



Proposed MACKLE PARK COMMUNITY CENTER



Architectural Rendering of Building

November 19, 2013



Mackle Park History

- ▶ 1997 – City Incorporation.
- ▶ 1999 – A Parks and Open Space Study was produced identifying the need for a Mackle Park Master Plan.
- ▶ 2003 – City Parks and Recreation Department established. City solicited request for qualifications for Mackle Park Master Plan and review committee.
- ▶ 2005 – City Council adopted Mackle Park Master Plan. Kids Cove was constructed.
- ▶ 2007 – Spray Park and Tot Lot was completed.
- ▶ 2008 – Mackle Park athletic field renovations.
- ▶ 2009 – Mackle Park athletic field lights installed.
- ▶ 2010 – Mackle Park pathway, lighting, and landscape improvements completed.
- ▶ 2011–2013 – Proposed Mackle Park Community Center presentations to public, City Council and Parks & Recreation Committee.



Frank E. Mackle Park

- ▶ 28 Acre Campus Open 7 Days (83 hrs.) Weekly
- ▶ Community Center (8,000 sq. ft.)
- ▶ Kids Cove Playground
- ▶ Walking Trails
- ▶ Fishing Lake (8 acres)
- ▶ Canine Cove Unleashed Dog Park
- ▶ Bocce Courts (3)
- ▶ Outdoor Covered Basketball Court (1)
- ▶ Soccer Field
- ▶ Football Field
- ▶ Shuffle Board Courts (4)
- ▶ Volleyball Court (1 sand court)
- ▶ Teen Center
- ▶ Picnic Areas
- ▶ Tot Basketball Court
- ▶ Spray Park





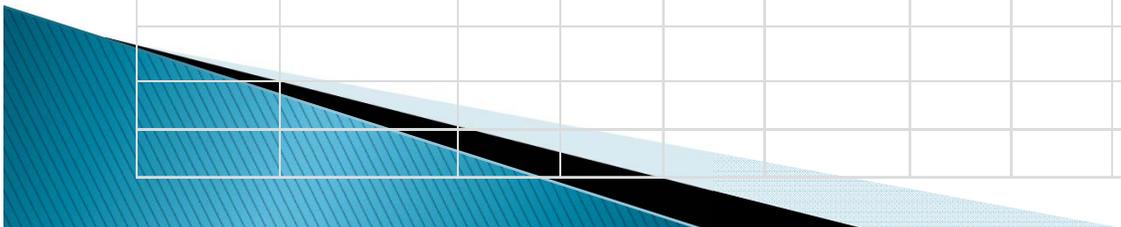
Background

- ▶ Mackle Park's 28 acre public park is located at 1361 Andalusia Terrace.
- ▶ The existing 8,000 sq. ft. Mackle Community Center was built in 1987.
- ▶ In addition to the Community Center building, the campus includes: Spray Park, Kid's Cove Playground, Canine Cove Dog Park, soccer/football fields, covered basketball courts, bocce courts, shuffleboard courts, lake and walking/biking trails.
- ▶ Park hours of operation: 7 days a week:
 - 8:00 a.m. – 9:00 p.m. Monday – Friday
 - 8:00 a.m. – 6:00 p.m. – Saturday
 - 9:00 a.m. – 5:00 p.m. – Sunday
- ▶ The current 8,000 sq. ft. building has one large meeting room, a game room, small kitchen, lobby, vending area, very limited storage area, two small bathrooms and Administration Office.



Community Room Usage

		Jan.	Feb.	Mar.	April	May	June	July	Aug.	Sep.	Oct.	Nov.	Dec.
Programs/Classes													
	2011	1331	2280	1153	1393	169	5669	4225	2976	246	1341	881	451
	2012	756	1619	1049	536	235	1118	974	772	620	266	294	577
	2013	1505	1755	1700	757	425	919	1163	920	469	867		
Community Meetings													
	2011	678	820	1030	757	187	330	324	320	435	219	306	335
	2012	655	735	959	575	180	260	140	175	180	337	445	365
	2013	660	900	981	529	245	925	0	475	211	215		
Public Use													
	2011	2009	3100	2183	2150	356	5999	4549	3296	681	1560	1187	786
	2012	1381	2354	2008	1111	415	1378	1114	947	800	603	739	942
	2013	2165	2655	2681	1286	670	1844	1163	1395	680	1082		
Total Public Using Community Room								2011	<u>27856</u>				
								2012	<u>13792</u>				
								2013	<u>15621</u>				





Current Weekly Use

Time	Sun	Mon	Tue	Wed	Thu	Fri	Sat
7:30 AM		Be Fit Over 50 7:30 AM- 9:00 AM	Jazz It Up Cardio 7:30 AM- 9:00 AM	Be Fit Over 50 7:30 AM- 9:00 AM	Jazz It Up Cardio 7:30 AM- 9:00 AM	Be Fit Over 50 7:30 AM- 9:00 AM	Jazz It Up Cardio 7:30 AM- 9:00 AM
8:00 AM							
8:30 AM							
9:00 AM		Mat Fitness 9:00 AM - 10:00 AM			Mens Club 9:00 AM- 12:00 PM Monthly every 2nd week		
9:30 AM			Line Dancing 9:30 AM- 11:00 AM	Line Dancing 9:30 AM- 11:00 AM		Tap Dance 9:30AM- 10:30AM	
10:00 AM		Bridge Lessons 10:00 AM - 12:00 PM			MI Property Owners 10:00AM- 12:00 PM Monthly every 3rd week		Tai Chi (Monthly) 10:00AM- 11:30 AM
10:30 AM							
11:00 AM							
11:30 AM							Tumbling 11:30 AM- 1:00 PM
12:00 PM						Tai Chi 12:00 PM- 1:30PM	
12:30 PM		Bridge 12:30 PM -4:00 PM	Canasta 12:30 PM- 3:30 PM	Knitting 12:30 PM- 3:30 PM Mah Jongg Lessons 1:00 PM- 3:00 PM	Mah Jongg 12:30 PM- 3:30 PM	Bridge 12:30 PM- 4:00 PM	Cheerleading 1:00 PM - 4:30PM
1:00 PM							
1:30 PM							
2:00 PM							
2:30 PM							
3:00 PM							
3:30 PM							
4:00 PM			Wrestling 4:00 - 6:00 PM	Tumbling 4:00 PM - 6:00 PM	Wrestling 4:00 PM - 6:00 PM		
4:30 PM							
5:00 PM				Italian Meeting 5:00 PM- 9:00 PM Monthly		Tai Chi 5:00 PM- 6:30 PM	
5:30 PM							
6:00 PM			Martial Arts 6:00 PM - 8:00 PM & Spanish Instruction 6:00 PM - 8:00 PM		Martial Arts 6:00 PM- 8:00 PM		
6:30 PM				Cheerleading 6:00 PM- 9:00 PM			
7:00 PM							



Programs – Adults /Youth

86 different programs with over
10,000 Participants

- ▶ Camp Mackle, Summer Day Camp Program
- ▶ Marco Island Community Sailing Center
- ▶ Summer Enrichment Camps (ex: Theater Camp)
- ▶ Adult Card Groups
- ▶ Cooking Classes
- ▶ Dance Classes (ex: Line Dancing, Tap Dancing)
- ▶ Self-Defense Courses
- ▶ Financial & Health Informational Speakers
- ▶ Youth Martial Arts
- ▶ Marco Magic Competitive Travel Cheerleading
- ▶ Adult Jewelry Making Courses
- ▶ Sr. Fitness Classes (ex: Be Fit Over 50 & Jazz It Up Cardio)

In participation with:

- ▶ K Kids – Kiwanis Club of Marco Island
- ▶ Key Club at the Marco Island Academy School
- ▶ Souper Bowl Fundraiser – Chamber of Commerce
- ▶ Party in the Park – Rotary Club of Marco Island
- ▶ Shred Party – Iberia Bank
- ▶ Arts Afire – Arts Advisory Committee
- ▶ Beach Clean Ups – Beach Advisory Committee
- ▶ Seafood Festival – Kiwanis and Rotary Clubs
- ▶ Movie at the Tree- Christmas Island Style





Community Groups

Close to 4,000 users using the Community Room

Marco Men's Club
City Environment Mtg.
Surfside Condo Mtg.
Sands of Marco Island
Marco Island Resort Club
Men's Sr. Softball Mtg.
Italian American Society
Gulf Coast Little League
Italian American Bd. Mtg.
Leadership Marco

San Marco Villa Condo
Sea Watch Condo
Power Squadron CPR Class
Kiwanis Board Mtg.
MI Property Owners
MI Volunteer Luncheon
Utilities Dept. Luncheon
Parks/Rec Advisory Committee

Community Meetings (turned away)

Amer. Assoc. of University Women
MI Power Squadron
Hellenic Society
MI Cancer Support Group
Caxambas Republican Club
Beautification Advisory Comm. Mo. Mtg.
Cupbearer Ministry (after Oct 11)
US Post Office





Community Special Events

Over 10,000 Participants

- ▶ City's 15th Anniversary Party
- ▶ Community Health Fair
- ▶ Halloween Spooktacular
- ▶ Jolley B Good 5K Run-Walk
- ▶ Movies in the Park
- ▶ Spring Jubilee
- ▶ Valentines Day Family Picnic
- ▶ Winter Concert Series
- ▶ Ladies Formal Tea
- ▶ Mother/Daughter Mad Hatter Tea Party
- ▶ City's Volunteer Luncheon
- ▶ Cookies and Milk with Santa
- ▶ CPR Training Course
- ▶ Bob Ray Annual Bocce Tournament
- ▶ NFL Punt, Pass, Kick
- ▶ Championship R/C Laser Regatta





PROGRAMS AND SPECIAL EVENTS IN 2012 – 2013

OFFSITE PROGRAMS & EVENTS					
REC PROGRAMS & SPECIAL EVENTS 2013			REC PROGRAMS & SPECIAL EVENTS 2012		
Adventure Boot Camp	Back to School BBQ	Casino Trip Adults	Adventure Boot Camp	Back to School BBQ	Beach Soccer Fun Camp
Be Fit Over 50	Bob Ray Bocce	Farmers Market	Be Fit Over 50	Baton Twirling Camp	Farmers Market
Camp Mackle	Cartooning Camp	Jolley B Good 5K Race	Bob Ray Bocce	Canasta	Father/Son Baseball Game
Canasta	Celebrating 15 Yrs Party	Jr Chefs Camp	Bocce Tournament	Career Shadowing	Holiday Shopping Spree
Cookies and Milk	Community Health Fair	Ghost Tour	Brevity in Poetic Motion	Chess Camp	Jolley Be Good 5K Race
Crafty Adventures	Face Painting 101	MICKYS Sailing	Camp Mackle	Community Health Fair	Jr. Chefs Camp
Delectable Starters	Halloween Spooktacular	Police/Fire Academy	Celebrating 15 Yrs Party	Cookies & Milk	MI Farmers Market
Friday Bridge	Health Lectures	Spanish	Jazz It Up Cardio	CPR Training Course	Paddle Boarding Camp
Gator Kids	Leader in Training	Teen Beach Bash	Jewelry Camp	Delictable Starters	Police/Fire Academy
Italian Dinner	Mah Jongg Lessons	Trip – Holiday Shop	Jewelry Making Adults	Duplicate Bridge	Safesitters Camp
Jazz It Up Cardio	Marco Magic Varsity	Trip – Howl-O-Scream	Jr Power Tumblers	Girls Slumber Party	Sailing Center
Jewelry Class Adult	Mat Fitness	Trip – Sea World	Kkids Club	Grandmother Sauces	Seminole Casino Trip
Kkids Club	Movie in the Park	Teen Trip – Roller Skating	Line Dancing	Halloween Spooktacular	Teen Beach Bash
Knitting	Pink Ladies Formal Tea	Theater Camp	Mad Hatter Tea Party	Island Knitters	Teen Trip – Aquatica
Line Dancing	Pinochle		Road Runners	Leader In Training	Teen Trip – Roller Skating
Mad Hatter Tea Party	Punt, Pass & Kick		Marco Magic Cheer	Mah Jongg	Teen Trips
Mah Jongg	RC Laser Regatta		Movie in the Park	ObSEUSSed	Theater Camp
Marco Magic JV	Road Runners		Sanctioned Bridge	Oil & Vinegar Class	
Martial Arts	Roller Hockey Camp		Santa's Workshop	Poetic Thoughts	
Monday Bridge	Sanctioned Bridge		Self-Defense Class	P.A.L.	
Open Gym Tumbling	Self Defense for Kids		Snappy Tappers	Racewalking Seminar	
Santa's Workshop	Spring Jubilee		Spanish	RC Laser Regatta	
Self – Defense Class	Stretch & Tone Class		Spanish Tutoring	Sharpening Your Knife	
Sharpening Knife	Tiny Tumblers		Stretch & Tone	Spring Jubilee	
Snappy Tappers	Valentine's Day Picnic		Tai Chi Yang	Teen Social	
Spanish Instruction	Volleyball Camp		Tiny Tumblers	Valentine's Day Picnic	
Tai Chi Yang	Winter Concert Series		Volleyball Camp	Winter Wonderland	
Teen Social Night	Wrestling		Winter Concert Series	Womens Formal Tea	
Volleyball Camp			Wrestling	Zen Yoga	



Special Event Participants 2012

MONTH	Special Event	Number of Participants
January	Movie in the Park	250
	Winter Concert	900
February	Movie in the Park	300
	Winter Concert	1200
	Valentine's Day Picnic	450
	Community Health Fair	800
	Bocce Tournament	200
March	Movie in the Park	300
	Winter Concert	1000
	Yacht Club Regatta	45
	CPR Training	35
April	Movie in the Park	200
	Spring Jubilee	3000
	Winter Concert	400
May	Movie in the Park	100
	Mother/Daughter Tea	45

MONTH	Special Event	Number of Participants
June	Teen Beach Bash	150
	Camp Mackle	1000
July	Camp Mackle	1000
August	Camp Mackle	750
Sept.	Movie in the Park	20
	Punt, Pass & Kick	80
October	Movie in the Park	200
	Halloween Spooktacular	1800
Nov.	Jolley Be Good Race	353
	Movie in the Park	200
	City 15th Anniversary Park	400
Dec.	Movie in the Park	100
	Cookies & Milk	300

Total Participants: 15,578



List of New Classes and Programs Proposed

- | | |
|---|---------------------------------------|
| Ballroom Dancing | Modern Jazz Class |
| Parenting Skills | Weight Loss Seminars |
| Job Fairs | Health and Wellness Programming |
| Guitar Lessons | Scrapbooking |
| Financial Seminars | CPR/AED Classes |
| Mortgage/Loan Information Sessions | Parent/Child Programming (Mommy & Me) |
| After-School Youth Camp | Spring and Winter Break Camps |
| Theater Productions (Musicals/Broadway) | Drivers Education Classes |
| Ballet Class | Foreign Language Courses |
| Gardening Citrus Club | Fishing Seminars & Regulations |
| Irish Dancing | Self-esteem for Teens |
| Drug Abuse Counseling | Beauty Classes (make up, hair, nails) |
| Tutoring Classes | Astronomy |
| Science and Nature Presentations | Back Pain Education |
| Creative Writing Classes | Island Senior Singles Organizations |
| Youth Council/Government | Bingo |
| College Prep/SAT/ACT | Book Club |
| Cribbage | Digital Photography |
| Income Tax Preparation | Creative Cooking |
| Nutrition Courses | Related Arts Courses |



MACKLE PARK COMMUNITY CENTER CURRENT STATUS

City Building Official Findings:

- Current Building is non-compliant with current ADA standards; parking, doors, restrooms, vanities and aisles.
- Windows and doors leak, not energy efficient.
- Existing air-conditioning system requires replacement.
- Roof and gables leak during rain events.
- Plumbing fixtures leak/break frequently.
- Insulation is old and lost original R-value.
- Building does not meet current building codes.
- Building does not meet current hurricane codes.



Renovation Costs to Existing Community Center

1	Air Conditioners	\$ 70,000
2	Doors & Windows	\$ 40,306
3	Floors	\$ 60,000
4	Paint (Inside & Outside)	\$ 23,900
5	Interior Light fixtures (LED)	\$ 24,000
6	Electrical Re-Wiring	\$ 27,500
7	Roof, Gutters	\$ 91,320
8	Roof Insulation	\$ 7,250
9	Remodel Bathrooms (ADA standards)	\$ 39,000
10	Remodel Front Counter	<u>\$ 57,000</u>
	TOTAL	<u>\$440,276</u>



Mackle Park Community Center Total Construction Costs Phase I & II

▶ Build Phase I	\$1,177,788
▶ Build Phase II	\$ 988,770
▶ Impact Fees	\$ 50,000
▶ Demo of old Community Ctr.	\$ 25,000
▶ Fire Sprinkler System	\$ 50,000
▶ Site Work	\$ 45,000
▶ Survey/Soil Borings	\$ 7,500
▶ Site Landscaping	\$ 30,000
▶ Building Impact Fee Credit	<u>\$ -125,000</u>
TOTAL	<u>\$2,249,058</u>

Pre-Engineered Wall Panels



Phase I



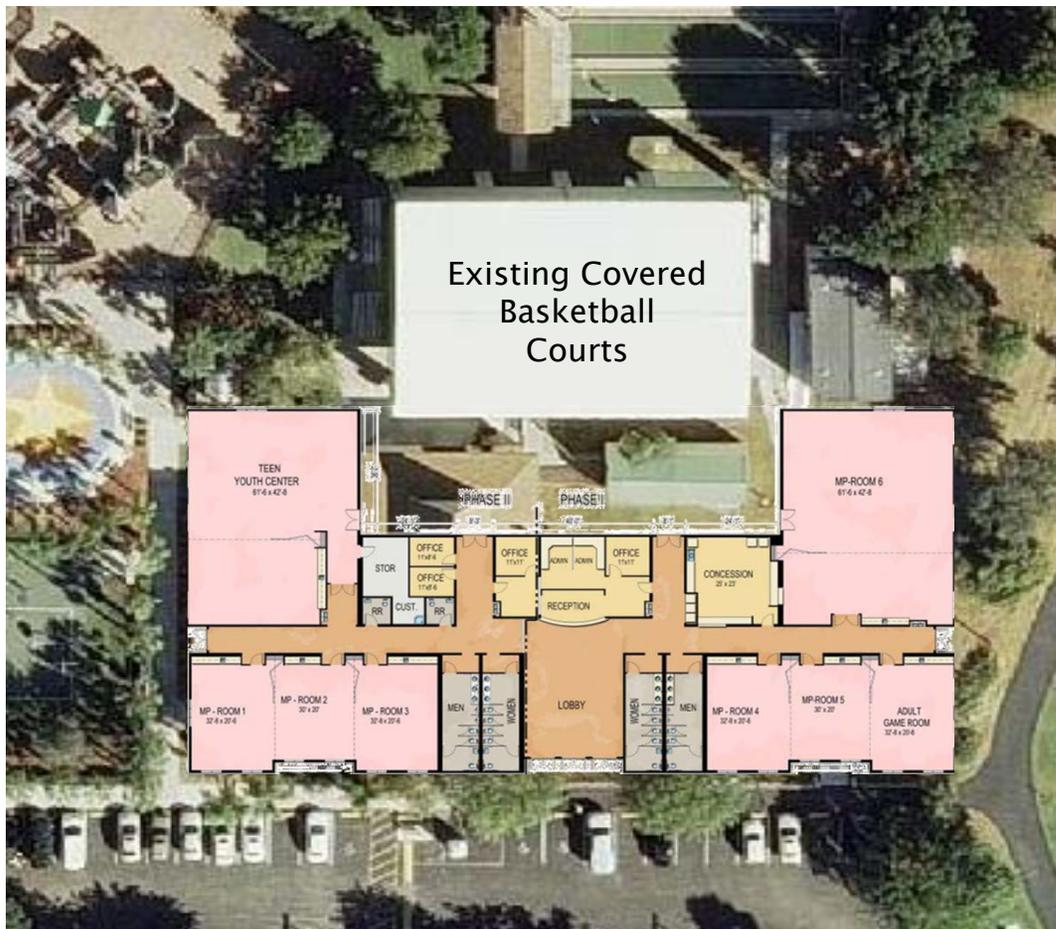
**Aerial photo of existing
Community Center and new
Phase I building addition.
(8,736 sq. ft.)**

Phasing Benefits:

1. Start to finish building permitting and construction. Time frame of nine months.
2. Royal Concrete provides GSA contracts in Florida.
3. Provides in-house design and engineering.
4. Constructs wall panels and modular units in Okeechobee, Florida.
5. Transports finished modular units to Mackle Park.
6. Modular units are set on-site by crane in one week.
7. No interruption of staff and park programs. Staff remains on-site in existing building during construction.
8. Phase I provides new lobby, staff offices, restrooms, and program space.



Phase I & II



Community Center – Phase I & Phase II (16,070 sq. ft.)

Phasing Benefits:

1. Building permits have been secured in Phase I.
2. Construction time frame significantly reduced.
3. Staff to relocate to new building (Phase I).
4. Demolition of old community center.
5. New modular units are transported to Mackle Park.
6. Modular units are set on-site by crane in one week.
7. Community Center opens as unified building. The building is situated on-site without interruption or relocation of staff and park programs.



Phase I & II Floor Plan



7,334 Sq. Ft. 8,736 Sq. Ft.



Construction Cost Comparison

- Royal Concrete (Phases I & II) \$135 sq. ft.
- Other Contractors \$175 - \$200 sq. ft.





Park Budget for New Community Center

Recreation Department General Budget				
Description	2014 Budget	Proposed Costs	Cost Comparison	% Increase
WAGES	\$ 296,320.00	\$ 335,320.00	\$ 39,000.00	13.16%
OVERTIME	\$ 3,500.00	\$ 3,875.00	\$ 375.00	15.00%
BENEFITS	\$ 102,415.00	\$ 102,415.00	\$ -	0.00%
FICA TAXES	\$ 27,460.00	\$ 31,075.00	\$ 3,615.00	13.16%
RETIREMENT	\$ 12,700.00	\$ 12,700.00	\$ -	0.00%
CONTRACTUAL SERVICES	\$ 11,000.00	\$ 11,000.00	\$ -	0.00%
REC PROGRAMS CONTRACT SERV	\$ 71,500.00	\$ 71,500.00	\$ -	0.00%
TELEPHONE & COMMUNICATION	\$ 3,250.00	\$ 5,000.00	\$ 1,750.00	53.85%
UTILITIES	\$ 41,000.00	\$ 59,000.00	\$ 18,000.00	44.00%
RENTALS & LEASES	\$ 5,500.00	\$ 5,500.00	\$ -	0.00%
VEHICLE REPAIR & MAINTENANCE	\$ 2,500.00	\$ 2,500.00	\$ -	0.00%
FACILITIES REPAIR & MAINTENANCE	\$ 30,000.00	\$ 25,000.00	\$ (5,000.00)	-16.66%
EQUIPMENT REPAIR & MAINTENANCE	\$ 1,000.00	\$ 1,000.00	\$ -	0.00%
PRINTING	\$ 5,000.00	\$ 5,000.00	\$ -	0.00%
OFFICE SUPPLIES	\$ 6,000.00	\$ 6,000.00	\$ -	0.00%
OPERATING SUPPLIES	\$ 39,000.00	\$ 49,000.00	\$ 10,000.00	25.00%
FUEL	\$ 3,500.00	\$ 3,500.00	\$ -	0.00%
UNIFORMS	\$ 2,000.00	\$ 3,000.00	\$ 1,000.00	50.00%
PUBLICATIONS & MEMBERSHIP	\$ 1,300.00	\$ 1,650.00	\$ 350.00	27.00%
TRAINING	\$ 2,000.00	\$ 2,000.00	\$ -	
	\$ 666,945.00	\$ 736,035.00	\$ 69,090.00	10.35%



Loan Amortization Schedule

▶ Loan Amount	\$2,200,000.00
▶ Interest @ 3.5% (20 yrs.)	<u>+877,544.01</u>
▶ Total	<u>\$3,077,544.01</u>
▶ Population *	<u>\$16,756</u>
▶ Cost per person annually	<u>\$9.18</u>

* U.S. Census Bureau/Bureau of Labor Statistics 2012

Why Build a New Recreation Center?

- ▶ Construction Costs:
 - Construction costs are at 12 yr. low.
- ▶ Financing Costs:
 - Interest rates are at all-time lows.
- ▶ Capacity Constraints:
 - Current building is 8,000 sq. ft.
 - Current building only allows for 1–2 activities or programs to occur simultaneously.





SUMMARY

- ▶ The existing Community Center is too small and remodeling to current codes will be cost prohibitive.
- ▶ The existing center does not meet the program meeting room, continuing education class or recreational needs of today's City of Marco Island population.
- ▶ With lower interest rates and building costs (\$135 – \$175 vs. \$222/243 per sq. ft. in 2005), now is the time to invest in the future to give our community a facility that meets the community needs now and for the next 25 years.