



CHAPTER 5 – RECREATION CENTER ANALYSIS

SUMMARY

The consultant visited 57 Recreation Centers to audit their physical condition and a representative number of Recreation Centers to analyze their functional ability to meet programming needs.

Results of the physical condition audit conclude that BREC has done an above average job of maintaining its facilities, however, 73% of them are in need of some repairs at this time.

Results of the functional condition of the Centers to meet programming needs concludes that problems with the physical condition is negatively affecting user groups. Examples of negative conditions include: a) the lack of air conditioning which limits some activities when the temperature is high; b) the lack of “curb appeal” which has led to citizens requesting better quality and less quantity; c) small size of facilities limits the types of amenities, thus the opportunities to attract users and types of programs. Of the 57 centers that were analyzed for their ability to adapt to programming needs, 7 were rated as high, 22 were rated as medium and 28 were rated as low.

To address the need for quality indoor recreation facilities, the consultant is recommending that:

- Three large centers be constructed throughout the Parish – one north, south and centrally located. The new centers would offer similar base amenities such as office space and meeting rooms, however, they would also feature different attractions; for example, one may feature aquatics, one may feature youth and teen amenities, and one may feature sports. Reasons for the consultant’s recommendation of three large centers are:
 - ◇ Construction cost of large centers is significant, thus three centers seems to be a realistic target given the funding possibilities and limitations;
 - ◇ Citizens have expressed a willingness to travel to quality facilities at distances which could be accommodated by the placement of three centers;
 - ◇ Based on the current population of the Parish, less than three centers would not adequately meet the demand that will be placed on a modern center, thus a realistic recommendation of three centers which also helps address the geographic realities of north, south and central.
- Existing facilities should be evaluated at a later date by BREC to determine the most appropriate use for each. For example, several United Way Agencies are in need of space for programs and BREC has building capacity to consider that type of partnership agreement. Hobbyists have also expressed an interest in partnering with BREC to accommodate their need for space and to capitalize on BREC’s excess capacity.

INTRODUCTION

In recognition of the quantity and importance of recreation centers to the provision of indoor recreation, the consultant team was asked to: a) analyze the physical condition of each facility which resulted in this



chapter of the final report and a section which is called a Facility Assessment Report – Physical Condition; and, b) analyze the ability of each facility to meet the programming needs of those who use them which resulted in this chapter of the final report and a section which is called the Facility Assessment Report – Functional Condition.

FACILITY ASSESSMENT REPORT – PHYSICAL CONDITION

The Facility Assessment Report provides information on the methodology of the audit process, as well as the variable descriptions used for category scoring and a summary of audit findings.

The Facility Assessment Sheets provide a detailed breakdown of the study by site with audit variables identified with individual scores. Facilities were analyzed by inspecting both exterior and interior areas.

METHODOLOGY:

The consultant visited each park site to analyze its physical condition, met with the park personnel, if available, and surveyed existing conditions. If a site had multiple buildings, the main structure was reviewed.

Inspected areas consisted of gymnasiums, arts/dance rooms, restrooms, offices, storage, and other interior spaces that varied depending on the facility. The building exterior and grounds around the immediate perimeter of the building were also inspected.

Each site was evaluated and given a Category Score that ranged from 1 to 4. Scores were awarded according to the following chart.²

Table 5.1: – Facility Rating Definitions – Physical Condition

Category Score	Definition
4	Excellent Condition
3	Good Condition
2	Improvements Needed
1	Substantial Improvement Needed

Note: A score of 4 would be given to New or Newly Renovated Facilities.

² A Weighted System was used in the calculation of building scores. Roofs have a multiplier of 3, Air Conditioning, Structure/Expandability, and Site Size have a multiplier of 2, and all other variables have a multiplier of 1. Please review Exhibit #1.



FACILITY TYPES

Facilities ranged from five different categories: Gymnasium only, Gymnasium with meeting room space, Gymnasium with game and arts/meeting rooms, Open room for Dance/Meetings, and others that were typical one room spaces that vary in architectural style. The age for these facilities varied by type. Some were over thirty years old, some were two years old and one was under construction. Refer to Exhibit #2 for photos of the various facility types.

ASSESSMENT VARIABLES SURVEYED PER AREA

Gymnasium	Items surveyed consisted of HVAC, Lighting, Walls, Painting, Flooring, Door, Windows, Stage, Scoreboard, Goals, and other Fixtures as they applied.
Dance/Arts	Items surveyed consisted of HVAC, Lighting, Walls, Painting, Flooring, Door, Windows, Casework, Sinks, and other Fixtures as they applied.
Game/Recreation	Items surveyed consisted of HVAC, Lighting, Walls, Painting, Flooring, Door, Windows, Game Equipment/Tables, and other Fixtures as they applied.
Auditorium	Items surveyed consisted of HVAC, Lighting, Walls, Painting, Flooring, Door, Windows, Seating/Bleachers, Stage, and other Fixtures as they applied.
Hallways/Corridors	Items surveyed consisted of HVAC, Lighting, Walls, Painting, Flooring, Door, Windows, Water Fountains, and other Fixtures as they applied.
Restrooms	Items surveyed consisted of HVAC, Lighting, Ventilation, Walls, Painting, Flooring, Door, Windows, Toilet Partitions, Showers, Lockers, and all other Fixtures.
Building Exterior	Items surveyed consisted of the building perimeter, roof, mechanical components/building, fencing, parking, pedestrian access, drainage, and exterior lighting.



FACILITY AUDIT FINDINGS – PHYSICAL CONDITION

ASSESSMENT OF FACILITIES

Fifty-seven facilities were audited. The Facility Chart provides a rating of the physical condition of each site and ability of each site to adapt to recreation programming. Results of the physical condition assessment concluded that three (3) facilities received a score between 0 to 30, thirty-eight (38) facilities received a score between 31 to 50, thirteen (13) facilities received a score of 51 to 70, three (3) facilities received a score of 78 or greater.

Analysis of the facilities regarding their ability to adapt to recreation programming concluded that 7 were rated as high, 22 were rated as medium and 28 were rated as low.

Table 5.2: – Facility Chart

Facility Name	Recreation Program Adaptability	Physical Condition Score
Perkins Road	High	88
Independence Theatre	High	78
St. Jean Apartments (privately owned)	Low	78
Mills Avenue	Medium	67
North Sherwood Forest	High	66
Santa Maria	Medium	66
Reames Road	Low	60
Independence	High	58
Webb Park	Medium	57
Alaska Street	Medium	56
Kernan Avenue	Low	56
North Baton Rouge (city-owned)	Medium	56
T.D. Bickham	Medium	54
Alsen	Medium	51
Kathy Drive	Medium	51



Longfellow	Medium	51
Plank Road	Medium	51
Mayfair	Low	49
Cedar Ridge	Medium	48
Elvin	Medium	48
Flannery Road	Medium	48
Cedarcrest	Low	47
Forest Park	High	47
Lovett Road	Medium	47
Nairn Drive	Low	46
Parklawn	Low	46
Sharp Road	Low	46
Belfair	Low	45
Jackson Park	Medium	45
North Street	Medium	45
Blueberry Street	Low	44
Hooper Road	Low	44
Saia Park	Low	44
Kerr Warren	Low	43
Baker	Low	42
Highland Road	High	42
Pride	Low	42
Red Oaks	Low	42
Anna T. Jordan	High	40
Antioch	Medium	40
Barringer Road	Low	40
Farr Park	Low	40
Jefferson Terrace	Low	40



Monte Sano	Low	40
City Park	Medium	39
Jefferson Highway	Medium	39
Cadillac Street	Medium	38
Church Street	Low	37
Expressway	Low	37
Gus Young	Medium	37
Howell Park	Medium	37
Drusilla	Low	36
South Fifteenth	Low	32
Terrace Street	Low	32
Sports Academy	Low	30
Pawnee	Low	28
Forty-Eighth	Low	27

GENERAL FACILITY ASSESSMENT FINDINGS

Gymnasium: Typical items to be addressed per site include providing a/c cooling, investigating appropriate lighting levels, repairing/replacing ceiling insulation, and addressing gym floor imperfections. Typical items that need attention that are not immediate concerns are painting, door hardware repair/replacement, and repair/replacement of existing heating units.

Art/Dance/

Game Rooms: Typical items to be addressed per site include providing a/c cooling, investigating appropriate lighting levels, repairing/replacing ceiling and ceiling insulation. Typical items that need attention that are not immediate concerns are painting, door hardware repair/replacement, window glazing replacement, updating game/fitness/art equipment, and repair/replacement of existing heating units.

Restrooms/

Corridors: Typical items to be addressed per site include minor repair to fixtures, toilet partitions, and door closers. Typical items that need attention that are not



immediate concerns are painting, and repair/replacement of ventilation/heating units.

Exterior: Typical items to be addressed per site include lighting around the perimeter of the building, site drainage, cleaning of masonry and metal wall/roof panels, and providing appropriate pedestrian access to the facility. Concrete parking is provided for Handicap/Impaired drivers at each site.

CONCLUSION

Key Findings

- On-site parking is inadequate based on building capacity
- Gymnasiums are provided with heat only, cooling needs to be provided to accommodate more indoor summertime activities
- Lighting levels need to be investigated for proper illumination
- Moisture within gymnasium spaces needs to be corrected. Floors have condensation during the summer morning hours, thus creating an unfavorable condition (providing cooling could resolve this problem)
- Exterior facades are in need of periodic cleaning, graffiti removal, etc.
- The facilities are structurally sound, however, major renovation work should be considered to address ADA and other updates for special program requirements/activities.

Comments

The preventive maintenance plan provided by BREC is assisting in prolonging the life cycle of the existing facilities. Maintenance efforts are above average, both inside and outside. The Centers are well maintained. Restrooms were clean, no hazardous conditions were observed, floors were swept free of debris/dust, and cleaning supplies were available onsite to handle normal spills that occur from time-to-time. Externally, lawns were well manicured, and waste receptacles were not overflowing.

After surveying all of the 57 BREC Recreation Facilities throughout the Parish, it is apparent that improvements are required at 73% of the centers. The ability for BREC to continue to function effectively will require the Commission to use the information contained in this assessment to properly plan for the future. The Assessment Survey Forms will be a valuable guide to follow when corrective work is planned.

FACILITY ASSESSMENT REPORT – FUNCTIONAL CONDITION



The consultant toured several recreation and senior centers to evaluate their ability to meet and/or adapt to programming needs. Since there are few differences in recreation center design, the consultant analyzed a representative number of facilities to collect the data required to author this report.

Recreation centers were evaluated based on the indoor and outdoor opportunities provided. Table 3 defines the criteria used to rank facilities from high to low.

Table 5.3: – Facility Rating Definitions – Functional Condition

Category Score	Definition
High	Facilities which have a gymnasium, multiple activity rooms and outdoor opportunities surrounding the facility
Medium	Facility which may have a gymnasium but no meeting room and limited outside opportunities
Low	One room facility with minimal outdoor opportunities which may consist of a playground and no activity areas

Observations include the following:

- The size of existing facilities limits the type and number of activities that can occur within them
- Facilities are not air conditioned, thus there are limits to the types of activities that can safely occur within them and the number of citizens who would want to use them when the temperatures warrant air conditioning
- Most existing facilities include a meeting room and a gymnasium which provide good access to neighborhoods who are in need of those amenities
- Interior finishes are not conducive to the creation of an environment in which users feel they are in a special place

Exterior finishes and areas immediately surrounding the facilities do not have good “curb appeal”, thus citizens have asked for something better. This is consistent with the overall reaction to BREC facilities as expressed by citizens during the planning process that they want less quantity and more quality