

EXECUTIVE SUMMARY

Needs assessment & concept development update, August 2018.

Purpose of Study

The purpose of this study was to evaluate the existing senior facility concerning its ability to fulfill community needs and provide recommendations for possible expansion or replacement as appropriate. The study is in large part a response to a 2015 petition by senior center users for more space.

Process

Brinkley Sargent Wiginton Architects evaluated the existing facility and site conditions and gathered comparative benchmark data from nearby municipalities regarding their facilities. Simultaneously, we worked with staff to assess current senior programming and space utilization and held two community meetings to gather public input on the needs and desires for senior programs.

Audit of Existing Facility

Keller's current center is a 4,236 SF wood-framed structure and has been lightly expanded and remodeled since its initial construction in 1990. It shares parking with an adjacent library. The facility has been very well

maintained, but the lack of rooms limits the ability to serve the existing senior population and provides no capacity for growth. ***The existing facility is land-locked between the library and eastern property line, has parking and drainage challenges, and is structurally and architecturally ill-suited for significant expansion.*** The full facility audit is attached to this report as [Appendix A](#).

Background for Report

In reviewing the needs of the community we utilized four different variables that could influence the size and demand for a senior center expansion. These four variables include:

1. National Park and Recreation Association (NRPA) Standards.
2. Benchmarking of facilities provided by peer cities in the metroplex.
3. Evaluation of trends in the senior recreation marketplace.
4. Results of citizen input, both written and at public meetings.

Following we have noted each of these in an expanded format.



KELLER SENIOR
ACTIVITIES CENTER®

WHERE FUN IS AGELESS

1. NATIONAL TRENDS AND DATA

NRPA no longer publishes written standards. Instead, they routinely update and publish national survey data from member agencies. Begun in 2009 as “PRORAGIS,” the data is now publicly available as “NRPA Park Metrics” and is continuously updated as member agencies contribute to the database. Recent data indicates the following:

NRPA 2017 Agency Performance Review

- 40% of all responding agencies (regardless of size) offer stand-alone senior center(s).
- Regardless of the size of the city, those that offer senior centers typically have only one.
- The national median for number of residents per senior facility is 48,822. Keller’s current population is estimated at 44,940.
- Nationally, 75-80% of agencies the size of Keller provide senior-specific programming.

NRPA Healthy Aging Survey Data (2017)

NRPA recently published results of a senior-focused agency survey, which is accessible at <https://nrpa.org/publications-research/research-papers/healthy-aging-in-parks-survey-results/> This report provides a wealth of data on trends in senior services and programming. Some of the key takeaways are noted below.

- 92% of all responding agencies offer senior-focused programming or activities.
- Most agencies are one of the key providers of senior services in their area.
- Only 1 in 6 agencies target seniors starting at 60 years old. The vast majority target those in their 50’s.
- 59% of agencies face space challenges in serving their senior populations.



Johnson Road Park, home of the Keller Senior Center

HEALTHY AGING IN PARKS & RECREATION



MOST COMMON PARK AND RECREATION OFFERINGS TO OLDER ADULTS:



91%
EXERCISE
CLASSES



58%
OPPORTUNITIES TO VOLUNTEER
IN RECREATION CENTERS



70%
FIELD TRIPS,
TOURS, VACATIONS



58%
EVENTS & FESTIVALS
FOR OLDER ADULTS



67%
ARTS & CRAFTS
CLASSES

76%
OF AGENCIES
offer one or more evidence-based
programs to older adults

63%
OF AGENCIES
identified **Area Agencies on Aging**
as their most common partner in efforts
to deliver services to older adults

44%
OF AGENCIES
target adults **as young as 50 years old**
for their older adults offerings

71%
OF AGENCIES
characterize themselves as **the leader**
or one of the leaders providing services
and programming for older adults

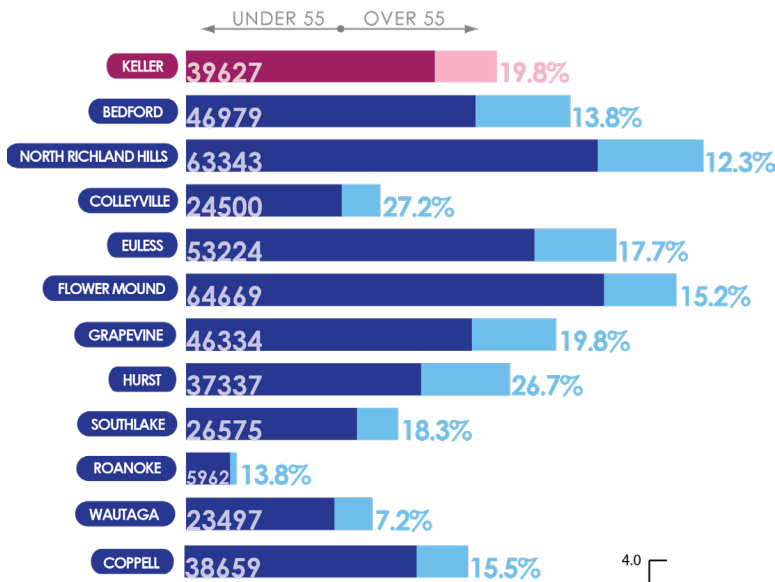
2. BENCHMARK CITIES - STANDARDS FOR SENIOR CENTERS

Since the NRPA data is nationally-based and derived from a somewhat fluid data set, we sought to benchmark cities in the DFW metroplex that provide similar services as Keller. This research allowed us to illustrate a broad overview of other comparable cities. These cities included:

- | | | | | | |
|-------------|---------|----------------------|-----------|--------------|-----------|
| Colleyville | Coppell | Eules | Grapevine | Flower Mound | Southlake |
| Hurst | Watauga | North Richland Hills | Roanoke | Bedford | |

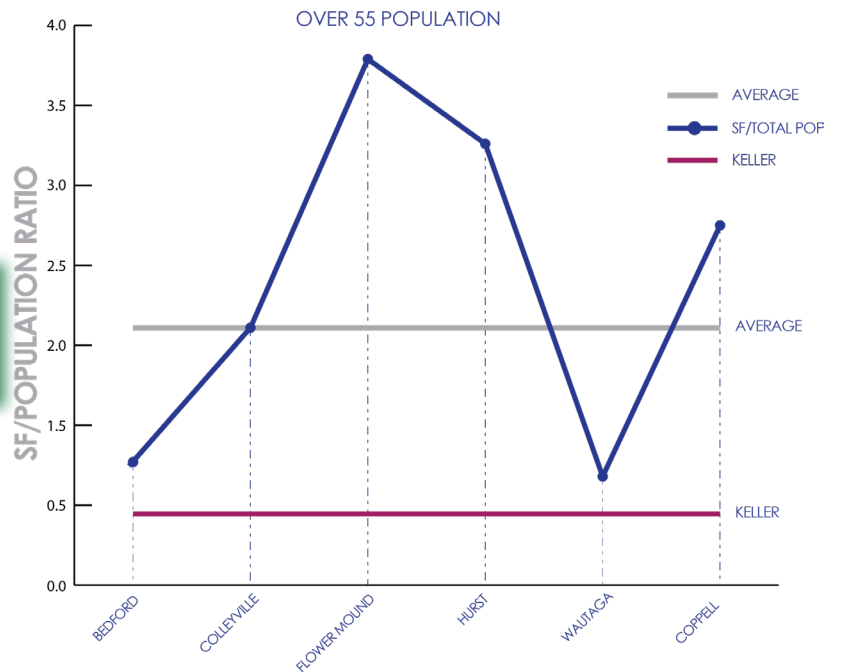
Senior Center Benchmarks

The critical challenge in local benchmarking is that comparative facilities included both stand-alone centers and co-located or shared use facilities where senior services are integrated into a larger community recreation center. Keller is a stand-alone facility, so the facility size comparatives below are based on other stand-alone facilities. Senior center sizes were compared to overall population and population over 55 years of age. By both metrics, the current Keller senior facility is well below the benchmark average and the smallest facility per capita of the cities surveyed. This data revealed a genuine need for programming outreach to determine what size facility is needed in Keller.



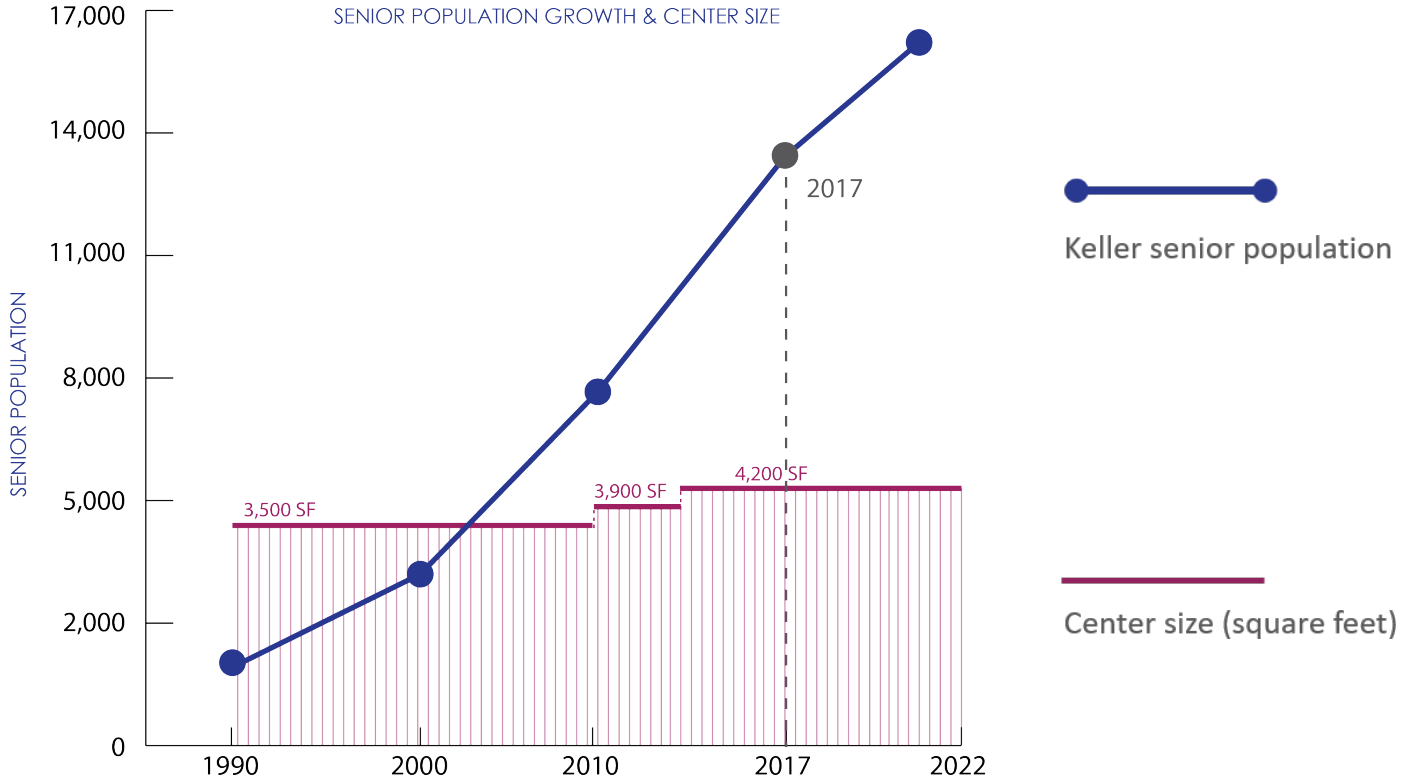
Benchmark Cities - 2010 Census

The City of Keller is well below the benchmark average in serving its senior population in terms of space per senior capita.



3. OVERVIEW OF TRENDS IN THE INDUSTRY

Based on this data, the City of Keller is well behind benchmark cities in terms of senior center square footage per capita above 55 years of age. This ratio is expected to become more dramatic based on projected population growth.



As mentioned above under trending data, contemporary senior centers are catering to a more diverse population than traditional senior centers. Whereas traditional senior centers typically served the 65+ crowd, the demand has changed to 50+. This means that senior centers are now two-generational facilities that must cater to the traditional needs of older seniors while also appealing to the Baby Boomer generation that refuses to grow old.

This new audience and dynamic requires a fundamental re-thinking of program offerings and therefore the types and sizes of spaces necessary to accommodate those offerings. Spaces for much more active lifestyles are now commonplace, encouraging use by those new to senior centers. Many are even changing the names of facilities to remove the geriatric stigma for Boomers. Less institutional finishes and extended hours also bring in the Boomers, who often help to subsidize the operational expenses of the more fixed-income traditional 65+ senior.

4. PUBLIC OUTREACH

Two public meetings were held at the Keller Senior Activities Center to solicit programming ideas from current and potential users. This information was collected through an interactive process whereby participants both offered up their ideas and were tasked with prioritizing them through a quantitative voting method. Participants were given a number of colored dots and “voted” by placing the dots on the activities most important to them. The outcome of this exercise is tabulated below. Comment cards were also received and recorded at the center.



Public meetings were well attended with spirited input

Keller Senior Activities Center
Comments & Suggestions

Date: 7-6-2017 Name: _____ Phone: _____

The KSAC needs to be centrally located, the current location is good. Several big rooms - 2x size of current big room are needed for large exercise classes. Events are also held in this room (ie. luncheons) and it is too tight to move break tables for them with assistive devices. Great place! Keep it going. Thank You!

Sample comment cards

Keller Senior Activities Center
Comments & Suggestions

Date: _____ Name: _____ Phone: _____

woodworking for men + women/classic conference/meeting center
Lounge space. This area to have coffee.
Suggestion: 329 Southlake Center
more parking close by
(separate space - technology by itself not put together w/classes as they done
Thank You!

Keller Senior Activities Center
Comments & Suggestions

Date: _____ Name: _____ Phone: _____

1) Chess club
2) A band (s) for those who play a musical instrument
3) Transportation (we'll pay) to Bonas Hall, Museum, State fair, stock show, ball games and so much more.
4) Bowling team
Thank You!

What we Heard



Each participant was given three dots, one of each color, to “vote” for their priorities.

Participants could place their dots on any priority in any amount.

	Meeting 1 21-Jun-17	Meeting 2 6-Jul-17	Totals
Amenity / Program / Space			
Indoor Pickleball	0	166	166
Group Exercise	112	51	163
Arts	91	70	161
Ceramics	42	13	
Arts & Crafts	30	23	
Woodworking	19	34	
Lounge Space	94	20	114
Classrooms/Meeting Space	45	38	83
Fitness	39	27	66
Gaming/Billards	43	19	62
Kitchen/Dining	14	39	53
Gym	0	48	48
Track	13	30	43
Theatre	13	4	17
Mystery Dinner	0	6	6
HAM Radio	0	6	6
Gardening	3	0	3
Non-Amenity Suggestions			
New & Bigger	66	0	66
Senior Bus/ Transportation	41	4	45
Acoustics	25	0	25
Parking	15	9	24
Technology	14	0	14
Good Lighting	7	0	7
Better Restrooms	7	0	7
Total points	642	537	
Total voting participants (approx.)	54	45	

Summary of Evaluation Factors

Based upon these findings, it is clear that citizens' priorities and the actual needs of the community are consistent with industry trends and peer city benchmarks.

- Programming demands have changed since the original center was constructed.
- Keller's senior population is significantly under-served.

Recommended Building Program

In March of 2018, the Keller City Council toured three benchmark facilities, Flower Mound, Hurst, and Coppell. Hurst and Flower Mound were deemed most alike for a vision for Keller. These examples are in-line with the development of contemporary senior centers and provide reasonable benchmarks for the City of Keller.

- Flower Mound - 22,500 SF
- Hurst - 27,500 SF
- Keller (projected) - 20,000 - 25,000 SF

Based upon all the information above, staff and Brinkley Sargent Wiginton developed multiple program options, within the benchmark range, for the City of Keller to evaluate. The options are substantially similar, including substantial multipurpose space, dining area & kitchen, a classroom, art & crafts space, ceramics, a billiard/game room, lounge and an outdoor patio, and fitness spaces.

The pivot point in the contemplated options centered on seeking the most appropriate balance of size and quantity regarding the multi-use and fitness spaces. Through a series of meetings with staff and officials, a program approach maximizing programming flexibility in both the multi-purpose and fitness spaces was reached. The full recommended program is below.

Benchmark Project - Flower Mound Senior Activity Center



Opened 2015 | Construction cost \$333 per square foot in 2020 dollars

Keller Senior Activity Center Study

Program of Spaces

Space	Area	Subtotal (Proposed)	Capacity	Potential programming options & uses	
A Public Spaces		17149			
Large Multipurpose Flex (divisible x3)	2610		40 - 300	Special events / fairs	
Storage	400			Meal serving	
					Socials / wellness / fairs
					Bingo / mobile gaming & tourney
					Music / movies / presentations
Dining / gaming	500			20 - 50	Meal programs
Kitchen	275				Nutrition & cooking classes
Pantry	200				
Fitness	1000			50	Cardio / weights
Group Exercise	0				
Storage	0				
Classroom	400			20 - 45	Various classes
Storage	80				Lecture style and hands on
Arts & Crafts	1000			30-50	Painting / crafts / maker space
Storage	160				
Kiln	80				Ceramics
Pottery wheel & storage	0				
Billiard/Game room	1000				Fixed gaming
Lounge ("living room")	800			50	Study / puzzles / etc.
Lobby	300			20	Library / Senior Store
Outdoor patio	800			50	Social
Senior store (display case)	50				
Active multi-purpose room	6864			450	Court sports
Seating	130			Group exercise / yoga / martial arts	
Storage	500			Dance / "Ageless Grace"	
B Administrative		990			
Individual Office	240		3	Full time staff	
Open offices	240		2 - 5	PT staff & volunteers	
Work / break room	200				
Staff toilet	60				
Conference	250		8 - 10		
C Storage		400			
Central Storage	300				
Janitorial	100				
D Support		1120			
Public Toilets	700			Multi-stall, ADA-compliant	
Control desk	60				
Data room	80				
Electrical	80				
Mechanical	100				
Laundry	100				
Subtotal (net)		19,659			
Circulation Factor	18.0%			Walls, corridors, etc.	
		3539			
Total area		23,198			

Preliminary Concept

The scope of this study does not include an architectural concept but does include an examination of the current site to test fit and locate the recommended program. *The current site does present development challenges*, as further described in Appendix A.

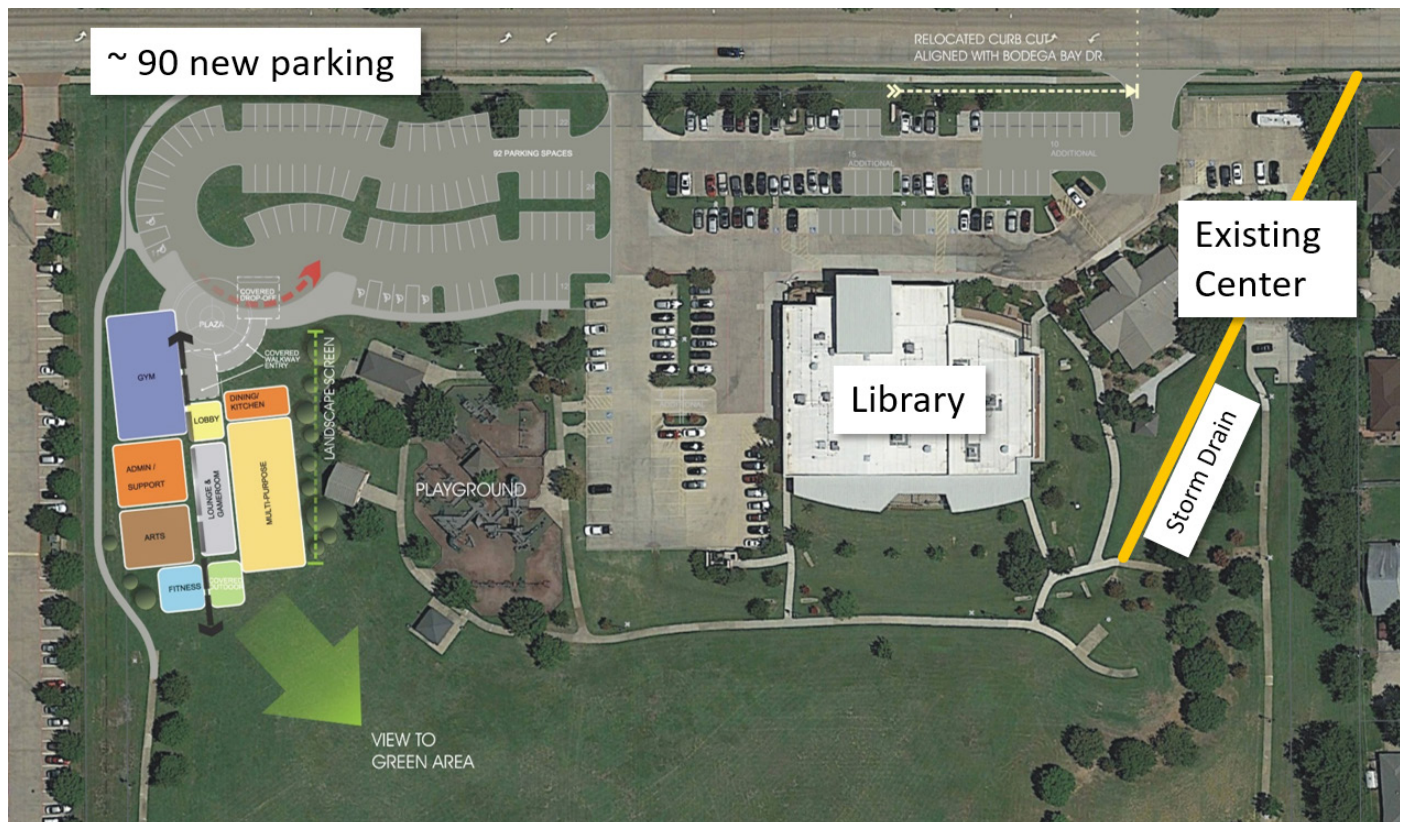
Expanding the existing center at its current location is not feasible for the following reasons:

1. The existing building is land-locked between the library, east property line, and an existing major storm drain.
2. The existing wood-framed structure with pitched roof is a poor candidate for expansion to the necessary size, which would dwarf the original.
3. There is no room to add parking capacity of this scale on this side of the site.
4. Even if feasible, the cost to overcome all of these challenges would cost more than starting over new.

It is important to note the benefits of building a new and relocated facility:

1. The cost for a new facility will be lower than renovating and expanding the current facility.
2. The existing center can remain operational until it is time to move into a new facility.
3. Avoiding interruption of current senior services.

Potential future uses of the existing structure are beyond the scope of this study.



Site Concept / Existing Features

Preliminary Budget

A comprehensive project budget was developed based on the final program and preliminary site concept. This budget is based on current construction market pricing, and allowances for non-construction related or "soft" cost. Such costs include design fees, furnishings and equipment, technology, etc. This budget also includes reasonable contingencies for unknowns and escalation forecast to 2020 dollars.

City of Keller
Keller Senior Activities Center
Project Budget
August, 2018

Land Cost		Notes
Land cost	\$ -	city-owned property
Subtotal	\$ -	
Testing Services		
GeoTech Soils	\$ 12,000	
Materials	\$ 45,600	
Subtotal	\$ 57,600	
Construction		
Building Construction	\$ 6,674,400	base @ \$300/sf
Building Demolition	\$ -	
Site Demolition	\$ 75,000	
Existing Building Abatement	\$ -	
Parking / Site Development	\$ 380,000	\$3000 x 90cars + new drive
Landscape / Irrigation	\$ 100,000	
I.T. Backbone/Cabling	\$ 60,000	
Access Control, Security	\$ 40,000	
Contingency (carried at 10% of building construction at this point) 10%	\$ 667,440	10% of construction
Subtotal	\$ 7,996,840	
	344.72 sf	Total construction cost / sf
Ancillary Construction		
Reconstruct outdoor basketball court	\$ -	(Excluded from total)
Reconstruct outdoor volleyball court	\$ -	(Excluded from total)
Add lighting and fencing to courts	\$ -	(Excluded from total)
Fiber to site	\$ -	not anticipated per city
Off site utilities	\$ -	none expected
Impact Fees	\$ -	not anticipated per city
Permit Fees	\$ -	not anticipated per city
Electrical Service Franchise Fee	\$ 40,000	
Subtotal	\$ 40,000	

City of Keller
Keller Senior Activities Center
Project Budget
 August, 2018

FF&E

Furniture	\$ 154,000	\$7/sf
Fitness Equipment	\$ 65,000	1000 sf fitness area
Kitchen equip	\$ 45,000	
Cameras	\$ 60,000	
I.T. Equip	\$ 45,000	
Audio / Visual	\$ 66,000	\$3/sf
Woodworking	\$ 50,000	
Software Licensing		
Total	\$ 485,000	

Professional Services

Architectural design	\$ 567,821	
Structural engineering	\$ 60,000	
MEP engineering	\$ 65,000	
Commissioning	\$ 25,000	
Survey	\$ 20,000	
Platting	\$ 12,500	
Drainage Study	\$ 20,000	
Civil Engineering	\$ 30,000	
IT & AV Engineering	\$ 35,000	
Asbestos Survey	\$ -	not expected
Subtotal	\$ 835,321	

Misc Costs

TDLR (TAS)	\$ 1,600
Start-up costs	\$ 15,000
Subtotal	\$ 16,600

Subtotal Project Costs	\$ 9,431,361
-------------------------------	---------------------

Escalation to 2020 dollars Included in above

Owner Contingency

Contingency as a % of construction cost subtotal	3%	\$ 239,905
--	----	------------

Total Project Costs	\$ 9,671,267
----------------------------	---------------------

APPENDIX A



Building Survey for Keller Senior Activities Center, 660 Johnson Road, Keller, Texas
July 2017

On Friday, March 31, 2017, Stephen Springs, AIA of Brinkley Sargent Wiginton Architects visited the site to walk through the building and document observations. These observations are contained in this survey. This survey was not intended to be an exhaustive inspection effort, but simply to assess the immediately visible general condition of the existing facility and its surrounding environment.

Table of Contents

Summary & General Observations..... Page 2

Architectural Observations..... Page 3

 Photography Page 7

Aerial Image Exhibit A

Floor Plan Exhibit B

2012 Accessibility Report Exhibit C



Front approach

SUMMARY AND GENERAL OBSERVATIONS

This is a summary of the condition of the Keller Senior Activities Center as it currently exists based upon the supplied as-built drawings and relatively cursory visual observations by an architect. The resulting assumptions are based on these observations only. We did not perform invasive testing or in-depth analysis, but did attempt to get a general understanding from what we could readily see. The observations survey includes individual sections that address specific subject areas. Given the age of the building, existence of asbestos-containing materials is highly unlikely. An asbestos survey was not conducted as a part of this assessment. The building official may require a survey should a demolition permit be necessary.

The building was constructed in 1990 at 3,872 square feet in size. An entry vestibule was added at some point, and an exterior patio was enclosed in 2012, yielding a new total building area of 4,236 square feet. A small remodel of the front desk and office area was completed in 2016. The building is in good condition overall for a structure of its age and construction composition. In general, it appears to have been well-maintained and is still functioning as its originally intended use. No significant ongoing maintenance issues were identified by staff.

The building is a single-story wood-framed structure with brick veneer and sloped metal roof. The floors are slab-on-grade construction. There are no stairs, elevator, or accessible spaces below grade. Accessibility compliance was not reviewed in detail, but it appears that recent renovations and remodels have corrected major compliance issues at the restrooms, serving area, and parking stalls. Some items of non-compliance remain to be addressed from a prior 2012 accessibility review (Exhibit C).

ARCHITECTURAL OBSERVATIONS

Site Observations

The Senior Center is situated at the northeast corner of Johnson Road Park. In 2010, the Keller Public Library was expanded immediately west of the senior center, which is restrictive to the ability of the senior center to expand in its present location. The center is served most directly by approximately 48 parking spaces, which are shared by the library and park. The parking capacity of the entire park is approximately 170 spaces. Other park amenities include a playground, open practice fields, pavilions, trails, and outdoor basketball courts. Parking capacity appears adequate per code for the existing uses, though staff reports peak time shortages. Parking layout and existing dead-end areas serving the senior center are less than ideal for convenient access to maneuverability near the center – particularly for senior drivers.

The park is surrounded by residential development, including single-family homes to the north, east and most recently south, and a multi-unit senior living complex to the west. Park amenities appear to be chiefly used by the neighborhood due to proximity and trail connections, while the senior center, library and playground provide a city-wide draw to the park. Neighborhood drives to the east dead-end at the park boundary. The plat indicates a dedicated right-of-way easement connecting these dead-ends and conflicting with the eastern senior center parking lot. A re-plat is likely warranted to correct this issue.

An in-depth site survey is not part of this assessment, but drainage is an obvious problem within the park and near this structure. There is a mixture of open and closed drainage systems on the site, with the open system appearing partially silted. The park appears to have the lowest elevation in the surrounding area, generally draining openly from northwest to southeast, where a culvert then conveys water underground to the northeast, passing south and east of the senior center. This storm line also poses a restriction to expansion of the current center. We recommend that an in-depth drainage analysis of the park be undertaken to inform future development of the park.

The site immediately near the center benefits from mature trees and well-loved landscaping at least partially maintained through volunteer groups. Landscaping near the building is overgrown in places, which can inhibit maintenance and conceal drainage problems and vermin. A number of trees are planted too close to the building and could cause foundation problems in the future. There is poor drainage near the building where bedding areas create ponding water near the foundation. No significant cracking was observed at time of visit.

Building identification is clear on Johnson Road with a monument sign shared with the library.

Exterior

The entire building is clad with brick. Entrances are storefront assemblies and windows are double-hung. Most of it appears to be insulated and tinted. All assemblies appear to be original to their dates of construction. No noticeable leaks were observed.

The building is protected by a standing seam metal roof, draining to gutters and recessed downspouts. This assessment did not include getting on the roof, but it appears to be in good shape viewing from the ground. Gutters and downspouts need to be cleaned.

A number of trees are planted too close to the building and could cause foundation issues. Vegetation around the building has encouraged mildew growth in a number of places, and inhibited routine maintenance of gutters, downspouts and sealants. Isolated areas of water damage are evident and in need of attention.

An exit door on the east side of the building does not provide an accessible route to safety.

Interior

In general, the fit and finish of the facility appears to be largely well-maintained, though portions have become dated. Hallways are narrower than preferred for the use.

At 4,236 SF, the building is currently undersized for the intended use. Beyond the main activity room, program spaces are small and lack capacity for hosting popular programs. Storage rooms are not sized to support current functions, causing spill-over into other spaces.

Ceilings and wall partitions are typically painted gypsum board. Ceramic tile is used on walls of the restrooms. Doors are typically wooden and painted white. Floors are typically vinyl composition tile. The new control desk has durable solid surface counters and laminate fronts. The kitchen also has solid surface counters. The rest of the casework is laminated counters and hardwood fronts, most of which has recently been painted white except for the newer kitchen. Painted cabinet fronts will show age and wear very quickly.

Restrooms were recently remodeled in 2012, but the laminate counters are already exhibiting wear.

Mail Delivery

Methods were not observed.

HVAC System

HVAC systems are residential type split systems. There are three main A/C units that serve the bulk of the building. One of these has been recently replaced, having been manufactured in 2013. The second unit is likely beyond its normal life cycle, having been manufactured in 1990. The third appears to be of similar vintage. A fourth smaller “mini-split” heat pump serves the 2012 addition (porch enclosure). Condensation damage to the drywall ceiling in the main activity room was observed at a number of air diffusers. Heating is provided by gas service. Controls are via local thermostats.

Electrical & Data

The electrical equipment is located in the ceramics room and is accessible to the public. Data equipment is located in the closet in this room. Ideally such equipment would be isolated in their own closet(s). Use of technology has of course matured immeasurably since the original construction, and its integration into the building over time has been ad hoc and would benefit greatly from an overhaul. Outdated built-in audio systems appear to be in place, though their functionality was not tested at the time of visit. Portable A/V systems are also being used. There is no cable or satellite TV system in the building. Public wifi is available to patrons.

Lighting

Interior lighting is composed of mostly fluorescent 2x4 fixtures. All room lighting is switched (no control system). These fixtures appear to be meeting the current needs, though any significant renovation to the building will require modernization of controls to meet current energy codes. The quality of lighting in the main vaulted space is outdated and in need of an update. The facility was not observed at night.

Fire Alarm & Suppression

There is no fire alarm or fire suppression system. They are not required for a building of this size, but the city may want to entertain adding due to occupancy and use group. A substantial addition, depending on scope & size, would trigger addition of these systems as a code requirement.

Security

The building does not have intrusion detection, CCTV observation, or access control systems.

Parking

Parking is shared with the adjacent library. An added lot east of the center is less obvious for a newcomer to find and is not convenient to the front door. Overall, parking capacity appears adequate for most day-to-day usage. Capacity can be stressed at peak times, especially if events at both facilities overlap. A higher ratio of accessible parking is advantageous at senior facilities, but this comes at expense of capacity. It has been observed that overflow from the nearby high school impacts this parking lot during the school year, though it is reported that this should be alleviated by the district separate of this study project.

EXTERIOR PHOTOGRAPHY



NW View from parking, and of adjacent library



West elevation



Images of drainage issues near structure



Images of early water damage



Mildew growth and sealant failures.



Non-ADA compliant exit



Garden Areas →



INTERIOR PHOTOGRAPHY



Activity Room



Activity Storage



Ceramics – Non-ADA compliant doors & sink



Kitchen



Condensation damage



Data closet



Control desk