David B. Waymer, Sr.
Recreation Center
Renovations

Community Meeting 2
September 29, 2016
Agenda for Community Meeting 2
September 29, 2016

• Introductions
• Review 7/28 Community Meeting
• Community Input Summary of Prioritized Results
• Visioning of Improvements
• Balance Budget with Scope
• Next Steps and Schedule Overview
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Introductions

Review 7/28 Community Meeting

Community Input Summary of Prioritized Results

Development Thereafter

Next Steps

Agenda for Stakeholders Meeting September 13, 2016

7/28/16 Community Meeting
Project Context
Historical Significance

Torrence-Lytle band in the late-1950’s

1965 Torrence-Lytle yearbook

1965 Torrence-Lytle yearbook
Parking lot at park (approx 61 spaces) + Handicapped Parking along Holbrooks (approx 15)

Main entrance currently fronting Holbrooks Road via Added Storefront Vestibule

Historic Torrence-Lytle High School to remain (Not within current scope of work)

Communications Tower

Added Wood Structures

Gravel Service Drive

Razor-Wire Fencing
Original BUILDING PLAN

David B. Waymer, Sr.
Recreation Center
Scope of Work

• Roof Replacement
• Windows, Doors and Hardware Replacement / Recondition
• New Plumbing, HVAC, Electrical & Fire Alarm
• ADA Accessibility
• Improve connection with the park
• Painting and Finishes
• Furniture and Equipment
Precedent Projects

**Orange County** - Cedar Grove Community Center Renovations  
1950’s - 10k sf - First Black ES in Orange County

**Cleveland County** – City Park and Holly Oak Park Park Gym Renovations  
1948 and 1970’s – 20k sf

**Wake County** – Wendell Elementary School Gym Renovations  
1936 – 10k sf

**Mecklenburg County** – CMS AG Middle School Gym Renovations  
1920 original school – 1970s building – 2,400 sf add and 16,400 sf reno

**Cabarrus County** – Cabarrus Business and Tech Center Renovations  
1948 -1969 – Cabarrus County first consolidation school for African Americans from 14 one-room school houses which dated from 1913 – Shankletown Community
Breakout Group Discussions

Main Goal is to share “wants” and “needs”

• What type of programs are key to the success of this project?
• What are the most important spaces (3-4) to support these programs?
• Other discussion points;
  • How will people come to Waymer; walk, bike or drive?
  • Describe user groups and functions?
  • Discuss relationships of spaces within the building & on site

Prioritize Issues, Opportunities and Space Needs
Breakout Group Discussions
Breakout Group Discussions
Summary + Conclusions

**Overarching Goals are to;**

- Renovate the physical conditions of the exterior enclosure and invigorate the interiors.
- Infuse wellness programs for multigenerational community use.
- Exercise good stewardship by restoring new life into this historic facility.
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Community Input Summary of Prioritized Results

**Exterior Desires**

1. **Community Activities** (34 Dots)
2. **Stronger Park Connection** (17 Dots)
3. **Maximize Parking** (11 Dots)
4. **Outdoor Learning Space** (11 Dots)
5. **Community Gardens** (11 Dots)
6. **New Entrance Feature** (9 Dots)
7. **Outdoor Patio** (8 Dots)
8. **Civic Presence** (8 Dots)

**Interior Desires**

1. **Cyber Cafe** (33 Dots)
2. **Locker/Shower/Dressing for Recreation Leagues** (32 Dots)
3. **Meeting Rooms** (29 Dots)
4. **GameRoom** (29 Dots)
5. **Performance Stage** (28 Dots)
6. **Food Prep / Kitchen** (26 Dots)
7. **Multi-Media Space** (22 Dots)
8. **Craft / Program Area** (13 Dots)
9. **Admin. & Support Space** (13 Dots)
Community Input Summary of Prioritized Results

**Summary of Key Programs**

- Youth Groups - Fitness Training
  - PAL Program - Fellowship - Mentoring
- After School Tutoring
- History & Heritage Wall / Display

**Training**

- Job / Voc / Career - Partner with CPCC
- Wellness / Nutrition (Farming to Table)
- Drug Addiction - Partner with CMPD & HPD
- Financial Literacy
- Social Skills / Cultural Diversity / Sensitivity

**Good Will / Volunteer Opportunities**

**Travel Programs (Senior & Youth)**

**Summary of Key Spaces**

- After School / Homework Space
- Youth / Teen Center / Lounge
- Library / History Area
- Fitness... Inside & Outside Stations
- Stage / Dance
- Art / Music
- Multi-Media
- Family Reunions
- Greenway Pathway
- Locker / Shower / Dressing (not necessarily for recreation league)

**Summary Access / User Groups / Space Relationships**

- Entrance closer to Parking
- Meeting Rooms closer to Gym
- ADA / HC Access (Elevated Gardens)
- ARIS
- CoOp Extension
- CPCC Education Classes
- Community Use of Gym
- Gym / Park - Walkway
• Introductions
• Review 7/28 Community Meeting
• Community Input Summary of Prioritized Results
• Visioning of Improvements
• Balance Budget with Scope
• Next Steps and Schedule Overview
Determine Best Fit Plan
Design Approvals
Space Needs Furniture & Equipment
Staffing Goals & Desire
Program Needs Summary

David B. Waymer Sr. Recreation Center
Existing Conditions 1" = 20' ±
Approx 17,130 GSF ±
:: Proposed Plan
Historic Torrence-Lytle High School to remain (Not within this scope of work)
:: Design Inspiration

- Accentuate Structural Bents
- Improve Main Entrance & Park Connection
- Use wood-tone finishes to “warm” building
:: Design Inspiration

- Accentuate Structural Bents
- Improve Main Entrance & Park Connection
- Use wood-tone finishes to “warm” building

Torrence-Lyte High School
Blue and Gold Trojans
:: Existing Gym
Proposed Gym Improvements
:: Proposed Street View
:: Proposed Park Connection
:: Existing Lobby
Agenda for Stakeholders Meeting

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- Introductions
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- Balance Budget with Scope
- Next Steps and Schedule Overview
Budget Balance with Scope of Work

Site
- ADA Accessibility
- Improve connection with the park

Building
- Roof Replacement
- Windows, Doors & Hardware Replace / Recondition
- New Plumbing, HVAC, Electrical & Fire Alarm
- Painting and Finishes

Construction Budget       $1.0 m
+ Non-Construction

Project Budget            $1.3 m
Project Schedule Overview

**Next Steps**

- Conclude Building Systems Assessments
- Translate into Projection of Probable Costs
  - *Stakeholders Meeting*
- Finalize Visioning Imagery – Balance with Budget
  - *Stakeholders Meeting*
- Prepare Final Report with Recommendations
## Project Schedule Overview

<table>
<thead>
<tr>
<th>Phase of work</th>
<th>Anticipated Milestones</th>
</tr>
</thead>
<tbody>
<tr>
<td>Haz Mat Survey and Bid Documents Completed - Bidding</td>
<td>Nov 2016</td>
</tr>
<tr>
<td>Based upon Approval - Proceed with Design Development</td>
<td>Nov – Dec 2016</td>
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<tr>
<td>Prepare Contract and Permit Documents</td>
<td>Jan - March 2017</td>
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<tr>
<td>Approvals – Public Bidding - Awards</td>
<td>April - June 2017</td>
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<tr>
<td>Renovations of the facility</td>
<td>July – Dec 2017</td>
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<tr>
<td>Rededicate David B Waymer, Sr Recreation Center</td>
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Thanks for Attending!

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