



Figure 30 – Main Recreation Offices

### Department Description

The Recreation Department is charged with “providing the best possible recreation experience for all children, teens, adults and senior citizens in the Town of Peterborough.” The Department employs two full-time and two part-time office workers, two full-time and four seasonal maintenance workers, and up to 50 seasonal program-related staff.

The Department considers itself in the midst of a transition as the demand for services grows. Currently office and maintenance work is on a Monday-Friday schedule, but the Department is considering evening and weekend hours to meet needs.

Immediate needs expressed by the Department include secure storage space and indoor program space – primarily a gymnasium and/or ice arena,

Neighborhood parks, an indoor pool facility, and enlarged and expanded playing field space are on the Departments list of future needs.

### Existing Site Uses and Zoning Considerations

The Recreation Department property is located in the General Residence District.

The minimum lot size requirement for the General Residence District is 20,000 square feet for a one- or two-family residence. This parcel is approximately 9 acres. Approximately 1% of the lot is occupied by the structures, and 3% covered by impermeable materials.

Potential for future development: Current zoning designation allows only residential development and some limited non-residential development by special exception of the Board of Adjustment. Currently there is no discussion with the Planning Board about changing the zoning designation for this parcel.

### Characteristics of Recreation Main Offices

The Beaver Jutras Recreation Building used by the Peterborough Recreation Department was built in 1995 as a relatively small and economical structure to provide for both office needs and meeting space (Refer to Figure 31). The location of the building and the adjacent storage shed prohibits the expansion of ball fields on either side of the building.

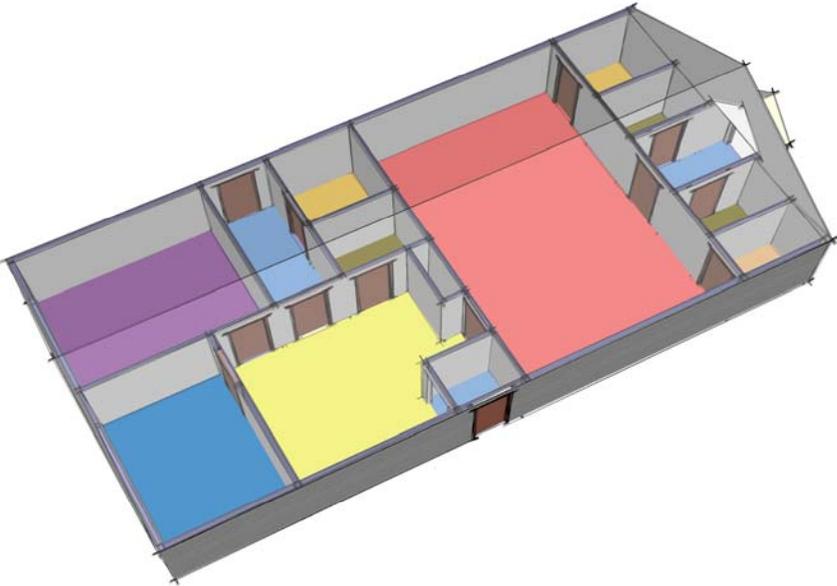


Figure 31- Existing Floor Plan Beaver Jutras Recreation Building

### Building and Fire Codes

Weller & Michal Architects reviewed key elements (primarily fire and life-safety related) of the ICC 2000 International Building Code<sup>9</sup> (IBC2000) and the 2003 Life Safety Code (NFPA 101) as they affect the current facility used by the Peterborough Recreation Department.

#### Size Limits Established by Fire and Building Codes

Under codes, the maximum legal size of a building is dependent on how a building is constructed and what it is used for.

<sup>9</sup> IBC2000, with amendments, is the current Building Code applicable throughout the state of New Hampshire.

The current Main Recreation Offices is classified as Construction Type V-B (combustible exterior walls-unprotected) and a Business Occupancy. The current building size is under the total maximum allowable building area (7,200 square feet plus an additional 3,600 square feet (street frontage increase) for a total maximum allowable area of 10,800 square feet. A two story building is allowed.

#### Codes Issues

Current building does not present any major code violations or areas of concern which impact life safety and/or egress code requirements.

#### ADA Accessibility:

Current building complies with ADA accessibility requirements for publicly owned facilities (title II).

#### Existing Space Uses

The Main Recreation Building occupied by the Peterborough Recreation Department dates from 1995 and contains approximately 1,600 net square feet on one floor. About 91% of the net floor space, or 1,466 square feet, is directly used for specific functions for public use, administrative, conference room, public toilets and storage. The balance of the area is circulation space and mechanical rooms. Refer to Facility Needs Assessment by Department for a complete breakdown of space by specific function.



Figure 32 - Recreation Center Community Entrance and Equipment Storage Shed

The current facility will need to address the following design issues in order to effectively administer a community recreational program as outlined by the director:

- Adequate indoor program space to accommodate new programs
- Storage space for outdoor equipment, vehicles and weather sensitive supplies

## Primary Building Systems of Main Recreation Offices

The following analysis was conducted by our engineers, W.V. Engineering, Inc, and summarizes all the major systems and life-safety code items that will need to be addressed in order to continue safe and prudent operation of the current recreation department.

### Electrical Systems

#### Power Distribution

Electrical service is overhead from PSNH pole to an electrical room which enters from the outside of the building. The building has a 240 volt, 100 ampere service.

#### Branch Circuitry

Receptacles throughout the building appear to be adequate for the present use with some use of extension cords. Additional receptacles have been added.

In general, electrical system for the facility appears to be in good to excellent condition.

#### Lighting

Current lighting throughout the facility is typically surface mounted wrap around style fixtures.

#### Fire Alarm and Sprinkler System

Building does not include an ADA fire alarm system or sprinkler system in order to comply with current NFPA and ADA requirements.

#### Communication System

Communication system, including telephone wiring and CAT 5 wiring, appear to be in good serviceable condition.

### Mechanical Systems

#### Heating System

Current heating system in a forced hot air / oil fired system

Heating distribution system is ducted in the attic

Oil storage 270 gallons is located in the Mechanical Room

Cooling system in the office area is a DX system

#### Plumbing System

Size of water service to the building is unknown.

Fixtures in Men and Women public toilet rooms are tank type water closets and wall hung lavatories. Fixtures appear to be in good condition and ADA compliant.

### Characteristics of Existing Pool Building

The in ground public swimming pool was built in 1936. The current Pool Building was built in the late 1950's to replace the original, and renovated in 1993. The building is used by the Peterborough Recreation Department as a multi purpose building. The building contains approximately 2,740 net square feet on one floor. Half the building is used year-round for Arts and Crafts and other programs. The other half is not used in the winter when the pool is closed (Refer to Figure 33 and Figure 34).



Figure 33 - Existing Arts and Crafts / Bath House Facilities

About 95% of the net floor space, or 2,375 square feet, is directly used for specific functions. The Arts and Crafts portion of the building contains 1,152 square feet for recreation along with public toilets, snack bar and storage. The remainder of the building is the Bath House with public toilet rooms/showers, changing rooms, and storage. The balance of the area is circulation space and mechanical rooms. Refer to Facility Needs Assessment by Department for a complete breakdown of space by specific function.

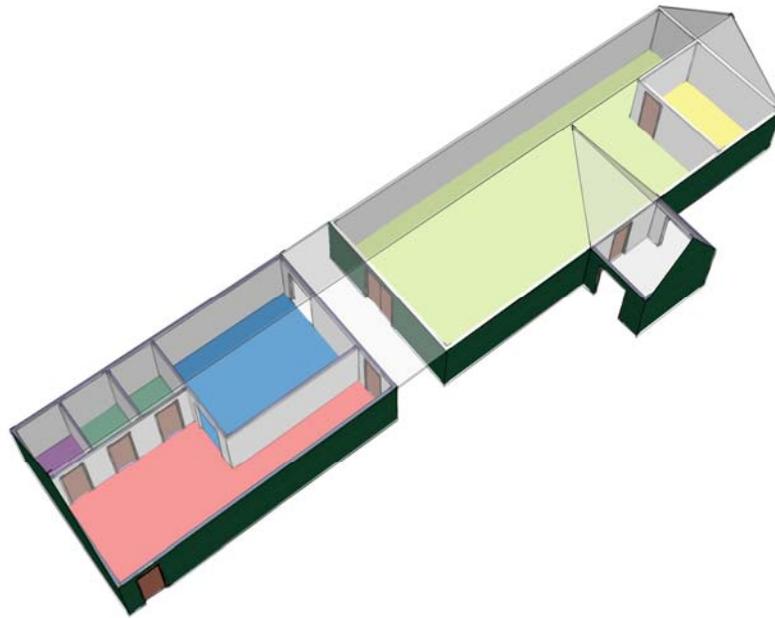


Figure 34- Existing Floor Plan Recreation & Crafts Area and Pool Changing Rooms



Figure 35 - View of Existing Arts & Crafts Area and Toilet Rooms



Figure 36 - View of Existing non ADA compliant Plumbing in Bathhouse

Pool's locker and shower rooms do not comply with current ADA regulations (Refer to Figure 36 above)

Pool's underground pump room was constructed in 1936 and has outlived its useful life in context with today modern pool equipment (Refer to Figure 37 below).



Figure 37 - Existing Pump Room and Pool Equipment

## Primary Building Systems of Existing Recreation Pool Facilities

The following analysis was conducted by our engineers, W.V. Engineering, Inc, and summarizes all the major systems and life-safety code items that will need to be addressed in order to continue safe and prudent operation of the current swimming pool facilities

The in-ground swimming pool, and underground pump room, which were officially opened in 1936, have all outlived their useful life in comparison with today modern pool equipment, facility design and ADA Guidelines. The last major equipment installation dates from 1965.

## Electrical Systems

### Power Distribution

Electrical service is overhead from PSNH poles to an electrical room. Size of service is unknown.

### Branch Circuitry

Receptacles throughout the building appear to be adequate for the present use with some use of extension cords. Additional receptacles have been added.

In general, electrical system for the facility appears to be in good to excellent condition.

### Lighting

Current lighting throughout the facility is typically surface mounted wrap around style fixtures in fair to poor condition and should be replaced.

Exterior lighting around the pool areas includes pole mounted utility style flood lights and were not viewed at night to confirm effectiveness and glare.

### Fire Alarm and Sprinkler System

Currently the building pool locker rooms and adjacent spaces do not have an ADA approved fire alarm system.

## Mechanical Systems

### Heating System

Current heating and ventilation system is limited in the Arts and Crafts portion of the building and should be replaced. There is NO heating system in the pool Bath House.

### Plumbing System

Size of water service to the building is unknown.

Fixtures in Men and Women public toilet rooms, located in the Arts and Crafts portion of the building, are tank type water closets and wall hung lavatories. Fixtures appear to be in good condition and ADA compliant. However, toilet fixtures in the Bath House are non compliant with ADA requirements (Refer to Figure 36 above).

### Fire Protection

Building is not fully sprinklered

## Recommendations

### Needs and Wants

For the purposes of this study, **Wants** are defined as improvements and changes that would enhance the operation and function of the building and make it a more desirable asset for the Peterborough Recreation Department. These suggestions and recommendations would receive lower priority when allocating scarce resources.

**Needs** are defined not solely as requirements for change mandated by law (or building codes), but also as improvements and changes that are compelling in their logic and would be a positive response to a clearly and strongly held complaints with the existing facility. Without addressing these **Needs**, the building will continue to deteriorate, frustrate many and fall short of its full potential to serve the needs of the Peterborough Recreation Department.

If the option to build new on a new site is NOT pursued the list of Needs and Wants are as follows:

Potentially, the list of **Needs** includes:

- New athletic fields properly sized for competitive competition
- Adequate reception area
- Indoor program space
- ADA – provide full compliance with access requirements for pool facilities with ADA standards
- Life Safety – install complete fire alarm system at Pool
- Replace existing HVAC and ventilating system at Pool building

Potentially, the list of **Wants** includes:

- Space for future recreation staff when programs are expanded
- Additional athletic fields
- Indoor field facility complying with contemporary standards
- Upgrade and repair existing swimming pool
- New Arts and Crafts/Bath House facility

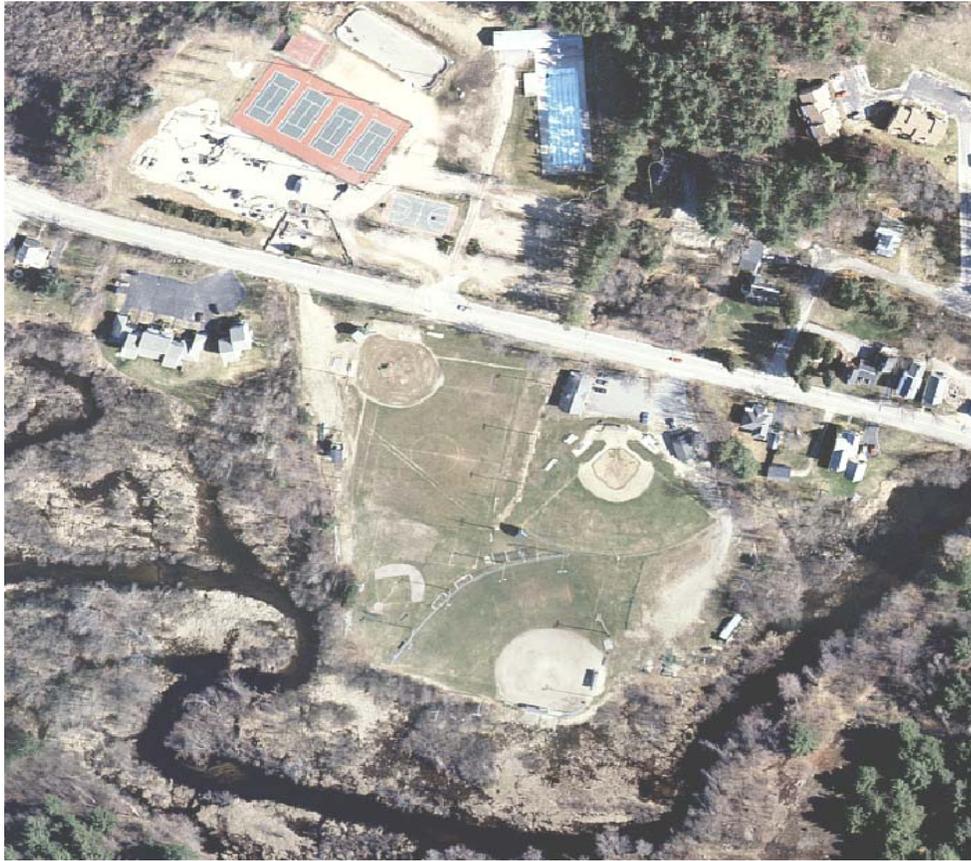


Figure 38 - View of Existing Athletic Fields