



## The HUB-Community, Activity & Aquatic Center

### The HUB Facts:

Building design was developed using previous designs from 2018 and modifying them to include the needs of stakeholders of the current Moultonborough Function Hall building as well as numerous members of the community. The first conversation was with Donna Grow from Meals on Wheels to get her input, as providing a good environment for Meals on Wheels and their participants is a key element of the project. Re-occurring needs which came out of meetings and conversations were, more storage for the new building for each of the stakeholders, Lion's Club, Woman's Club, Boy Scouts, etc. and a pool. The need for a pool was expressed by Seniors more so than younger families. Seniors were looking for no-impact exercise and wanted to have a place for rehabilitation from injuries and surgeries. Younger families were concerned that there were not really adequate swimming lessons in the area even though the town provided it usually in the summer, but they expressed that 2 weeks a year was not enough.

### Building made up of the following:

- Dividable function space with seating for 200
- 18" stage with ramp to meet ADA requirements
  - Lion's Club Bingo
  - Potential instructor led fitness classes
- Commercial kitchen designed to the spec and requests of Meals on Wheels to meet all state requirements and codes
- Adult socialization space (living room atmosphere)
- ADA restrooms
- Ability to restrict access from other areas of the facility to the function space
- Recreation Department offices
- Makers/Craft room
- Game room
- Conference room for smaller meetings
- Family restroom
- Multipurpose room which would be used for the following;
  - Gymnasium lined for basketball, pickleball and volleyball
  - Indoor walking track
  - Fitness classes

- Town voting (schools do not need to close)
- Emergency shelter
- Art shows
- Craft fairs
- Etc.
- Aquatic center
  - 5 lane swimming pool
    - Lap swimming
    - Swim lessons
    - Water classes (aerobic, strength training, etc)
  - Therapy pool

By the Numbers;

- 36, 472 sq ft
  - Function space – 14,097 sq ft
  - Multipurpose – 11, 478 sq ft
  - Aquatic area- 10,897 sq ft
- Cost estimate to design, engineer and build, \$15,900,000 includes;
  - Professionally estimated construction costs completed in August/September 2022,
  - Professionally estimated architecture, engineering ,and soft costs,
  - 20% contingency built into the \$15,900,000
  - \$436 per sq ft
- On-going costs annually
  - The HUB On-going Cost Projections Budget First Year of Operations 2025-2026 - \$515,801
  - The HUB estimated Projected Revenue Producing Programs/Events- \$136,293
  - The HUB estimated On-going Cost Tax Impact- \$379,508, \$0.08/\$1000 home valuation

Recreation & Activity Consultant

- Overall recommendations
  - Staffing and leadership
  - Utilization of volunteers
  - Non-membership model (Pay to Play and Daily Pass for non-resident/non-taxpayer)
  - Hours of operation can increase as need arises
- Facility Recommendations
  - Reduce size of therapy pool and offset with additional lane in main pool
  - Makers Room/Game Room dividable vs walled
  - Bleacher layout and sizing
  - Improved Rec offices workspace and storage
- Programming Recommendations
  - Pools offer the addition of water aerobics, Ai-chi (Aquatic Tai-Chi), and other water based fitness classes
  - Aqua therapy
  - Multipurpose room allows for expanding indoor pickleball, basketball, volleyball and other aerobic activities. Potential fitness walking club.

