



Feasibility Study: Fricker Resource Center Expansion

City of Pensacola Parks and Recreation

July 2019

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Executive Summary

The City of Pensacola procured engineering services from Mott MacDonald to perform a feasibility study of the Fricker Resource Center located at 900 North F Street in Pensacola, FL. The purpose of the study is to identify alternatives for expansion of the existing facility and parking area. The Center's 2.1-acre parcel was originally established in 1936 as a City recreation park. Services currently offered include team sports, recreational activities, academic and educational programs, childcare, meals for seniors and summer camps, and local events. The building also serves the community as a hurricane recovery center and polling place.

With nearly 22,000 square feet of indoor space, the existing facility contains a basketball gym, weight room, classroom space, computer lab, kitchen, restrooms, and office space. Outdoor recreation and site features include basketball courts, a multi-use field, a playground, pavilions, and a lighted, paved parking area with additional on-street parking on North E Street.

Mott MacDonald identified three conceptual alternatives for expansion of the Fricker Resource Center as summarized in **Table 1**. The study outcomes were based on engineering analysis, site reviews, and stakeholder and community input, including a survey and public meeting. Public input indicated a preference for the greenspace offered by the Option B site layout.

Table 1: Summary of Alternatives

Option	Description	Opinion of Probable Cost (OPC)
A	Replace Social Hall with new building (2-story, 4,800 sf); increase parking significantly; reduce greenspace significantly; maintain outdoor basketball courts	\$1.8M
B	Renovate Social Hall (2-story, 3,840 sf); increase parking; reduce greenspace; maintain outdoor basketball courts	\$1.3M (\$0.5M for Site Improvements Only)
C	Construct new multi-use building south of FRC (2-story, 11,200 sf); increase parking; reduce greenspace significantly; eliminate outdoor basketball courts	\$3.4M

With a variety of constraints (parcel size, stormwater treatment, zoning, etc.), no cost-effective alternative exists to address every optional indoor and outdoor feature. For example, trade-offs among the most desirable features – expanded indoor space and parking – often result in loss of outdoor space, including impacts to basketball courts, greenspace, or the multi-use field. A hybrid of the features presented may ultimately be selected for construction based on City preference and long-range plans for area parks. Alternately, a phased approach to first constructing a combination of lower-cost site improvements may be selected to address immediate needs, with plans for facility expansion in the future.

Mott MacDonald is pleased to present the information in this feasibility study for City review and consideration, recognizing that improvements to both indoor and outdoor features serve to benefit all age groups of the community – with recreation, education, and cultural activities – for years to come.

1 Background

The City of Pensacola procured engineering services from Mott MacDonald to perform a feasibility study of the Fricker Resource Center.

1.1 Purpose and Need

The purpose of the study is to identify alternatives for expansion of the existing facility and parking area of the Fricker Resource Center located at 900 North F Street in Pensacola, FL. Additional and/or repurposed space is required to accommodate current and future needs of the community. Both interior and exterior space constraints limit the capacity and schedules for activities and events offered to a variety of age groups. Expanded parking is also needed to ensure safety and accessibility of staff and visitors.

1.2 Scope

The scope of this project consists of two phases, including preliminary analysis and site evaluation followed by final report development.

- **Phase 1 Analysis:** Mott MacDonald performed preliminary analysis and coordination activities to identify future requirements for interior space and parking. Tasks included site visits, stakeholder meetings, and analysis of design and permitting requirements. Concept design considered structural, architectural, environmental, stormwater, site, and park features.
- **Phase 2 Report:** Based on Phase 1 outcomes, Mott MacDonald completed feasibility analysis for three facility alternatives. This report summarizes the study results and includes a concept exhibit and preliminary opinion of probable cost for each option.

The original project scope document is provided in **Appendix A**. Due to developments including relocation of the Milk and Honey Outreach Ministries, this initially identified stakeholder was not involved in the study; additionally, new construction on the adjacent parcel to the north was eliminated as a potential option for expansion.

1.3 Methodology

Mott MacDonald's approach to the feasibility study included three stakeholder meetings, site visits, and reviews of historic data, agency requirements, and 2006 and 2009 site improvement plans. Mott MacDonald developed a stakeholder survey that was provided to the City; combined survey feedback is captured in **Appendix B**. Three facility alternatives were developed and reviewed by the City. A public meeting was also hosted by Councilwoman Jewel Cannada-Wynn in the Fricker Resource Center social hall on April 18, 2019.



2 Existing Conditions

Originally established in 1936 as a City recreation park, the Fricker Resource Center continues to serve the community as its facilities have evolved over time.

2.1 Property Information

The Fricker Resource Center is located on a 2.1-acre City block in west Pensacola (reference **Figure 1** and **Appendix C**). The property is zoned R-1A, a medium density residential land use district which allows per City Code “community centers opened to the public and buildings used exclusively by the federal, state, county and city government for public purposes.” Property development is subject to regulations in section 12-2-61 of the City Code, which include:

- Parking Requirements: One parking space for each 300 square feet of building
- Lot Coverage Requirements: The maximum combined area of all principal and accessory buildings shall not exceed 30% of the site

Immediately west of the parcel is a vacated portion of F Street right-of-way that is incorporated into the Fricker Resource Center site plan; it contains a playground, sidewalk, and stormwater management features.

Figure 1: Parcel Data



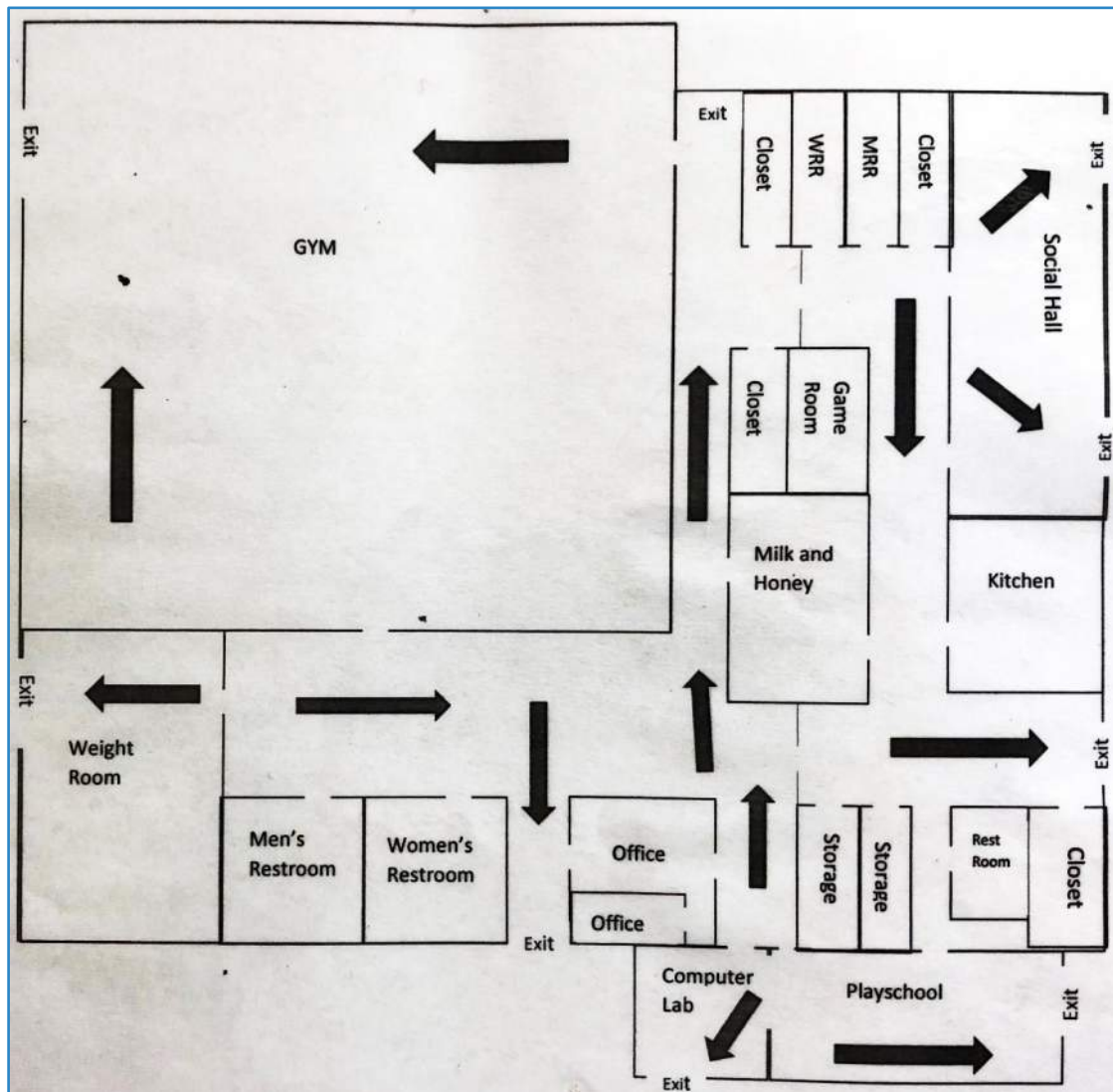
Source: Escambia County Property Appraiser

Existing indoor facilities and outdoor features are further described in the following sections and in the **Appendix B** Stakeholder Survey feedback provided in January 2019.

2.2 Indoor Facilities

The existing building consists of a total of 21,826 square feet of heated space. Constructed and renovated since the 1970s, the interconnected spaces house indoor facilities including a basketball gym, weight room, classroom space, computer lab, kitchen, restrooms, and office space (**Figure 2**). Services offered are team sports, recreational activities, academic and educational programs, childcare, and meals for seniors and summer camps, in addition to community events. Class and event schedules are detailed on their website: <https://www.cityofpensacola.com/Facilities/Facility/Details/Fricker-Resource-Center-94>. The building also serves the community as a hurricane recovery center and polling place.

Figure 2: General Floorplan



Source: Fricker Resource Center

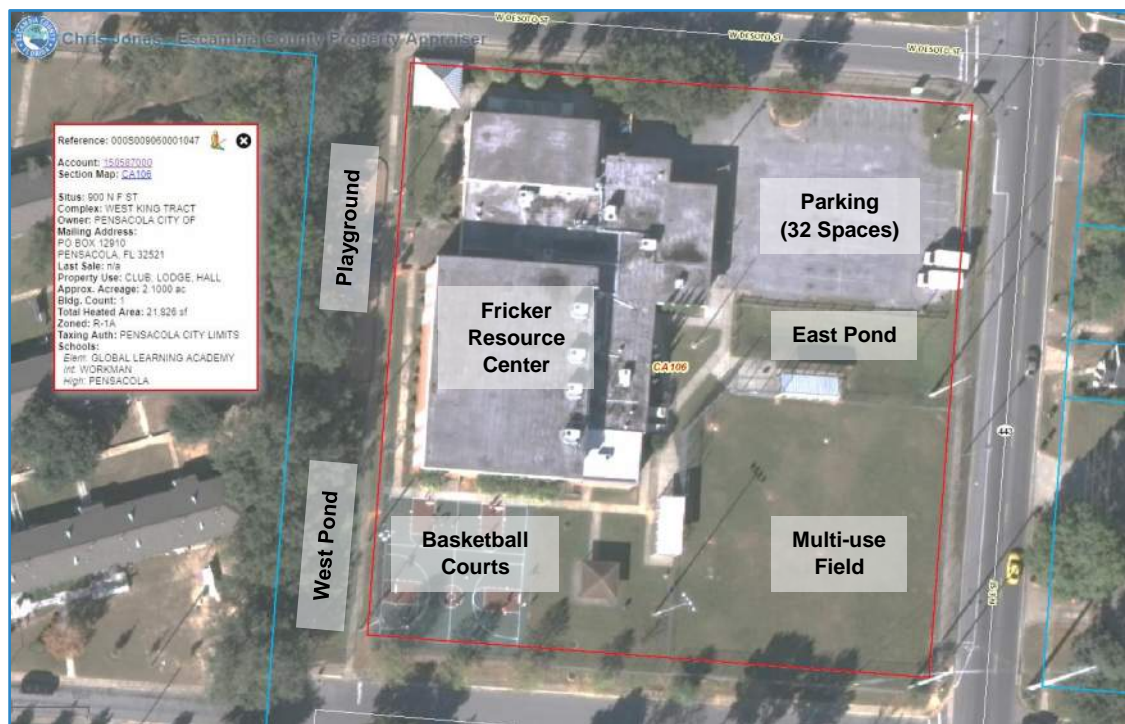
Survey feedback stated that the most critical improvements needed in the existing building are replacement of the social hall flooring and restrooms.

2.3 Outdoor Features

The property includes a variety of outdoor recreation and site features listed as follows:

- Basketball courts (one full-court, two half-court)
- Multi-use field (T-ball, kickball, etc.) with fencing and dugout spaces
- Playground (located on F Street vacated right-of-way)
- Two pavilions (one northwest of building; one southeast of building)
- Sidewalk and fencing (perimeter and interior)
- Two stormwater ponds and an underground stormwater treatment chamber
- Lighted, paved parking area (32 marked parking spaces, including 2 handicap parking spaces); additional on-street parking on North E Street

Figure 3: Existing Site Features



Source: Escambia County Property Appraiser

Survey feedback stated that additional parking space and lighting are needed; also, the basketball court requires maintenance repairs (fencing and erosion).

3 Expansion Concepts

Based on stakeholder and community input, Mott MacDonald developed three conceptual alternatives for expansion of the Fricker Resource Center.

The following sections summarize the three alternatives studied. In addition to the major facility and parking improvements, all options include site work, stormwater management, lighting, accessible paths, and other considerations to comply with safety, environmental, and engineering industry standards. Full-size concept sketches are provided in **Appendix D** depicting general site layouts.

Table 2: Summary of Alternatives

Option	Description	Opinion of Probable Cost (OPC)
A	Replace Social Hall with new building (2-story, 4,800 sf); increase parking significantly; reduce greenspace significantly; maintain outdoor basketball courts	\$1.8M
B	Renovate Social Hall (2-story, 3,840 sf); increase parking; reduce greenspace; maintain outdoor basketball courts	\$1.3M (\$0.5M for Site Improvements Only)
C	Construct new multi-use building south of FRC (2-story, 11,200 sf); increase parking; reduce greenspace significantly; eliminate outdoor basketball courts	\$3.4M

Each option offers advantages and disadvantages presented for comparison and intended to address a unique combination of features desired for the community. Public input was provided for Options A and B; the greenspace maintained in the Option B concept was preferred. Due to the cost and complexity of Option C, it was not presented as a feasible alternative during the April 2019 public meeting.

With a variety of constraints (parcel size, stormwater treatment, zoning, etc.), no cost-effective alternative exists to address every optional indoor and outdoor feature. For example, trade-offs among the most desirable features – expanded indoor space and parking – often result in loss of outdoor space, including impacts to basketball courts, greenspace, or the multi-use field. A hybrid of the features presented may ultimately be selected for construction based on City preference and long-range plans for area parks. Alternately, a phased approach to a combination of lower-cost site improvements may be selected to address immediate needs, with plans for facility expansion in the future.

An opinion of probable cost is included with each option for reference; however, Mott MacDonald does not control the cost of labor, materials, equipment or services furnished by others, methods of determining prices, or competitive bidding or market conditions. Therefore, any opinions rendered as to costs, including but not limited to opinions as to the costs of construction and materials, have been made on the basis of Mott MacDonald's experience and represent the judgment of experienced and qualified professionals, familiar with the industry.

3.1 Option A – Replace Social Hall

This concept involves facility replacement and parking expansion summarized as follows.

Facility Expansion. The social hall is proposed to be demolished and replaced with a two-story structure – 2,400 square feet on each level for a total of 4,800 square feet of conditioned space. The existing single-story social hall measures approximately 32' x 60' (1,920 square feet); the proposed structure would provide 2.5 times more floor space than the existing social hall. The preliminary cost assumptions include a first floor with a private area for seniors adjacent to the kitchen and the remaining multi-use space open for indoor recreation, events, and programs; cost assumptions for the second floor include classroom and restroom space accessed by elevator.

Parking Expansion. Maximizing on-site parking could result in up to 108 total spaces, which exceeds the current Code requirement of 83 spaces. Due to the parking expansion into an existing pond and an increase in impervious paved area, a larger stormwater pond is proposed on the southeast parcel corner. Cost assumptions also include resurfacing the existing parking lot and replacing the pavement markings and bumper guards.

Site Impacts. This option eliminates a majority of the site's greenspace, including the multi-use field and southern pavilion. A reduction in parking could provide limited greenspace, up to 5,000 square feet depending on final stormwater pond configuration.

Cost Summary. The OPC for Option A is \$1.8M for design and construction. Construction costs for this option include extensive temporary features due to the existing structural conditions of the building and its interconnected support systems.

Figure 4: Option A Concept Sketch



3.2 Option B – Renovate Social Hall

This concept involves facility renovation and parking addition summarized as follows.

Facility Expansion. The social hall is proposed to be renovated within the existing exterior walls measuring approximately 32' x 60' (1,920 square feet). The proposed structure would double the floor space of the existing social hall by constructing a two-story framework with all new interior finishings. Similar to Option A (with approximately 500 square feet reduction on each level), the preliminary cost assumptions include a first floor with a private area for seniors adjacent to the kitchen and the remaining multi-use space open for indoor recreation, events, and programs; cost assumptions for the second floor include classroom and restroom space accessed by elevator.

Parking Expansion. Added parking along the west property line within the vacated F Street right-of-way would result in 65 total spaces; this does not meet the Code requirement of 80 spaces for a community center of this size. Due to the parking construction over the existing western pond and an increase in impervious paved area, expansion of the existing eastern stormwater pond is proposed. Cost assumptions also include resurfacing the existing parking lot and replacing the pavement markings and bumper guards.

Site Impacts. This option impacts the multi-use field and existing playground. The reconfigured site layout would include a new playground and smaller greenspace on the southeast parcel corner. Local feedback at the public meeting included a preference for this option due to maintaining greenspace while adding parking.

Cost Summary. The OPC for Option B is \$1.3M for design and construction. Excluding the building renovation, site improvements (parking, lighting, stormwater management, playground, greenspace) were estimated to cost approximately \$0.5M.

Figure 5: Option B Concept Sketch



3.3 Option C – Construct Additional Building

This concept involves new facility construction and parking expansion summarized as follows.

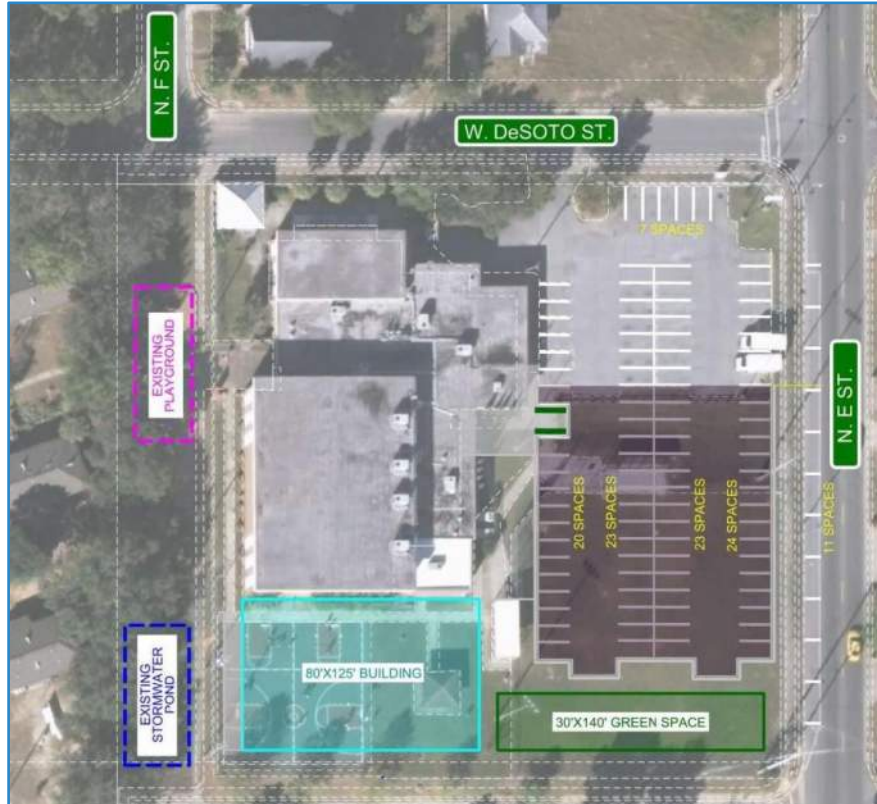
Facility Expansion. A new two-story facility is proposed for this option – with a 10,000 square foot main floor and a smaller, 1,200 square foot second floor space for offices or small group classes. This building would provide an expansive indoor facility for a variety of sports training and recreation activities, in addition to event space and multi-purpose programming that can adapt to the needs of the current season or school year.

Parking Expansion. Similar to Option A, maximizing on-site parking could result in up to 108 total spaces, which exceeds the current Code requirement of 83 spaces. Due to the parking expansion into an existing pond and an increase in impervious paved area, additional stormwater treatment is required. An underground treatment system is proposed on the southeast parcel corner given the site's space constraints. Cost assumptions also include resurfacing the existing parking lot and replacing the pavement markings and bumper guards.

Site Impacts. This option eliminates the basketball courts and a majority of the site's greenspace, including the multi-use field and southern pavilion. A reduction in parking could provide up to 5,000 square feet of additional greenspace. The parcel would also require re-zoning due to exceeding the 30% maximum lot coverage criteria.

Cost Summary. The OPC for Option C is \$3.4M for design and construction. Construction costs for this option include extensive stormwater management features due to limited site area and the requirement for underground treatment.

Figure 6: Option C Concept Sketch



Appendices

[Appendix A – Project Scope](#)

[Appendix B – Stakeholder Survey](#)

[Appendix C – Property Information](#)

[Appendix D – Concept Sketches](#)

Appendix A – Project Scope

Attachment B – Scope of Work
CITY OF PENSACOLA – FRICKER RESOURCE CENTER FEASIBILITY STUDY

The City of Pensacola (City) desires to procure Engineering services for the City Parks and Recreation Department feasibility study of Fricker Resource Center (FRC) expansion. Mott MacDonald proposes to provide the tasks identified below to develop a report and exhibits for conceptual facility layouts to address current and future needs.

Task 1 – Preliminary Analysis and Site Evaluation

Mott MacDonald will perform preliminary analysis and coordination activities to identify future requirements for interior space and parking, and to develop a framework for the Task 2 report phase. A site visit and stakeholder meeting will be coordinated among the City, the Fricker Resource Center, and Milk and Honey Outreach Ministries. Additional coordination will involve permitting agencies and others relevant to site, structural, and architectural design.

Preliminary analysis of site alternatives will include but not be limited to the following:

- Modifications to existing structures within FRC property limits
- Combination of new construction and modifications to existing structures within FRC property limits
- New construction on adjacent parcel to north

Task 2 – Final Report Development

Mott MacDonald will complete feasibility analysis for three (3) facility alternatives based on Task 1 outcomes. A feasibility study report, including concept exhibits and opinion of probable costs for each option, will be submitted as a final deliverable. A preliminary and final meeting will be held with the City Parks and Recreation Department to evaluate the alternatives and select a preferred concept for the final project design.

This task does not include the following activities, which can be negotiated in the future as requested by the City: site survey, geotechnical or utility investigations, and permitting. A separate scope of work will be prepared for design document preparation based on the results of the feasibility study.

END OF DOCUMENT

Appendix B – Stakeholder Survey

Stakeholder Survey

Project: Fricker Resource Center – Feasibility Study

Reference: Project 401196

Date: November 2018

1 Objective

Thank you for your input!

The purpose of this Stakeholder Survey is to gather feedback from Fricker Resource Center personnel. This information will be used in the development of concept alternatives for the feasibility study performed by Mott MacDonald for City of Pensacola Parks and Recreation.

2 Survey Input

Please answer questions below regarding facility and activity considerations – both in the current condition and for future projected needs. Highlighted items request a response or input as available.

2.1 Interior/Facility Space

- **Current Condition:** Select from drop-down lists in Table 1 and add comments if desired.

Table 1: Review of Current Interior Spaces

Area	Current Capacity	Current Equipment	Additional Comments
Gym	Space is Adequate	More/New Equipment Needed	
Weight Room	More Space Needed	More/New Equipment Needed	
Office (2)	Space is Adequate	Equipment is Adequate	
Milk and Honey	Space is Adequate	Equipment is Adequate	
Social Hall	Space is Adequate	More/New Equipment Needed	
Game Room	Space is Adequate	More/New Equipment Needed	
Kitchen	Space is Adequate	Equipment is Adequate	
Computer Lab	Space is Adequate	Equipment is Adequate	
Playschool	Choose an item.	Choose an item.	
Restrooms (Gym)	Space is Adequate	More/New Equipment Needed	
Restrooms (Social Hall)	More Space Needed	More/New Equipment Needed	
Storage/Closets	More Space Needed	Choose an item.	
Other (Describe)	Choose an item.	Choose an item.	

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- **Current Condition:** What works well in the existing interior space?
 - **Response:** The Gym, Fitness Center, Computer Lab are all functioning well.
- **Current Condition:** What are the most critical areas for improvement in the existing interior space?
 - **Response:** The Social Hall flooring is in poor repair. The restrooms near the Social Hall are small and not ADA compliant.
- **Future Needs:** What items should be considered most important for future expansion of interior/enclosed space?
 - **Response:** Replacing the Social Hall flooring and making the rear restrooms ADA compliant are the most important needs at this time in the interior

2.2 Exterior/Outdoor Space

- **Current Condition:** Select from drop-down lists in Table 2 and add comments if desired.

Table 2: Review of Current Exterior Spaces

Area	Current Capacity	Current Equipment	Additional Comments
Basketball Courts	Space is Adequate	Equipment is Adequate	
Playground	Space is Adequate	Equipment is Adequate	
Multi-use Field	More Space Needed	More/New Equipment Needed	
Parking	More Space Needed	More/New Equipment Needed	
Lighting	More Lighting Needed	N/A	
Drainage	Choose an item.	N/A	
Other (Describe)	Choose an item.	Choose an item.	

- **Current Condition:** What works well in the existing exterior space?
 - **Response:** Outdoor basketball courts, playground, and pavilion are all utilized across programs and by the community at large.
- **Current Condition:** What are the most critical areas for improvement in the existing exterior space? (For example: are there any concerns with parking, does the site drain well or have flooding issues?)
 - **Response:** Pavilion and playground are in good condition. The basketball court needs new fencing and a repair of a washout.
- **Future Needs:** What items should be considered most important for future modifications of exterior/outdoor space?
 - **Response:** A larger ballfield with bleachers and a scoreboard in desperately needed.

2.3 Activities

- **Current Condition:** Select from drop-down lists in Table 3 and add comments if desired.

Table 3: Review of Current Activities

Activity	Frequency	Time	Average Daily Attendance	Maximum Daily Capacity	Additional Comments
Bingo	MTWRF	AM	21-25	71-80	
Gold Club	MTWR	AM	11-15	71-80	
Senior Lunch	MTWRF	AM	11-15	71-80	

Activity	Frequency	Time	Average Daily Attendance	Maximum Daily Capacity	Additional Comments
Weight & Cardio Room	MTWRF	AM/PM	36-40	91-100	
Rec. Basketball	MWRF	AM/PM	81-90	91-100	
30+ Basketball	T	AM/PM	16-20	41-45	
Basketball Bootcamp	MT	PM	36-40	91-100	
Aerobics	R	PM	16-20	46-50	
Argentine Tango	F	PM	16-20	26-30	
After School Academy	MTWRF	PM	16-20	36-40	
STEAM	MTWR	PM	16-20	36-40	

- **Current Condition:** Select from drop-down lists in Tables 4 and 5; add comments if desired.

Table 4: Review of Current Demographics – User Age Group

Age Groups Served	% of Current Users	Additional Comments
Youth (4-9)	10-20%	
Middle School (10-12)	10-20%	
High School (13-18)	0-10%	
Adult A (18-29)	20-30%	
Adult B (30-49)	20-30%	
Mature Adult (50+)	0-10%	

Table 5: Review of Current Demographics – User Residence in Proximity to Fricker Center

Residence Proximity	% of Current Users	Additional Comments
Within 4 Blocks	20-30%	
Within 5-10 Blocks	20-30%	
More than 1 Mile/ Outside City Limits	10-20%	

- **Current Condition:** What program needs in the community (including learning, recreational, or cultural activities) are fully met within the existing space?
 - Response: *Fitness and Senior programming needs are currently fully met.*
- **Current Condition:** What program needs in the community (including learning, recreational, or cultural activities) cannot be met within the existing space?
 - Response: *We have trouble fielding outdoor sports teams due to our lack of adequate space / fields.*
- **Current Condition:** What league sports are accommodated within the existing space?
 - Response: *Youth and Adult Basketball*
- **Current Condition:** What special events are accommodated within the existing space?
 - Response: *Big Community Cookout, Truck or Treat, Sonshine's quarterly Party with a Purpose events*
- **Future Needs:** What programs, events, or leagues could be added or expanded with additional multi-purpose space?

- Response: Each of these events would benefit from expanded / improved space. We would also have the ability to field soccer teams, flag football leagues, and sports clinics.

2.4 General

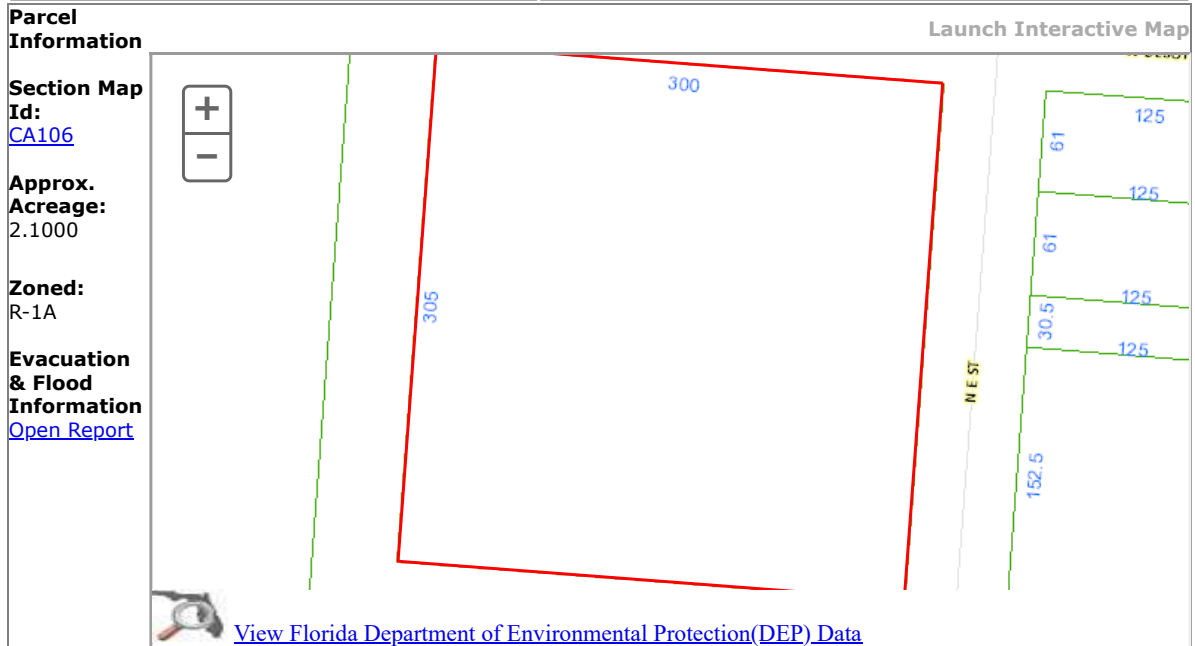
- What additional concerns or suggestions should be included for consideration in the study?
 - Response: Parking needs to be expanded with additional outdoor lighting and cameras
- Survey completed on [01/03/2019] by [Michael Mims]

Appendix C – Property Information

Source: Escambia County Property Appraiser

[Restore Full Version](#)

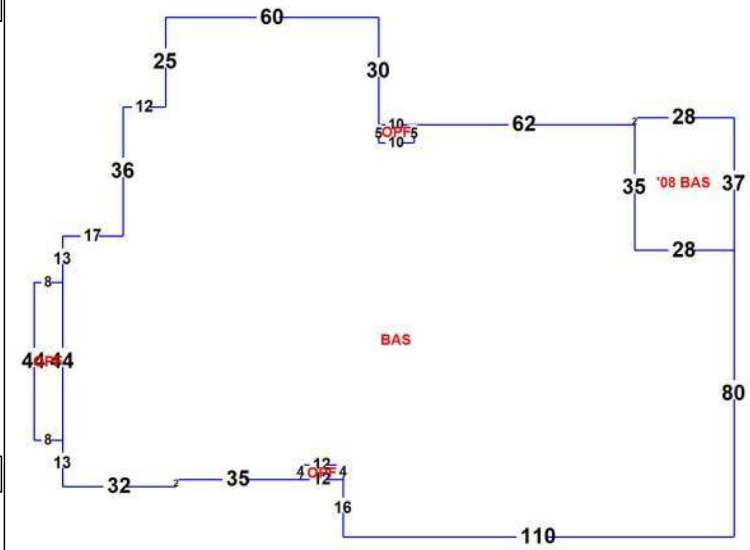
General Information						Assessments				
Reference:		000S009060001047				Year	Land	Imprv	Total	<u>Cap Val</u>
Account:		150587000				2018	\$139,650	\$616,717	\$756,367	\$756,367
Owners:		PENSACOLA CITY OF				2017	\$139,650	\$599,240	\$738,890	\$738,890
Mail:		PO BOX 12910 PENSACOLA, FL 32521				2016	\$139,650	\$598,726	\$738,376	\$738,376
Situs:		900 N F ST 32501				<u>Disclaimer</u>				
Use Code:		CLUB, LODGE, HALL				<u>Tax Estimator</u>				
Taxing Authority:		PENSACOLA CITY LIMITS				<u>> File for New Homestead Exemption Online</u>				
Tax Inquiry:		<u>Open Tax Inquiry Window</u>								
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector										
Sales Data						2018 Certified Roll Exemptions				
						MUNICIPAL OWNED				
Official Records (New Window)						Legal Description				
Sale Date		Book		Page Value Type		ALL BLK 47 WEST KING TRACT CA 106				
						Extra Features				
None						ASPHALT PAVEMENT				
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						CARPORT				
						CHAINLINK FENCE				
						CONCRETE WALKS				
						GAZEBO				
						PARKING LIGHT				



Address: 900 N F ST, Year Built: 1979, Effective Year: 1985

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-0
EXTERIOR WALL-PRECAST PAN/CON
FLOOR COVER-HARDWOOD/PARQUET
FOUNDATION-STRUCTURAL
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
INTERIOR WALL-EXPOSED BLK/BRK
NO. PLUMBING FIXTURES-39
NO. STORIES-1
ROOF COVER-BLT UP MTL/GYP
ROOF FRAMING-CONCRETE
STORY HEIGHT-14
STRUCTURAL FRAME-CONCRTE
REINFRD

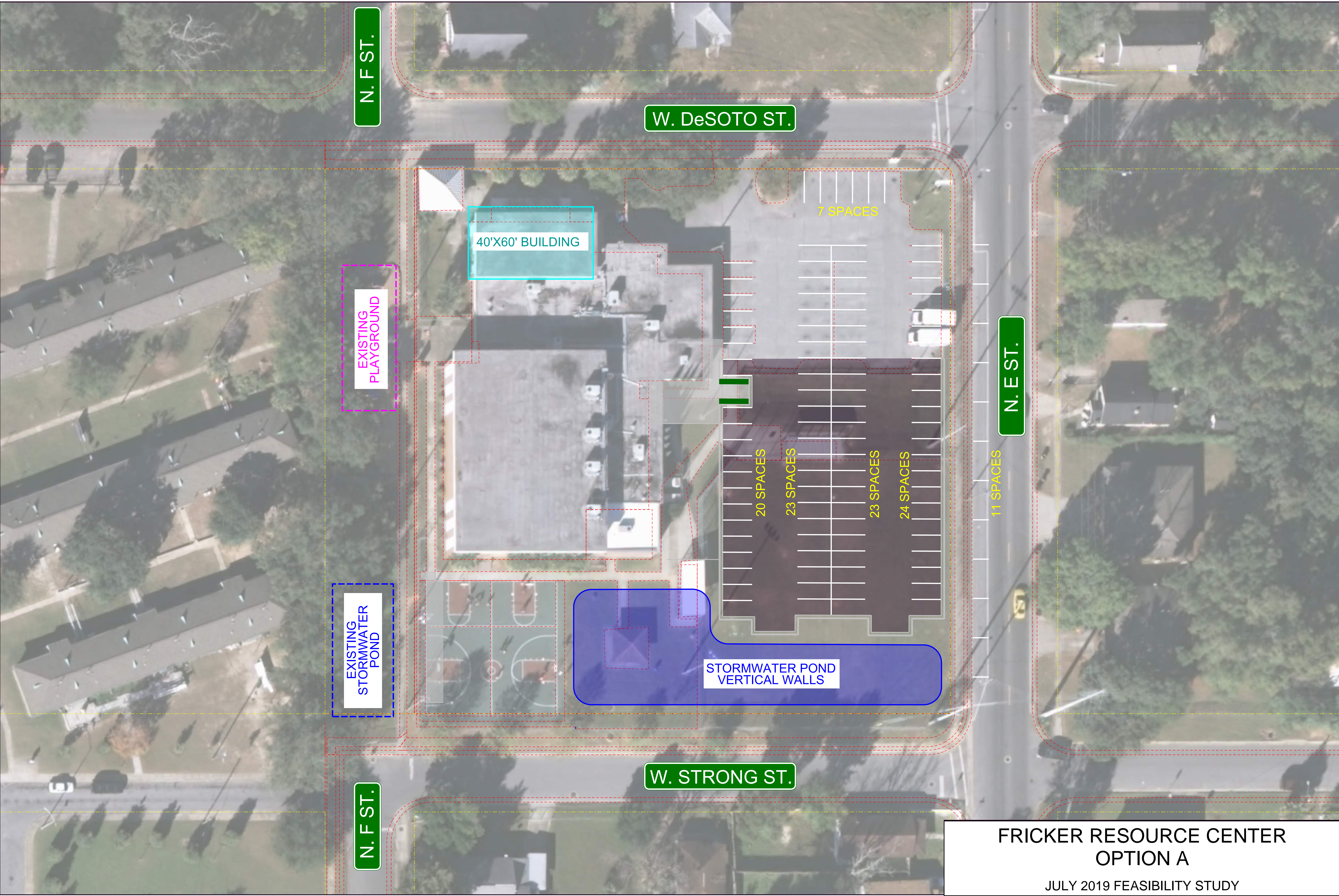
BASE AREA - 21826
OPEN PORCH FIN - 450



A photograph showing a baseball field. In the foreground, there is a chain-link fence supported by two tall metal poles. Beyond the fence is a green grassy field. In the background, there is a large, light-colored building with a dark roof, possibly a school or community center. The sky is clear and blue.

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Appendix D – Concept Sketches



N. F ST.

W. DeSOTO ST.

N. E ST.

N. F ST.

W. STRONG ST.

40'X60' BUILDING

EXISTING
PLAYGROUND

EXISTING
STORMWATER
POND

STORMWATER POND
VERTICAL WALLS

7 SPACES

20 SPACES

23 SPACES

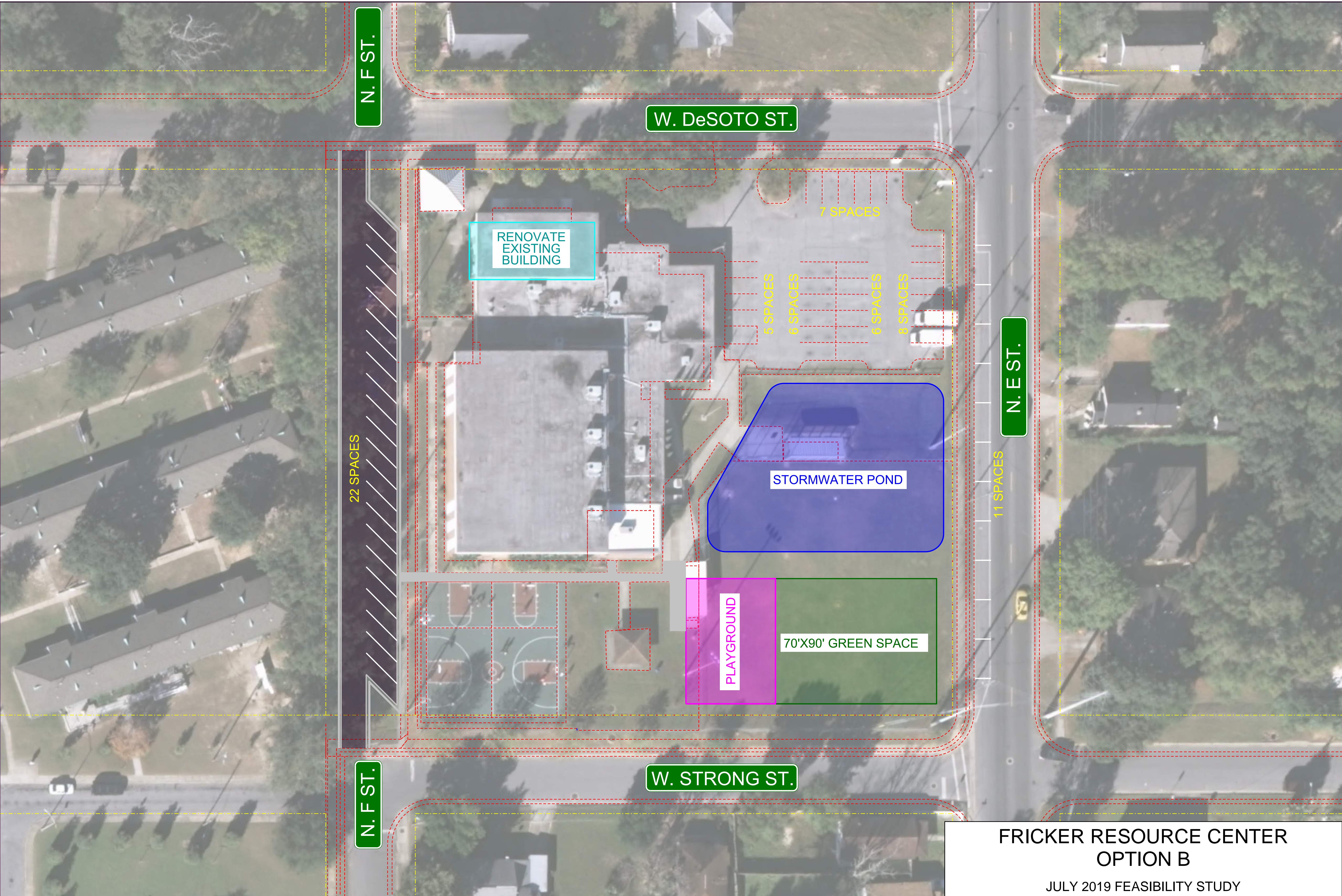
23 SPACES

24 SPACES

11 SPACES

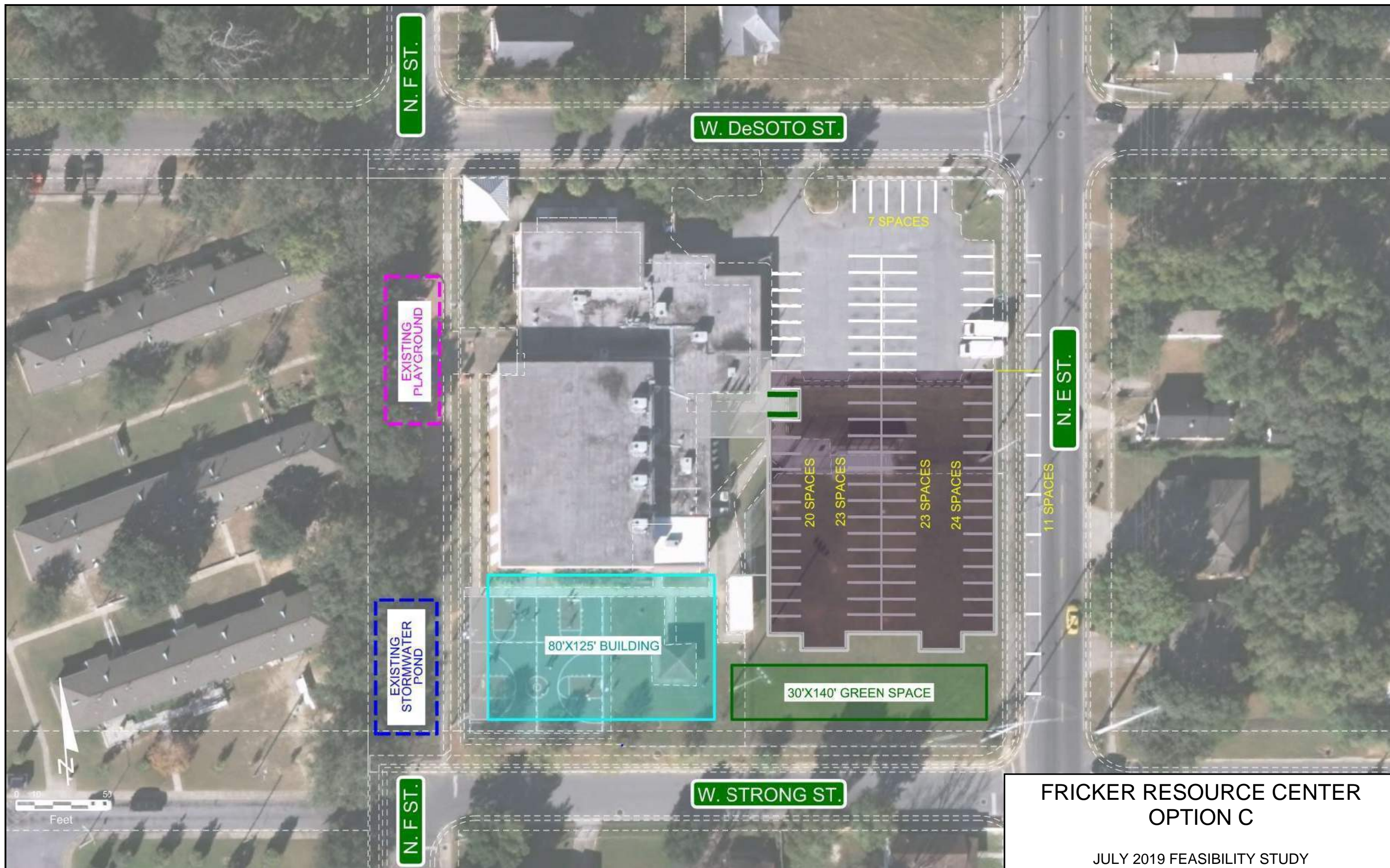
FRICKER RESOURCE CENTER
OPTION A

JULY 2019 FEASIBILITY STUDY



FRICKER RESOURCE CENTER
OPTION B

JULY 2019 FEASIBILITY STUDY



FRICKER RESOURCE CENTER OPTION C

JULY 2019 FEASIBILITY STUDY