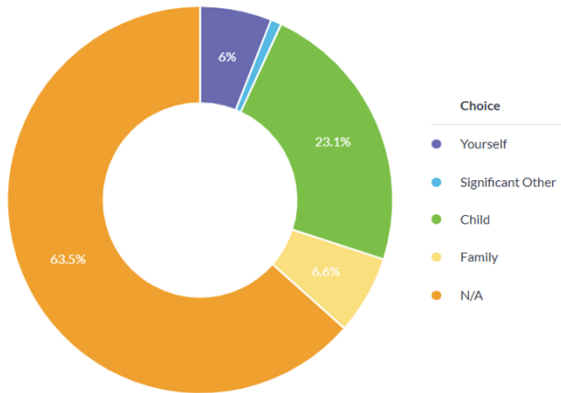
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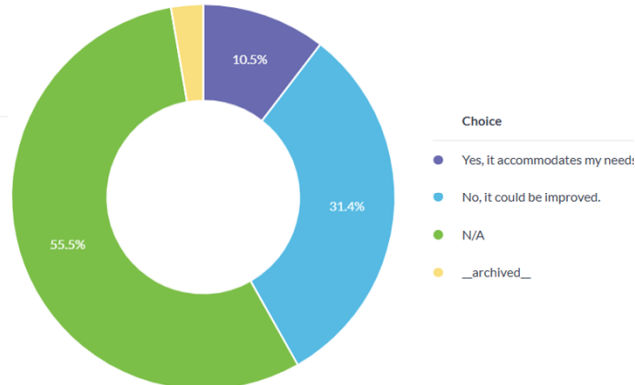
# Survey Results

If YES, Who uses it?



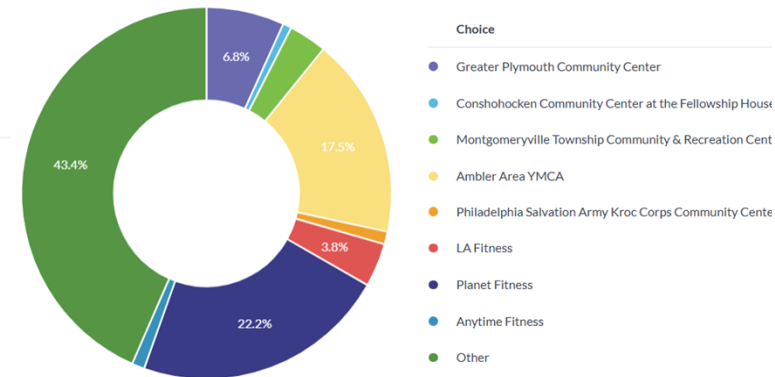
23.1% said **CHILD**

If YES, Is it meeting your needs?



The results are indifferent. Majority said N/A. 31.4% said it could be **improved**

Where do you currently go for recreational needs if not here?



43.4% say Montgomeryville Twsp Community & Rec Center



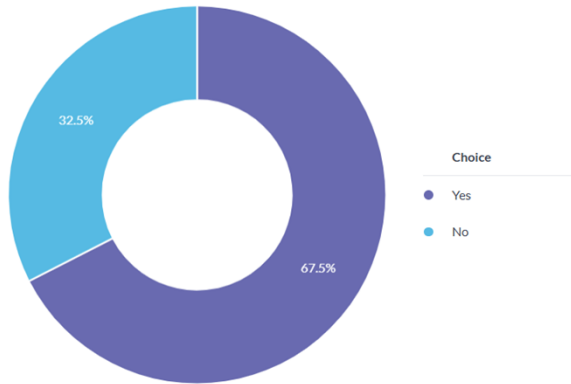
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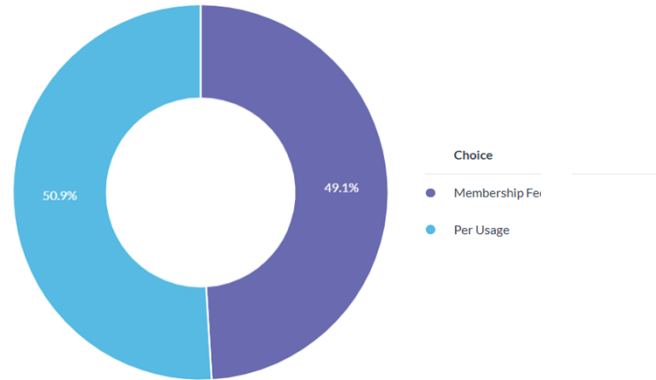
# Survey Results

Willing to pay to use?



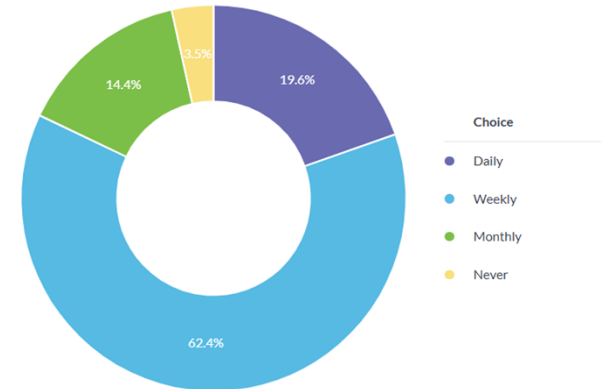
67.5% said **YES**

If YES, should it be a membership or per use fee?



Results are just about split.

If recreation center had amenities you need, how often would you go?



62.4% say **WEEKLY**



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# Facility & Site Conditions Assessment

- Site Deficiencies
- Building A – Gymnasium
- Building B – Former Church/  
Community Hall
- Rectory



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# Facility, Site Constraints, & Deficiencies

## Site

- Limited space on existing site.
- Parking poses limitations.
- Poor pavement conditions
- Poor pedestrian access/ circulation
- No dedicated pedestrian path to playground
- Poor traffic circulation
- Poor drainage along the southwest side of the site

## Building A (Gymnasium):

- Damaged masonry exterior
- Inefficient and damaged windows
- Cracked gymnasium floor
- Roof systems at the end of their useful life
- Deteriorating exterior finishes
- No Air Conditioning and antiquated building systems
- Lack of activity flexibility
- Court is undersized for intended use.
- Lack of storage with Rec Program Equipment

## Building B (Former Church/Community Hall ):

- Worn and damaged exterior finishes
- Inefficient and damaged windows
- Shingle roof near the end of its useful life
- Furnaces are at the end of useful life
- HVAC System function concerns
- Limited space for desired future program use.
- Existing size of building not conducive to certain community programs.

- Rectory Building will be demolished because it was constructed as a residential structure and serves no purpose for community needs.
- If chosen to remain, the existing buildings pose constraints on intended activity use, additional program, and operability.





# Site & Facility Repairs

Site and Facility Improvements (including but is not limited to):

- Replace existing pavement
- Regrade southwest area of site to ensure proper drainage
- Repair existing exterior masonry on Buildings A & B
- Replace windows on Buildings A & B.
- Repairing stormwater draining on Building A.
- Replace asphalt shingle roofs.
- Remove and replace cracking gymnasium floor slab.
- Repair and replace interior wall surfaces.
- Replace interior finishes conducive to program use.
- Replace Building A & B HVAC units that serve the building.
- Sprinklers required for intended use.
  
- Demolition of the Rectory Building will offer additional use of the site and parking.



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# Cost Estimation Overview

The estimated cost is based on the condition of the existing buildings that have been observed and recommended improvements.

The cost includes (but not limited to):

- Deferred maintenance
  - Building repairs
  - Replacement of building elements and antiquated systems
- Capital Improvements
- Renovation Contingency
  - Alterations to the buildings
  - Current Building Code Requirements

Estimated cost for existing site and facility improvements:

Soft Cost: \$1,650,130.00

Site Work: \$555,479.00

Building A: \$2,339,250.00

Building B: \$1,097,885.00

Opinion of Cost: \$5,642,743.07



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## Phase I Summary

- Based on the analysis and public input a new recreation center would:
  - Create a flexible use of space for various activities
  - Provide opportunity for additional program use for all age groups
  - Support and promote the growth of the community while making a positive impact for Springfield Township.

## Next Steps

- Proceed further with the study of a new recreation facility on the existing site. The study will be presented to the Commissioners as part of Phase II of the feasibility study.



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THANK YOU!



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