



Town of Lexington - FY2023-27 CPA Project

Project Name: Center Recreation Complex Bathrooms & Maintenance Building Renovation **Date:** 9/4/19

Project ID: DPF-CPA-2 **Department:** Department of Public Facilities **Revised:** 3/17/22

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Description of Project:

The Recreation Committee is requesting \$680,000 in FY2023 for the construction phase of the renovation of the Center Recreation Complex bathrooms and DPW maintenance building, which is located on Park Drive. A minor renovation of the bathrooms was completed in 2011. Due to the extensive amount of use that the bathrooms receive and the poor condition that they are currently in, the building is in need of a complete renovation. This request was initially presented at the 2021 Annual Town Meeting and the article was indefinitely postponed.

Funding for the design and engineering costs was appropriated in FY2021. The design and engineering phase provided the Town with a detailed list of recommended upgrades and repairs needed, thus allowing the Town to plan and budget the upgrades and repairs in a responsible, effective manner. This request was initially presented at the 2021 Annual Town Meeting and the article was indefinitely postponed. A public meeting was held in July 2021 to gather additional feedback and input from residents and stakeholders. This information will be incorporated into the finalized design for the project.

Staff from Recreation & Community Programs, the Facilities Department, and DPW worked collaboratively with the architect during the design development. The three main areas that this renovation will focus on are increasing safety through a modified layout, installing gender-neutral restrooms, and existing storage needs and future storage considerations. The project will include repairs to the plumbing system and installation of all new fixtures (toilets and sinks), installation of new and improved lighting, and replacement of the existing roof as well as improvements to the existing maintenance portion of the building. A stand-alone Morton style building may also be installed to store equipment and supplies in, which will meet the various storage needs of the complex. Currently, DPW stores equipment and supplies in the building in order for staff to maintain the various athletic fields and facilities located at the Center Recreation Complex with the needed supplies and equipment on site. This section of the building is beyond its useful life and the renovation will significantly improve the current conditions, increase efficiencies and maximize the existing space.

Justification/Benefit:

The Center Recreation Complex is one of the crown jewel resources within the Town's Park and Recreation system. The complex consists of two senior baseball fields, one softball field, one Little League field, a football stadium, one multi-purpose field, a track, the (10) Gallagher Tennis and Pickleball Courts, the Center Playground (ages 2-12 years old), a skate park, two basketball courts, a skate park, a Ga-Ga pit and the Irving H. Mabee Town Pool Complex. The complex is heavily used during the spring, summer, and fall. The complex is home too many Recreation and Community Programs Department-sponsored camps and clinics during the summer months and is permitted to multiple Lexington-based youth and adult sports organizations including Lexington United Soccer Club, Lexington Little League, Lexington Babe Ruth, United Cricket League, Blue Sox and Lexington-Bedford Hanscom Pop Warner Football. Each year, the athletic fields are permitted for over 13,000 hours of use, which represents more than 25% of the total hours permitted by the department and the tennis courts are permitted for approximately 4,500 hours of use (excluding school use). The pool is open approximately 13 weeks a year with thousands of visitors in addition to the parks users who utilize the open space and walking track during all hours dawn to dusk and beyond with athletic lighting access. It also serves as a home to the Lexington High School Athletic program including baseball, cross country, football, soccer, softball, tennis, and track teams, as well as the LPS physical education and Health and Wellness classes.

While facilities at the complex such as the Town Pool Complex and the Center Track and Field have received upgrades and improvements in recent years, the bathrooms have not received significant upgrades in many years and the conditions reflect that. In Spring 2019, considerable plumbing repairs were needed which resulted in the bathrooms being closed for 3-4 weeks. Given the extensive use that the complex receives, this creates major inconveniences. Additionally, the department has received complaints about the lack of exterior lighting at the building, how it presents a safety concern for users as well as the overall poor conditions of the facility. Between the current functionality (or lack thereof) of the bathrooms and the safety concerns that presently exist, it is our belief that this renovation needs to be completed now to ensure that the Center Recreation Complex continues to be accessible for all of the Lexington community.

Impact if Not Completed:

If immediate needs are not identified and addressed, the condition of the bathrooms at the Center Recreation Complex will continue to deteriorate, which could reduce the number of sports organizations, community members, and tennis players that use the complex, thus decreasing revenues.

Timeframe:

2022-2023

Replacement Frequency:

20 years

Basis for Cost Projections: Cost estimate provided in September 2021 based on similar projects.

Stakeholders: Recreation Committee, Residents, Lexington Public Schools, Youth and Adult Leagues, Recreation & Community Programs, DPW, Facilities Department, Non-Residents.

Operating Budget Impact: Maintenance and repairs to the bathrooms has become an annual occurrence which impacts the Recreation Enterprise operating budget which does not generate fees for this amenity.

Funding Source: CPA

Prior Authorizations:

Town Meeting	Description	Authorized	Expended*	Encumbered*	Remaining*	Returned
2020/16B	Center Recreation Complex Bathroom Design	\$ 100,000	\$ 35,784	\$ 47,986	\$ 16,230	\$ —
Totals		\$ 100,000	\$ 35,784	\$ 47,986	\$ 16,230	\$ —

**Data current as of March 16, 2022.*

Funding Request:

	FY2023	FY2024	FY2025	FY2026	FY2027
Site Acquisition					
Design/Engineer					
Project Management	\$ 20,000				
Construction	\$ 610,000				
Equipment					
Contingency	\$ 50,000				
Totals	\$ 680,000	\$ —	\$ —	\$ —	\$ —
CPA Amount	\$ 680,000	\$ —	\$ —	\$ —	\$ —