



SUMMIT COUNTY FIELDHOUSE

FEASIBILITY STUDY

July 10, 2019



BE WELL GET WELL STAY WELL LIVE WELL

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I. EXECUTIVE SUMMARY

In May of 2018, the team of Ohlson Lavoie Collaborative, Ballard King & Associates, and Norris Design was hired by a four entity steering committee formed from the Towns of Breckenridge, Frisco, Silverthorne, and Summit County, Colorado to assess the feasibility of a new indoor fieldhouse. The scope of work in the report is broken down into 3 distinct phases of work which include: Phase 1 Needs Assessment. Phase 2 Programming, Cost and Site Analysis. Phase 3, Facility Concept Design, Operations Analysis, and Next Step recommendations.

PHASE 1 Needs Assessment: In determining the need for a potential fieldhouse, several key aspects were studied, and several data gathering methods were employed to deliver an accurate picture of the current conditions within the service area. These methods included first determining the service area, then analyzing the existing facilities and offerings within the service area. A full Market Analysis was conducted of the service area including pertinent demographics and market trends. Staff and Stakeholder meetings were conducted as well as a statistically valid survey accompanied by an online survey which tested not only need, but public support as well as potential amenities that could be included in a future fieldhouse. The Phase 1 piece ultimately determined that there was significant need within the Service Area, and the Consulting Team was directed to continue work with the following Phases of the Report.

PHASE 2 Programming, Site Analysis and Cost Opinion: based on the Public and Stakeholder information gathered in Phase 1, Programming Recommendations were made to the Steering Committee. It was determined that the base building program would include an indoor turf field of a size to be determined, an indoor track, and support space. Additional programming elements would include a hardcourt gymnasium, and multipurpose/meeting room spaces. Site Analysis of three potential sites was included in the Phase 2 Scope of work, as well as a 'Test Fit' Site Concept Plan for each which determined whether or not each of the three sites studied would support the building program and associated parking. The final aspect of Phase 2 included conceptual building costs and soft costs.

PHASE 3 Facility Planning, Architecture, Operations, and Next Steps: Based on the recommended building program, a phased planning approach was taken in developing a concept that could be added onto logically as funds became available in the future. The base indoor turf program includes a variant that considers both a 'Box Soccer' configuration as well as a enclosed full-size soccer field option. The architecture of the building envisions the use of pre-engineered metal building components for the large spaces supplemented by traditional framing for support spaces. The exterior surfaces are articulated with material changes and glazing to align with local zoning requirements. The building architecture is illustrated in photo realistic 3-dimensional computer-generated renderings. An operations analysis also is included in the 3rd phase of work as well as recommendations on how the project may move on in the future toward becoming a reality. On May 2nd 2019, following an update at a Mayors, Managers, and Commissioners meeting, it was decided to conclude the study where the consulting team was at that juncture. As a result, it was agreed that a final Phase 3 piece which analyzed potential partnerships, and governance options would not be included in the report. The following study was accomplished over the course of (12) twelve months, and several key conclusions have been made:

1. There is a need demonstrated for an indoor fieldhouse within the service area.
2. According to the statistically valid survey 48% of the respondents indicated support for the project, and 74% indicated support in the on-line survey.
3. According to the statistically valid survey the most favorable funding mechanism for a capital project is a Lodging Tax with 68% of the respondents indicate support for the project, and 76% indicated support in the on-line survey.

4. Several planning options with varying sizes of indoor turf, and add alternates arose during the course of the study that respond to diverse needs in the community. The base building total project costs for the NHL 'Box Soccer' option is projected to be roughly \$15,000,000, and the Full-Sized Soccer field option is projected to be roughly \$29,000,000.
5. The Indoor Fieldhouse will likely require an ongoing operational subsidy. Depending on the ability to maintain a long term tenant in the facility, the NHL or 'Box Soccer' Facility is projected to have an operational shortfall between \$344,000 and \$490,000 in year 5, while the Full Size Turf Facility is expected to experience shortfalls of between \$295,000 and \$442,000.
6. Three Sites were considered for suitability during the site analysis portion of the study. These include the High School Site, the McCain Site, and the Peninsula Site. All three of the sites analyzed in the study would support the facility from a size and access standpoint. The site determined to be best suited within the Peninsula Recreation Area scored the highest on the Site Attribute Section of the Site Matrix while scoring the least costly on the Development Cost Section.
7. A small number of potential partners emerged during the course of the study as likely renters of field time within the facility.
8. A plan was developed that could be added on to logically as the need for additional amenities unfolded over time. The NHL size 'Box' Soccer' turf field was deemed not large enough to fulfill the Community's needs, so it was suggested a full size indoor field be included in the program development. Anticipated development cost detail for each option is included in the study.

The following pages summarize these findings in greater detail, beginning with a comprehensive Market Analysis and Needs Assessment for the Indoor Fieldhouse. This information is then followed by the Recommended Program Area Summary/Cost Analysis, Study of Potential Site Attributes, Concept Site and Building Plans, Exterior Design Direction, and Operations Proforma.



Operational Plan

As part of the fieldhouse feasibility study in Summit County, B*K is tasked with developing an operational plan for the proposed facility. This document includes assumptions that were made about the market conditions and factors that were used to develop the operational plan. While the document does not provide the full plan in detail, it provides discussion points for the client that will result in a revised full document.

Assumptions

The following assumptions were made developing the operational plan for the facility with the NHL and Full-Sized turf area.

- The market will not drastically change in the next 3-5 years, which is to say another full-service recreation facility will not open AND more indoor turf will not be added.
- The operational model is reflective of an independent operator, functioning in the vein of a municipal provider. A private provider may:
 - Adjust staffing levels and further narrow operating hours.
 - Predict a higher market penetration for attracting participants and events.
- Membership rates are based off rates in Breckenridge and Silverthorne. It is acknowledged that the membership rates at the proposed fieldhouse are less, the primary factor in setting the rates at this level is lack of indoor aquatics.
- The operational model for both scenarios includes the fitness option. While the inclusion of fitness brings additional competition to the market for existing providers, it is a primary driver of membership, which is a significant revenue source.
 - The operational model assumes that all weight AND cardio equipment is owned, not leased.
- The facility is based off a 50-week operation.
- In the NHL and Full-Size models there are 2 cost recovery scenarios. One that includes a private outside group that rents significant time mid-day and one that does not. This helps illustrate the impact the Academy could have on the bottom line.
- The revenue model does reflect a vending per cap, but it does not reflect a true concession model.
- The revenue model **does not** reflect any **economic impact** associated with tournaments.



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Recreation Facility Planning and Operation Consultants

- Revenue projections are conservative, in that these are numbers the operator would need to achieve in year 1. It is also important to note that rentals, programs and membership are not factored at capacity.

B*K bases all information on the best available information on-hand at the time of the study. It is important to note that B*K takes a conservative approach when developing the operational models. Which is to say that the programs included in the operational plan are not factored at 100% occupancy.



NHL & Full-Sized Assumptions

Membership Rate Structure

	<u>Annual</u>	<u>1-Month</u>	<u>3-Month</u>	<u>6-Month</u>
Youth	\$300	\$38	\$88	\$180
Adult	\$480	\$60	\$140	\$288
Household (5)	\$840	\$105	\$245	\$504
Senior	\$300	\$38	\$88	\$180
Senior +1	\$420			

- Household memberships represent less than 3.0% of households in the primary service area.
- Using assumptions of 2 days a week for individual pass holders, and 2 days a week for 3 people for household passholders, B*K anticipate attendance to be approximately 230,000.
- Per Cap on vending spending is \$.50 per visit.
- The membership rates are in place because of the fitness component being included in the master plan of the building. The presence of fitness in a fieldhouse, or community recreation center would drive the need, or want, of a membership option. If the fieldhouse did not have fitness included, B*K would not recommend a membership model. In such a case a daily admission fee or a punch card system would be a preferred method.

Daily Admission

Under 3	Free
Youth (3-17)	\$6.00
Adult (18-64)	\$10.00
Senior (65 & Up)	\$8.00



Rental Revenue (NHL)

- Single Court \$15/Hour 1,500 hours available, M-F 6 hours/day
 - Single Court \$500/Day
 - Turf Non-Prime \$125/hour 2,000 hours available, M-F 8 hours/day
 - Turf Prime Week \$200/hour 1,500 hours available, M-F 6 hours/day
 - Turf Prime Weekend \$200/hour 1,000 hours available, Sa-Sun 10 hours/day
 - Turf \$2,000/day
 - Turf + Court \$2,500/day
 - Full Facility \$6,000
-
- Potential Primary Renter Soccer - \$59,200
 - Potential Primary Renter LAX - \$59,400

Rental Revenue (Full-Sized)

- Single Court \$15/Hour 1,500 hours available, M-F 6 hours/day
 - Single Court \$500/Day
 - ½ Turf Non-Prime \$200/hour
 - Full Turf Non-Prime \$250/hour
 - Turf Prime Week \$350/hour 1,500 hours available, M-F 6 hours/day
 - Turf Prime Weekend \$350/hour 1,000 hours available, Sa-Sun 10 hours/day
 - Turf \$3,500/day
 - Turf + Court \$4,000/day
 - Full Facility \$7,500
-
- Potential Primary Renter Soccer - \$59,200
 - Potential Primary Renter LAX - \$59,400

Program Revenue (NHL & Full-Sized)

- Specialty Exercise \$65/Month
- Leagues \$300/Team Basketball, Volleyball, Turf
- Birthday Parties \$250/Party
- Little Gym Time
- Drop-In Pickleball



NHL & Full-Sized Additional Assumptions

Operational Hours:

M-F	6:00A-9:00P
Saturday	7:00A-7:00P
Sunday	10:00A-7:00P

Part-Time Positions:

- Lead Front Desk \$15/hr
- Front Desk \$13/hr
- Fitness Attendant \$13/hr
- Turf/Gym Attendant \$13/hr
- Building Supervisor \$15/hr
- Custodial (supplemental) \$13/hr

Full-Time Positions:

- Building Manager 1 \$85,000
- Membership Cord. 1 \$65,000
- Front Desk Sup. 1 \$55,000
- Fitness Cord. 1 \$65,000
- Sports & Comp. Cord. 1 \$65,000
- Rental Cord. 1 \$65,000
- Maintenance Foreman 1 \$65,000
- Maintenance 1 \$50,000
- Custodians 3 \$120,000 (\$40,000 ea.)

- Benefit Factor 35%



Revenue/Expense Comparison – NHL:

Year #1	
Expenses	\$1,721,340
Revenues	\$1,109,929
Difference	(\$611,411)
Cost Recovery Percentage	64.5%

The following provides a 5-year comparison for the operation of the facility and is based on the best information available at the time of the report. It is important to note that the operational expenses are anticipated to increase at a rate of 1-2% per year over this 5-year span. It is also important to note that this 5-year span projects a 10% increase in revenues from year 1-2, a 7% increase in year 2-3, a 3% increase in year 3-4, and a 2% increase in year 4-5.

Category	Year 1	Year 2	Year 3	Year 4	Year 5
Expenses	\$1,721,340	\$1,738,553	\$1,790,710	\$1,826,524	\$1,863,055
Revenues	\$1,109,929	\$1,220,922	\$1,306,386	\$1,345,578	\$1,372,490
Difference	(\$611,411)	(\$517,631)	(\$484,324)	(\$480,946)	(\$490,565)
Recovery %	64.5%	70.2%	73.0%	73.7%	73.7%
Capital Imp. ¹	\$125,000	\$250,000	\$375,000	\$500,000	\$625,000

For comparison purposes, if there was a day-time primary renter, the following cost recovery percentage could be achieved.

Category	Year 1	Year 2	Year 3	Year 4	Year 5
Expenses	\$1,721,340	\$1,738,553	\$1,790,710	\$1,826,524	\$1,863,055
Revenues	\$1,228,529	\$1,351,382	\$1,445,979	\$1,489,358	\$1,519,145
Difference	(\$492,811)	(\$387,171)	(\$344,731)	(\$337,166)	(\$343,909)
Recovery %	71.4%	77.7%	80.7%	81.5%	81.5%
Capital Imp.	\$125,000	\$250,000	\$375,000	\$500,000	\$625,000

¹ Capital improvement assumes that \$125,000 is placed in a sinking fund annually so that by Year 5, there is a balance of \$625,000 to make facility improvements/renovations.



Revenue/Expense Comparison – Full Size:

Year #1	
Expenses	\$1,995,700
Revenues	\$1,389,129
Difference	(\$606,571)
Cost Recovery Percentage	69.6%

The following provides a 5-year comparison for the operation of the facility and is based on the best information available at the time of the report. It is important to note that the operational expenses are anticipated to increase at a rate of 1-2% per year over this 5-year span. It is also important to note that this 5-year span projects a 10% increase in revenues from year 1-2, a 7% increase in year 2-3, a 3% increase in year 3-4, and a 2% increase in year 4-5.

Category	Year 1	Year 2	Year 3	Year 4	Year 5
Expenses	\$1,995,700	\$2,015,657	\$2,076,127	\$2,117,650	\$2,160,003
Revenues	\$1,389,129	\$1,528,042	\$1,635,005	\$1,684,055	\$1,717,736
Difference	(\$606,571)	(\$487,616)	(\$441,122)	(\$433,595)	(\$442,267)
Recovery %	69.6%	75.8%	78.8%	79.5%	79.5%
Capital Imp. ²	\$175,000	\$350,000	\$525,000	\$700,000	\$875,000

For comparison purposes, if there was a day-time primary renter, the following cost recovery percentage could be achieved.

Category	Year 1	Year 2	Year 3	Year 4	Year 5
Expenses	\$1,995,700	\$2,015,657	\$2,076,127	\$2,117,650	\$2,160,003
Revenues	\$1,507,729	\$1,658,502	\$1,774,597	\$1,827,835	\$1,864,392
Difference	(\$487,971)	(\$357,156)	(\$301,530)	(\$289,815)	(\$295,611)
Recovery %	75.5%	82.3%	85.5%	86.3%	86.3%
Capital Imp.	\$175,000	\$350,000	\$525,000	\$700,000	\$875,000

² Capital improvement assumes that \$175,000 is placed in a sinking fund annually so that by Year 5, there is a balance of \$875,000 to make facility improvements/renovations.



II. MARKET ANALYSIS



Market Analysis Overview

Ballard*King & Associates (B*K) accesses demographic information from Environmental Systems Research Institute (ESRI) who utilizes 2010 Census data and their demographers for 2018-2023 projections. In addition to demographics, ESRI also provides data on housing, recreation, and entertainment spending and adult participation in activities. B*K also uses information produced by the National Sporting Goods Association (NSGA) and the National Endowment for the Arts (NEA) to overlay onto the demographic profile to determine potential participation in various activities.

The Primary Service Area is a 45-minute drive from a central point in Summit County – Summit High School. The information provided includes the basic demographics and data for the Primary Service Area with comparison data from Summit County, the State of Colorado, and the United States.

Primary Service Areas are defined as the distance people will travel on a regular basis (a minimum of once a week) to utilize recreation facilities. Use by individuals outside of this area will be much more limited and will focus more on special activities or events. A facility like a fieldhouse can have a significantly greater service area, in comparison to a “traditional” recreation center. A primary reason for this is that this facility type is not as prevalent. A Secondary Service Area for a fieldhouse can be defined as the distance that individuals are willing to travel on a monthly basis for competition and/or specialty training.

Key Indicators

When assessing the financial success of a facility there are several key factors that B*K focuses on; median age, median income, and household budget expenditures.

Median Age.

The median age in the Primary Service Area is a positive attribute to the study. It is lower than the State of Colorado and the National number. This points to the potential for families with children, which would be significant users of an indoor facility. Examining this figure further one finds that only 23.9% of households within the Primary Service Area have children present, in comparison to 32.7% in Colorado and 33.4% Nationally. The reality is that 29.0% of individuals in the Primary Service Area are under the age of 25, which is less than the national number by approximately 5.8%. However, within the Primary Service Area there is a significantly greater population in the 25-44 age category, 8.7%.

The sizable population in the 25-44 age group points to the draw of the ski industry and working on the mountain. And, while the population concentration under 25 is less in



comparison to the National number, that age category contains 12,400+ individuals. It is also important to note that all age categories are expected to experience growth.

Median Income:

The median household income in Summit County is greater than all other comparable figures in the report. The Primary Service Area median household income is less than Summit County, but still greater than the State of Colorado and the National number. This is a positive attribute, but it must be balanced with the cost of living in the area.

Household Budget Expenditures:

The household budget expenditures are measured on an index, with 100 Spending Potential Index (SPI) being the national average. The SPI in Summit County, Primary Service Area and the State of Colorado are all higher than the SPI of 100, and all three are comparable. It is also important to note that in both Summit County and the Primary Service Area approximately 4.5% of the total household budget is spent on Entertainment & Recreation. The 4.5% of spending on Entertainment & Recreation equates to approximately \$3,400 per household that is already being spent on the programs, services and facilities that fall into this category.

It is also important to note that the housing occupancy rate further underscores the tourist nature of Summit County and the Primary Service Area. Within the Primary Service Area there are approximately 42,850 homes and 44.0%, or 18,845 units, are classified as occupied all year. Of the vacant 56.0%, 46.1% are classified as "For Seasonal Use."

Additional Data Points:

Ethnicity. There is significant ethnicity and racial diversity in the Primary Service Area which can have an impact on participation rates for various activities.

Tapestry. The tapestry segments indicate a strong interest in sports and outdoor activities, with 4 of the 5 segments having an index greater than the national number of 100 in entertainment and recreation.

It is the opinion of B*K, supported by the public input, that full-time residents in Summit County and the Primary Service Area want an amenity like this. The demographics point to a significant portion of the population that would use the facility, and that the full-time residents are willing to pay for entertainment and recreation. However, as supported by the demographics and the public input, the ability to pay for this type of amenity is questionable.



III. PARTICIPATION STATISTICS



Participation Statistics

In addition to analyzing the demographic realities of the service areas, it is possible to project possible participation in recreation and sports activities.

Sports Participation Numbers: On an annual basis, the National Sporting Goods Association (NSGA) conducts an in-depth study and survey of how Americans spend their leisure time. This information provides the data necessary to overlay the rate of participation onto the Primary Service Area to determine market potential. The information contained in this section of the report utilizes the NSGA's most recent survey. The NSGA collected data in 2017 and issued the report in June of 2018.

B*K takes the national average and combines that with participation percentages of the Secondary Service Area based upon age distribution, median income, region and National number. Those four percentages are then averaged together to create a unique participation percentage for the service area. This participation percentage when applied to the population of the Primary Service Areas then provides an idea of the market potential for various activities.



Recreation-Related Activities Participation: These activities could take place at an indoor fieldhouse, depending on the amenities that were included.

Table A –Participation Rates for Primary Service Area

	Age	Income	Region	Nation	Average
Baseball	3.9%	3.6%	4.1%	4.1%	3.9%
Basketball	8.2%	8.0%	10.2%	8.3%	8.7%
Exercise Walking	35.9%	36.0%	39.1%	35.4%	36.6%
Football (Flag)	2.0%	2.6%	3.5%	2.2%	2.6%
Football (Tackle)	2.3%	2.3%	1.8%	2.5%	2.2%
Football (Touch)	3.1%	3.4%	3.9%	3.2%	3.4%
Golf	6.2%	6.0%	8.6%	6.1%	6.7%
Lacrosse	0.9%	1.0%	0.7%	1.0%	0.9%
Running/Jogging	15.7%	15.9%	14.8%	14.8%	15.3%
Soccer	4.5%	5.0%	5.7%	4.9%	5.0%
Softball	3.2%	3.1%	3.5%	3.3%	3.3%
Tennis	4.3%	4.3%	4.1%	4.2%	4.2%
Volleyball	3.4%	3.7%	4.5%	3.6%	3.8%

Age: Participation based on individuals ages 7 & Up of Primary Service Area.
Income: Participation based on the 2018 estimated median household income in the Primary Service Area.
Region: Participation based on regional statistics (Mountain).
National: Participation based on national statistics.
Average: Average of the four columns.



Anticipated Participation Number: Utilizing the average percentage from Table-A above plus the 2010 census information and census estimates for 2018 and 2023 (over age 7) the following comparisons are available.

Table B –Participation Growth or Decline in Primary Service Area

	Average	2010 Population	2018 Population	2023 Population	Difference
Exercise Walking	36.6%	14,895	16,498	17,608	+2,714
Running/Jogging	15.3%	6,229	6,900	7,364	+1,135
Basketball	8.7%	3,529	3,909	4,172	+643
Golf	6.7%	2,741	3,036	3,240	+499
Soccer	5.0%	2,048	2,268	2,421	+373
Tennis	4.2%	1,720	1,905	2,033	+313
Baseball	3.9%	1,597	1,769	1,888	+291
Volleyball	3.8%	1,550	1,717	1,832	+282
Football (Touch)	3.4%	1,388	1,538	1,641	+253
Softball	3.3%	1,333	1,477	1,576	+243
Football (Flag)	2.6%	1,048	1,161	1,239	+191
Football (Tackle)	2.2%	906	1,004	1,071	+165
Lacrosse	0.9%	366	406	433	+67

Note: These figures do not necessarily translate into attendance figures for various activities or programs offered in Summit County as residents may utilize other locations outside of the area.

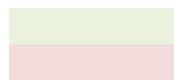
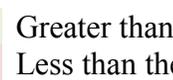


Participation by Ethnicity and Race: The table below compares the overall rate of participation nationally with the rate for Hispanics and African Americans. Utilizing information provided by the National Sporting Goods Association's 2017 survey, the following comparisons are possible.

Table C – Comparison of National, African American and Hispanic Participation Rates

Primary Service Area

Indoor Activity	Primary Service Area	National Participation	African American Participation	Hispanic Participation
Baseball	3.9%	4.1%	2.6%	3.4%
Basketball	8.7%	8.3%	12.2%	7.9%
Exercise Walking	36.6%	35.4%	29.4%	25.6%
Football (Flag)	2.6%	2.2%	3.0%	2.0%
Football (Tackle)	2.2%	2.5%	3.9%	1.4%
Football (Touch)	3.4%	3.2%	4.2%	2.6%
Golf	6.7%	6.1%	2.3%	2.6%
Lacrosse	0.9%	1.0%	0.6%	0.9%
Running/Jogging	15.3%	14.8%	14.0%	14.9%
Soccer	5.0%	4.9%	2.8%	6.2%
Softball	3.3%	3.3%	2.8%	2.1%
Tennis	4.2%	4.2%	3.2%	3.6%
Volleyball	3.8%	3.6%	3.4%	3.2%

 Greater than the National Participation Percentage.
 Less than the National Participation Percentage.

Primary Service Area: The unique participation percentage developed for Primary Service Area.
National Rate: The national percentage of individuals who participate in the given activity.
African American Rate: The percentage of African-Americans who participate in the given activity.
Hispanic Rate: The percentage of Hispanics who participate in the given activity.

These numbers are important to consider as there is a 17.5% Hispanic population in the Primary Service Area.



Summary of Sports Participation: The following chart summarizes participation for indoor activities utilizing information from the 2017 National Sporting Goods Association survey.

Table D – Sports Participation Summary

Sport	Nat'l Rank¹	Nat'l Participation (in millions)
Exercise Walking	1	104.5
Running/Jogging	5	43.9
Basketball	14	24.8
Golf	17	17.9
Soccer	20	14.3
Baseball	23	12.1
Volleyball	24	10.7
Softball	27	9.8
Football (touch)	28	9.5
Football (tackle)	34	7.5
Football (flag)	35	6.5
Lacrosse	52	2.9

Nat'l Rank: Popularity of sport based on national survey.

Nat'l Participation: Population that participate in this sport on national survey.

The ranking and participation (in millions) accounts for ages 7 and up. The top 3 age groups for each activity are outlined on the following page.

¹ This rank is based upon the 55 activities reported on by NSGA in their 2017 survey instrument.



Participation by Age Group: Within the NSGA survey, participation is broken down by age groups. B*K has identify the top 3 age groups participating in the activities reflected in this report. This information becomes crucial in determining who to market facilities and programs to.

Chart E – Participation by Age Group:

Activity	Largest	Second Largest	Third Largest
Exercise Walking	55-64	45-54	65-74
Running/Jogging	25-34	35-44	18-24
Basketball	12-17	25-34	18-24
Golf	55-64	45-54	35-44
Soccer	7-11	12-17	25-34
Tennis	25-34	35-44	45-54
Baseball	12-17	7-11	25-34
Volleyball	12-17	25-34	18-24
Football (touch)	12-17	25-34	7-11
Softball	12-17	25-34	7-11
Football (flag)	7-11	12-17	25-34
Football (tackle)	12-17	25-34	18-24
Lacrosse	12-17	7-11	25-34

Largest: Age group with the highest rate of participation.
Second Largest: Age group with the second highest rate of participation.
Third Largest: Age group with the third highest rate of participation.



Market Potential Index for Adult Participation: In addition to examining the participation numbers for various sports activities through the NSGA 2017 Survey and the Spending Potential Index for Entertainment & Recreation, B*K can access information about Sports & Leisure Market Potential. The following information illustrates participation rates for adults in various activities.

Table F – Market Potential Index for Adult Participation in Activities in Primary Service Area

Adults participated in:	Expected Number of Adults	Percent of Population	MPI
Baseball	1,697	4.2%	102
Basketball	3,898	9.7%	118
Exercise Walking	10,942	27.3%	112
Football	1,947	4.9%	111
Golf	3,920	9.8%	113
Running/Jogging	7,291	18.2%	140
Soccer	2,162	5.4%	131
Softball	990	2.5%	90
Tennis	1,970	4.9%	141
Volleyball	1,490	3.7%	113

Expected # of Adults: Number of adults, 18 years of age and older, participating in the activity in the Primary Service Area.

Percent of Population: Percent of the service area that participates in the activity.

MPI: Market potential index as compared to the national number of 100.

This table indicates that the overall propensity for adults to participate in the activities listed is greater than the national number of 100 in all but one sport. In many cases when a participation number is lower than the National number, secondary factors include a lack of facilities or an inability to pay for services and programs.



Sports Participation Trends: Below are listed several sports activities and the percentage of growth or decline that each has experienced nationally over the last ten years (2008-2017).

Table G – National Activity Trend (in millions)

	2008 Participation	2017 Participation	Percent Change
Running/Jogging	30.9	43.8	41.7%
Aerobic Exercising	32.2	44.9	39.4%
Lacrosse	2.6	2.9	11.5%
Exercise Walking	96.6	104.5	8.2%
Soccer	13.5	14.3	5.9%
Football (touch)	9.3	9.5	2.2%
Football (flag)	6.7	6.5	-3.0%
Basketball	25.7	24.6	-4.3%
Baseball	13.3	12.1	-9.0%
Volleyball	12.2	10.5	-13.9%
Football (tackle)	9.5	7.5	-21.1%
Golf	23.2	17.9	-22.8%
Softball	12.8	9.8	-23.4%

2008 Participation: The number of participants per year in the activity (in millions) in the United States.

2017 Participation: The number of participants per year in the activity (in millions) in the United States.

Percent Change: The percent change in the level of participation from 2008 to 2017.

The ranking and participation (in millions) accounts for ages 7 and up.



Additional activity, not currently tracked by the NSGA – Pickleball

Sports & Fitness Industry Association (SFIA) reported pickleball currently has 3.13 million players in the US – an increase of 11.3% over last year, 8.5% 3-year annual average growth. SFIA is the premier trade association for top brands, manufacturers, retailers and marketers in the American sporting goods and fitness industry 1906. Additional details from the 2018 SFIA Report:

- 2014 was the first year for including pickleball in the SFIA report

Core & Casual participants:

- 1.87 million “Casual” participants who play 1-7 times a year
- 1.26 million “Core” participants who play 8 or more times a year

Casual and Core participants:

- Casual – 63% male and 37% female
- Core – 73% male and 27% female
- Core players, on average, are significantly older
- 13% of Casual participants and 75% of Core participants are age 55 and older
- The 2.5 million total participants represent 0.9% of the US population

The regions with the largest number of Core participants were

- Pacific (CA, OR, WA) = 263,000
- East North Central (WI, MI, IL, OH, IN) = 200,000
- South Atlantic (FL, GA, SC, NC, VA, WV, DC) = 174,000



Recreation Activity and Facility Trends: There continues to be very strong growth in the number of people participating in recreation and leisure activities. The Physical Activity Council in its 2013 study indicated that 33% of Americans (age 6 and older) are active to a healthy level. However, the study also indicated that 28% of Americans were inactive. It is estimated that one in five Americans over the age of six participates in some form of fitness related activity at least once a week. International Health, Racquet and Sportsclub Association (IHRSA) reported that health club industry revenue totaled \$87.2 billion in 2017 and between 2008 and 2017 the number of health club membership increase from 45.6 million to 60.9 million, an increase of over 33% . Statistics also indicate that approximately 12 out of every 100 people of the U.S. population (or 12%) belong to a health club. On the other side, most public recreation centers attract between 20% and 30% of a market area (more than once) during a year. All of this indicates the relative strength of a market for a community recreation facility. However, despite these increases the American population continues to lead a rather sedentary life with an average of 25% of people across the country reporting that they engage in no physical activity (per The Center for Disease Control).

One of the areas of greatest participant growth over the last 10 years is in fitness related activities such as exercise with equipment, aerobic exercise and group cycling. This is also the most volatile area of growth with specific interest areas soaring in popularity for a couple of years only to be replaced by a new activity for the coming years. Also, showing particularly strong growth numbers is running/jogging, which could potentially be accommodated in a fieldhouse setting. It is significant that many of the activities that can take place in an indoor recreation setting are ranked in the top fifteen in overall participation by the National Sporting Goods Association.

Due to the increasing recreational demands, there has been a shortage in most communities of the following spaces:

- Gymsnasiums
- Pools (especially leisure pools)
- Weight/cardiovascular equipment areas
- Indoor running/walking tracks
- Meeting/multipurpose (general program) space
- Senior's program space
- Pre-school and youth space
- Teen use areas
- Indoor Turf Field

Thus, many communities have attempted to include these amenities in public community recreation facilities. With the growth in youth sports and the high demand for school gyms, most communities are experiencing an acute lack of gymnasium space. Weight/cardiovascular space is also in high demand and provides a facility with the potential to generate significant revenues.



The success of most recreation departments is dependent on meeting the recreational needs of a variety of individuals. The fastest growing segment of society is the more active seniors (55-70) and the traditional senior population (70+). The current facilities in Breckenridge and Silverthorne are currently meeting the bulk of the needs of this group. The largest segment of the population in the Primary Service Area (25-44) have a wide variety of recreation, leisure, and social needs. The younger section of this population is looking for socialization opportunities to go along with their leisure and recreation activities. Creating league and drop-in opportunities to meet the physical and social wants to this segment is important. At the middle and older portions of this age category there is the introduction of families and young children, which would be significant users of a fieldhouse.

Youth programming has always been a cornerstone for recreation services and will continue to be so with an increased emphasis on teen needs and providing a deterrent to juvenile crime. The population of individuals under 18 in the Primary Service Area is 8,200+. With a continuing increase in single parent households and two working parent families, the needs of school age children for before and after school childcare continues to grow as does the need for preschool programming.

As more and more communities attempt to develop community recreation facilities the issues of competition with other providers in the market area have inevitably been raised. The loudest objections have come from the private health club market and their industry voice IHRSA. The private sector has vigorously contended that public facilities unfairly compete with them in the market and have spent considerable resources attempting to derail public projects. However, the reality is that in most markets where public community recreation centers have been built, the private sector has not been adversely affected and in fact in many cases has continued to grow. This is due in large part to the fact that public and private providers serve markedly different markets. One of the other issues of competition comes from the non-profit sector (primarily YMCA's but also Jewish Community Center's, and others), where the market is much closer to that of the public providers. While not as vociferous as the private providers, the non-profits have also often expressed concern over public community recreation centers. What has resulted from this is a strong growth in the number of partnerships that have occurred between the public and non-profit sector in an attempt to bring the best recreation amenities to a community.



Fieldhouse Characteristics:

A common characteristic of a fieldhouse, which can have a number of different definitions, is the inclusion of indoor turf space. Said indoor turf spaces can be like what Breckenridge incorporated into their most recent renovation, or like the Summit County School District and significantly larger. In some instances, there are more than one turf surface under the same roof.

Another common characteristic of a fieldhouse is court space, typically a space larger than 4 high school regulation size basketball courts. The courts typically have the ability to be divided by curtains and have ample space for seating, either permanent or temporary.

A final common characteristic of a fieldhouse is that if they are built in the appropriate market, they can cover 100% of their operating costs. The demographics of the Primary Service Area will make achieving 100% cost recovery a challenge.

The appeal of an indoor turf space is the following (in no specific order):

- There is appeal to a broad spectrum of age range, depending on how they are programmed.
- The level of staffing required is minimal.
- The utilities can be monitored much like that of a gymnasium and dialed back depending on time of year and use patterns.
- Because these facilities are typically associated with youth sports, there is a greater willingness to pay for the programs and rental of said space.
- Spaces can typically be divided to accommodate a variety of programs and/or rentals at the same time.

Within Summit County and the Primary Service Area, many of the youth sports organization apply for grants from local foundations. If a fieldhouse were added, and that facility charged market driven rates, the number of requests from youth sports groups to said granting organization could exceed resources available.



Market Conclusion:

Below are the high-level market constraints and opportunities associated with the development of a fieldhouse in the Summit County market.

Constraints:

- Within Summit County both the Breckenridge Recreation Center, the Breckenridge Ice Rink (seasonal) and the Summit County School District have indoor turf space that can be rented by outside groups if they so choose.
- The recreation centers in both Breckenridge and Silverthorne have indoor court spaces that accommodate; basketball, volleyball and pickleball. Another activity that they could accommodate in those spaces and would appeal to the Hispanic community would be futsal, an indoor form of soccer.
- The youth sports agencies that would be potential users of a fieldhouse in Summit County are currently challenged in their revenue generation through dues and membership fees. Many of these youth sports groups look to local non-profits and other funding organizations to help subsidize their operation and rental costs.
- Based on the demographics there is significant wealth in Summit County. However, much of that wealth is not associated with year around residents of the County. In addition, most year around residents are paying significantly more for housing and every day living expenses, in comparison to the state and national numbers.
- There is a feeling amongst some residents that local government agencies continue to tax the residents and there may soon be a breaking point, where residents are no longer willing to fund initiatives, even if needed.
- Because of reasons outlined in the previous bullet point, the development of an overarching recreation district with the sole responsibility of running and programming a fieldhouse would be challenging.



Opportunities

- There is a great “want” amongst youth sports organizations and adult sport participants for an indoor fieldhouse in Summit County that can address the needs of turf and court space.
- The weather in Summit County means that a realistic operating season for a fieldhouse would be from August 1-June 1, which is a significantly longer season than the facilities in the Denver Metro area. This is not to suggest this facility would not be a year around operation, but merely points to the demand for indoor spaces would have a longer span in comparison to other areas.
- There are only 3 pieces of indoor turf in Summit County; Breckenridge Recreation Center, Breckenridge Ice Rink (seasonal) and the Summit County School District. While the turf in Breckenridge has been well received, facility operators have heard the “need” for a larger space, which Breckenridge, cannot and doesn’t plan on providing. While Summit County School District does have a larger piece of turf, the school district activities monopolize its use with the exceptions of Sundays.
- There is a significant amount of operational expertise for indoor facilities in Frisco, Breckenridge and Silverthorne to assist and provide guidance with the end operation.
- While many of the year around residents don’t control a significant amount of wealth in the county, the wealth is still there. The reality is that there is a chance to secure large donations to help with the development of the facility.
- There are multiple organizations; private schools, medical providers, etc. that have expressed an interest in being associated with a facility of this nature. Having a partner in the form of a “tenant” that would rent space the day the building opened is another significant revenue stream.
- Depending on the number of turf surfaces and/or number of courts included in a facility of this nature it is possible to assume that the facility could have a positive economic impact on the community.
- With the rise in popularity with the sport of pickleball and the opportunity to include an indoor walking surface that surrounds the turf space and/or the court space it would be possible to attract a larger segment of the population, in comparison to only focusing on youth sports.



Based on the stakeholder meetings that B*K participated in the following conclusions can be formed.

1. There is a need for additional indoor space in Summit County to address the needs of turf sports, court sports, and indoor walking/jogging.
2. There is a significant portion of the population that would support such an effort, and if activities like pickleball and exercise walking could be accommodated that population could span a significant portion of the age distribution.
3. While there is identifiable need there are still significant questions regarding the ability to fund the facility, and maybe more concerning, the ability to operate the facility at a break-even standpoint.



Appendix Demographic Analysis

B*K accesses demographic information from Environmental Systems Research Institute (ESRI) who utilizes 2010 Census data and their demographers for 2018-2023 projections. In addition to demographics, ESRI also provides data on housings, recreation, and entertainment spending and adult participation in activities. B*K also uses information produced by the National Sporting Goods Association (NSGA) and the National Endowment for the Arts (NEA) to overlay onto the demographic profile to determine potential participation in various activities.

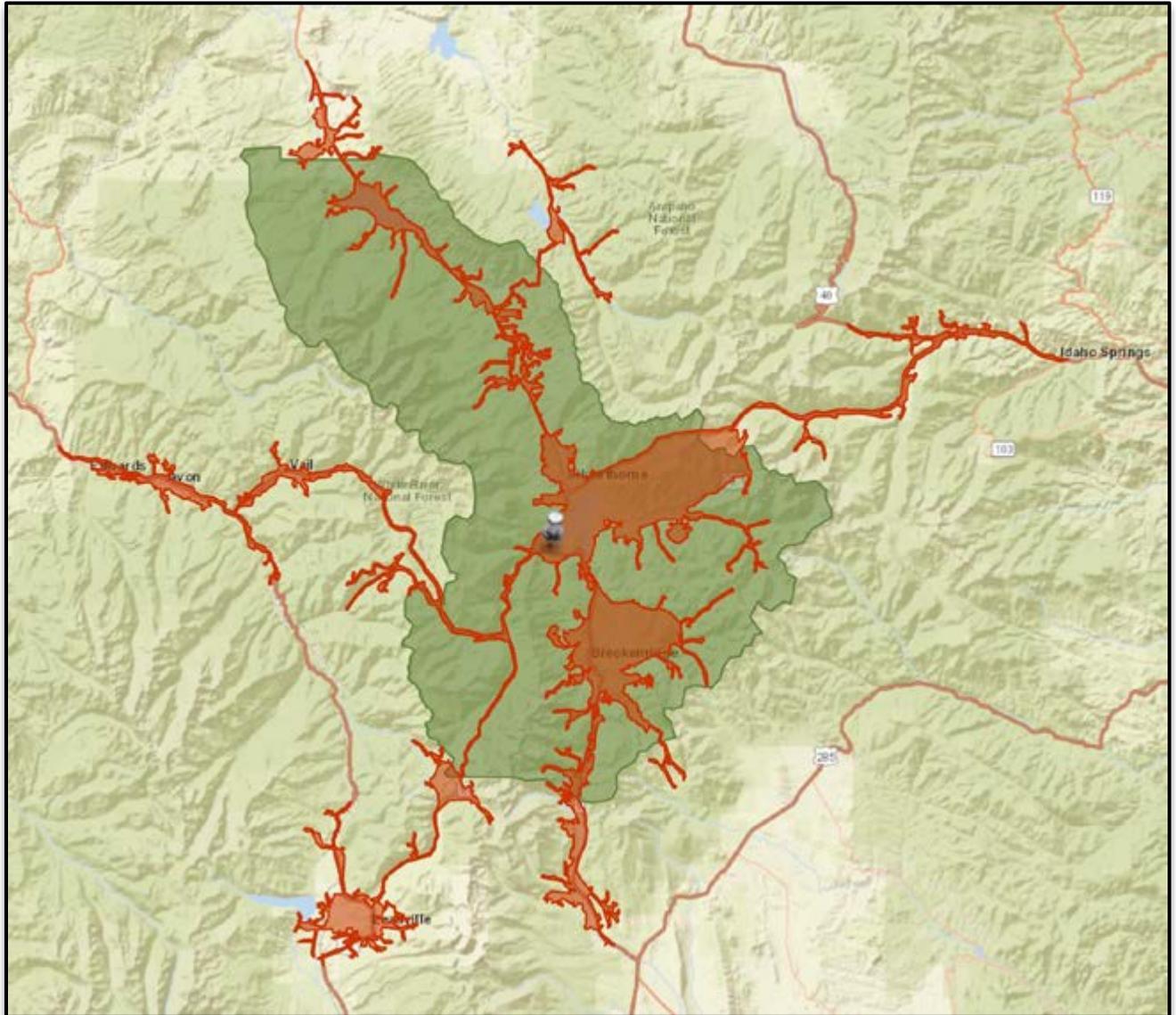
Service Areas: The Primary Service Area is a 45-minute drive from a central point in Summit County – Summit High School. The information provided includes the basic demographics and data for the Primary Service Area with comparison data from Summit County, the State of Colorado, and the United States.

Primary Service Areas are defined as the distance people will travel on a regular basis (a minimum of once a week) to utilize recreation facilities. Use by individuals outside of this area will be much more limited and will focus more on special activities or events. A facility like a fieldhouse can have a significantly greater service area, in comparison to a “traditional” recreation center. A primary reason for this is that this facility type is not as prevalent.

Service areas can expand, or contract based upon a facility’s proximity to major thoroughfares. Other factors impacting the use as it relates to driving distance are the presence of alternative service providers in the service area. Alternative service providers can influence membership, daily admissions and the associated penetration rates for programs and services. Service areas in Summit County are unique because of the geographic and the seasonal tourist use of local ski areas.



Map A – Service Area Maps



- Green Boundary –Summit County
- Red Boundary – Primary Service Area 45-Minute Drive Time (includes Summit County towns and unincorporated areas, as well as other towns such as Leadville, etc.)



Demographic Comparison

	Summit County	Primary Service Area
Population:		
2010 Census	27,994 ¹	44,113 ²
2018 Estimate	30,793	48,481
2023 Estimate	32,996	51,739
Households:		
2010 Census	11,754	18,845
2018 Estimate	12,909	20,671
2023 Estimate	13,828	22,050
Families:		
2010 Census	6,553	9,967
2018 Estimate	7,141	10,845
2023 Estimate	7,623	11,527
Average Household Size:		
2010 Census	2.36	2.32
2018 Estimate	2.36	2.32
2023 Estimate	2.37	2.32
Ethnicity (2018 Estimate):		
Hispanic	13.5%	17.5%
White	89.3%	88.2%
Black	1.0%	1.1%
American Indian	0.5%	0.8%
Asian	1.2%	1.2%
Pacific Islander	0.2%	0.1%
Other	6.3%	6.7%
Multiple	1.6%	2.0%
Median Age:		
2010 Census	36.4	35.9
2018 Estimate	38.4	37.7
2023 Estimate	39.1	38.3
Median Income:		
2018 Estimate	\$73,728	\$68,173
2023 Estimate	\$80,797	\$76,659

¹ From the 2000-2010 Census, the Summit County experienced a 18.9% increase in population.

² From the 2000-2010 Census, the Primary Service Area experienced a 11.6% increase in population.

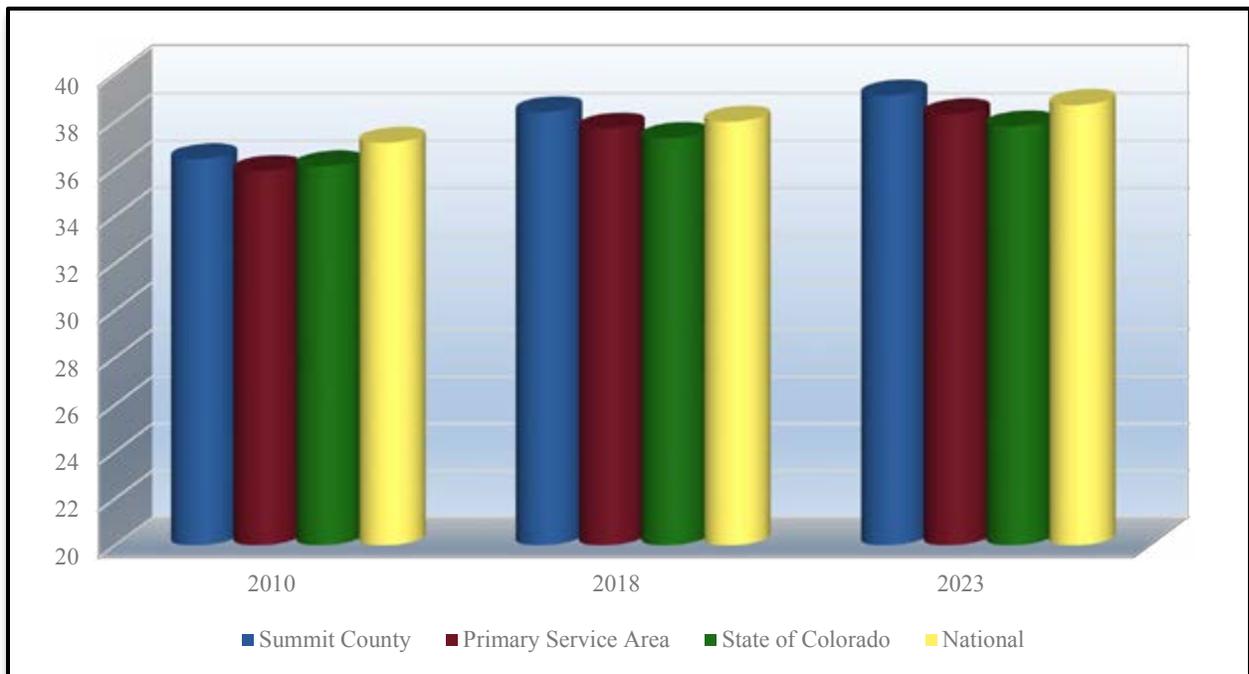


Age and Income: B*K compares the median age and household income level in Summit County and the Primary Service Area with the national number as both of these factors are key determiners of participation in recreation activities. The lower the median age, the higher the participation rates are for most activities. The level of participation also increases as the median income level goes up.

Table A – Median Age:

	2010 Census	2018 Projection	2023 Projection
Summit County	36.4	38.4	39.1
Primary Service Area	35.9	37.7	38.3
State of Colorado	36.1	37.3	37.8
Nationally	37.1	38.3	39.0

Chart A – Median Age:



The median age in the Summit County and the Primary Service Area are less than the State of Colorado and the National number. A lower median age typically points to the presence of families with children. Families with children would be a significant user of an indoor fieldhouse, depending upon the components and their size. It is also important to note that these numbers are reflective of the year around residents of Summit County and the Primary Service Area.



Households with Children: The following chart provides the number of households and percentage of households in Summit County and the Primary Service Area with children.

Table B – Households w/ Children

	Number of Households w/ Children	Percentage of Households w/ Children
Summit County	2,859	24.3%
Primary Service Area	4,511	23.9%

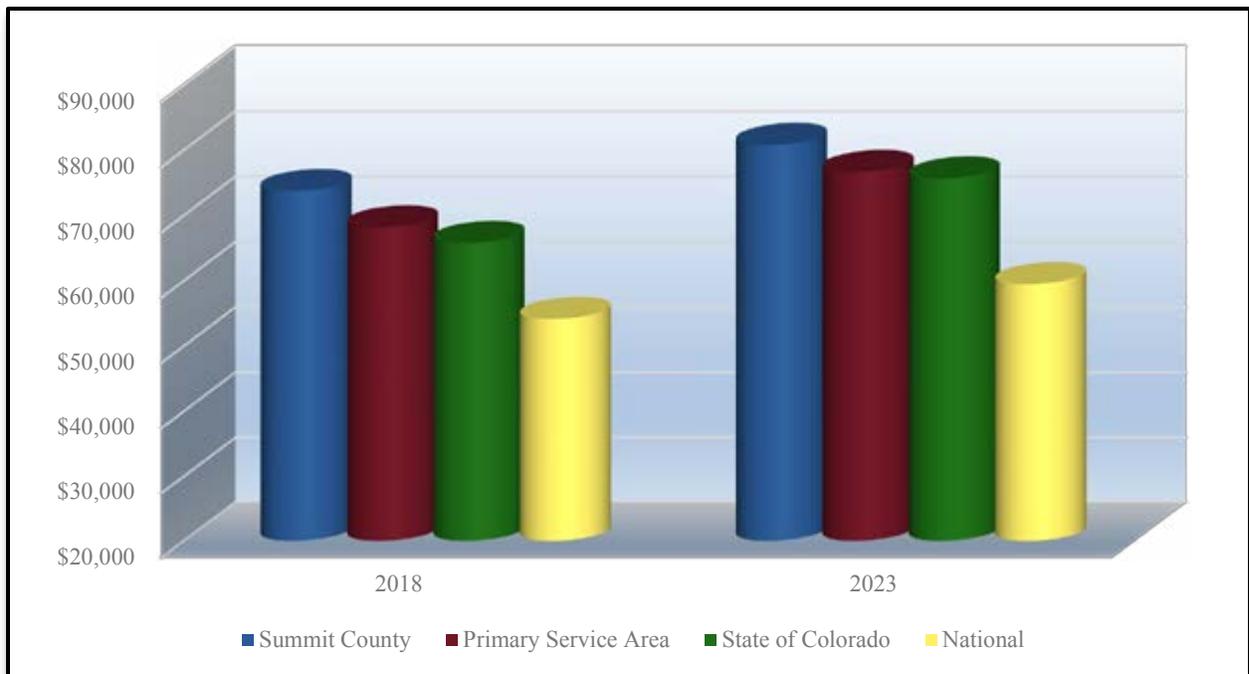
The information contained in Table-B helps further outline the presence of families with children. As a point of comparison in the 2010 Census, 32.7% of households in Colorado and 33.4% of households nationally had children present.



Table C – Median Household Income:

	2018 Projection	2023 Projection
Summit County	\$73,728	\$80,797
Primary Service Area	\$68,173	\$76,659
State of Colorado	\$65,782	\$75,655
Nationally	\$58,100	\$65,727

Chart B – Median Household Income:



Like the median age information the median household income information is specific to residents of Summit County and the Primary Service Area.



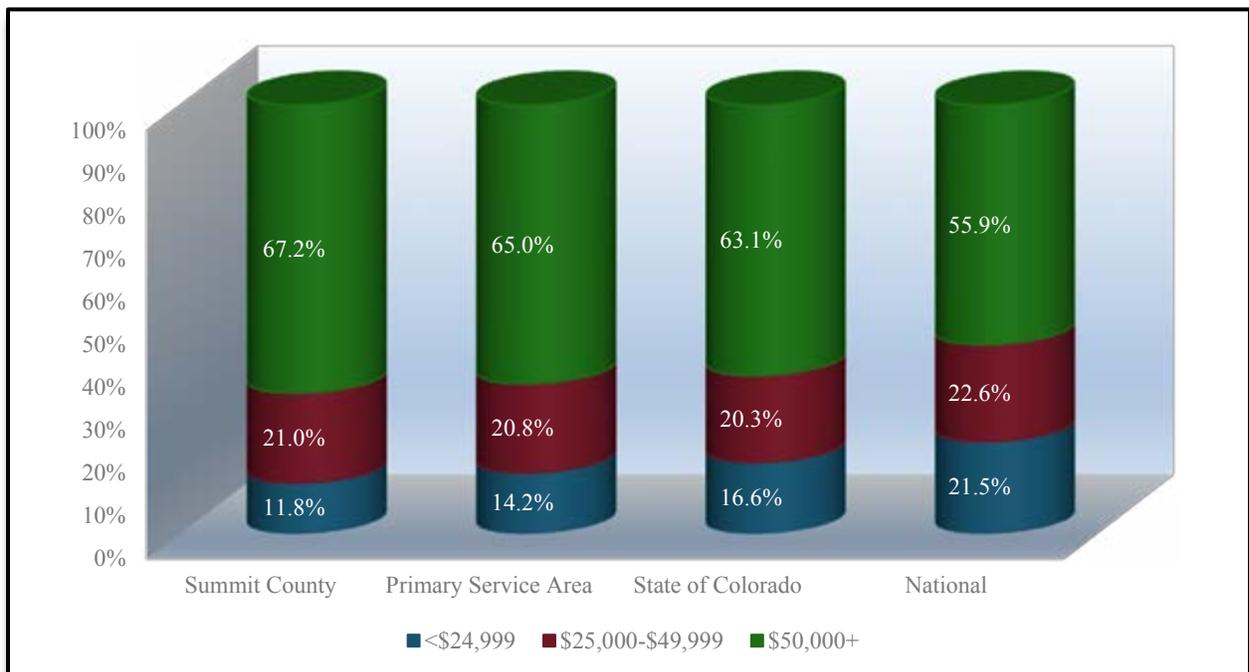
Based on 2018 projections for median household income the following narrative describes the service areas:

In Summit County, the percentage of households with median income over \$50,000 per year is 67.2% compared to 55.9% on a national level. Furthermore, the percentage of the households in the primary service area with a median income less than \$25,000 per year is 11.8% compared to a level of 21.5% nationally.

In the Primary Service Area, the percentage of households with median income over \$50,000 per year is 65.0% compared to 55.9% on a national level. Furthermore, the percentage of the households in the primary service area with a median income less than \$25,000 per year is 14.2% compared to a level of 21.5% nationally.

While there is no perfect indicator of use of an indoor recreation facility, the percentage of households with more than \$50,000 median income is a key indicator. Therefore, those numbers are significant but must be balanced with the overall cost of living.

Chart C – Median Household Income Distribution





Household Budget Expenditures: In addition to taking a look at Median Age and Median Income, it is important to examine Household Budget Expenditures. In particular, reviewing housing information; shelter, utilities, fuel and public services along with entertainment & recreation can provide a snapshot of the cost of living and spending patterns in the services areas. The table below looks at that information and compares the service areas.

Table D – Household Budget Expenditures³:

Summit County	SPI	Average Amount Spent	Percent
Housing	111	\$24,229.93	30.9%
<i>Shelter</i>	<i>113</i>	<i>\$18,983.14</i>	<i>24.2%</i>
<i>Utilities, Fuel, Public Service</i>	<i>106</i>	<i>\$5,246.78</i>	<i>6.7%</i>
Entertainment & Recreation	109	\$3,505.78	4.5%

Primary Service Area	SPI	Average Amount Spent	Percent
Housing	108	\$23,398.48	31.3%
<i>Shelter</i>	<i>109</i>	<i>\$18,375.51</i>	<i>24.4%</i>
<i>Utilities, Fuel, Public Service</i>	<i>101</i>	<i>\$,022.98</i>	<i>6.7%</i>
Entertainment & Recreation	104	\$3,343.80	4.4%

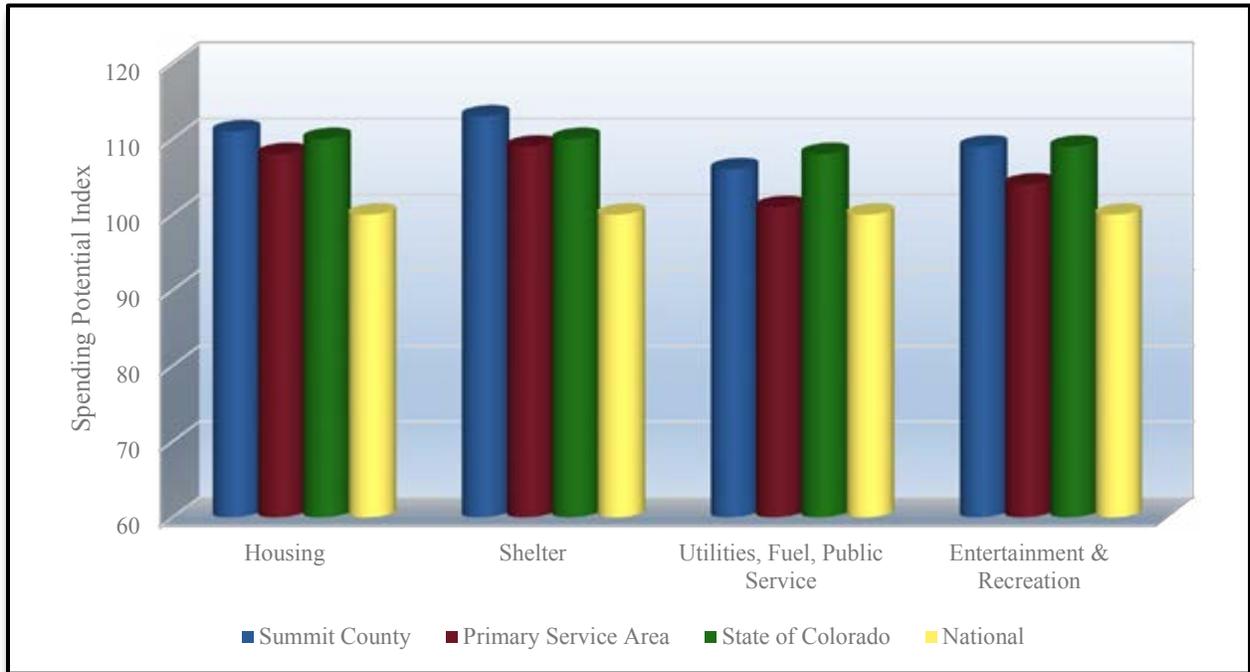
State of Colorado	SPI	Average Amount Spent	Percent
Housing	110	\$23,821.45	30.6%
<i>Shelter</i>	<i>110</i>	<i>\$18,488.68</i>	<i>23.7%</i>
<i>Utilities, Fuel, Public Service</i>	<i>108</i>	<i>\$5,332.77</i>	<i>6.8%</i>
Entertainment & Recreation	109	\$3,505.67	4.5%

SPI: Spending Potential Index as compared to the National number of 100.
Average Amount Spent: The average amount spent per household.
Percent: Percent of the total 100% of household expenditures.

Note: Shelter along with Utilities, Fuel, Public Service is a portion of the Housing percentage.

³ Consumer Spending data are derived from the 2016 and 2017 Consumer Expenditure Surveys, Bureau of Labor Statistics. ESRI forecasts for 2018 and 2023.

Chart D – Household Budget Expenditures Spending Potential Index:



The total number of housing units in the Primary Service Area is 42,850, and 44.0% or 18,845 housing units have occupants. The total vacancy rate for the service area is 55.5%. Of the available units:

- For Rent 5.1%
- Rented, not Occupied 0.5%
- For Sale 1.6%
- Sold, not Occupied 0.4%
- For Seasonal Use 46.1%
- Other Vacant 2.3%

The vacancy rates and the percentage of housing units available for “Seasonal Use” further underscores the tourist nature of the area.



Recreation Expenditures Spending Potential Index: Finally, through the demographic provider that B*K utilizes for the market analysis portion of the report, it is possible to examine the overall propensity for households to spend dollars on recreation activities. The following comparisons are possible.

Table E – Recreation Expenditures Spending Potential Index⁴:

Summit County	SPI	Average Spent
Fees for Participant Sports	111	\$125.62
Fees for Recreational Lessons	111	\$153.89
Social, Recreation, Club Membership	110	\$249.18
Exercise Equipment/Game Tables	115	\$66.00
Other Sports Equipment	110	\$8.51

Primary Service Area	SPI	Average Spent
Fees for Participant Sports	105	\$118.63
Fees for Recreational Lessons	107	\$147.80
Social, Recreation, Club Membership	106	\$239.91
Exercise Equipment/Game Tables	109	\$62.90
Other Sports Equipment	105	\$8.10

State of Colorado	SPI	Average Spent
Fees for Participant Sports	110	\$124.67
Fees for Recreational Lessons	111	\$152.86
Social, Recreation, Club Membership	110	\$247.50
Exercise Equipment/Game Tables	111	\$64.09
Other Sports Equipment	110	\$8.44

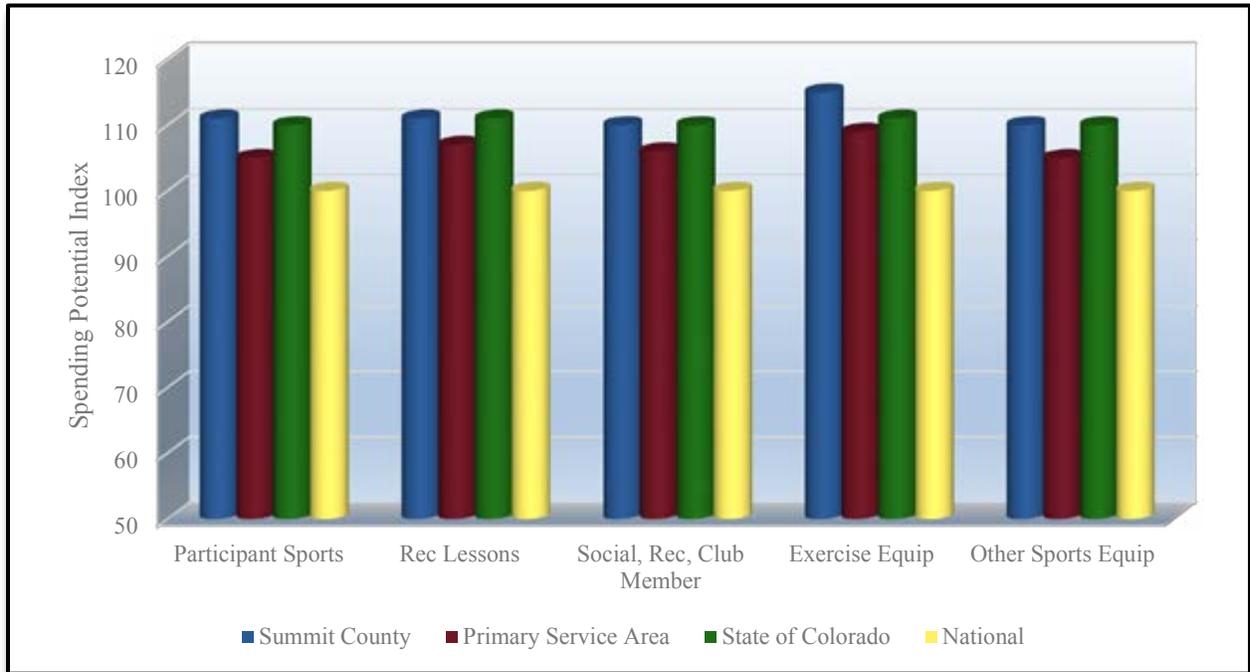
Average Amount Spent: The average amount spent for the service or item in a year.

SPI: Spending potential index as compared to the national number of 100.

⁴ Consumer Spending data are derived from the 2016 and 2017 Consumer Expenditure Surveys, Bureau of Labor Statistics.



Chart E – Recreation Spending Potential Index:



There is a great deal of consistency in the spending on housing and entertainment and recreation. That consistency becomes important. However, it is also important to note that the amount of money spent on housing can negatively impact household's and family's abilities to pay for sports that could use an indoor fieldhouse.



Population Distribution by Age: Utilizing census information for the Primary Service Area, the following comparisons are possible.

Table G – 2018 Primary Service Area Age Distribution

(ESRI estimates)

Ages	Population	% of Total	Nat. Population	Difference
0-5	2,448	5.0%	6.0%	-1.0%
5-17	5,887	12.4%	16.3%	-3.9%
18-24	4,251	8.8%	9.7%	-0.9%
25-44	17,076	35.1%	26.4%	+8.7%
45-54	6,523	13.5%	13.0%	+0.5%
55-64	6,340	13.1%	12.9%	+0.2%
65-74	4,297	8.9%	9.2%	-0.3%
75+	1,657	3.4%	6.4%	-3.0%

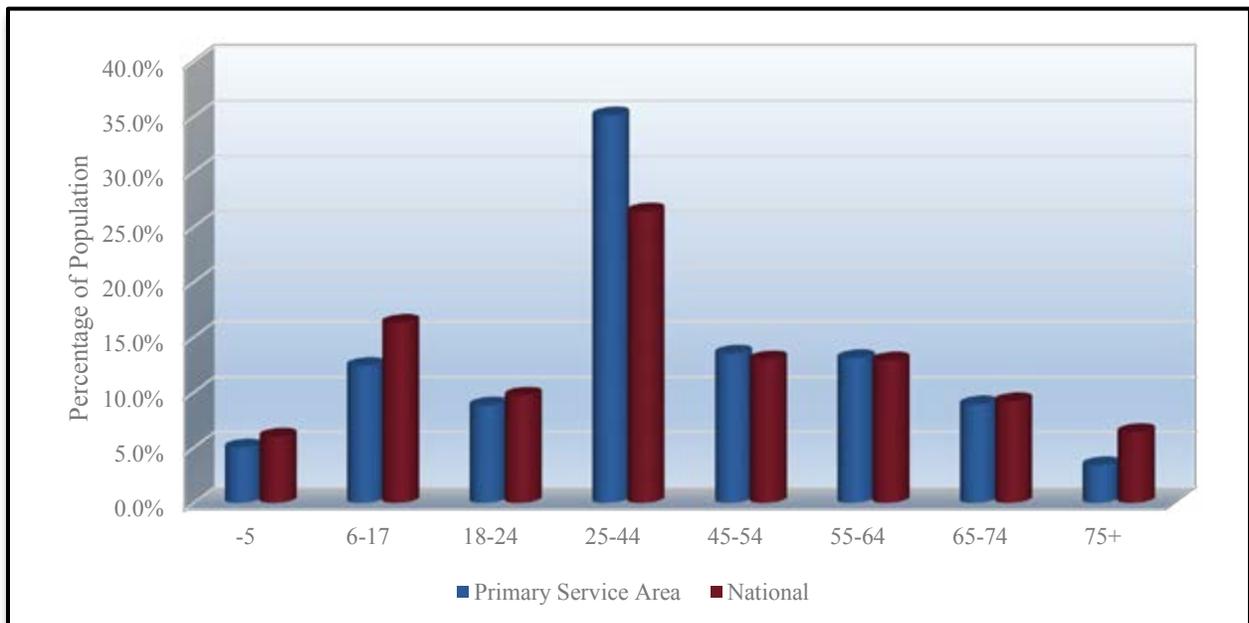
Population: 2018 census estimates for the different age groups in the Primary Service Area.

% of Total: Percentage of the Primary Service Area population in the age group.

National Population: Percentage of the national population in the age group.

Difference: Percentage difference between Primary Service Area population and the national population.

Chart G – 2018 Primary Service Area Age Group Distribution





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The demographic makeup of the Primary Service Area, when compared to the characteristics of the national population, indicates that there are some differences with a larger population in the 25-64 age groups. A smaller population in the age groups, under 5, 6-17, 18-24, 65-74 and 75+. The greatest positive variance is in the 25-44 age group with +8.7%, while the greatest negative variance is in the 6-17 age group with -3.9%.



Population Distribution Comparison by Age: Utilizing census information from the Summit County and Primary Service Area, the following comparisons are possible.

Table I – 2018 Primary Service Area Population Estimates

(U.S. Census Information and ESRI)

Ages	2010 Census	2018 Projection	2023 Projection	Percent Change	Percent Change Nat'l
-5	2,507	2,448	2,661	+6.1%	+2.5%
5-17	5,356	5,887	6,045	+12.9%	+0.9%
18-24	4,381	4,251	4,455	+1.7%	+0.7%
25-44	16,328	17,076	18,027	+10.4%	+12.5%
45-54	6,578	6,523	6,677	+1.5%	-9.5%
55-64	5,449	6,340	6,265	+15.0%	+17.2%
65-74	2,635	4,297	5,142	+95.1%	+65.8%
75+	877	1,657	2,467	+181.3%	+40.2%

Chart I – Primary Service Area Population Growth

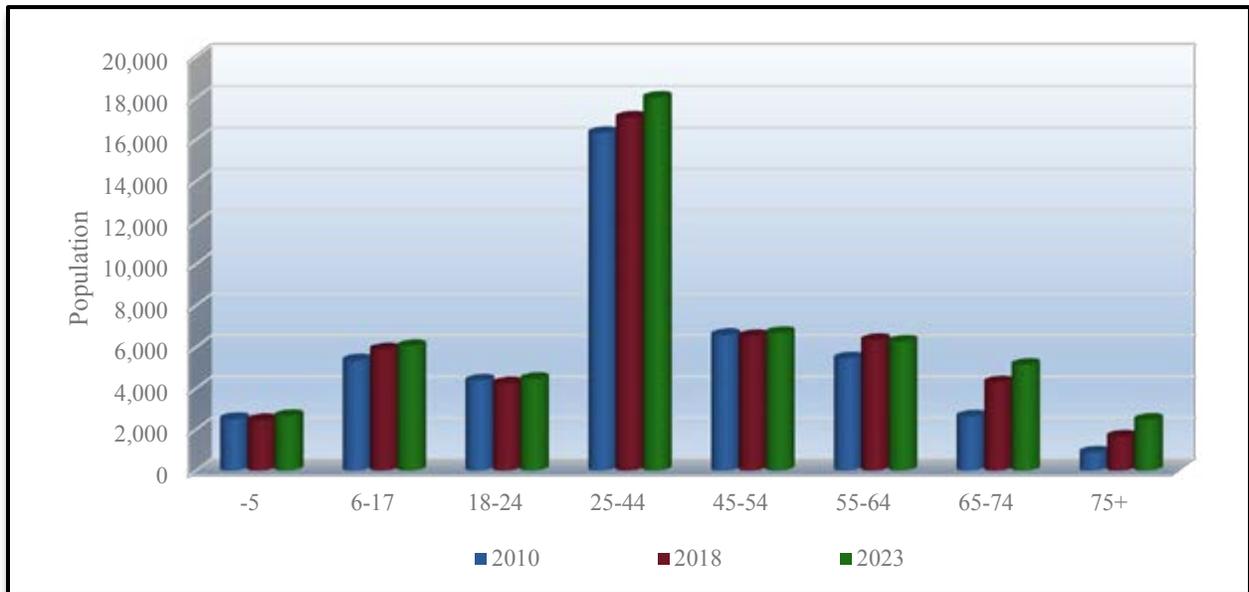


Table-I illustrates the growth or decline in age group numbers from the 2010 census until the year 2023. All age categories are projected to see an increase in population. The population of the United States as a whole is aging, and it is not unusual to find negative growth numbers in the younger age groups and significant net gains in the 45 plus age groupings in communities which are relatively stable in their population numbers.



Ethnicity and Race: Below is listed the distribution of the population by ethnicity and race for the Primary Service Area for 2018 population projections. Those numbers were developed from 2010 Census Data. The Hispanic population is broken out as it is considered an ethnicity. An individual can identify themselves as Hispanic, but when asked what race they are they identify as white.

Table L – Primary Service Area Ethnic Population and Median Age 2018

(Source – U.S. Census Bureau and ESRI)

Ethnicity	Total Population	Median Age	% of Population	% of CO Population
Hispanic	8,474	28.2	17.5%	21.7%

Table M – Primary Service Area by Race and Median Age 2018

(Source – U.S. Census Bureau and ESRI)

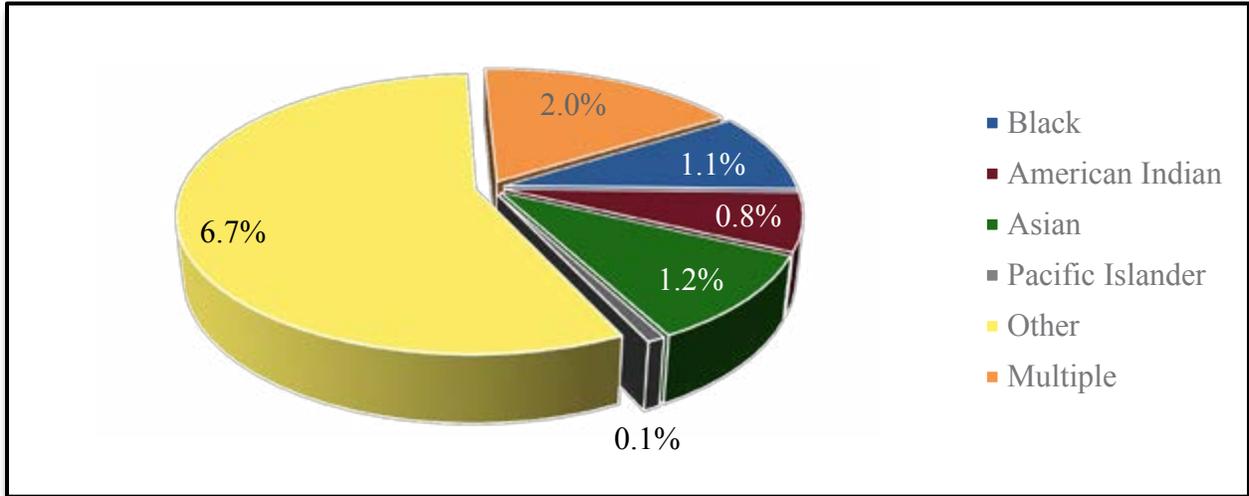
Race	Total Population	Median Age	% of Population	% of CO Population
White	42,750	39.0	88.2%	79.7%
Black	532	35.8	1.1%	4.3%
American Indian	368	38.7	0.8%	1.2%
Asian	571	36.1	1.2%	3.2%
Pacific Islander	46	33.8	0.1%	0.2%
Other	3,239	27.4	6.7%	7.6%
Multiple	973	28.0	2.0%	3.9%

2018 Primary Service Area Total Population:

48,481 Residents



Chart K – 2018 Primary Service Area Population by Non-White Race





Tapestry Segmentation

Tapestry segmentation represents the 4th generation of market segmentation systems that began 30 years ago. While the demographic landscape of the U.S. has changed significantly since the 2000 Census, the tapestry segmentation has remained stable as neighborhoods have evolved.

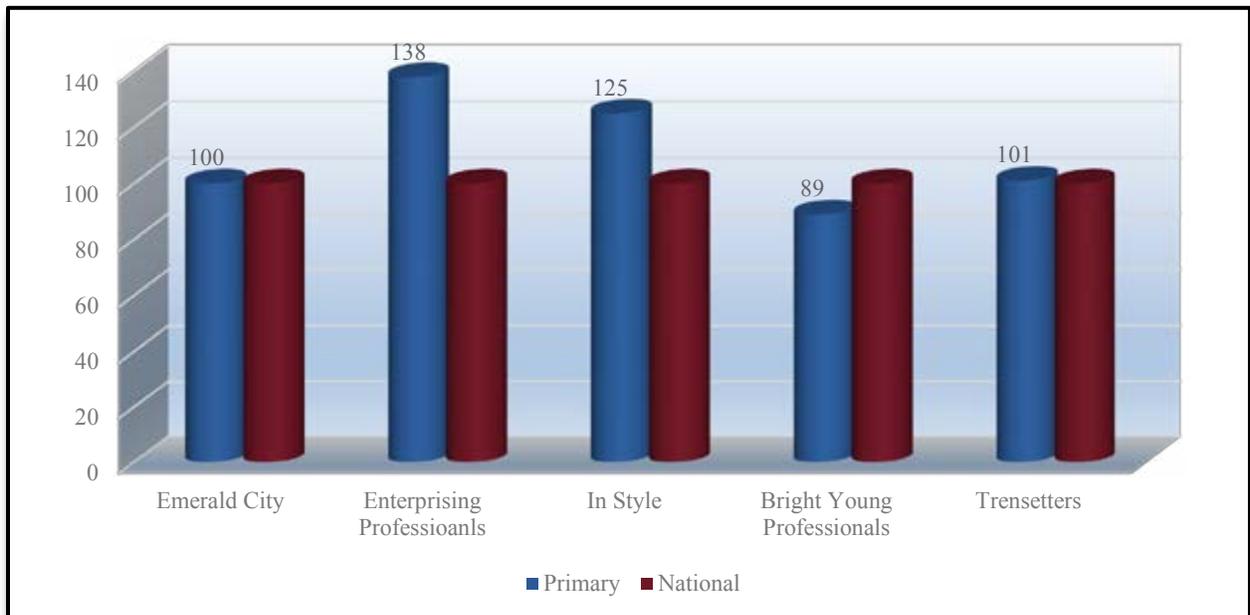
There is value including this information for Summit County with the data assisting in helping understand the consumers/constituents in their service area. The information is provided by the demographic service that B*K utilizes.

Table O – Primary Service Area Tapestry Segment Comparison

(ESRI estimates)

	Primary Service Area		Demographics	
	Percent	Cumulative Percent	Median Age	Median HH Income
Emerald City (8B)	21.3%	21.3%	36.6	\$52,000
Enterprising Professionals (2D)	16.6%	37.9%	34.8	\$77,000
In Style (5B)	15.0%	52.9%	41.1	\$66,000
Bright Young Professionals (8C)	12.1%	65.0%	32.2	\$50,000
Trendsetters (3C)	7.8%	72.8%	35.5	\$51,000

Table P – Average Household Budget Index – Entertainment & Recreation





Emerald City (8B) – These residents live in lower-density neighborhoods of urban areas throughout the country. Well educated and well employed, half have a college degree and a professional occupation. Long hours on the Internet are balanced with time at the gym. Music and art are major sources of enjoyment. Just over half of all homes are renter occupied. There is a significant Hispanic (10.5%) population in this segment.

Enterprising Professionals (2D) – These residents are well educated and climbing the ladder in STEM occupations. They change jobs often and therefore choose to live in condos, townhomes, or apartments; many still rent their homes. This young market makes over one and a half times more income than the U.S. median, supplementing their income with high-risk investments. Almost half of the households are married couples, and 30% are single person households. There is a significant Hispanic (14.5%), Asian and Pacific Island (20.8%), and Black (12.0%) population in this segment.

In Style (5B) – These residents embrace an urbane lifestyle that includes support of the arts, travel and extensive reading. Professional couples or single households without children, they have the time to focus on their homes and their interests. There is minimal diversity in this segment. They actively support the arts, theater, concerts, and museums.

Bright Young Professionals (8C) – This is a large market, and these communities are home to young, educated, working professionals. One out of three householders is under the age of 35. Slightly more diverse couples dominate this market, with more renters than homeowners. Residents of this segment are physically active and up on the latest technology. Household type is primarily couples, married, with above average concentrations of both single-parent and single-person households. There is a significant Hispanic (16.6%) and Black (16.0%) population in this segment.

Trendsetters (3C) – These educated young singles aren't ready to settle down; they do not own homes or vehicles and choose to spend their disposable income on upscale city living and entertainment. These residents are singles, living alone or with roommates or partners. Commuting can take up to an hour; public transportation, walking, and biking are popular. They are attentive to good health and nutrition. There is a significant Hispanic (23.3%), Asian and Pacific Island (13.3%), and Black (11.8%) population.

The top-5 Tapestry segments in the population further underscores and interest in staying active and participation in a wide variety of leisure and recreation activities.



Demographic Summary

The following summarizes the demographic characteristics of the Primary Service Area with comparisons to Summit County, the State of Colorado and National numbers.

- The Primary Service Area has sufficient population to support an indoor fieldhouse.
- The population in the Primary Service Area is slightly younger than Summit County and Nationally and is very comparable to the State of Colorado.
- There are not a significant number of households with children in Summit County or the Primary Service Area when comparing to the State of Colorado or the National percentages. However, the population under 25 still accounts for approximately 12,400+ individuals.
- The median household income in the Primary Service Area is greater than the State and National numbers but is less than Summit County proper.
- The cost of living in the Primary Service Area, and Summit County, is high but so is the spending on recreational equipment and activities.
- There will be strong growth in population in all age classifications for the Primary Service Area.
- There is significant ethnicity in the Primary Service Area while, but less diversity. B*K typically defines “significant” as greater than 10.0%.
- The tapestry segments indicate a strong interest in sports and outdoor activities, with 4 of the 5 segments having an index greater than the national number of 100 in entertainment and recreation.



IV. STAKEHOLDER MEETINGS



Stakeholder Meetings

Ballard*King & Associates (B*K) as part of a larger project team led by OLC met with key stakeholder groups on June 14, 2018.

Purpose

The focus of the meetings was to help determine the need for large, indoor, multi-purpose space like a fieldhouse. It is important for the reader to understand that the stakeholder meetings are only 1 part of the data collection process. This information will be layered with feedback from a statistically representative survey instrument, demographics, and participation data produced by the National Sporting Goods Association. This multi-layered approach using public input and statistical data helps avoid skewing the project in an unintended direction that may not benefit the largest population segment.

Themes

The following information are themes that B*K identified over the course of 8 stakeholder meetings. It is important to note that B*K has had additional conversations with stakeholders since the initial meeting date. The wants, needs and ideas expressed in those meetings have been factored into the overall themes. The themes have been allocated into the various groupings of the stakeholder meetings; business interests, community interest, sports organizations and elected officials.

Over-arching Commentary

- Based on the feedback in the stakeholder meetings it is the opinion of B*K that there is an overall need for indoor multi-purpose space in Summit County.
- While the primary focus of a fieldhouse-like facility will be to serve the needs of the youth and youth-sports, it will be important to include components that address needs of the full age spectrum. This becomes critical if the recommendation is to develop and implement a Recreation District. A recreation district is a defined geographic area, sometimes contiguous with existing boundaries and sometimes not, that has taxing powers. A district is typically governed by a board.
- While it is the belief of B*K that there is a need for a fieldhouse-like space within Summit Country, a significant challenge outside of location and funding for construction, will be funding for operations. Based on feedback from potential youth sports



- There is overall skepticism on who should run the facility and how it should be run, while at the same time there appears to be consensus to the idea that the focus should be meeting the needs of County residents.
- While the definition differed slightly from group to group, there is the feel of “community” within the County.
- Where will it be located and who will operate it?

Business Interest Themes:

- We have an opportunity to think BIG and we should not squander that opportunity. While the focus may be on a fieldhouse, what else can we couple with that structure to enhance and expand the overall appeal.
- Leverage all partnership opportunities possible which could include but not limited to; local private schools/academies, inclusion of “rentable” space for medical purposes, school district/college, etc.
- This facility could have a regional draw depending on the time of the year, and that opportunity should not be squandered.
- Make sure it is representative of the community needs.
- It needs to be affordable to the community, but not an economic drain. Efforts should be made for the facility to operate at a break-even proposition.

Community Interest Themes:

- Make sure it is representative of the community needs.
- It needs to be affordable to the community.
- There needs to be a focus on the full-age spectrum.
- The concept of a Recreation District is appealing because it removes the individual communities from the equation. Keeping the facility associated with an individual community may create “barriers” to use, or at minimum “perceived barriers.”



- Complement what we currently have, don't duplicate successful efforts within individual communities.

Sports Organization Themes:

- We REALLY need this in our community.
- In many cases we are fighting amongst one another for the same space and in some cases the same funding/grant opportunities. While at the same time, we are unaware of how one organization's interests and goals may compliment the other.
- There needs to be a focus on youth sports.
- The concept of a Recreation District is appealing because it removes the individual communities from the equation. Keeping the facility associated with an individual may create "barriers" to use, or at minimum "perceived barriers."
- Preference would be that the School District not be involved with the operation or maintenance of the facility. It was the opinion of the groups interviewed that the school district currently has their own facility that is very limited in availability to the public, and there is a perception that they do not currently take care of what they have in their inventory of facilities.
- It needs to be affordable as our budget and funding is already stretched.
- Co-location of additional training options in the same location would be beneficial, knowing that this may duplicate some public and private efforts.
- Don't overlook the high-end athlete testing and training that could take place and the appeal of that to the Summit County resident.

Elected Official Themes:

- Is this something that we really need within the County and should this be where our focus is? If this is our focus, how does it impact our other, current, priorities?
- Because of how the County has conducted themselves in the past, there were reservations expressed about the development of a Recreation District.



- Given the geographic location, weather, and terrain of Summit County, should there be a government effort to focus on field sports, irrespective of the sport.
- If a fieldhouse-like facility is developed it should focus on the full community need, but not become a community center as that is already being addressed in Silverthorne and Breckenridge.

Facility Components

The following facility components are solely based on the feedback received during the stakeholder meetings. It does not factor the market assessment or the statistically representative survey for the needs assessment portion of the study.

Court Space

2-4 basketball courts that could be used for a variety of activities including; pickleball, basketball, volleyball, etc. Depending on the surface such a space could be used for indoor batting cages. Such a space could accommodate some field sport needs.

Indoor Turf

Minimum of 1 large turf space that could be divided into 2, preferably 2 medium to large indoor turf spaces. Spaces could accommodate the bulk of the field sport needs. B*K would not recommend the inclusion of a regulation-sized field indoors, but rather focus on the practice market and private rental market. Uses could be for baseball, softball, lacrosse, football, rugby, etc. Equipping this space with drop-down (not permanent) batting cages would be advantageous. The same space could be used for drop-down golf cages as well.

Indoor Walking/Jogging Track

There should be consideration given to accommodate those individuals that want to participate in exercise walking. While this need is addressed by both Silverthorne and Breckenridge it is the most popular activity according to the National Sporting Goods Association. The track could be elevated or at grade, its location will dictate the number of hours a day it could be used.

Youth Sports Storage Space



Youth Sports Office Incubator

Most of the youth sports organizations in Summit County are officed out of individual residences. As such there are challenges with identify and communication with other sports groups. In developing an office incubator it would provide a central “hub” of operations for youth sports organizations in the community. A one-stop shop where potential, or current, participants could find information on a sport and have a conversation. Additionally, by providing office space to many groups it could facilitate communication and the potential sharing of resources.

Restrooms

Locker Rooms / Changing Rooms



Appendix A – Questions

The following list of questions were sent to meeting attendees in advance, so that they were prepared to discuss their organization’s unique needs and wants.

- Please give a brief history on your organization and its structure.
 - Size of organization.
 - Is it growing or declining?
 - Volunteers v. paid employees?
- What current facilities do you use in Summit County?
 - How well do they meet the needs of your organization?
 - Level of access?
 - Fees that you pay to use said facilities?
- What is your interest level with a field house in Summit County?
- What are non-negotiable components that the consulting team should consider in a facility of this nature?
- If this facility was built what would be your preferred:
 - Day(s) of use?
 - Time(s) of use?
 - Quantity of space desired?
 - Ability to pay for use of space?
- There is no pre-conceived idea as to where this facility would be located. However, in your opinion where should a facility like this be located within the County?
- As an organization within Summit County, what do you see as the challenges with the development of this facility type in the County?
- Please share any other information that you feel is important for the consulting team to have as we continue the discovery phase of this process.



Appendix B – Detailed Notes From Meetings

8:30A – Eddie O’Brien

EDC – Economic Development Communities

Public sector and private sector – all in resort oriented areas.

Lived in Steamboat 1970-1985 – real estate endeavors

Steamboat – Blue Ribbon Committee

- How do we fill rooms in the summer and during our shoulder seasons?
- Young and enthusiastic – no boarders and no box
- Eventing – what is an event, what is going to bring people to the community
 - Wide variety of events from flower/garden to motorcycle/car races
- Howleson Hill

Came down to Summit to take over bank assets that have failed.

- There was not a lot of good social interaction within the County.
- Developed own groups to form a community.

Building community is what we are really talking about.

The “sock-shaped” area along the dam between Dillon and Frisco, very similar to what is in Steamboat Springs.

- C-DOT
- Silverthorne
- Water District

Summer

- Used to begin on July 4th – solid summer on June 15th
- Goes until the last yellow leaf falls.

Shoulder Season

- April – early June
- October – mid-December

Could have a local, state, regional and evening international depending on the components.

Compliment to what is taking place in Steamboat Springs.

Fieldhouse can’t be a stand along building – should be tied in to other things.

- High school is a possibility



- Breckenridge Outdoor Recreation Center
- Big green fields

Biggest level of participation from Frisco, Dillon and Silverthorne. Some participation from Breckenridge but not a HUGE amount.

How would a recreation district play out?

- Not a pipe dream.
- Special district would have to be formed for the 3 towns (Silverthorne, Dillon, Frisco)
- May be a referendum may not be.

Don't have to include the school district for the facility to be successful.

- The school district pleads poor, but they aren't

Seeing older generation 72-80-year-old leave the area. The group coming in are mid-50s to mid-60s.

Fieldhouse is 150,000 square feet:

- All the sports that you could put under that roof.
- Covered, heated and chilled.
- Sports, but could also house other conventions and special events.
- Multiple flooring options.

Northern County – agricultural and extremely wealthy. Have not put something out there that could really attract the dollars. Rodeo / equestrian center / 4-H. Budweiser, Oracle, Dish, Jones (Wall-Street).

I wish the heading was more community focused.

Deal Breakers

The deal breaker is the side of population that is stuck in the grey and the beige. There is a green side that says, “don't do anything” (environmental)



9:30A – Business Interests

- Hank Wiethake – Realtor
- John Polikandriotis – Vail Summit Orthopedics
- Shevy Rashidi – Private/Peaks School (baseball)
 - 16, 12, 3 (twins) all boys. Oldest go to the Peak School.
 - Being on main street/Frisco is not the best location
 - Need a turf baseball field (haven't had a home game in a decade)
- Joe Howdyshell – Summit Endurance Academy

Joe – Summit Endurance Academy

- Coach private athletes
- Remotely – training, nutrition, behavioral, programmatic change
- Youth programming (34 mountain bikers)
- Very interested in a facility where could train youth athletes on weather days; indoor track, spin lab, etc.
- Indoor youth coaching space.
- Broader picture – facility for himself that would be more of a place where he could train adults. Maybe I don't own the facility, but a location where he could show something.
- Physiology testing lab.

Shevy – 29 years living Summit County

- Coaching baseball and football for the past 10 years.
 - On an increase, more than slight in both baseball and football, have started the program younger.
 - There are a lot of coaches “around us” that are also looking for spaces (60 miles)
- Kids attend the Peak School
 - Looking for a green campus
 - Academies or organizations, that need a flexible space.
 - 10,000 square feet
- Turf baseball field.
- Started by renting storage units and nets – for batting practice.
 - Saw the need for the fieldhouse a long time ago.
 - Over the past 15-20 years, always striving to find the next place where they can go inside and do something athletic.
- Rented the old movie theater in Dillon - \$200,000 for in-kind donations small batting cage and throwing area, then LAX arrived, then soccer arrived.
- *Battle Mountain – beautiful fieldhouse*
- *Superior – beautiful fieldhouse*



John – Orthopedic

- Would there be value in having docs in the facility.
- Small PT clinic
- ATC – Certified Athletic Trainer
 - Seeing the ATC at sporting events.
- Mini Urgent Care Center
- Employee Wellness Program
 - About 100 employees
- Community Education
- Bio-Motion Lab
- Ballpark size small size (2,000-2,500 sq ft)
- Mid-size (4,000-4,500 sq ft)

Components that should be considered:

- Indoor track or 50-60 Meter straight way
 - 5-6 lanes (flat, 160-200M)
- Turf fields, potentially full-size football field that could be divided
- Batting cages
- Small turf space
- Strength training, weight room.
 - Free weights
 - 10 Olympic Platforms
 - Kettle Bells
 - Cardio for warm-up cool down
 - Core area
 - Stretching
- Locker rooms – not necessarily full-service
- The thing we really don't have a bio-mechanics lab or physical testing space.
- Meeting rooms.

Location – I don't think that there is anywhere that would kill the project. Dillon proper or Frisco would be a preferential. Funding would be a driver. McCain property is ½ way to Breckenridge.

The over-arching district concept:

- Breck and Frisco Rec Departments do amazing things, could they absorb?
- Many private opportunities as well (scary place) – subsidized.
- Subsidize the school and non-profit teams.



Community Use v. Destination Location

- We already have the tourist draw with a lot of winter and summer activities.
- Fall and spring, there is still marketing for those times.
- I don't think there is a need for more heads in beds.
- People will travel to use the facility, extended distance.
- From a medical perspective it would be a marketing tool to get more people here for care.

Hockey? Is there a need? Quite possibly.

The adjacency of trails would be nice.

There are two turf fields in the county. One is high school, one is the Town of Breckenridge.

There is not a turf diamond, small at middle school, but insufficient.

Irondequoit model.

Operational Model

- Long term lease options
- Office space options
- Most are renting space, or operating out of their bedrooms
- Shared type workspace

School District Access:

- Clubs are not allowed to advertise in public school, Peak allows
- Strength is not allowed in the high school

Willingness to share with tourist or outside space?

Financial sustainability is important.



10:30A – Community Interest

- Kellyn Glynn – Youth & Family Service – Communities that Care Grant
 - Objective is to work with youth and youth programming
 - Need is increasing for services.
- Jeanne Bistranin – The Summit Foundation
 - Community foundation for Summit County
 - There is not a United Way, so they serve in that capacity.
 - Raise money and give grants back out to the community.
- Jaime Overmyer – Breckenridge Outdoor Education Center
 - Wilderness program director, during the summer camps and retreats, in the winter the same, but focused on skiing. Focused on individuals with disabilities.
- Ed Casias
 - Summit Lake Dillon Optimist Club
 - 450 kids in our basketball program, with hopes of expanding
 - Summit Youth LAX
 - 120 boys, 40-50 girls.
 - Outdoors
 - The challenge becomes October when everyone goes inside.
 - Basketball programs use the schools. During gymnastics program the gym is lost.
- Drew Adkins – Summit School District
 - Principal at summit high school
 - Representing the school district
 - There is a lot of inquiry about using spaces.
 - Using their indoor spaces until approximately 9:00P especially during spring and winter seasons.
 - Hoped to have full-size turf field, but put in a 50Y instead (indoor), took away some programmability.
 - Already saying “no” to a lot of diverse groups.
- Mike – USGDP
 - Primarily training in the hockey arena.

Must Haves:

- Turf needs to be included: does not need to be regulation
 - 40 x 50-yard space
- Multi-sport surfaces
 - 2-3 basketball courts
 - Gold crown facilities in Denver
- Indoor track (Park City)
- Ability to offer more activities to the community.
- There is an indoor sports facility, but there is a large need for:
 - Art room



- Creative spaces
- Music
- Indoor studio
- Classroom size opportunities
- Naming of the facility will be important
- Rock climbing – larger space to accommodate 10-12 people.
 - There is a year around need.
 - There is climbing potential within the community.
- Need to be full-size for tournaments.

There is no Boys & Girls Club in the County.

Very competitive for indoor spaces.

E-Sports could be a gateway.

Focus on practices v. tournament/competition?

- Bed spaces can be a huge obstacle
- Field side more practice oriented.
- Volleyball and basketball could run tournaments.

School district is very generous for school age programs:

- Gymnasiums \$10/hour
- There is a lot of reduced rate and generosity in terms of rates.
- School District did not build indoor space as a revenue generator, built as a classroom, etc.

Culture of the Community: there is great community partnership. Non-profits don't have the capacity to pay for facilities. Giving scholarships for individuals to pay for sports. Revenue for the facility is the biggest question.

The ability to pay for things will be difficult.

The Recreation District might be the best idea to pay for the operations. Who is going to be responsible for it on-going in terms of operations. Where are the people that work there going to live? It's beneficial for funding, but making it multi-generational would be important. Not appropriate for 1 or 2 towns to fund it.

Centrally located, but would take it wherever it goes..... (Frisco)
Proximity to high school would be nice.



11:30A – Sports Organization Courts

- Lori Miller – Summit Pickleball (2004)
- Linda Bush – Summit Pickleball (2002)
- Joan Dieter – SOS Outreach
- Carla Johnson – The Cycle Effect

SOS Outreach

- Youth development non-profit
- National organization, one hub of what they are doing
- 6 sites in Colorado
- Summit County – all Denver come up to do programs in Summit
- Growing in Summit, but they are maxed in terms of participation
- Denver programs could grow.
- All youth come from at risk, or low-income families
- Fees for services is very low
- Programs:
 - Learn to ride – ski and snowboard
 - Mountain Specific
 - University – 4 year progressive program
 - On Mountain and Off-Mountain
 - Workshop and Trainings for Youth and Volunteers
- Home base:
 - Old community center in the Town of Frisco
 - Don't know the fate of that building
 - 250 square feet of office space
 - Community room
 - Use those spaces rent free, but they manage the rentals of that space and they run programs from that space.
- Could be the need for meeting room spaces and training spaces.

Summit Pickleball

- Beginning it was 10-15 individuals
- Now there are 268 members in the Summit County Pickleball Club
- 501C3 – in the hopes that as the sport continues to grow they can assist
- 2016 – 2.8 million pickleball players
- 2020 – 8.0 million pickleball players predicted
- The sport is multi-generational
- Venues Outdoor – Trent, Dillon, Frisco, Breckenridge
- Venues Indoor – Silverthorne (3 days a week drop-in, 3 hour) Breckenridge (2 days a week drop-in, 2 hour)
- Indoor facility where there could be dedicated play would be used year around.



The ability to have a climate-controlled environment is a huge opportunity.

Prefer a tennis surface, but the least desirable are a sport court (1'x1' squares)

Ultimate goal would be 8, dedicated pickleball courts.

- Can accommodate a tremendous number of players.

SOS Office is in Edwards.

Indoor facility needs:

- Indoor court space is a need, basketball courts, MAC courts
- Space to accommodate up to 111 people (meeting space)
- Year around indoor space
- We don't have a consistent teen center
- Space for teens that are not athletically inclined
- Large safe space for teens to be in is needed
 - o Non-sporting
 - o Media Center
 - o Classes (wide variety)
- 4 pickleball courts could potentially fit on a basketball court depending on the size of the basketball court.
- Pickleball 30'x60'

Location:

- Frisco or Farmers Corner
- Centrally Located

Funding:

- Where would the money come from?
- Could it be a Recreation District.....

“Why are you building a fieldhouse and not workforce housing?”



12:30P – Sports Organization Fields

- Duke Bradford – Summit Youth Baseball
- Todd Taylor – Summit Youth Baseball
 - Ages 3-14
 - Coordinate the High School aged kids 14-18 as well
 - Baseball @ 9,000 feet is a challenge
 - Struggled but doing great; 90 competitive kids playing in the spring, fall 70, rec league in the summer 300+ kids
 - High School Program – 20 kids (1 team)
 - Trending upward.
 - Indoor Facility
 - Paid for their own – old movie theater in Dillon
 - \$3,500 per month – 5 months
 - 3:00-9:00P – M-F
 - Practice space has been a challenge
 - Eagle County has been very helpful
 - Don't have any competitive games here
 - All high school games, away games are home games
- Summit Rugby – Courtland Pennell
 - Boys, girls, middle school, high school
 - 501C3
 - Girls – 21st year very established
 - Affiliated with the high school as a quasi-varsity sport
 - Gets preference on field use specifically in the fall
 - Don't have a spring season
 - Boys - 3rd season
 - Struggle with practice time and availability.
 - Very good relationship with Breck and used turf field in the spring
 - More of a club on the boys level
- Kelly Mochel – High Country Soccer Assoc.
- Andrea Rosenthal – High Country Soccer Assoc.
 - Youth & Adults
 - Steadily increasing
 - 3 years ago expanding was difficult
 - Fall and spring recreational are the largest (52-56 teams)
 - Runs out of elementary schools
 - \$15/field
 - \$20-\$25/hour indoor
 - \$47/hour Breck
 - Receive a grant that allows summer opportunities
 - Spring programming struggles
 - Turf surface in Breck has been a welcome



- Breck Elementary – can't use in spring because gyms are cafeterias and also theater spaces
- Gym space is limited.
- Competitive Side
 - Competing against Denver groups
 - 120 Competitive kids
 - Group in Denver play year around and do travel up here for competition
- We don't run any tournaments, because we don't have the # of consistent fields needed.
- Haven't raised fees for competitive programs for 6 years.
- Sarah Skinner – Town of Frisco
- Linsey Joyce – Girls on the Run/Town of Frisco
- Jill Benbow – Girls on the Run
 - A physical activity base, grade 3-8
 - At all the elementary schools in Summit County
 - Participation is somewhat stagnant.
 - 113 participants in Summit this past year.
 - Primarily use the fields at the elementary schools.
 - Prefer not to be in the gym.
 - Primarily a fall program, that trains kids for a 5k, which had 700+ participants last year
 - Usually 4 other organizations at the same time.
 - A fieldhouse would allow freedom of field use at the school because of more field users could use fieldhouse.
 - Lack of indoor space.
 - Summer camps offered as well.

School District considers their fields play fields not sports or competition fields. There is challenges with safety of the fields beyond 10 years of age.

Facilities built on school district grounds are very challenging. This is a huge concern for location.

Co-locate at the high school and the property, but do not have the school district operate it. Or locate it at the Frisco Peninsula (right on top of current baseball field). Proximity to I-70.

Operating structure:

- Ideal is a community/county
- Operated with the model that Breck has operated with



Fieldhouse:

- Meeting spaces
- Full-size competitive turf space, with the ability to divide
- Drop down cages (batting/pitching)
- Room for kids to run
- Multi-Use, Multi-Purpose
- Courts would be great (don't need 5)
- Non-profit, cubicle, incubator space
- Cross training and weight lifting
- Youth athlete opportunities for gathering and socialization
- Indoor track
- Storage space
- Showers and locker rooms
- Work-out space
- Indoor playground (0-5-year old)
- Adjacency of outdoor space is important and the planning for the outdoor space should be factored into the overall conversation.

Free programming – introductory



1:30P – Community Interest

- Tamara Drangsveit – Family Intercultural Resource Center
- Elisabeth Lawrence – The Summit Foundation
 - Town Council Breck, resident, etc.
 - Needs for space:
 - The mini turf field should be bigger
 - Town has been committed to finding some more space
 - When we put it in it does get used
 - As a funder
 - Youth sports
 - Uniforms
 - Scholarships
 - Practice times
 - 15% increase in youth sports and what they ask for
 - Hockey increase ask
 - Baseball
 - Soccer
 - Nordic (indoor training)
 - Very focused on tournaments
- David Askeland – Colorado Mountain College
 - Resident
 - Not a large need for sports teams
 - Classes currently require wilderness space
 - Not going to have a huge demand
 - Only true need would be a unique space, but not applicable to a fieldhouse
 - As a community member – what are the things that we should offer?
 - What is the scope? What’s right for our community?
- Patrick Stehler – Baseball
 - Head Baseball Coach at H.S.
 - Spring time – 4 sports
 - Outside football field and gymnasium booked at same times
 - Just with high school activities or school activities
- Mike Gempeler – Sports Academy
- Travis Avery – Summit School District
 - Incoming athletic director
 - Being able to do sports specialized training within the schools is a challenge
 - “Turf gym”
 - Have a very limited ability to field outside requests for school district spaces



Components:

- Two fields
 - 2 indoor full-size soccer fields
- Place for spectators
- Locker rooms
- Concessions
- Parking
- Track
- Batting tunnel
- Pitching cages

Do Not Include:

- Weight room

Where should the focus be?

- Hate to compete with Woodward. (councilwoman)
- Primarily should be focused on the community

The revenue is going to be a challenge.

Most community members don't care who owns it, as long as it's convenient.

Centrally located would be the preference, which would naturally point to Frisco, or Farmer's Corner.

Challenges:

- Operations, who is going to run it?
- How is it going to be operated?
- Parity for scheduling these different teams and organizations

Programming Numbers – by sports activities

If we are to host an activity/tournament – what is the economic impact

What are viable revenue streams to develop the facility. Sales tax opportunity.



2:30P – Sports Organizations – Winter

- Cody Aidala – Summit Stix Lacrosse
 - Town of Breck
 - Summit Stix LAX (competitive side)
 - This past year had 90 kids, 5 total teams, 1-8 grade
 - Utilize the Breck Rec Center (gym and turf)
 - LAX walls bounce quite a bit
 - After school LAX programs 12-16 kids per session (6-week session)
- Whitney Hedberg – Summit Nordic Ski Club
 - Can bring 6 kids into weight room at a time and have to cycle 25 kids through
 - A team weight training environment would be useful
 - Masters option as well (60-75 total, 20-25 regular)
- Olof Hedberg – Summit Nordic Ski Club
 - Head Coach
 - Train competitive cross-country skiers
 - Last season 130 kids (5-20 years)
 - Projecting 140 kids next year
 - Using Breck Rec Center for indoor facilities, elite program (25 athletes)
 - Gym & Field
 - 96% of kids are from Summit County
 - Indoor training is done in the (6:00-10:00A)
- CB Bechtel – Team Summit Colorado
 - Trains competitive skiers and snowboards youth through mid-20s
 - 500 athletes for the last several seasons
 - About 70% of members are front range residents, 30% are Summit County
 - Academy programs allows for school ½ day and train ½ day
 - Train on snow at all 4 mountains
 - Have their own clubhouse that has workout space for strength and conditions
 - Use most all of the local fitness facilities
 - Some age restrictions on the use of strength and condition and bringing in own coaches to run those programs
 - Total leases about \$75,000 per year
 - (11:30A-3:00P)

Needs:

- Getting kids out on a full LAX field
- More kids in the space would be helpful
- Larger turf space would be beneficial (community)
- The biggest need would be to have a facility connected to Nordic Trails
- Strength perspective a whole team in a space working at the same time
- Video analysis space



- Indoor gathering space / flex space
- Ski urges – bad climate weather training
- Space for larger groups
- Ability to run their own training
- Plyometric training
- Olympic lifting facility (multiple)
- Studios for yoga
- Specialized equipment (plyo-plates, VO2 Max, etc.)
- Acrobatic space (Woodward-like)
- Soccer – need places that they can kick a ball inside
- Baseball, softball, golf, basketball, volleyball

Location:

- Frisco adventure park for ball sports
- Proximity to trails

Turf = cross training opportunities would be great.

The clubs and the towns developed a non-profit and then the board oversaw the operations of the facility.

Combination of gymnastics between Silverthorne and middle school opportunities.

- Something geared more towards the elite athletes.
- Better served by doing something more specialized.
- Center of excellence.
- Being able to offer the science side of sports.



3:30P – Elected Officials

- Gary Gallagher – Breckenridge Town Council
- Wendy Wolfe – Breckenridge Town Council

- Anybody that would go down the road of marketing this as an economic driver would be foolhardy.
- The county residents need to see that it is not being made available by others
- Participate in sports at a higher level
- What are folks seeing that they really need?
- Large turf space that could be indoor
- Big room areas
- Soccer skills, LAX skills,
- How can the older adults benefit from this as well?

- Don't want to necessarily duplicate what is already present.

- 30-40-year-old opportunities
- Fieldhouse – extremely large covered area.
- Some smaller facility areas off the main area

- Breck relies 70% on sales tax – what do we want to do to maintain a quality experience.

- “We need a fieldhouse in the community, but Breckenridge can pay for it.”
- Systematic process to arrive at the end goal.

- The county only has 45-ish acres of land left to develop.
- Where do you find sufficient land that's centrally located?

- We must be very careful to listen to “today's” issue.



V. SURVEY

As a critical part of the Phase 1 Needs Assessment, two surveys were implemented by NRC (National Research Center) as part of the information gathering process. The first was a statistically valid mail in survey which had *463 responses out of 2100 inquiries, and a margin of error of 4.6% The other was a similar on-line version with 1976 responses. While the Phase 1 portion of the study was a Needs Assessment, the survey had questions written collaboratively between the steering committee and consulting team, and NCR, that went beyond need, and current use, to gauge project support, and amenity/funding preferences. This gave the consulting team the ability to make programming recommendations based on statistically valid preferences in addition to standard stake holder meetings and service area demographics. There was also a section of questions within in the survey that focused on the demographic characteristics of the respondents. Correlations were then drawn within the results between demographic profiles, and their respective preferences.

The initial surveys were conducted between the dates of September 8, 2018 and October 15, 2018.

Survey highlights include:

Statistically Valid Survey:

- 70% of the respondents said their needs were being currently met most or all of the time with existing facilities.
- 48% of the respondents said they would support a new fieldhouse facility, but at 21%, there was a significant percentage who were unsure with respect to support.
- The most desired amenities included Walk Jog Track (60%) followed closely by indoor turf (58%) Climbing wall and hard court gymnasium followed closely behind.
- 68% of respondents favored a Lodging Tax to fund the project followed by Public Private Partnerships at 57%. Property tax was the least desirable funding mechanism at 35%.
- 52% would drive 15 minutes to use the facility.
- 44% would drive up to 30 minutes to use.

The on-line survey had similar questions and somewhat similar results, to the statistically valid survey as follows:

- 69% of the respondents said their need were being currently met with existing facilities most or all of the time.
- 71% of the respondents said they would support a new fieldhouse facility, but 15%, were unsure with respect to support.
- The most desired amenities included Walk Jog Track (69%) and indoor turf (69%) with Climbing wall and hard court gymnasium followed closely behind.
- 76% of respondents favored a Lodging Tax to fund the project followed by Public Private Partnerships at 74%. Property tax was the least desirable funding mechanism at 54%.
- 44% would drive 15 minutes to use the facility.
- 47% would drive up to 30 minutes to use.

*See appendix A of this section for details of the survey methodology

2018 Survey of Summit County Residents Report of Results



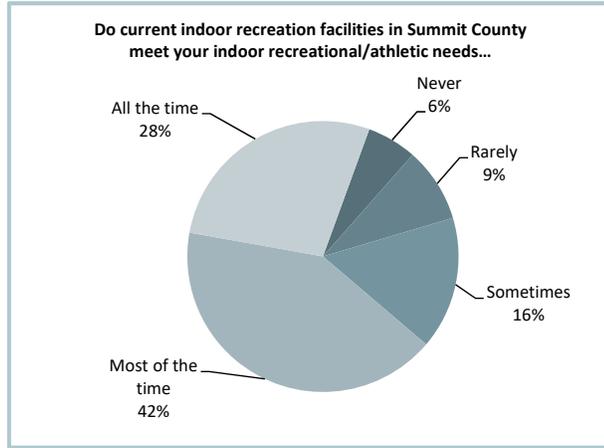
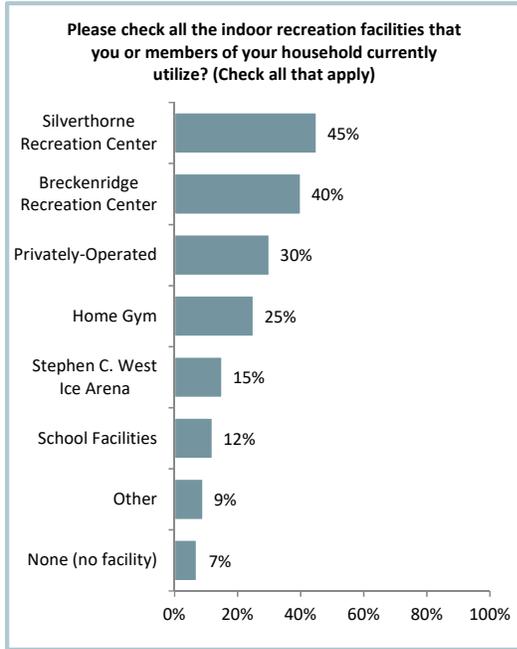
Conducted by National Research Center, Inc. in conjunction with Ohlson Lavoie Collaborative (OLC) on behalf of Summit County and the Towns of Breckenridge, Frisco and Silverthorne

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Current Use

Most Summit County residents are using a facility for indoor recreation; with only 7% not selecting any of the options. The most commonly used facilities were the town recreation centers, but many also used privately-operated gyms and home gyms. Residents generally felt that their indoor recreation needs were met all (28%) or most of the time (42%); but 31% said their needs were not being consistently met [sometimes (16%), rarely (9%) or never (6%)]. Those with unmet needs were asked what barriers they faced and 45% said it was cost, 34% said facilities or equipment were inadequate and about one-quarter, each, cited issues with timing (seasonal or daily schedule) or location.



If not all of the time, why not? (Check all that apply)

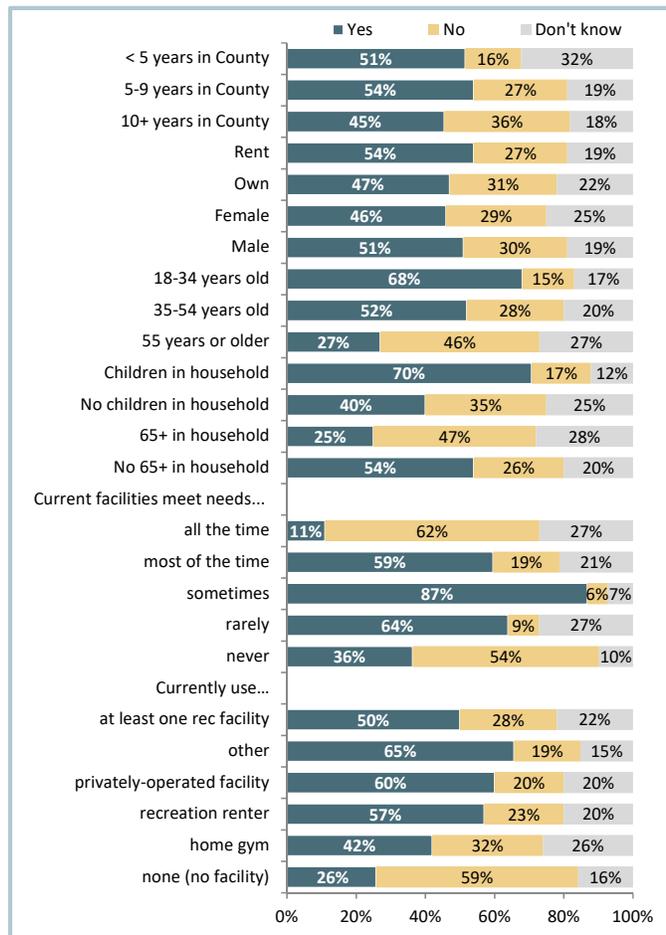
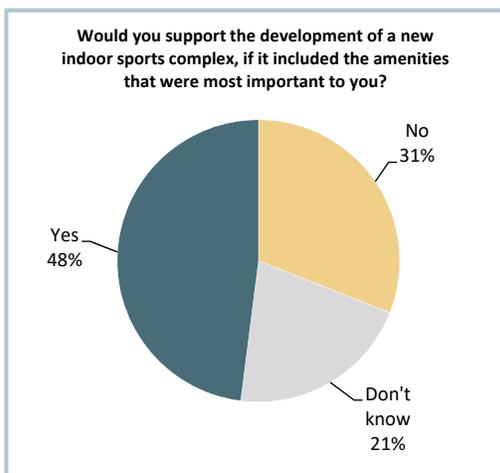
Costs too much	45%
Inadequate facilities or equipment	34%
Not open when I need	24%
Seasonal use	24%
Location not convenient	23%

Summit County • 2018 Indoor Recreation Center Survey

Support for New Facility

About half of the respondents supported the development of a new indoor sports complex, if it included the amenities that were most important to them; 21% were uncertain and 31% opposed the idea.

Support for a new indoor sports complex was strongest among younger people and from people who had children in their households. Not surprisingly, those who said their current indoor recreation needs were always met were least likely to support the facility (note that as only 9% of respondents were in the “rarely” category and 6% in the “never” category, the margins of error around these estimates of support are high).

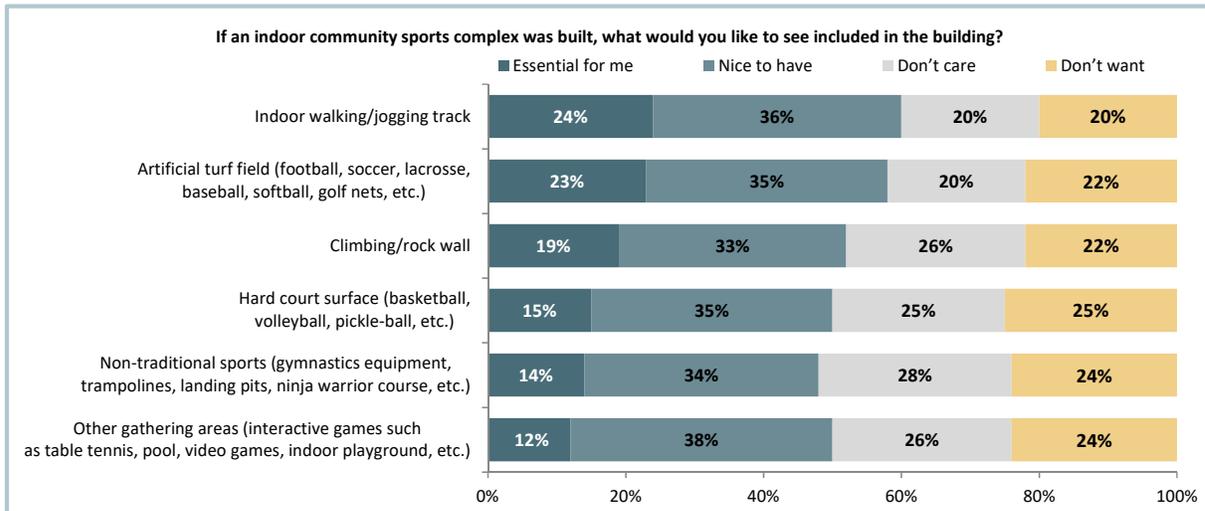


Desired Amenities

About half of those who did not say that they would not use the indoor community sports complex were willing to drive for up to 15 minutes to get to the complex, while 44% would travel up to 30 minutes. Very few were willing to drive for a longer time.

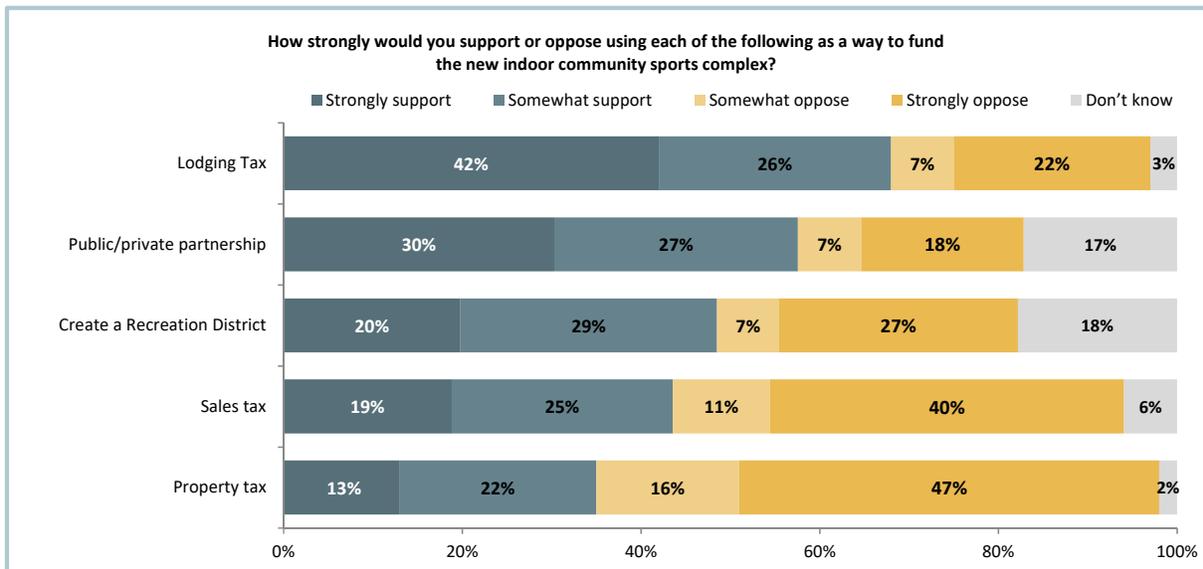
The amenities the most residents wanted to see in a new facility were indoor walking tracks (60% essential or nice to have) and artificial turf fields (58%). However, about half or more were interested in the other potential amenities in the list.

How many minutes would you or other members of your household be willing to drive (one way) to use an indoor community sports complex?		
	Percent of all respondents	Percent of respondents who would use
Up to 15 minutes	39%	52%
16 to 30 minutes	33%	44%
31 to 45 minutes	1%	2%
46 minutes or more	2%	2%
Won't use	24%	---



Funding Options

Residents would prefer to pay for the new facility through a lodging tax (about two-thirds strongly or somewhat supported this option) and had strongest opposition toward paying for a new facility through increased property taxes (47% strongly opposed and 16% somewhat opposed this option).



Appendix A: Survey Background and Methods

In partnership with Summit County and the Towns of Breckenridge, Frisco and Silverthorne, Ohlson Lavoie Collaborative (OLC) was tasked to explore the potential for developing a new indoor sports facility in Summit County. As part of a public input process, OLC contracted with National Research Center, Inc. (NRC) to conduct a survey to help assess resident support for the potential project and interest in specific amenities that could be developed. This survey was implemented in September 2018. For more information on this effort, please contact Robert McDonald at rmcdonald@olcdesigns.com.

A list of all voters in Summit County was purchased from the Summit County Elections Office, duplicate and out of area addresses were removed and 2,100 unique household addresses from Summit County were randomly selected to receive the mail survey. Each selected household was mailed a tear-off postcard survey on September 8th, 2018. In total, 78 of these addresses were vacant or otherwise undeliverable and 463 completed surveys were returned for a response rate of 23%. Twenty-three percent is a good response rate; typical response rates are 15% to 30%.

One of the first steps in the data analysis was to statistically adjust the survey results so that the demographic profile of the respondents mirrors that of the population as a whole. This process is known as “weighting” the data. The primary objective of weighting survey data is to ensure the survey sample is reflective of the larger population of the community. As with all surveys, younger adults (particularly males) were least likely to respond to the survey, and those adults age 55 and over were most likely to respond. Weighting the data resulted in a demographic profile of respondents more representative of all voters. The results of the weighting scheme are shown in the following table. The results shown throughout this report are the weighted results.

Table 1: Summit County Weighting Table

	Unweighted respondents	Voter Norm*	Weighted respondents
Female 18-34	4%	14%	14%
Female 35-54	20%	16%	16%
Female 55+	26%	16%	16%
Male 18-34	3%	17%	17%
Male 35-54	17%	19%	19%
Male 55+	30%	18%	18%

*Summit County Elections Office, Registered Voter List, Purchased August 31, 2018.

The margin of error around all 463 survey responses is $\pm 4.6\%$. This is a good margin of error and meets the industry standard goal of having a margin of error of $\pm 5\%$ for the overall results (all respondents) from resident surveys. When crosstabulations of results by subgroups (years in Summit County, housing tenure, gender, age, children or seniors in household) are presented, the margin of error increases as shown in the following tables.

Table 2: Margin of Error for Demographic Subgroups

	Number	Margin of error for sub group
Overall	463	$\pm 4.6\%$
How many years have you lived in Summit County?	Less than 5 years	$\pm 10.1\%$
	5-9 years	$\pm 9.8\%$
	10 years or more	$\pm 5.8\%$
Do you rent or own your home?	Rent	$\pm 11.2\%$
	Own	$\pm 4.9\%$
What is your gender?	Female	$\pm 6.7\%$
	Male	$\pm 6.2\%$
In which category is your age?	18-34 years	$\pm 8.1\%$
	35-54 years	$\pm 7.6\%$
	55 years or older	$\pm 7.5\%$
Under 18 years old	Yes	$\pm 8.8\%$
	No	$\pm 5.1\%$
65 years or older	Yes	$\pm 9.6\%$
	No	$\pm 5.0\%$

Table 3: Margin of Error for Geographic Subgroups

	Number	Margin of Error for sub group
Breckenridge	100	$\pm 9.8\%$
Dillon	59	$\pm 12.8\%$
Frisco	54	$\pm 13.3\%$
Silverthorne	80	$\pm 11.0\%$
Blue River (10), Copper Mountain (4), Keystone (20) and Montezuma (0)	33	$\pm 17.1\%$
Unincorporated Summit County	67	$\pm 12.0\%$
Unknown	71	$\pm 11.6\%$

Appendix B: Frequencies by Demographic Characteristics

Summary statistics for select survey questions are compared by respondent characteristics in the following tables.

When comparing between subgroups (e.g., renters vs owners) for the difference to be statistically significant, it must be greater than the percentages shown in the following table (e.g., more than 12% for comparisons between renters and owners).

Table 4: Margin of Error for the Difference between Demographic Subgroups

		N	How many years have you lived in Summit County?			Do you rent or own your home?		What is your gender?		In which category is your age?			Under 18 years old		65 years or older	
			< 5 years	5-9 years	10 + years	Rent	Own	Female	Male	18-34 years	35-54 years	55+ years	Yes	No	Yes	No
			94	101	290	76	407	213	251	145	165	172	123	367	104	386
How many years have you lived in Summit County?	< 5 years	94														
	5-9 years	101	±14%													
	10 + years	290	±12%	±11%												
Do you rent or own your home?	Rent	76														
	Own	407				±12%										
What is your gender?	Female	213														
	Male	251						±9%								
In which category is your age?	18-34 years	145														
	35-54 years	165								±11%						
	55+ years	172								±11%	±11%					
Under 18 years old	Yes	123														
	No	367											±10%			
65 years or older	Yes	104														
	No	386														±11%

Table 5: Question 1 by Demographic Subgroup

Please check all the indoor recreation facilities that you or members of your household currently utilize? (Check all that apply)		Breckenridge Recreation Center	Silverthorne Recreation Center	Stephen C. West Ice Arena	Privately-Operated	School Facilities	Home Gym	Other	None (no facility)
How many years have you lived in Summit County?	Less than 5 years	39%	55%	14%	23%	7%	41%	3%	4%
	5-9 years	41%	28%	9%	33%	13%	21%	11%	12%
	10 years or more	41%	48%	17%	32%	14%	22%	11%	7%
Do you rent or own your home?	Rent	25%	45%	7%	32%	8%	47%	17%	4%
	Own	43%	45%	16%	30%	13%	21%	8%	8%
What is your gender?	Female	39%	50%	11%	37%	16%	24%	7%	6%
	Male	41%	42%	18%	24%	9%	27%	11%	8%
In which category is your age?	18-34 years	51%	40%	13%	34%	10%	28%	5%	7%
	35-54 years	42%	49%	23%	38%	25%	25%	11%	7%
	55 years or older	30%	45%	9%	20%	3%	23%	12%	8%
Under 18 years old	Yes	53%	61%	26%	35%	44%	21%	7%	4%
	No	36%	40%	11%	29%	1%	26%	10%	9%
65 years or older	Yes	26%	46%	4%	14%	2%	24%	16%	9%
	No	44%	45%	18%	35%	15%	25%	8%	7%
Overall		40%	45%	15%	30%	12%	25%	9%	7%

The sum of percents may exceed 100% as respondent could choose more than one facility.

Table 6: Question 2 by Demographic Subgroup

Do current indoor recreation facilities in Summit County meet your indoor recreational/athletic needs...		All the time	Most of the time	Sometimes	Rarely	Never	Total
How many years have you lived in Summit County?	Less than 5 years	24%	54%	12%	2%	8%	100%
	5-9 years	24%	40%	18%	15%	2%	100%
	10 years or more	31%	38%	16%	9%	7%	100%
Do you rent or own your home?	Rent	17%	65%	12%	1%	5%	100%
	Own	30%	37%	16%	10%	6%	100%
What is your gender?	Female	29%	42%	20%	7%	2%	100%
	Male	27%	41%	12%	11%	10%	100%
In which category is your age?	18-34 years	15%	49%	12%	19%	5%	100%
	35-54 years	23%	42%	24%	4%	6%	100%
	55 years or older	44%	35%	9%	5%	7%	100%
Under 18 years old	Yes	9%	47%	29%	11%	4%	100%
	No	35%	40%	11%	8%	7%	100%
65 years or older	Yes	42%	36%	11%	4%	6%	100%
	No	24%	43%	17%	10%	6%	100%
Overall		28%	42%	16%	9%	6%	100%

Table 7: Question 3 by Demographic Subgroup

If not all of the time, why not? (Check all that apply)		Location not convenient	Not open when I need	Costs too much	Seasonal use	Inadequate facilities or equipment
How many years have you lived in Summit County?	Less than 5 years	19%	35%	54%	25%	39%
	5-9 years	30%	29%	57%	23%	31%
	10 years or more	21%	18%	38%	24%	35%
Do you rent or own your home?	Rent	22%	31%	69%	8%	26%
	Own	23%	23%	41%	28%	36%
What is your gender?	Female	20%	29%	44%	24%	31%
	Male	25%	21%	47%	25%	37%
In which category is your age?	18-34 years	27%	33%	53%	16%	41%
	35-54 years	17%	21%	46%	30%	39%
	55 years or older	25%	16%	32%	28%	20%
Under 18 years old	Yes	15%	22%	39%	26%	51%
	No	26%	25%	49%	23%	26%
65 years or older	Yes	23%	12%	34%	27%	17%
	No	22%	27%	47%	24%	38%
Overall		23%	24%	45%	24%	34%

The sum of percents may exceed 100% as respondent could choose more than one reason.

Table 8: Question 4 by Demographic Subgroup

Would you support the development of a new indoor sports complex, if it included the amenities that were most important to you?		Yes	No	Don't know	Total
How many years have you lived in Summit County?	Less than 5 years	51%	16%	32%	100%
	5-9 years	54%	27%	19%	100%
	10 years or more	45%	36%	18%	100%
Do you rent or own your home?	Rent	54%	27%	19%	100%
	Own	47%	31%	22%	100%
What is your gender?	Female	46%	29%	25%	100%
	Male	51%	30%	19%	100%
In which category is your age?	18-34 years	68%	15%	17%	100%
	35-54 years	52%	28%	20%	100%
	55 years or older	27%	46%	27%	100%
Under 18 years old	Yes	70%	17%	12%	100%
	No	40%	35%	25%	100%
65 years or older	Yes	25%	47%	28%	100%
	No	54%	26%	20%	100%
Overall		48%	31%	21%	100%

Table 9: Question 5a by Demographic Subgroup

If an indoor community sports complex was built, what would you like to see included in the building?		Artificial turf field (football, soccer, lacrosse, baseball, softball, golf nets, etc.)				Total
		Essential for me	Nice to have	Don't care	Don't want	
How many years have you lived in Summit County?	Less than 5 years	26%	48%	22%	4%	100%
	5-9 years	23%	35%	13%	29%	100%
	10 years or more	21%	30%	22%	27%	100%
Do you rent or own your home?	Rent	27%	51%	12%	11%	100%
	Own	22%	32%	21%	25%	100%
What is your gender?	Female	14%	37%	30%	20%	100%
	Male	30%	35%	11%	23%	100%
In which category is your age?	18-34 years	40%	38%	10%	12%	100%
	35-54 years	24%	37%	23%	17%	100%
	55 years or older	5%	31%	27%	38%	100%
Under 18 years old	Yes	37%	39%	15%	9%	100%
	No	18%	33%	22%	27%	100%
65 years or older	Yes	5%	31%	30%	33%	100%
	No	27%	36%	18%	20%	100%
Overall		23%	35%	20%	22%	100%

Table 10: Question 5b by Demographic Subgroup

If an indoor community sports complex was built, what would you like to see included in the building?		Hard court surface (basketball, volleyball, pickle-ball, etc.)				
		Essential for me	Nice to have	Don't care	Don't want	Total
How many years have you lived in Summit County?	Less than 5 years	26%	39%	23%	12%	100%
	5-9 years	10%	35%	27%	28%	100%
	10 years or more	13%	34%	24%	28%	100%
Do you rent or own your home?	Rent	14%	45%	19%	22%	100%
	Own	16%	33%	26%	26%	100%
What is your gender?	Female	9%	37%	35%	19%	100%
	Male	21%	35%	16%	29%	100%
In which category is your age?	18-34 years	28%	38%	18%	16%	100%
	35-54 years	9%	36%	32%	23%	100%
	55 years or older	9%	32%	25%	34%	100%
Under 18 years old	Yes	17%	44%	25%	15%	100%
	No	15%	32%	25%	29%	100%
65 years or older	Yes	10%	32%	30%	29%	100%
	No	17%	36%	23%	24%	100%
Overall		15%	35%	25%	25%	100%

Table 11: Question 5c by Demographic Subgroup

If an indoor community sports complex was built, what would you like to see included in the building?		Non-traditional sports (gymnastics equipment, trampolines, landing pits, ninja warrior course, etc.)				
		Essential for me	Nice to have	Don't care	Don't want	Total
How many years have you lived in Summit County?	Less than 5 years	26%	39%	28%	7%	100%
	5-9 years	21%	40%	21%	18%	100%
	10 years or more	8%	29%	31%	33%	100%
Do you rent or own your home?	Rent	20%	49%	18%	14%	100%
	Own	13%	30%	30%	26%	100%
What is your gender?	Female	10%	40%	30%	21%	100%
	Male	19%	28%	28%	25%	100%
In which category is your age?	18-34 years	30%	42%	19%	9%	100%
	35-54 years	11%	39%	30%	20%	100%
	55 years or older	3%	20%	35%	42%	100%
Under 18 years old	Yes	22%	42%	26%	10%	100%
	No	11%	31%	29%	29%	100%
65 years or older	Yes	1%	21%	36%	41%	100%
	No	17%	37%	26%	20%	100%
Overall		14%	34%	28%	24%	100%

Table 12: Question 5d by Demographic Subgroup

If an indoor community sports complex was built, what would you like to see included in the building?		Climbing/rock wall				Total
		Essential for me	Nice to have	Don't care	Don't want	
How many years have you lived in Summit County?	Less than 5 years	25%	45%	22%	8%	100%
	5-9 years	28%	36%	22%	15%	100%
	10 years or more	13%	28%	30%	29%	100%
Do you rent or own your home?	Rent	31%	42%	14%	13%	100%
	Own	16%	31%	29%	23%	100%
What is your gender?	Female	9%	42%	30%	19%	100%
	Male	26%	26%	25%	23%	100%
In which category is your age?	18-34 years	37%	39%	16%	7%	100%
	35-54 years	15%	34%	32%	20%	100%
	55 years or older	5%	27%	32%	37%	100%
Under 18 years old	Yes	20%	36%	36%	8%	100%
	No	18%	32%	23%	27%	100%
65 years or older	Yes	2%	22%	40%	37%	100%
	No	23%	36%	23%	18%	100%
Overall		19%	33%	26%	22%	100%

Table 13: Question 5e by Demographic Subgroup

If an indoor community sports complex was built, what would you like to see included in the building?		Indoor walking/jogging track				Total
		Essential for me	Nice to have	Don't care	Don't want	
How many years have you lived in Summit County?	Less than 5 years	29%	43%	20%	9%	100%
	5-9 years	24%	37%	20%	18%	100%
	10 years or more	21%	34%	20%	24%	100%
Do you rent or own your home?	Rent	18%	45%	21%	16%	100%
	Own	24%	35%	20%	21%	100%
What is your gender?	Female	29%	35%	19%	17%	100%
	Male	19%	39%	21%	21%	100%
In which category is your age?	18-34 years	31%	38%	24%	7%	100%
	35-54 years	19%	41%	21%	19%	100%
	55 years or older	20%	32%	16%	31%	100%
Under 18 years old	Yes	29%	39%	20%	12%	100%
	No	22%	36%	20%	22%	100%
65 years or older	Yes	17%	37%	17%	29%	100%
	No	25%	36%	21%	17%	100%
Overall		24%	36%	20%	20%	100%

Table 14: Question 5f by Demographic Subgroup

If an indoor community sports complex was built, what would you like to see included in the building?		Other gathering areas (interactive games such as table tennis, pool, video games, indoor playground, etc.)				Total
		Essential for me	Nice to have	Don't care	Don't want	
How many years have you lived in Summit County?	Less than 5 years	11%	52%	30%	7%	100%
	5-9 years	18%	33%	31%	18%	100%
	10 years or more	10%	35%	24%	31%	100%
Do you rent or own your home?	Rent	9%	57%	21%	13%	100%
	Own	12%	35%	28%	26%	100%
What is your gender?	Female	14%	38%	25%	23%	100%
	Male	10%	39%	28%	23%	100%
In which category is your age?	18-34 years	19%	49%	25%	7%	100%
	35-54 years	11%	38%	28%	23%	100%
	55 years or older	6%	28%	27%	39%	100%
Under 18 years old	Yes	22%	44%	19%	15%	100%
	No	8%	36%	29%	27%	100%
65 years or older	Yes	3%	32%	29%	36%	100%
	No	14%	40%	26%	21%	100%
Overall		12%	38%	26%	24%	100%

Table 15: Question 6 by Demographic Subgroup

How many minutes would you or other members of your household be willing to drive (one way) to use an indoor community sports complex?		Up to 15	16 to 30	31 to 45	46 or more	Won't use	Total
How many years have you lived in Summit County?	Less than 5 years	58%	36%	0%	0%	6%	100%
	5-9 years	50%	23%	1%	0%	26%	100%
	10 years or more	29%	36%	2%	3%	30%	100%
Do you rent or own your home?	Rent	44%	40%	1%	1%	14%	100%
	Own	39%	31%	1%	2%	27%	100%
What is your gender?	Female	47%	27%	2%	0%	24%	100%
	Male	34%	39%	1%	3%	24%	100%
In which category is your age?	18-34 years	55%	32%	0%	5%	8%	100%
	35-54 years	35%	40%	3%	1%	22%	100%
	55 years or older	30%	28%	0%	0%	41%	100%
Under 18 years old	Yes	37%	48%	2%	1%	12%	100%
	No	40%	29%	1%	2%	28%	100%
65 years or older	Yes	37%	25%	1%	0%	37%	100%
	No	40%	35%	1%	2%	21%	100%
Overall		39%	33%	1%	2%	24%	100%

Table 16: Question 7a by Demographic Subgroup

How strongly would you support or oppose using each of the following as a way to fund the new indoor community sports complex?		Property tax					Total
		Strongly support	Somewhat support	Somewhat oppose	Strongly oppose	Don't know	
How many years have you lived in Summit County?	Less than 5 years	22%	24%	31%	20%	2%	100%
	5-9 years	17%	22%	15%	44%	2%	100%
	10 years or more	7%	21%	11%	58%	3%	100%
Do you rent or own your home?	Rent	33%	17%	21%	24%	4%	100%
	Own	9%	22%	15%	51%	2%	100%
What is your gender?	Female	7%	23%	17%	50%	4%	100%
	Male	18%	20%	17%	43%	2%	100%
In which category is your age?	18-34 years	27%	31%	22%	20%	0%	100%
	35-54 years	8%	21%	18%	49%	4%	100%
	55 years or older	5%	13%	9%	70%	3%	100%
Under 18 years old	Yes	8%	28%	26%	37%	1%	100%
	No	14%	19%	13%	51%	3%	100%
65 years or older	Yes	3%	16%	10%	71%	0%	100%
	No	15%	23%	18%	41%	3%	100%
Overall		13%	22%	16%	47%	2%	100%

Table 17: Question 7b by Demographic Subgroup

How strongly would you support or oppose using each of the following as a way to fund the new indoor community sports complex?		Sales tax					Total
		Strongly support	Somewhat support	Somewhat oppose	Strongly oppose	Don't know	
How many years have you lived in Summit County?	Less than 5 years	12%	35%	15%	29%	9%	100%
	5-9 years	28%	24%	5%	34%	9%	100%
	10 years or more	17%	22%	12%	45%	3%	100%
Do you rent or own your home?	Rent	17%	30%	6%	36%	12%	100%
	Own	19%	24%	12%	40%	5%	100%
What is your gender?	Female	13%	28%	15%	40%	4%	100%
	Male	24%	24%	8%	37%	7%	100%
In which category is your age?	18-34 years	28%	32%	6%	24%	10%	100%
	35-54 years	18%	26%	15%	37%	4%	100%
	55 years or older	10%	18%	12%	57%	4%	100%
Under 18 years old	Yes	24%	27%	18%	29%	2%	100%
	No	17%	24%	9%	43%	7%	100%
65 years or older	Yes	10%	22%	10%	56%	1%	100%
	No	21%	26%	11%	36%	7%	100%
Overall		19%	25%	11%	40%	6%	100%

Table 18: Question 7c by Demographic Subgroup

How strongly would you support or oppose using each of the following as a way to fund the new indoor community sports complex?		Lodging Tax					Total
		Strongly support	Somewhat support	Somewhat oppose	Strongly oppose	Don't know	
How many years have you lived in Summit County?	Less than 5 years	50%	31%	6%	12%	2%	100%
	5-9 years	51%	25%	0%	22%	2%	100%
	10 years or more	36%	25%	9%	26%	4%	100%
Do you rent or own your home?	Rent	58%	13%	4%	21%	3%	100%
	Own	39%	28%	7%	22%	3%	100%
What is your gender?	Female	36%	27%	9%	23%	5%	100%
	Male	48%	25%	6%	20%	1%	100%
In which category is your age?	18-34 years	64%	22%	3%	11%	0%	100%
	35-54 years	39%	30%	8%	20%	4%	100%
	55 years or older	27%	25%	9%	34%	5%	100%
Under 18 years old	Yes	44%	33%	4%	16%	3%	100%
	No	41%	24%	7%	24%	3%	100%
65 years or older	Yes	28%	31%	10%	29%	1%	100%
	No	46%	24%	6%	21%	3%	100%
Overall		42%	26%	7%	22%	3%	100%

Table 19: Question 7d by Demographic Subgroup

How strongly would you support or oppose using each of the following as a way to fund the new indoor community sports complex?		Create a Recreation District					Total
		Strongly support	Somewhat support	Somewhat oppose	Strongly oppose	Don't know	
How many years have you lived in Summit County?	Less than 5 years	34%	33%	11%	11%	11%	100%
	5-9 years	17%	29%	1%	26%	27%	100%
	10 years or more	17%	27%	7%	32%	17%	100%
Do you rent or own your home?	Rent	30%	31%	9%	12%	17%	100%
	Own	19%	29%	6%	29%	17%	100%
What is your gender?	Female	15%	28%	9%	24%	23%	100%
	Male	25%	30%	6%	27%	12%	100%
In which category is your age?	18-34 years	32%	35%	8%	14%	11%	100%
	35-54 years	18%	31%	7%	23%	21%	100%
	55 years or older	13%	20%	5%	41%	21%	100%
Under 18 years old	Yes	25%	43%	3%	18%	11%	100%
	No	19%	25%	8%	29%	20%	100%
65 years or older	Yes	10%	22%	9%	42%	18%	100%
	No	23%	30%	6%	23%	18%	100%
Overall		20%	29%	7%	27%	18%	100%

Table 20: Question 7e by Demographic Subgroup

How strongly would you support or oppose using each of the following as a way to fund the new indoor community sports complex?		Public/private partnership					Total
		Strongly support	Somewhat support	Somewhat oppose	Strongly oppose	Don't know	
How many years have you lived in Summit County?	Less than 5 years	31%	28%	12%	9%	20%	100%
	5-9 years	27%	31%	1%	17%	23%	100%
	10 years or more	32%	26%	7%	22%	13%	100%
Do you rent or own your home?	Rent	29%	18%	11%	7%	34%	100%
	Own	31%	29%	6%	21%	13%	100%
What is your gender?	Female	35%	23%	6%	16%	21%	100%
	Male	29%	31%	8%	18%	13%	100%
In which category is your age?	18-34 years	40%	29%	6%	6%	19%	100%
	35-54 years	28%	28%	8%	19%	17%	100%
	55 years or older	25%	24%	8%	28%	15%	100%
Under 18 years old	Yes	40%	27%	4%	17%	12%	100%
	No	28%	27%	8%	19%	18%	100%
65 years or older	Yes	20%	29%	8%	27%	16%	100%
	No	33%	27%	7%	16%	17%	100%
Overall		30%	27%	7%	18%	17%	100%

Appendix C: Frequencies by Town/Area

Summary statistics for select survey questions are compared by area of residence in the following tables.

When comparing between areas for the difference to be statistically significant, it must be greater than the percentages shown in the following table (e.g., more than 12% for comparisons between Silverthorne and Frisco).

Table 21: Margin of Error for the Difference between Geographic Subgroups

		Breckenridge	Dillon	Frisco	Silverthorne	Blue River, Copper Mountain, Keystone and Montezuma	Unincorporated Summit County	Unknown
Area	N	100	59	54	80	33	67	71
Breckenridge	100							
Dillon	59	±16%						
Frisco	54	±17%	±17%					
Silverthorne	80	±15%	±15%	±12%				
Blue River (10), Copper Mountain (4), Keystone (20) and Montezuma (0)	33	±20%	±20%	±18%	±20%			
Unincorporated Summit County	67	±16%	±15%	±13%	±16%	±13%		
Unknown (did not answer)	71	±15%	±15%	±13%	±16%	±13%	±13%	

Table 22: Question 1 by Town/Area

Please check all the indoor recreation facilities that you or members of your household currently utilize? (Check all that apply)	Breckenridge Recreation Center	Silverthorne Recreation Center	Stephen C. West Ice Arena	Privately-Operated	School Facilities	Home Gym	Other	None (no facility)
Breckenridge	87%	8%	25%	24%	11%	14%	7%	3%
Dillon	14%	64%	4%	17%	10%	37%	6%	15%
Frisco	49%	58%	24%	50%	9%	13%	11%	7%
Silverthorne	9%	70%	2%	28%	7%	28%	11%	10%
Blue River, Copper Mountain, Keystone and Montezuma	23%	21%	14%	21%	16%	36%	26%	8%
Unincorporated Summit County	35%	45%	13%	19%	19%	40%	6%	11%
Unknown (did not answer)	36%	57%	20%	55%	15%	18%	9%	2%

The sum of percents may exceed 100% as respondent could choose more than one facility.

Table 23: Question 2 by Town/Area

Do current indoor recreation facilities in Summit County meet your indoor recreational/athletic needs...	All the time	Most of the time	Sometimes	Rarely	Never	Total
Breckenridge	33%	45%	12%	1%	9%	100%
Dillon	15%	45%	25%	13%	1%	100%
Frisco	20%	43%	19%	16%	2%	100%
Silverthorne	31%	34%	15%	12%	8%	100%
Blue River, Copper Mountain, Keystone and Montezuma	20%	57%	9%	4%	9%	100%
Unincorporated Summit County	45%	32%	11%	6%	6%	100%
Unknown (did not answer)	22%	44%	17%	12%	5%	100%

Table 24: Question 3 by Town/Area

If not all of the time, why not? (Check all that apply)	Location not convenient	Not open when I need	Costs too much	Seasonal use	Inadequate facilities or equipment
Breckenridge	3%	43%	35%	32%	39%
Dillon	20%	29%	58%	25%	42%
Frisco	56%	8%	26%	24%	18%
Silverthorne	26%	15%	53%	21%	50%
Blue River, Copper Mountain, Keystone and Montezuma	38%	18%	75%	18%	7%
Unincorporated Summit County	17%	22%	46%	15%	34%
Unknown (did not answer)	15%	24%	40%	28%	33%

The sum of percents may exceed 100% as respondent could choose more than one reason.

Table 25: Question 4 by Town/Area

Would you support the development of a new indoor sports complex, if it included the amenities that were most important to you?	Yes	No	Don't know	Total
Breckenridge	49%	34%	17%	100%
Dillon	58%	33%	9%	100%
Frisco	60%	19%	21%	100%
Silverthorne	40%	28%	32%	100%
Blue River, Copper Mountain, Keystone and Montezuma	43%	44%	14%	100%
Unincorporated Summit County	31%	35%	34%	100%
Unknown (did not answer)	57%	25%	18%	100%

Table 26: Question 5a by Town/Area

If an indoor community sports complex was built, what would you like to see included in the building?	Artificial turf field (football, soccer, lacrosse, baseball, softball, golf nets, etc.)				Total
	Essential for me	Nice to have	Don't care	Don't want	
Breckenridge	30%	32%	16%	22%	100%
Dillon	44%	29%	16%	12%	100%
Frisco	17%	38%	28%	17%	100%
Silverthorne	8%	43%	18%	31%	100%
Blue River, Copper Mountain, Keystone and Montezuma	29%	28%	15%	28%	100%
Unincorporated Summit County	10%	36%	23%	31%	100%
Unknown (did not answer)	22%	35%	26%	18%	100%

Table 27: Question 5b by Town/Area

If an indoor community sports complex was built, what would you like to see included in the building?	Hard court surface (basketball, volleyball, pickle-ball, etc.)				Total
	Essential for me	Nice to have	Don't care	Don't want	
Breckenridge	11%	39%	27%	23%	100%
Dillon	44%	29%	16%	11%	100%
Frisco	17%	44%	23%	16%	100%
Silverthorne	16%	36%	16%	32%	100%
Blue River, Copper Mountain, Keystone and Montezuma	14%	34%	17%	35%	100%
Unincorporated Summit County	6%	22%	30%	42%	100%
Unknown (did not answer)	6%	37%	38%	18%	100%

Table 28: Question 5c by Town/Area

If an indoor community sports complex was built, what would you like to see included in the building?	Non-traditional sports (gymnastics equipment, trampolines, landing pits, ninja warrior course, etc.)				Total
	Essential for me	Nice to have	Don't care	Don't want	
Breckenridge	10%	35%	33%	22%	100%
Dillon	51%	20%	16%	13%	100%
Frisco	5%	37%	29%	29%	100%
Silverthorne	3%	32%	36%	29%	100%
Blue River, Copper Mountain, Keystone and Montezuma	0%	33%	34%	33%	100%
Unincorporated Summit County	10%	34%	27%	29%	100%
Unknown (did not answer)	18%	42%	21%	19%	100%

Table 29: Question 5d by Town/Area

If an indoor community sports complex was built, what would you like to see included in the building?	Climbing/rock wall				Total
	Essential for me	Nice to have	Don't care	Don't want	
Breckenridge	13%	29%	29%	28%	100%
Dillon	37%	37%	13%	13%	100%
Frisco	8%	43%	32%	17%	100%
Silverthorne	15%	41%	22%	23%	100%
Blue River, Copper Mountain, Keystone and Montezuma	24%	25%	33%	19%	100%
Unincorporated Summit County	22%	18%	30%	29%	100%
Unknown (did not answer)	18%	37%	29%	17%	100%

Table 30: Question 5e by Town/Area

If an indoor community sports complex was built, what would you like to see included in the building?	Indoor walking/jogging track				Total
	Essential for me	Nice to have	Don't care	Don't want	
Breckenridge	16%	40%	20%	24%	100%
Dillon	42%	27%	20%	11%	100%
Frisco	14%	50%	23%	13%	100%
Silverthorne	20%	40%	19%	21%	100%
Blue River, Copper Mountain, Keystone and Montezuma	18%	36%	16%	30%	100%
Unincorporated Summit County	17%	34%	23%	26%	100%
Unknown (did not answer)	38%	28%	19%	16%	100%

Table 31: Question 5f by Town/Area

If an indoor community sports complex was built, what would you like to see included in the building?	Other gathering areas (interactive games such as table tennis, pool, video games, indoor playground, etc.)				Total
	Essential for me	Nice to have	Don't care	Don't want	
Breckenridge	7%	44%	27%	22%	100%
Dillon	33%	40%	16%	11%	100%
Frisco	6%	58%	10%	26%	100%
Silverthorne	7%	41%	27%	26%	100%
Blue River, Copper Mountain, Keystone and Montezuma	6%	27%	32%	35%	100%
Unincorporated Summit County	9%	18%	41%	33%	100%
Unknown (did not answer)	15%	35%	31%	20%	100%

Table 32: Question 6 by Town/Area

How many minutes would you or other members of your household be willing to drive (one way) to use an indoor community sports complex?	Up to 15	16 to 30	31 to 45	46 or more	Won't use	Total
Breckenridge	47%	27%	1%	0%	25%	100%
Dillon	48%	28%	1%	11%	12%	100%
Frisco	47%	36%	1%	2%	14%	100%
Silverthorne	39%	29%	4%	0%	28%	100%
Blue River, Copper Mountain, Keystone and Montezuma	20%	48%	0%	0%	31%	100%
Unincorporated Summit County	22%	41%	0%	0%	37%	100%
Unknown (did not answer)	48%	36%	0%	0%	16%	100%

Table 33: Question 7a by Town/Area

How strongly would you support or oppose using each of the following as a way to fund the new indoor community sports complex?	Property tax					Total
	Strongly support	Somewhat support	Somewhat oppose	Strongly oppose	Don't know	
Breckenridge	7%	29%	17%	43%	5%	100%
Dillon	24%	10%	24%	40%	1%	100%
Frisco	13%	34%	15%	37%	1%	100%
Silverthorne	5%	24%	17%	52%	2%	100%
Blue River, Copper Mountain, Keystone and Montezuma	13%	14%	2%	68%	2%	100%
Unincorporated Summit County	16%	14%	11%	57%	2%	100%
Unknown (did not answer)	28%	6%	30%	36%	0%	100%

Table 34: Question 7b by Town/Area

How strongly would you support or oppose using each of the following as a way to fund the new indoor community sports complex?	Sales tax					Total
	Strongly support	Somewhat support	Somewhat oppose	Strongly oppose	Don't know	
Breckenridge	21%	25%	11%	37%	5%	100%
Dillon	16%	23%	13%	35%	13%	100%
Frisco	24%	39%	9%	28%	0%	100%
Silverthorne	13%	33%	7%	37%	11%	100%
Blue River, Copper Mountain, Keystone and Montezuma	31%	13%	5%	51%	0%	100%
Unincorporated Summit County	12%	14%	16%	56%	3%	100%
Unknown (did not answer)	24%	14%	26%	36%	0%	100%

Table 35: Question 7c by Town/Area

How strongly would you support or oppose using each of the following as a way to fund the new indoor community sports complex?	Lodging Tax					Total
	Strongly support	Somewhat support	Somewhat oppose	Strongly oppose	Don't know	
Breckenridge	43%	20%	10%	21%	5%	100%
Dillon	51%	29%	3%	13%	4%	100%
Frisco	56%	20%	5%	20%	0%	100%
Silverthorne	33%	38%	3%	23%	4%	100%
Blue River, Copper Mountain, Keystone and Montezuma	47%	17%	2%	35%	0%	100%
Unincorporated Summit County	33%	25%	12%	28%	2%	100%
Unknown (did not answer)	36%	32%	14%	18%	0%	100%

Table 36: Question 7d by Town/Area

How strongly would you support or oppose using each of the following as a way to fund the new indoor community sports complex?	Create a Recreation District					Total
	Strongly support	Somewhat support	Somewhat oppose	Strongly oppose	Don't know	
Breckenridge	22%	38%	4%	21%	16%	100%
Dillon	28%	30%	5%	27%	10%	100%
Frisco	38%	15%	8%	19%	20%	100%
Silverthorne	11%	30%	5%	29%	26%	100%
Blue River, Copper Mountain, Keystone and Montezuma	9%	44%	2%	30%	14%	100%
Unincorporated Summit County	18%	17%	16%	36%	14%	100%
Unknown (did not answer)	14%	22%	0%	26%	38%	100%

Table 37: Question 7e by Town/Area

How strongly would you support or oppose using each of the following as a way to fund the new indoor community sports complex?	Public/private partnership					Total
	Strongly support	Somewhat support	Somewhat oppose	Strongly oppose	Don't know	
Breckenridge	31%	34%	4%	18%	13%	100%
Dillon	36%	23%	4%	12%	26%	100%
Frisco	32%	30%	10%	12%	16%	100%
Silverthorne	40%	18%	5%	23%	14%	100%
Blue River, Copper Mountain, Keystone and Montezuma	20%	18%	3%	20%	39%	100%
Unincorporated Summit County	21%	24%	19%	25%	10%	100%
Unknown (did not answer)	11%	74%	0%	9%	6%	100%

Appendix D: Demographic Characteristics

Table 38: Question Q8

Where is your home?	Percent
Blue River	2%
Breckenridge	22%
Copper Mountain	1%
Dillon	13%
Frisco	12%
Keystone	4%
Montezuma	0%
Silverthorne	17%
Unincorporated Summit County	14%
Unknown (did not answer)	15%
Total	100%

Table 39: Question D1

How many years have you lived in Summit County?	Percent
Less than 5 years	19%
5-9 years	21%
10 years or more	60%
Total	100%

Table 40: Question D2

Do you rent or own your home?	Percent
Rent	16%
Own	84%
Total	100%

Table 41: Question D3

What is your gender?	Percent
Female	46%
Male	54%
Total	100%

Table 42: Question D4

In which category is your age?	Percent
18-34 years	30%
35-54 years	34%
55 years or older	36%
Total	100%

Table 43: Question D5

Is anyone in your home...? (Check all that apply)	Percent
a. Under 18 years old	55%
b. 65 years or older	46%
Total	100%

Appendix E: Questionnaire



September 2018

Dear Summit County Resident,

The Towns of Breckenridge, Frisco, Silverthorne, and Summit County are collaborating on a study to assess the need and feasibility for a new indoor community sports complex in Summit County, i.e. a "fieldhouse".

We need your input!

Summit County experiences intense, high altitude weather patterns, including rain, snow, sleet and hail on a year-round basis. During the fall, winter and spring seasons, many youth and adult sports practices, games and tournaments are cancelled due to weather. A community fieldhouse would provide indoor spaces for training, practicing and competing in matches/games for sports of all types and athletes of all ages

A facility could also provide community meeting rooms, shared co-op working spaces, indoor gathering areas, etc. The envisioned fieldhouse would not be another recreation center but rather a facility with amenities that complement the existing recreational facilities in Summit County. This survey is the first part of a needs assessment for a Summit County fieldhouse. Your responses to this brief survey will help us make the best choices for Summit County.

- The survey portion can be removed at the perforation and put right into a mail box – return postage is prepaid.
- Your responses will be kept anonymous.
- You are one of a small number of households selected for this survey, so your response is very important!

Thank you for your help and participation.

Sincerely,
Your Fieldhouse Feasibility Committee.

1. Please check all the indoor recreation facilities that you or members of your household currently utilize? (Check all that apply)

- Breckenridge Recreation Center
- Silverthorne Recreation Center
- Stephen C. West Ice Arena
- Privately-Operated Facilities (crossfit, yoga, pilates, etc.)
- School Facilities
- Home Gym
- Other

2. Do current indoor recreation facilities in Summit County meet your indoor recreational/athletic needs...

- All the time
- Most of the time
- Sometimes
- Rarely
- Never

3. If not all of the time, why not? (Check all that apply)

- Location not convenient
- Costs too much
- Inadequate facilities or equipment
- Not open when I need
- Seasonal use

4. Would you support the development of a new indoor sports complex, if it included the amenities that were most important to you?

- Yes
- No
- Don't know

5. If an indoor community sports complex was built, what would you like to see included in the building?

	Essential for me	Nice to have	Don't care	Don't want
Artificial turf field (football, soccer, lacrosse, baseball, softball, golf nets, etc.)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Hard court surface (basketball, volleyball, pickle-ball, etc.)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Non-traditional sports (gymnastics equipment, trampolines, landing pits, ninja warrior course, etc.)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Climbing/rock wall	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Indoor walking/jogging track	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Other gathering areas (interactive games such as table tennis, pool, video games, indoor playground, etc.)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

These last questions help us understand who we've heard from overall. All of your responses to this survey are completely anonymous.

D1. How many years have you lived in Summit County?
 Less than 5 years
 5-9 years
 10 years or more

D2. Do you rent or own your home?
 Rent Own
 D3. What is your gender?
 Female Male

D4. In which category is your age?
 18-34 years
 35-54 years
 55 years or older

D5. Is anyone in your home...? (Check all that apply)
 Under 18 years old
 65 years or older

6. How many minutes would you or other members of your household be willing to drive (one way) to use an indoor community sports complex?
 Up to 15 16 to 30 31 to 45 46 or more Won't use

7. How strongly would you support or oppose using each of the following as a way to fund the new indoor community sports complex?

	Strongly support	Somewhat support	Somewhat oppose	Strongly oppose	Don't know
Property tax	<input type="radio"/>				
Sales tax	<input type="radio"/>				
Lodging Tax	<input type="radio"/>				
Create a Recreation District	<input type="radio"/>				
Public/private partnership	<input type="radio"/>				

8. Where is your home?

- Blue River
- Breckenridge
- Copper Mountain
- Dillon
- Frisco
- Keystone
- Montezuma
- Silverthorne
- Unincorporated Summit County

2018 *Opt-in Online Survey* of Summit County Residents Report of Results



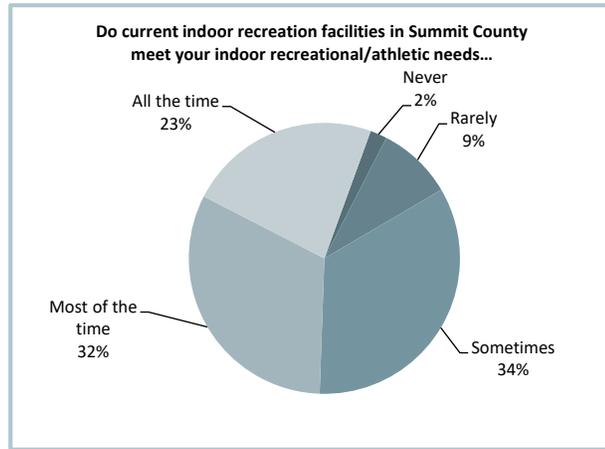
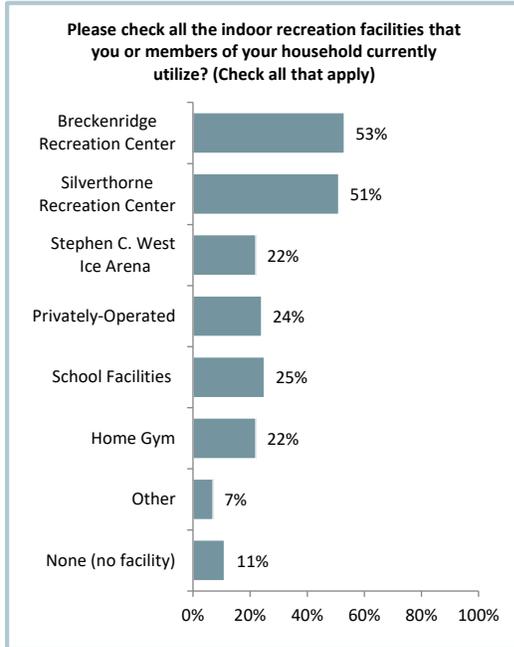
Conducted by National Research Center, Inc. in conjunction with Ohlson Lavoie Collaborative (OLC) on behalf of Summit County and the Towns of Breckenridge, Frisco and Silverthorne

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Current Use

Most respondents to the opt-in online survey were using a facility for indoor recreation; with only 11% not selecting any of the options. The most commonly used facilities were the town recreation centers, but many also used privately-operated gyms and school facilities. Online respondents generally felt that their indoor recreation needs were met all (23%) or most of the time (32%); but 45% said their needs were not being consistently met [sometimes (34%), rarely (9%) or never (2%)]. Those with unmet needs were asked what barriers they faced and 47% said facilities or equipment were inadequate, 37% only used the facilities seasonally, 30% only used the facilities seasonally, 30% said it was an issue of cost and about one-quarter, each, cited issues with open times of the facilities or location.



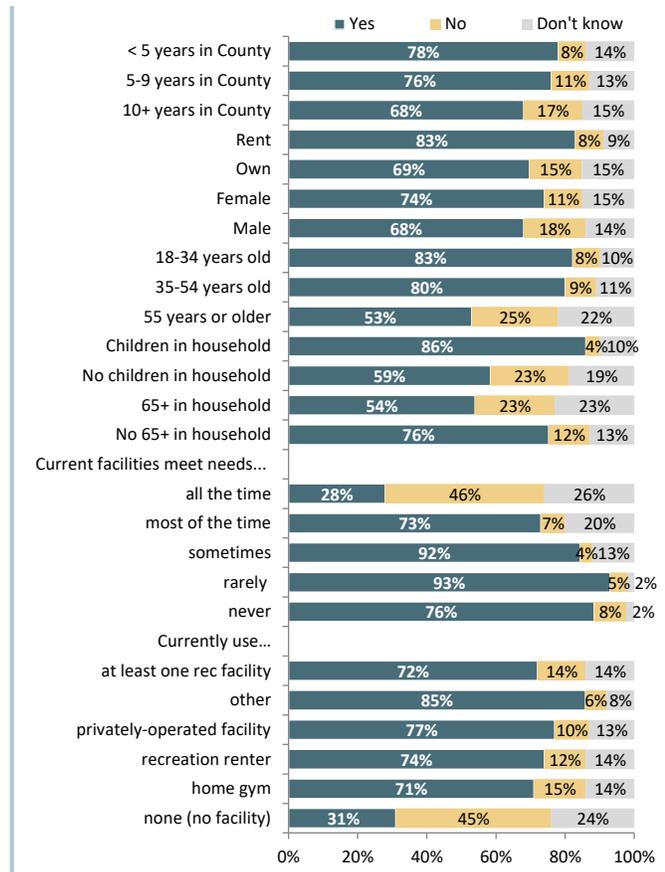
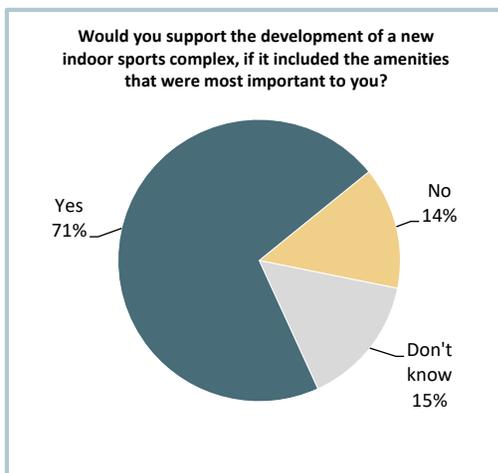
If not all of the time, why not? (Check all that apply)

Inadequate facilities or equipment	47%
Seasonal use	37%
Costs too much	30%
Not open when I need	26%
Location not convenient	23%

Support for New Facility

Over two-thirds of the online respondents supported the development of a new indoor sports complex, if it included the amenities that were most important to them; 15% were uncertain and 14% opposed the idea.

Support for a new indoor sports complex was strongest from people who had children in their households, among younger people and from people who rented their home. Not surprisingly, those who said their current indoor recreation needs were always met were least likely to support the facility.

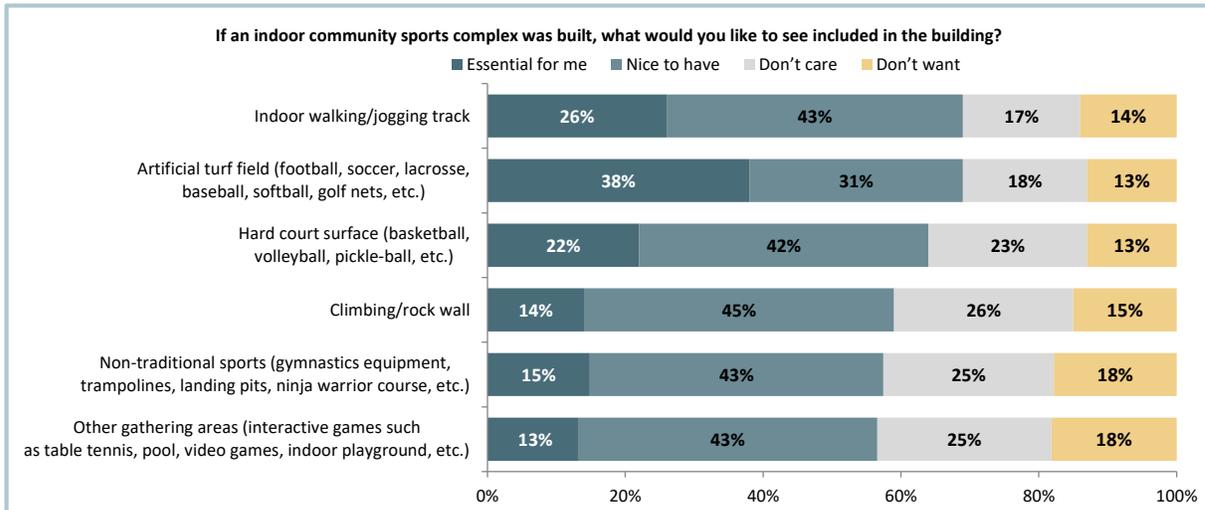


Desired Amenities

About four out of ten respondents who did not say that they would not use the indoor community sports complex were willing to drive for up to 15 minutes to get to the complex and about half would drive 16 to 30 minutes. Very few were willing to drive for longer.

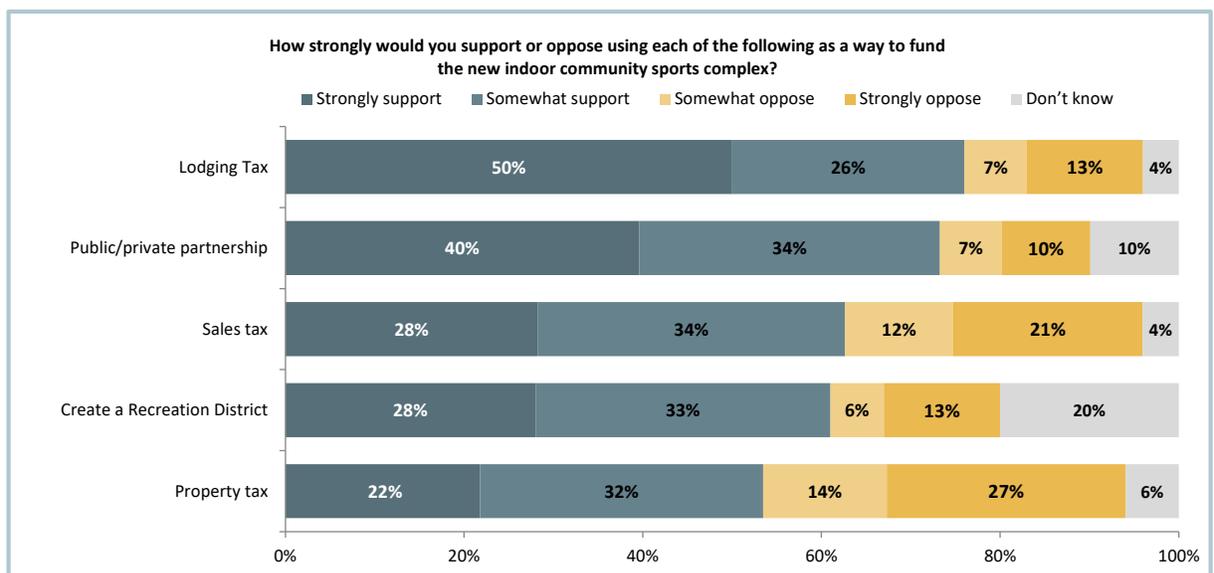
The amenities the most opt-in respondents wanted to see in a new facility were indoor walking tracks (69% essential or nice to have) and artificial turf fields (69%). However, about half or more were interested in the other potential amenities in the list.

How many minutes would you or other members of your household be willing to drive (one way) to use an indoor community sports complex?		
	Percent of all respondents	Percent of respondents who would use
Up to 15 minutes	39%	44%
16 to 30 minutes	41%	47%
31 to 45 minutes	6%	7%
46 minutes or more	1%	1%
Won't use	12%	---



Funding Options

Opt-in survey respondents would prefer to pay for the new facility through a lodging tax (about two-thirds strongly or somewhat supported this option) and had strongest opposition toward paying for a new facility through increased property taxes (27% strongly opposed and 14% somewhat opposed this option).



Appendix A: Opt-In Survey Background and Methods

In partnership with Summit County and the Towns of Breckenridge, Frisco and Silverthorne, Ohlson Lavoie Collaborative (OLC) was tasked to explore the potential for developing a new indoor sports facility in Summit County. As part of a public input process, OLC contracted with National Research Center, Inc. (NRC) to conduct a survey to help assess resident support for the potential project and interest in specific amenities that could be developed.

To ensure that stakeholders heard from a representative sample of Summit County residents, a paper survey was mailed out to 2,100 unique household addresses from the Summit County voting list in September 2018. Results from that statistically valid effort are reported under separate cover.

On completion of that study, Summit County stakeholders chose to provide the survey online and to advertise the survey URL as widely as possible to give all county residents a chance to complete the survey, if interested. This part of the study is referred to as the Opt-In survey and the results are reported in this document. While an opt-in methodology has the benefit of allowing all who hear about the survey to participate, it holds several challenges for assuring representativeness: (1) while efforts are made to advertise, not all residents have an equal chance of hearing about the survey, (2) specific segments of the community may be more engaged with the topic and more likely to respond or share the URL with like-minded people and (3) respondents can respond more than once.

As much as is possible with an anonymous survey, NRC staff investigated the possibility of there being duplicated responses. There were 44 IP addresses with at least two responses. However, in most of these instances the first response was incomplete; so the respondent entered the survey twice (or even three times) but only completed the survey once; only the fully completed responses are included in this report. There were a few instances of complete responses from the same IP address, but the respondents appear to be different people (different responses; a male and a female respondent or a renter and an owner respondent). Only three sets of responses were entirely duplicated and the duplicate response was removed.

While we do not know how good of a representation of the community the people who self-selected to complete the survey are, the results do reflect the opinions of 1,976 interested residents.

As these responses were not generated from a random sample, we do not provide a margin of error around the estimates.

For more information on this effort, please contact Robert McDonald at rmcdonald@olcdesigns.com.

Appendix B: Frequencies by Demographic Characteristics

Summary statistics for select survey questions are compared by respondent characteristics in the following tables.

Table 1: Question 1 by Demographic Subgroup

Please check all the indoor recreation facilities that you or members of your household currently utilize? (Check all that apply)		Breckenridge Recreation Center	Silverthorne Recreation Center	Stephen C. West Ice Arena	Privately-Operated	School Facilities	Home Gym	Other	None (no facility)
How many years have you lived in Summit County?	Less than 5 years	58%	53%	23%	21%	15%	19%	7%	1%
	5-9 years	59%	60%	25%	29%	21%	24%	4%	2%
	10 years or more	59%	56%	24%	27%	33%	25%	9%	2%
Do you rent or own your home?	Rent	59%	57%	24%	29%	17%	19%	7%	4%
	Own	58%	56%	25%	26%	30%	25%	8%	1%
What is your gender?	Female	57%	61%	24%	31%	32%	26%	5%	1%
	Male	60%	50%	25%	21%	24%	21%	10%	2%
In which category is your age?	18-34 years	61%	56%	27%	29%	16%	21%	7%	1%
	35-54 years	63%	60%	33%	33%	46%	27%	7%	1%
	55 years or older	51%	50%	10%	15%	7%	21%	9%	3%
Under 18 years old	Yes	66%	65%	36%	30%	54%	27%	8%	0%
	No	52%	48%	15%	23%	6%	21%	7%	3%
65 years or older	Yes	50%	53%	7%	13%	6%	18%	8%	3%
	No	60%	56%	29%	30%	34%	25%	7%	2%
Overall		53%	51%	22%	24%	25%	22%	7%	11%

The sum of percents may exceed 100% as respondent could choose more than one facility.

Table 2: Question 2 by Demographic Subgroup

Do current indoor recreation facilities in Summit County meet your indoor recreational/athletic needs?		All the time	Most of the time	Sometimes	Rarely	Never	Total
How many years have you lived in Summit County?	Less than 5 years	19%	34%	37%	9%	1%	100%
	5-9 years	22%	34%	32%	11%	2%	100%
	10 years or more	24%	31%	34%	9%	2%	100%
Do you rent or own your home?	Rent	15%	30%	39%	15%	1%	100%
	Own	24%	32%	33%	8%	2%	100%
What is your gender?	Female	19%	35%	36%	9%	2%	100%
	Male	26%	29%	32%	10%	2%	100%
In which category is your age?	18-34 years	15%	31%	38%	14%	2%	100%
	35-54 years	14%	32%	42%	10%	2%	100%
	55 years or older	40%	31%	22%	6%	2%	100%
Under 18 years old	Yes	9%	32%	45%	11%	2%	100%
	No	34%	32%	25%	7%	2%	100%
65 years or older	Yes	40%	33%	21%	5%	1%	100%
	No	18%	32%	38%	10%	2%	100%
Overall		23%	32%	34%	9%	2%	100%

Table 3: Question 3 by Demographic Subgroup

If not all of the time, why not? (Check all that apply)		Location not convenient	Not open when I need	Costs too much	Seasonal use	Inadequate facilities or equipment
How many years have you lived in Summit County?	Less than 5 years	27%	25%	26%	36%	44%
	5-9 years	25%	27%	33%	32%	41%
	10 years or more	21%	25%	30%	39%	49%
Do you rent or own your home?	Rent	24%	32%	42%	33%	43%
	Own	23%	24%	27%	38%	47%
What is your gender?	Female	27%	27%	33%	37%	42%
	Male	19%	24%	26%	37%	52%
In which category is your age?	18-34 years	25%	35%	41%	29%	45%
	35-54 years	24%	25%	29%	39%	51%
	55 years or older	19%	18%	21%	38%	37%
Under 18 years old	Yes	24%	24%	28%	41%	54%
	No	23%	28%	32%	32%	37%
65 years or older	Yes	17%	18%	24%	37%	38%
	No	24%	27%	31%	37%	48%
Overall		23%	26%	30%	37%	47%

The sum of percents may exceed 100% as respondent could choose more than one reason.

Table 4: Question 4 by Demographic Subgroup

Would you support the development of a new indoor sports complex, if it included the amenities that were most important to you?		Yes	No	Don't know	Total
How many years have you lived in Summit County?	Less than 5 years	78%	8%	14%	100%
	5-9 years	76%	11%	13%	100%
	10 years or more	68%	17%	15%	100%
Do you rent or own your home?	Rent	83%	8%	9%	100%
	Own	69%	15%	15%	100%
What is your gender?	Female	74%	11%	15%	100%
	Male	68%	18%	14%	100%
In which category is your age?	18-34 years	83%	8%	10%	100%
	35-54 years	80%	9%	11%	100%
	55 years or older	53%	25%	22%	100%
Under 18 years old	Yes	86%	4%	10%	100%
	No	59%	23%	19%	100%
65 years or older	Yes	54%	23%	23%	100%
	No	76%	12%	13%	100%
Overall		71%	14%	15%	100%

Table 5: Question 5a by Demographic Subgroup

If an indoor community sports complex was built, what would you like to see included in the building?		Artificial turf field (football, soccer, lacrosse, baseball, softball, golf nets, etc.)				
		Essential for me	Nice to have	Don't care	Don't want	Total
How many years have you lived in Summit County?	Less than 5 years	37%	33%	21%	9%	100%
	5-9 years	39%	34%	18%	10%	100%
	10 years or more	38%	30%	16%	15%	100%
Do you rent or own your home?	Rent	45%	34%	14%	7%	100%
	Own	37%	31%	18%	14%	100%
What is your gender?	Female	36%	33%	20%	11%	100%
	Male	41%	29%	15%	15%	100%
In which category is your age?	18-34 years	52%	30%	13%	6%	100%
	35-54 years	52%	31%	10%	7%	100%
	55 years or older	11%	32%	32%	24%	100%
Under 18 years old	Yes	59%	29%	8%	4%	100%
	No	20%	34%	26%	21%	100%
65 years or older	Yes	11%	33%	33%	23%	100%
	No	45%	31%	14%	10%	100%
Overall		38%	31%	18%	13%	100%

Table 6: Question 5b by Demographic Subgroup

If an indoor community sports complex was built, what would you like to see included in the building?		Hard court surface (basketball, volleyball, pickle-ball, etc.)				
		Essential for me	Nice to have	Don't care	Don't want	Total
How many years have you lived in Summit County?	Less than 5 years	27%	45%	22%	6%	100%
	5-9 years	21%	50%	20%	9%	100%
	10 years or more	21%	39%	23%	16%	100%
Do you rent or own your home?	Rent	27%	45%	20%	8%	100%
	Own	21%	42%	23%	14%	100%
What is your gender?	Female	22%	45%	23%	11%	100%
	Male	23%	40%	22%	15%	100%
In which category is your age?	18-34 years	28%	41%	21%	9%	100%
	35-54 years	19%	48%	23%	11%	100%
	55 years or older	23%	35%	24%	18%	100%
Under 18 years old	Yes	21%	47%	25%	7%	100%
	No	23%	38%	20%	18%	100%
65 years or older	Yes	27%	33%	25%	15%	100%
	No	21%	45%	22%	12%	100%
Overall		22%	42%	23%	13%	100%

Table 7: Question 5c by Demographic Subgroup

If an indoor community sports complex was built, what would you like to see included in the building?		Non-traditional sports (gymnastics equipment, trampolines, landing pits, ninja warrior course, etc.)				
		Essential for me	Nice to have	Don't care	Don't want	Total
How many years have you lived in Summit County?	Less than 5 years	19%	43%	27%	11%	100%
	5-9 years	14%	48%	23%	15%	100%
	10 years or more	14%	41%	25%	20%	100%
Do you rent or own your home?	Rent	20%	48%	22%	10%	100%
	Own	14%	42%	26%	19%	100%
What is your gender?	Female	17%	47%	22%	14%	100%
	Male	12%	38%	29%	21%	100%
In which category is your age?	18-34 years	20%	47%	24%	9%	100%
	35-54 years	21%	50%	18%	12%	100%
	55 years or older	2%	29%	39%	31%	100%
Under 18 years old	Yes	22%	52%	17%	9%	100%
	No	8%	34%	32%	25%	100%
65 years or older	Yes	4%	28%	41%	27%	100%
	No	17%	46%	21%	15%	100%
Overall		15%	43%	25%	18%	100%

Table 8: Question 5d by Demographic Subgroup

If an indoor community sports complex was built, what would you like to see included in the building?		Climbing/rock wall				Total
		Essential for me	Nice to have	Don't care	Don't want	
How many years have you lived in Summit County?	Less than 5 years	23%	47%	24%	7%	100%
	5-9 years	17%	53%	17%	12%	100%
	10 years or more	10%	43%	29%	18%	100%
Do you rent or own your home?	Rent	26%	48%	16%	10%	100%
	Own	12%	45%	27%	16%	100%
What is your gender?	Female	14%	49%	26%	11%	100%
	Male	14%	41%	25%	19%	100%
In which category is your age?	18-34 years	29%	45%	17%	9%	100%
	35-54 years	16%	49%	24%	11%	100%
	55 years or older	4%	40%	33%	24%	100%
Under 18 years old	Yes	15%	50%	26%	9%	100%
	No	13%	41%	25%	20%	100%
65 years or older	Yes	4%	40%	36%	20%	100%
	No	17%	47%	23%	14%	100%
Overall		14%	45%	26%	15%	100%

Table 9: Question 5e by Demographic Subgroup

If an indoor community sports complex was built, what would you like to see included in the building?		Indoor walking/jogging track				Total
		Essential for me	Nice to have	Don't care	Don't want	
How many years have you lived in Summit County?	Less than 5 years	33%	46%	15%	6%	100%
	5-9 years	30%	45%	14%	11%	100%
	10 years or more	24%	41%	19%	16%	100%
Do you rent or own your home?	Rent	25%	47%	16%	11%	100%
	Own	27%	42%	17%	14%	100%
What is your gender?	Female	29%	43%	17%	11%	100%
	Male	23%	42%	18%	16%	100%
In which category is your age?	18-34 years	25%	46%	19%	11%	100%
	35-54 years	26%	43%	20%	11%	100%
	55 years or older	28%	41%	13%	18%	100%
Under 18 years old	Yes	25%	45%	21%	9%	100%
	No	28%	41%	14%	17%	100%
65 years or older	Yes	29%	42%	14%	15%	100%
	No	26%	43%	18%	13%	100%
Overall		26%	43%	17%	14%	100%

Table 10: Question 5f by Demographic Subgroup

If an indoor community sports complex was built, what would you like to see included in the building?		Other gathering areas (interactive games such as table tennis, pool, video games, indoor playground, etc.)				Total
		Essential for me	Nice to have	Don't care	Don't want	
How many years have you lived in Summit County?	Less than 5 years	18%	47%	26%	9%	100%
	5-9 years	14%	47%	25%	14%	100%
	10 years or more	11%	41%	25%	22%	100%
Do you rent or own your home?	Rent	15%	47%	26%	11%	100%
	Own	13%	43%	25%	19%	100%
What is your gender?	Female	15%	44%	26%	15%	100%
	Male	10%	43%	26%	21%	100%
In which category is your age?	18-34 years	20%	42%	25%	14%	100%
	35-54 years	15%	46%	24%	15%	100%
	55 years or older	7%	40%	28%	25%	100%
Under 18 years old	Yes	17%	47%	24%	12%	100%
	No	9%	40%	27%	24%	100%
65 years or older	Yes	8%	42%	29%	22%	100%
	No	14%	44%	25%	17%	100%
Overall		13%	43%	25%	18%	100%

Table 11: Question 6 by Demographic Subgroup

How many minutes would you or other members of your household be willing to drive (one way) to use an indoor community sports complex?		Up to 15	16 to 30	31 to 45	46 or more	Won't use	Total
How many years have you lived in Summit County?	Less than 5 years	45%	39%	8%	1%	7%	100%
	5-9 years	43%	41%	7%	1%	8%	100%
	10 years or more	36%	42%	6%	1%	14%	100%
Do you rent or own your home?	Rent	39%	45%	8%	2%	5%	100%
	Own	39%	41%	6%	1%	13%	100%
What is your gender?	Female	42%	40%	7%	1%	10%	100%
	Male	36%	43%	6%	1%	14%	100%
In which category is your age?	18-34 years	43%	42%	9%	1%	5%	100%
	35-54 years	37%	47%	8%	1%	7%	100%
	55 years or older	41%	33%	4%	1%	21%	100%
Under 18 years old	Yes	36%	51%	8%	2%	3%	100%
	No	42%	33%	5%	1%	19%	100%
65 years or older	Yes	40%	35%	3%	1%	21%	100%
	No	39%	43%	7%	1%	9%	100%
Overall		39%	41%	6%	1%	12%	100%

Table 12: Question 7a by Demographic Subgroup

How strongly would you support or oppose using each of the following as a way to fund the new indoor community sports complex?		Property tax					Total
		Strongly support	Somewhat support	Somewhat oppose	Strongly oppose	Don't know	
How many years have you lived in Summit County?	Less than 5 years	25%	30%	16%	21%	7%	100%
	5-9 years	21%	34%	14%	26%	5%	100%
	10 years or more	21%	32%	13%	29%	5%	100%
Do you rent or own your home?	Rent	34%	36%	11%	12%	8%	100%
	Own	19%	31%	15%	30%	5%	100%
What is your gender?	Female	22%	33%	14%	24%	7%	100%
	Male	22%	32%	13%	30%	4%	100%
In which category is your age?	18-34 years	24%	37%	15%	16%	7%	100%
	35-54 years	28%	34%	13%	20%	5%	100%
	55 years or older	10%	28%	15%	42%	5%	100%
Under 18 years old	Yes	30%	36%	13%	15%	6%	100%
	No	15%	29%	14%	37%	6%	100%
65 years or older	Yes	14%	26%	15%	40%	5%	100%
	No	24%	34%	14%	23%	6%	100%
Overall		22%	32%	14%	27%	6%	100%

Table 13: Question 7b by Demographic Subgroup

How strongly would you support or oppose using each of the following as a way to fund the new indoor community sports complex?		Sales tax					Total
		Strongly support	Somewhat support	Somewhat oppose	Strongly oppose	Don't know	
How many years have you lived in Summit County?	Less than 5 years	25%	39%	12%	18%	6%	100%
	5-9 years	27%	37%	12%	20%	4%	100%
	10 years or more	29%	32%	12%	23%	4%	100%
Do you rent or own your home?	Rent	27%	36%	15%	15%	7%	100%
	Own	28%	34%	12%	23%	4%	100%
What is your gender?	Female	27%	37%	12%	19%	5%	100%
	Male	29%	31%	12%	24%	3%	100%
In which category is your age?	18-34 years	28%	38%	14%	14%	5%	100%
	35-54 years	36%	36%	9%	15%	4%	100%
	55 years or older	17%	30%	15%	34%	4%	100%
Under 18 years old	Yes	38%	37%	10%	11%	4%	100%
	No	19%	31%	14%	31%	5%	100%
65 years or older	Yes	19%	31%	14%	32%	4%	100%
	No	30%	35%	12%	19%	5%	100%
Overall		28%	34%	12%	21%	4%	100%

Table 14: Question 7c by Demographic Subgroup

How strongly would you support or oppose using each of the following as a way to fund the new indoor community sports complex?		Lodging Tax					Total
		Strongly support	Somewhat support	Somewhat oppose	Strongly oppose	Don't know	
How many years have you lived in Summit County?	Less than 5 years	51%	27%	9%	9%	5%	100%
	5-9 years	55%	25%	6%	10%	4%	100%
	10 years or more	48%	26%	6%	15%	4%	100%
Do you rent or own your home?	Rent	55%	27%	7%	6%	5%	100%
	Own	49%	26%	7%	14%	4%	100%
What is your gender?	Female	50%	27%	6%	11%	6%	100%
	Male	50%	25%	7%	15%	3%	100%
In which category is your age?	18-34 years	55%	30%	7%	5%	4%	100%
	35-54 years	61%	22%	5%	9%	3%	100%
	55 years or older	32%	30%	9%	23%	5%	100%
Under 18 years old	Yes	62%	22%	6%	6%	4%	100%
	No	39%	29%	7%	19%	4%	100%
65 years or older	Yes	34%	30%	10%	20%	5%	100%
	No	54%	25%	6%	11%	4%	100%
Overall		50%	26%	7%	13%	4%	100%

Table 15: Question 7d by Demographic Subgroup

How strongly would you support or oppose using each of the following as a way to fund the new indoor community sports complex?		Create a Recreation District					Total
		Strongly support	Somewhat support	Somewhat oppose	Strongly oppose	Don't know	
How many years have you lived in Summit County?	Less than 5 years	25%	37%	6%	9%	24%	100%
	5-9 years	29%	34%	5%	10%	22%	100%
	10 years or more	29%	31%	6%	16%	18%	100%
Do you rent or own your home?	Rent	36%	39%	4%	5%	16%	100%
	Own	27%	32%	6%	15%	20%	100%
What is your gender?	Female	27%	32%	6%	11%	25%	100%
	Male	30%	34%	6%	17%	14%	100%
In which category is your age?	18-34 years	31%	39%	5%	6%	20%	100%
	35-54 years	34%	33%	5%	9%	19%	100%
	55 years or older	18%	30%	8%	23%	22%	100%
Under 18 years old	Yes	37%	32%	5%	6%	19%	100%
	No	21%	33%	6%	20%	20%	100%
65 years or older	Yes	20%	30%	8%	20%	22%	100%
	No	30%	33%	5%	12%	19%	100%
Overall		28%	33%	6%	13%	20%	100%

Table 16: Question 7e by Demographic Subgroup

How strongly would you support or oppose using each of the following as a way to fund the new indoor community sports complex?		Public/private partnership					Total
		Strongly support	Somewhat support	Somewhat oppose	Strongly oppose	Don't know	
How many years have you lived in Summit County?	Less than 5 years	42%	32%	8%	9%	10%	100%
	5-9 years	41%	37%	5%	7%	10%	100%
	10 years or more	39%	33%	7%	11%	10%	100%
Do you rent or own your home?	Rent	47%	33%	7%	5%	8%	100%
	Own	38%	34%	7%	11%	10%	100%
What is your gender?	Female	41%	34%	6%	7%	12%	100%
	Male	38%	33%	8%	13%	8%	100%
In which category is your age?	18-34 years	41%	34%	8%	7%	10%	100%
	35-54 years	46%	34%	6%	7%	8%	100%
	55 years or older	31%	33%	8%	16%	13%	100%
Under 18 years old	Yes	48%	33%	6%	5%	8%	100%
	No	33%	35%	8%	14%	11%	100%
65 years or older	Yes	29%	36%	8%	14%	14%	100%
	No	43%	33%	6%	9%	9%	100%
Overall		40%	34%	7%	10%	10%	100%

Appendix C: Frequencies by Town/Area

Summary statistics for select survey questions are compared by area of residence in the following tables.

Table 17: Question 1 by Town/Area

Please check all the indoor recreation facilities that you or members of your household currently utilize? (Check all that apply)	Breckenridge Recreation Center	Silverthorne Recreation Center	Stephen C. West Ice Arena	Privately-Operated	School Facilities	Home Gym	Other	None (no facility)
Breckenridge	93%	17%	36%	28%	24%	23%	6%	1%
Dillon	37%	91%	18%	28%	35%	25%	5%	1%
Frisco	44%	63%	20%	31%	26%	23%	14%	3%
Silverthorne	25%	92%	13%	21%	24%	23%	8%	1%
Blue River	94%	29%	41%	24%	33%	27%	5%	0%
Copper Mountain	16%	58%	0%	37%	26%	16%	21%	0%
Keystone	38%	85%	15%	38%	30%	26%	9%	2%
Unincorporated Summit County	50%	65%	22%	24%	39%	31%	6%	4%
Other	49%	59%	18%	17%	28%	13%	7%	1%
Unknown (did not answer)	30%	40%	0%	0%	0%	0%	0%	50%

The sum of percents may exceed 100% as respondent could choose more than one facility.

Table 18: Question 2 by Town/Area

Do current indoor recreation facilities in Summit County meet your indoor recreational/athletic needs?	All the time	Most of the time	Sometimes	Rarely	Never	Total
Breckenridge	28%	34%	30%	8%	1%	100%
Dillon	11%	29%	42%	16%	3%	100%
Frisco	22%	31%	36%	10%	2%	100%
Silverthorne	21%	34%	36%	7%	2%	100%
Blue River	20%	29%	30%	17%	5%	100%
Copper Mountain	11%	32%	37%	16%	5%	100%
Keystone	15%	21%	49%	15%	0%	100%
Unincorporated Summit County	24%	34%	32%	5%	4%	100%
Other	30%	23%	34%	9%	4%	100%
Unknown (did not answer)	40%	60%	0%	0%	0%	100%

Table 19: Question 3 by Town/Area

If not all of the time, why not? (Check all that apply)	Location not convenient	Not open when I need	Costs too much	Seasonal use	Inadequate facilities or equipment
Breckenridge	9%	30%	31%	42%	43%
Dillon	25%	27%	37%	34%	49%
Frisco	50%	19%	26%	31%	44%
Silverthorne	22%	26%	27%	34%	47%
Blue River	20%	22%	30%	48%	32%
Copper Mountain	31%	19%	13%	31%	75%
Keystone	33%	33%	27%	30%	58%
Unincorporated Summit County	18%	22%	28%	38%	55%
Other	43%	19%	29%	36%	43%
Unknown (did not answer)	0%	50%	0%	0%	100%

The sum of percents may exceed 100% as respondent could choose more than one reason.

Table 20: Question 4 by Town/Area

Would you support the development of a new indoor sports complex, if it included the amenities that were most important to you?	Yes	No	Don't know	Total
Breckenridge	68%	17%	16%	100%
Dillon	85%	8%	7%	100%
Frisco	67%	15%	18%	100%
Silverthorne	72%	13%	15%	100%
Blue River	83%	10%	7%	100%
Copper Mountain	84%	5%	11%	100%
Keystone	89%	7%	4%	100%
Unincorporated Summit County	62%	18%	19%	100%
Other	73%	8%	19%	100%
Unknown (did not answer)	50%	50%	0%	100%

Table 21: Question 5a by Town/Area

If an indoor community sports complex was built, what would you like to see included in the building?	Artificial turf field (football, soccer, lacrosse, baseball, softball, golf nets, etc.)				Total
	Essential for me	Nice to have	Don't care	Don't want	
Breckenridge	41%	28%	17%	14%	100%
Dillon	48%	31%	14%	7%	100%
Frisco	27%	38%	20%	15%	100%
Silverthorne	33%	33%	18%	16%	100%
Blue River	55%	22%	15%	8%	100%
Copper Mountain	37%	47%	11%	5%	100%
Keystone	41%	35%	13%	11%	100%
Unincorporated Summit County	38%	31%	18%	13%	100%
Other	36%	31%	27%	6%	100%
Unknown (did not answer)	20%	40%	0%	40%	100%

Table 22: Question 5b by Town/Area

If an indoor community sports complex was built, what would you like to see included in the building?	Hard court surface (basketball, volleyball, pickle-ball, etc.)				Total
	Essential for me	Nice to have	Don't care	Don't want	
Breckenridge	19%	40%	27%	15%	100%
Dillon	32%	42%	19%	7%	100%
Frisco	19%	47%	19%	14%	100%
Silverthorne	23%	45%	19%	13%	100%
Blue River	17%	46%	27%	10%	100%
Copper Mountain	42%	37%	11%	11%	100%
Keystone	34%	36%	19%	11%	100%
Unincorporated Summit County	18%	42%	24%	16%	100%
Other	24%	42%	27%	6%	100%
Unknown (did not answer)	60%	0%	0%	40%	100%

Table 23: Question 5c by Town/Area

If an indoor community sports complex was built, what would you like to see included in the building?	Non-traditional sports (gymnastics equipment, trampolines, landing pits, ninja warrior course, etc.)				Total
	Essential for me	Nice to have	Don't care	Don't want	
Breckenridge	14%	42%	25%	20%	100%
Dillon	22%	43%	25%	11%	100%
Frisco	9%	45%	28%	18%	100%
Silverthorne	16%	39%	27%	19%	100%
Blue River	14%	51%	17%	17%	100%
Copper Mountain	5%	37%	42%	16%	100%
Keystone	24%	37%	20%	20%	100%
Unincorporated Summit County	15%	43%	24%	18%	100%
Other	15%	51%	24%	10%	100%
Unknown (did not answer)	25%	0%	0%	75%	100%

Table 24: Question 5d by Town/Area

If an indoor community sports complex was built, what would you like to see included in the building?	Climbing/rock wall				Total
	Essential for me	Nice to have	Don't care	Don't want	
Breckenridge	13%	42%	27%	18%	100%
Dillon	20%	49%	24%	8%	100%
Frisco	13%	48%	24%	14%	100%
Silverthorne	13%	49%	24%	14%	100%
Blue River	17%	44%	20%	19%	100%
Copper Mountain	16%	32%	32%	21%	100%
Keystone	28%	39%	15%	17%	100%
Unincorporated Summit County	9%	44%	30%	18%	100%
Other	12%	53%	28%	7%	100%
Unknown (did not answer)	20%	0%	20%	60%	100%

Table 25: Question 5e by Town/Area

If an indoor community sports complex was built, what would you like to see included in the building?	Indoor walking/jogging track				Total
	Essential for me	Nice to have	Don't care	Don't want	
Breckenridge	27%	43%	17%	14%	100%
Dillon	36%	41%	15%	8%	100%
Frisco	28%	39%	18%	16%	100%
Silverthorne	25%	43%	17%	15%	100%
Blue River	30%	44%	14%	11%	100%
Copper Mountain					
Keystone	28%	48%	13%	11%	100%
Unincorporated Summit County	20%	38%	24%	18%	100%
Other	17%	57%	17%	9%	100%
Unknown (did not answer)	25%	25%	0%	50%	100%

Table 26: Question 5f by Town/Area

If an indoor community sports complex was built, what would you like to see included in the building?	Other gathering areas (interactive games such as table tennis, pool, video games, indoor playground, etc.)				Total
	Essential for me	Nice to have	Don't care	Don't want	
Breckenridge	10%	44%	25%	21%	100%
Dillon	20%	44%	25%	10%	100%
Frisco	13%	38%	29%	21%	100%
Silverthorne	15%	43%	24%	18%	100%
Blue River	10%	44%	31%	16%	100%
Copper Mountain	18%	53%	18%	12%	100%
Keystone	13%	49%	31%	7%	100%
Unincorporated Summit County	14%	40%	23%	23%	100%
Other	7%	60%	24%	9%	100%
Unknown (did not answer)	20%	60%	0%	20%	100%

Table 27: Question 6 by Town/Area

How many minutes would you or other members of your household be willing to drive (one way) to use an indoor community sports complex?	Up to 15	16 to 30	31 to 45	46 or more	Won't use	Total
Breckenridge	41%	38%	7%	2%	13%	100%
Dillon	39%	48%	6%	1%	6%	100%
Frisco	57%	28%	4%	0%	11%	100%
Silverthorne	38%	46%	4%	0%	12%	100%
Blue River	27%	51%	13%	0%	10%	100%
Copper Mountain	26%	47%	21%	0%	5%	100%
Keystone	36%	47%	9%	0%	9%	100%
Unincorporated Summit County	26%	51%	6%	1%	17%	100%
Other	22%	41%	19%	7%	12%	100%
Unknown (did not answer)	25%	50%	0%	0%	25%	100%

Table 28: Question 7a by Town/Area

How strongly would you support or oppose using each of the following as a way to fund the new indoor community sports complex?	Property tax					Total
	Strongly support	Somewhat support	Somewhat oppose	Strongly oppose	Don't know	
Breckenridge	21%	31%	12%	30%	6%	100%
Dillon	30%	38%	11%	17%	4%	100%
Frisco	18%	33%	15%	29%	5%	100%
Silverthorne	22%	30%	17%	25%	6%	100%
Blue River	22%	30%	19%	22%	6%	100%
Copper Mountain	16%	42%	16%	21%	5%	100%
Keystone	26%	43%	6%	23%	2%	100%
Unincorporated Summit County	19%	28%	15%	33%	6%	100%
Other	19%	35%	13%	19%	13%	100%
Unknown (did not answer)	20%	0%	20%	60%	0%	100%

Table 29: Question 7b by Town/Area

How strongly would you support or oppose using each of the following as a way to fund the new indoor community sports complex?	Sales tax					Total
	Strongly support	Somewhat support	Somewhat oppose	Strongly oppose	Don't know	
Breckenridge	28%	31%	12%	24%	5%	100%
Dillon	38%	34%	10%	14%	3%	100%
Frisco	26%	36%	14%	21%	3%	100%
Silverthorne	27%	36%	13%	20%	5%	100%
Blue River	26%	42%	12%	18%	2%	100%
Copper Mountain	32%	37%	16%	11%	5%	100%
Keystone	28%	39%	9%	22%	2%	100%
Unincorporated Summit County	26%	34%	10%	25%	4%	100%
Other	23%	32%	14%	22%	9%	100%
Unknown (did not answer)	20%	20%	0%	60%	0%	100%

Table 30: Question 7c by Town/Area

How strongly would you support or oppose using each of the following as a way to fund the new indoor community sports complex?	Lodging Tax					Total
	Strongly support	Somewhat support	Somewhat oppose	Strongly oppose	Don't know	
Breckenridge	49%	22%	8%	16%	4%	100%
Dillon	61%	24%	8%	6%	2%	100%
Frisco	44%	31%	7%	15%	3%	100%
Silverthorne	47%	31%	5%	11%	6%	100%
Blue River	52%	28%	6%	11%	3%	100%
Copper Mountain	47%	26%	11%	11%	5%	100%
Keystone	55%	32%	4%	4%	4%	100%
Unincorporated Summit County	50%	22%	6%	17%	5%	100%
Other	49%	26%	9%	9%	9%	100%
Unknown (did not answer)	40%	0%	20%	40%	0%	100%

Table 31: Question 7d by Town/Area

How strongly would you support or oppose using each of the following as a way to fund the new indoor community sports complex?	Create a Recreation District					Total
	Strongly support	Somewhat support	Somewhat oppose	Strongly oppose	Don't know	
Breckenridge	26%	32%	7%	16%	18%	100%
Dillon	36%	32%	3%	9%	20%	100%
Frisco	28%	36%	7%	13%	17%	100%
Silverthorne	23%	35%	5%	13%	24%	100%
Blue River	34%	27%	5%	11%	23%	100%
Copper Mountain	28%	39%	6%	11%	17%	100%
Keystone	33%	44%	4%	7%	11%	100%
Unincorporated Summit County	32%	27%	6%	16%	19%	100%
Other	30%	28%	4%	7%	30%	100%
Unknown (did not answer)	20%	40%	0%	40%	0%	100%

Table 32: Question 7e by Town/Area

How strongly would you support or oppose using each of the following as a way to fund the new indoor community sports complex?	Public/private partnership					Total
	Strongly support	Somewhat support	Somewhat oppose	Strongly oppose	Don't know	
Breckenridge	38%	35%	7%	11%	10%	100%
Dillon	47%	28%	6%	5%	13%	100%
Frisco	39%	33%	7%	14%	7%	100%
Silverthorne	36%	36%	7%	9%	12%	100%
Blue River	45%	32%	9%	9%	5%	100%
Copper Mountain	37%	32%	11%	11%	11%	100%
Keystone	42%	40%	4%	2%	11%	100%
Unincorporated Summit County	38%	36%	5%	13%	8%	100%
Other	46%	28%	7%	4%	14%	100%
Unknown (did not answer)	60%	20%	0%	20%	0%	100%

Appendix D: Demographic Characteristics

Table 33: Question Q8

Where is your home?	Percent
Blue River	4%
Breckenridge	33%
Copper Mountain	1%
Dillon	12%
Frisco	15%
Keystone	3%
Montezuma	0%
Silverthorne	17%
Unincorporated Summit County	11%
Other	4%
Unknown (did not answer)	1%
Total	100%

Table 34: Question D1

How many years have you lived in Summit County?	Percent
Less than 5 years	19%
5-9 years	18%
10 years or more	63%
Total	100%

Table 35: Question D2

Do you rent or own your home?	Percent
Rent	16%
Own	84%
Total	100%

Table 36: Question D3

What is your gender?	Percent
Female	54%
Male	46%
Total	100%

Table 37: Question D4

In which category is your age?	Percent
18-34 years	16%
35-54 years	50%
55 years or older	33%
Total	100%

Table 38: Question D5

Is anyone in your home...? (Check all that apply)	Percent
a. Under 18 years old	70%
b. 65 years or older	32%
Total	100%



VI. FACILITY PROGRAM & COST OPINION

It is essential when determining facility program areas, to understand needs through gathering and analysis of information derived from multiple sources. This process will in turn assess the level of interest, and drives the program area response for the proposed facility. Ultimately, the analysis will define what amenities a facility should have to meet the unique requirements of the community. The consulting team was fortunate during the course of the Phase 1 Needs Assessment of the study, to have five means available to them to arrive at a recommended program. These methods were:

1. Study of existing amenities and programs currently offered within the service area Phase 1

Within the service area, several recreation centers and outdoor turf fields exist with similar but not identical programs being conducted. The consulting team visited the various facilities and discussed the amenities and offerings with the steering committee to assure that the potential for redundancies within the service area was minimal.

2. Steering Committee/Partner work sessions/Ongoing

The consulting team held work sessions with the partners' advisory committee May 24th, 2018 as a combined group, to discuss project goals, strategy, and potential target audiences. This was followed by project updates during Phase 1 regarding programming. During each session, valuable information was gathered regarding the topics of current programs, and area shortfalls, desired future programs, facility operations, fees, user groups, and potential partnerships. Format and implementation protocol for a statistically valid survey was also discussed and agreed upon. It is to be noted that many of the program elements discussed in the meetings and contained on the list were not realized in the final program, and some became alternates. Additional discussion also occurred with Private Use Groups and Sports Teams who strongly desired a full-size field and enclosure. Key needs included:

- Turf
- Walk/jog track
- Hard court (Alternate)
- Competitive team type locker rooms with shared shower and toilet
- Multi-purpose rooms (Alternate)
- Fitness area (Alternate)
- Office area
- Full-size turf field

3. The consulting team market assessment Phase 1

The study contains an in-depth market assessment that is custom tailored to the service area. This assessment is contained in Section 2 of the study and contains facility program recommendations in Section 6.

4. Stakeholder Meetings Phase 1

The consulting team met with key stakeholders, the minutes of which are included in the Phase one portion of the report. A significant number of interest groups participated in the meetings with the following key discussion points:

- Business Themes: Affordable to the community, but not a drain. Try to make it a break-even proposition.
- Community interest themes: Focus on the full age spectrum.
- Sports Organizations: Focus on youth sports.
- Elected official themes: Should focus on full community need, but not become a community center. That function is already being fulfilled by the various municipalities involved.

5. Statistically Valid and On-Line Survey Phase 1

In an effort to gather further public input, a statistically valid survey was administered by National Research Center (NRC). A total number of 463 surveys were completed with a margin of error of 4.6% Programming considerations were covered under part 3 of the survey report "Desired Amenities." Key findings were:

- Walk/Jog Track. 60% essential or nice to have

- Indoor Turf. 58% essential or nice to have
- Climbing wall. 52% essential or nice to have
- Hard Court. 50% essential or nice to have

NCR also administered an on-line survey with similar results for program elements.

It was determined by the Mayors, Managers, and Commissioners Committee after the conclusion and delivery of the Phase 1 of the study, that there was enough of a need demonstrated to continue with the subsequent phases of work. Two distinct program models emerged from the Needs Assessment portion of the study. One version contained a 'box soccer' configuration, and the other contained a full size soccer field. All other elements remained consistent between the two models. An synopsis of the program areas is as follows:

Box soccer Option

• Reception Facilities	2328 SF
• Administration Facilities	790 SF
• Changing and Lockering Facilities	3208 SF
• Indoor Turf Area	31480 SF
• Support Spaces	2140 SF
• Circulation and Gross up Areas	3596 SF
Total Square Footage	43542 SF

Alternate Program Areas

• Hard Court Gymnasium and Storage	6670 SF
• Fitness and Multi Purpose Space	5614 SF
Total Alternates	12284 SF

Full Sized Turf Option

• Reception Facilities	2328 SF
• Administration Facilities	790 SF
• Changing and Lockering Facilities	3208 SF
• Indoor Turf Area	69800 SF
• Support Spaces	4360 SF
• Circulation and Gross up Areas	3596 SF
Total Square Footage	84082 SF

Alternate Program Areas

• Hard Court Gymnasium and Storage	6670 SF
• Fitness and Multi Purpose Space	5614 SF
Total Alternates	12284 SF

Anticipated Project Capital Cost

Based on the two distinct program options, two versions of the cost model accompany the individual program area summaries. The anticipated costs are derived from current 'per square foot' construction costs being experienced in the mountain communities of Colorado. The per square foot costs are also in general alignment with those recently experienced with the completion of the Breckenridge Indoor Tennis Facility that is similar type construction and detailing level. Both the program area summary and the building cost profiles are structured so the base building construction costs are independent from any add alternate components or 'Soft Costs'. Owner and Construction Contingencies as well as project 'Soft Costs' are also included in the cost studies at the end. A detailed breakdown of both programming options as anticipated costs follows. A synopsis of the anticipated costs is as follows:

Box Soccer Options

• Building construction costs:	\$10,733,540
• Site Development Costs	\$258,780
• Owner Contingency	\$1,099,320
• Contractor Contingency	\$549,616
• Building FF&E	\$107,000
• Sports Equipment	\$52,000
• Design/Testing/Fees	\$1,264,117
• Escalation	\$1,648,848

Total Project Costs	\$15,713,133
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Alternates Cost (Including Soft Costs)	\$4,459,125
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Full Sized Turf Option

• Building construction costs:	\$20,702,040
• Site Development Costs	\$258,780
• Owner Contingency	\$2,096,082
• Contractor Contingency	\$1,048,041
• Building FF&E	\$107,000
• Sports Equipment	\$52,000
• Design/Testing/Fees	\$2,410,494
• Escalation	\$3,144,123

Total Project Costs	\$29,818,560
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Alternates Cost (Including Soft Costs)	\$4,459,125
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FACILITY PROGRAM

Program Area	Qty.	Size	Area		Total	2019 \$/SF		Net Cost	COMMENTS
			Subtotal	Area total					
Reception Facilities									
Entry Vestibule	1	18' X 11'	198 s.f.		2328 s.f.	\$	300.00	\$	59,400.00
Lobby Circulation	1	24' X 45'	1080 s.f.			\$	300.00	\$	324,000.00
Reception Control Desk	1	15' X 10'	150 s.f.			\$	300.00	\$	45,000.00
Vending/Concession	1	10' X 30'	300 s.f.			\$	350.00	\$	105,000.00
Public Toilets	1	30' X 20'	600 s.f.			\$	380.00	\$	228,000.00
TOTAL				2328 s.f.					\$ 761,400.00
Administration Facilities									
Common Areas									
Office Machine/Work Area	1	ea. @	180 s.f.		790 s.f.	\$	320.00	\$	57,600.00
Storage	1	ea. @	60 s.f.			\$	290.00	\$	17,400.00
Director's Office	1	ea. @	150 s.f.			\$	320.00	\$	48,000.00
Accounting Office	2	ea. @	160 s.f.			\$	320.00	\$	51,200.00
Assistant Director Office	1	ea. @	110 s.f.			\$	320.00	\$	35,200.00
LAN Room	1	ea. @	50 s.f.			\$	290.00	\$	14,500.00
TOTAL				790 s.f.					\$ 236,860.00
Changing & Lockering Facilities									
Total Locker Rooms									
Women's Team Locker Rooms	8				3208 s.f.	\$	330.00	\$	330,000.00
Dressing Area	4	L/R @	250 s.f.			\$	380.00	\$	15,200.00
Wet Vanities	4	ea. @	40 s.f.			\$	330.00	\$	13,200.00
Dry Vanities	4	ea. @	40 s.f.			\$	380.00	\$	60,800.00
Showers	4	ea. @	160 s.f.			\$	380.00	\$	24,320.00
Toilets	4	ea. @	16 s.f.			\$	225.00	\$	-
Urinals	0	ea. @	200 s.f.			\$		\$	
Men's Team Locker Rooms	4	L/R @	250 s.f.			\$	330.00	\$	330,000.00
Dressing Area	4	ea. @	40 s.f.			\$	380.00	\$	15,200.00
Wet Vanities	4	ea. @	40 s.f.			\$	330.00	\$	13,200.00
Dry Vanities	4	ea. @	40 s.f.			\$	380.00	\$	60,800.00
Showers	4	ea. @	160 s.f.			\$	380.00	\$	12,160.00
Toilets	2	ea. @	6 s.f.			\$	380.00	\$	4,560.00
Urinals	0	ea. @	418 s.f.			\$		\$	
Gender Neutral Changing Rooms	4	ea. @	100 s.f.			\$	320.00	\$	54,400.00
Lockers	20	Lkr Frames @	400 s.f.			\$	380.00	\$	152,000.00
Assisted Changing with Shower	4	ea. @	50 s.f.			\$	200.00	\$	10,000.00
TOTAL				3208 s.f.					\$ 1,095,840.00
Field House									
Turf Area									
Turf field with dasher boards/ Storage	1	ea. @	17500 s.f.		31480 s.f.	\$	250.00	\$	4,375,000.00
Spectator Seating	1	ea. @	2500 s.f.			\$	230.00	\$	575,000.00
Perimeter Circulation	1	ea. @	4200 s.f.			\$	205.00	\$	861,000.00
Phase 1 Walk Jog Track	1	7 laps	7280 s.f.			\$	230.00	\$	1,674,400.00
TOTAL									\$ 7,485,400.00
General Support									
Mechanical Rooms	1	ea. @	800 s.f.		2140 s.f.	\$	220.00	\$	176,000.00
Elevator Machine Room	1	ea. @	60 s.f.			\$	220.00	\$	13,200.00
Electrical Rooms	2	ea. @	200 s.f.			\$	220.00	\$	88,000.00
Receiving/Storage	1	ea. @	750 s.f.			\$	220.00	\$	165,000.00
Maintenance Shop	1	ea. @	130 s.f.			\$	220.00	\$	28,600.00
TOTAL									\$ 470,800.00

Team Locker could be configured to be gender neutral

Full Service rooms with toilet and shower

Sized for future expansion

Program Area	Qty.	Size	Area		2019 \$/SF	Net Cost	COMMENTS
			Subtotal	Area total			
Sitework							
Site Preparation	1			5 acres	\$ 50,000.00	50000	
Demolition/Grading/Retention Utilities	1			6 acres	\$ 26,500.00	26,500.00	
New Parking & Lighting	200	9' X 36'		6480sf	\$ 11.00	71,280.00	Based on Realistic Occupancy
Landscaping	1			3 acres	\$ 32,000.00	96,000.00	
Landscaping & Paths	1				\$ 15,000.00	15,000.00	
Site Signage	1						
TOTAL						\$ 258,780.00	
NET NEW FLOOR AREA							
Other/Gross Area					\$	10,050,300	
PROJECT FLOOR AREA		10% of	Net New Floor Area		\$	683,240	
						\$	10,733,540
TOTAL SITE COSTS							
TOTAL CONSTRUCTION COSTS					\$	258,780	
MUNICIPAL FEES					\$	10,733,540	
SUB-TOTAL OF HARD COSTS					\$	10,992,320	
PROJECT CONTINGENCY		10.0%			\$	1,099,232	
		5.0%			\$	549,616	
TOTAL CONSTRUCTION BUDGET					\$	12,641,168	
ESCALATION					\$	1,648,848	Considers Likely Construction Timing @ 10%
BUILDING FF&E COSTS					\$	107,000	
SPORTS EQUIPMENT ALLOWANCE					\$	52,000	
DESIGN, CONSTRUCTION and REIM. FEES		10.0%			\$	1,264,117	Includes Testing, Survey, Permitting
TOTAL PROJECT COST					\$	15,713,133	Includes Building FF&E & Sports Equipment
TOTAL BUILDING COST PER S.F.						\$290/SF	
TOTAL BUILDING + SITE COST PER S.F.							Includes Contingency and Site Development Costs
ADD ALTERNATE PROGRAM AREAS							
Single 1 court Gymnasium	1	98' X 65'		6370 s.f.	\$ 260.00	1,656,200.00	
Storage 1	1	10' X 30'		300 s.f.	\$ 220.00	66,000.00	
Fitness, Conditioning and Multi Purpose						5614 s.f.	
Multi-Purpose / Community Room #1	1	30' X 40'		1200 s.f.	\$ 320.00	384,000.00	
Storage Area	1	ea. @ 250 s.f.		250 s.f.	\$ 230.00	57,500.00	
Multi-Purpose / Community Room #2	1	ea. @ 2000 s.f.		2000 s.f.	\$ 320.00	640,000.00	
Circuit Weights	1	ea. @ 300 s.f.		300 s.f.	\$ 320.00	96,000.00	
Personal/ Functional Training	1	ea. @ 100 s.f.		100 s.f.	\$ 320.00	32,000.00	
Free Weight Area	1	ea. @ 300 s.f.		300 s.f.	\$ 320.00	96,000.00	
Cardio Area	1	ea. @ 500 s.f.		500 s.f.	\$ 320.00	160,000.00	
Unisex Toilet	1	ea. @ 200 s.f.		60 s.f.	\$ 380.00	22,800.00	
Storage	0	ea. @ 400 s.f.		s.f.	\$ -	-	
Convenience Toilet	0	ea. @ 80 s.f.		80 s.f.	\$ -	-	
Stretching and Floor Exercise	1	10' X 164 s.f.		164 s.f.	\$ 320.00	25,600.00	
Storage	0	ea. @ 11080 s.f.		660 s.f.	\$ -	-	
Circulation/Other	1	6' @			\$ 320.00	211,200.00	
ADD ALT SOFT COSTS:						\$ 3,447,300.00	
Owner Contingency		10.0%			\$	344,730.00	
Contractor Contingency		5.0%			\$	172,365.00	
DESIGN, CONSTRUCTION and REIM. FEES					\$	344,730.00	
FITNESS EQUIPMENT COSTS		10.0%			\$	\$150,000	
ADD ALTERNATES TOTAL COSTS					\$	4,459,125.00	Includes Soft Costs and Contingencies

FACILITY PROGRAM

Program Area	Qty.	Area			2019 \$/SF	Net Cost	COMMENTS
		Size	Subtotal	Area total			
				2328 s.f.			
Reception Facilities							
Entry Vestibule	1	18' X 11'	198 s.f.		\$ 59,400.00		
Lobby, Circulation	1	24' X 45'	1080 s.f.		\$ 324,000.00	Sized for MP alt prefunction	
Reception Control Desk	1	15' X 10'	150 s.f.		\$ 45,000.00		
Vending/Concession	1	10' X 30'	300 s.f.		\$ 350,000.00	Sized for full concession	
Public Toilets	1	30' X 20'	600 s.f.		\$ 228,000.00		
TOTAL			2328 s.f.		\$ 761,400.00		
Administration Facilities							
Common Areas							
Office Machine/Work Area	1	ea. @ 180 s.f.	180 s.f.		\$ 57,600.00		
Storage	1	ea. @ 60 s.f.	60 s.f.		\$ 17,400.00		
Director's Office	1	ea. @ 150 s.f.	150 s.f.		\$ 48,000.00		
Accounting Office	2	ea. @ 80 s.f.	160 s.f.		\$ 51,200.00		
Assistant Director Office	1	ea. @ 110 s.f.	110 s.f.		\$ 35,200.00		
LAN Room	1	ea. @ 50 s.f.	50 s.f.		\$ 14,500.00		
TOTAL			790 s.f.		\$ 236,860.00		
Changing & Locking Facilities							
Total Locker Rooms	8						Team Locker could be configured to be gender neutral
Women's Team Locker Rooms	4	L/R @ 250 s.f.	1000 s.f.		\$ 330,000.00		
Dressing Area	4	ea. @ 10 s.f.	40 s.f.		\$ 15,200.00		
Wet Vanities	4	ea. @ 10 s.f.	40 s.f.		\$ 13,200.00		
Dry Vanities	4	ea. @ 40 s.f.	160 s.f.		\$ 60,800.00		
Showers	4	ea. @ 16 s.f.	64 s.f.		\$ 24,320.00		
Toilets	4	ea. @ 200 s.f.	800 s.f.		\$ -		
Circulation/Other	0						
Men's Team Locker Rooms	4	L/R @ 250 s.f.	1000 s.f.		\$ 330,000.00		
Dressing Area	4	ea. @ 10 s.f.	40 s.f.		\$ 15,200.00		
Wet Vanities	4	ea. @ 10 s.f.	40 s.f.		\$ 13,200.00		
Dry Vanities	4	ea. @ 40 s.f.	160 s.f.		\$ 60,800.00		
Showers	4	ea. @ 16 s.f.	64 s.f.		\$ 24,320.00		
Toilets	2	ea. @ 6 s.f.	12 s.f.		\$ 4,560.00		
Urinals	2	ea. @ 418 s.f.	836 s.f.		\$ -		
Circulation/Other	0						
Gender Neutral Changing Rooms	4	s.f.			\$ 54,400.00	Full Service rooms with toilet and shower	
Lockers	20	Lkr Frames @ 100 s.f.	2000 s.f.		\$ 152,000.00		
Assisted Changing with Shower	4	ea. @ 50 s.f.	200 s.f.		\$ 300.00		
Circulation/Other	1		3208 s.f.		\$ 1,100,840.00		
Field House							
Turf Area							
Turf field/ Storage	1	ea. @ 51200 s.f.	51200 s.f.		\$ 12,800,000.00	No dasher boards	
Spectator Seating	1	ea. @ 4500 s.f.	4500 s.f.		\$ 1,035,000.00		
Perimeter Circulation	1	ea. @ 4700 s.f.	4700 s.f.		\$ 963,500.00		
Phase 1 Walk Jog Track	1	5' laps @ 9400 s.f.	9400 s.f.		\$ 2,162,000.00		
TOTAL			69800 s.f.		\$ 16,960,500.00		
General Support							
Mechanical Rooms	2	ea. @ 400 s.f.	800 s.f.		\$ 176,000.00	Sized for future expansion	
Elevator Machine Room	1	ea. @ 60 s.f.	60 s.f.		\$ 13,200.00		
Electrical Rooms	2	ea. @ 200 s.f.	400 s.f.		\$ 88,000.00		
Receiving/Storage	1	ea. @ 1800 s.f.	1800 s.f.		\$ 396,000.00		
Maintenance Shop	1	ea. @ 1300 s.f.	1300 s.f.		\$ 286,000.00		
TOTAL			4360 s.f.		\$ 959,200.00		

Program Area	Qty.	Size	Area		Total	2019 \$/SF	Net Cost	COMMENTS
			Subtotal	Area total				
Sitework								
Site Preparation	1			5 acres		\$ 50,000.00	\$ 50,000	
Demolition/Grading/Retention Utilities	1			6 acres		\$ 26,500.00	\$ 26,500.00	
New Parking & Lighting	200	36'	9' X	6480sf		\$ 11.00	\$ 71,280.00	Based on Realistic Occupancy
Landscaping	1			3 acres		\$ 32,000.00	\$ 96,000.00	
Landscaping & Paths	1					\$ 15,000.00	\$ 15,000.00	
Site Signage	1							
TOTAL							\$ 258,780.00	
NET NEW FLOOR AREA								
Other/Gross Area					80486 s.f.		\$ 20,018,800	
PROJECT FLOOR AREA			10% of	Net New Floor Area	3596 s.f.	\$ 190.00	\$ 683,240	
					84082 s.f.		\$ 20,702,040	
TOTAL SITE COSTS								
TOTAL CONSTRUCTION COSTS							\$ 258,780	
MUNICIPAL FEES							\$ 20,702,040	
SUB-TOTAL OF HARD COSTS							\$ -	
PROJECT CONTINGENCY			10.0%				\$ 20,960,820	
			5.0%				\$ 2,096,082	
							\$ 1,048,041	
TOTAL CONSTRUCTION BUDGET							\$ 24,104,943	
ESCALATION							\$ 3,144,123	Considers Likely Construction Timing @ 10%
BUILDING FF&E COSTS							\$ 107,000	
SPORTS EQUIPMENT ALLOWANCE							\$ 52,000	
DESIGN, CONSTRUCTION and REIM. FEES			10.0%				\$ 2,410,494	Includes Testing, Survey, Permitting
TOTAL PROJECT COST							\$ 29,818,560	Includes Building FF&E & Sports Equipment
TOTAL BUILDING COST PER S.F.							\$ 287/SF	Includes Contingency and Site Development Costs
TOTAL BUILDING + SITE COST PER S.F.								
ADD ALTERNATE PROGRAM AREAS								
Single 1 court Gymnasium	1	98' X	65'	6370 s.f.	6370 s.f.	\$ 260.00	\$ 1,656,200.00	Supports 3 Pickleball Courts
Storage 1	1	10' X	30'	300 s.f.		\$ 220.00	\$ 66,000.00	
Fitness, Conditioning and Multi Purpose					4710 s.f.		\$ 1,725,100.00	#
Multi-Purpose / Community Room #1	1	30' X	40'	1200 s.f.		\$ 320.00	\$ 384,000.00	
Storage Area	1	ea.	250 s.f.	250 s.f.		\$ 230.00	\$ 57,500.00	
Multi-Purpose / Community Room #2	1	ea.	2000 s.f.	2000 s.f.		\$ 320.00	\$ 640,000.00	
Circuit Weights	1	ea.	300 s.f.	300 s.f.		\$ 320.00	\$ 96,000.00	
Personal/ Functional Training	1	ea.	100 s.f.	100 s.f.		\$ 320.00	\$ 32,000.00	
Free Weight Area	1	ea.	300 s.f.	300 s.f.		\$ 320.00	\$ 96,000.00	
Cardio Area	1	ea.	500 s.f.	500 s.f.		\$ 320.00	\$ 160,000.00	
Unisex Toilet	1	ea.	60 s.f.	60 s.f.		\$ 380.00	\$ 22,800.00	
Storage	0	ea.	200 s.f.	s.f.		\$ -	\$ -	
Toilet	0	ea.	400 s.f.	s.f.		\$ -	\$ -	
Convenience Toilet	1	ea.	80 s.f.	80 s.f.		\$ 320.00	\$ 25,600.00	
Stretching and Floor Exercise	1	ea.	10' X	8'		\$ -	\$ -	
Storage	0	ea.	264 s.f.	164 s.f.		\$ -	\$ -	
Circulation/Other	1	@	11080 s.f.	660 s.f.		\$ 320.00	\$ 211,200.00	
ADD ALT SOFT COSTS:							\$ 3,447,300.00	
Owner Contingency							\$ 344,730.00	
Contractor Contingency							\$ 172,365.00	
DESIGN, CONSTRUCTION and REIM. FEES							\$ 344,730.00	
FITNESS EQUIPMENT COSTS							\$ 150,000	
ADD ALTERNATES TOTAL COSTS							\$ 4,459,125.00	Includes Soft Costs and Contingencies



VII. SITE ANALYSIS

One of the most critical factors of the study is determining which site is most suitable to meet the current and future needs of the community(s). Every agency has its own needs, demographics, access, size requirements, as well as availability of land. The consulting team implemented a two-part, custom tailored matrix to help evaluate the prime candidates. Three sites within the service area were deemed to have adequate size and location in the service area, and were all ultimately evaluated.

The two matrices are:

1. **Part A Site attribute matrix:** compares the non-cost criteria established with the committee.
2. **Part B Potential site cost/time evaluation matrix:** assesses the anticipated comparative development cost.

Several sites throughout Summit County were identified and studied for potential fieldhouse locations. The fieldhouse program requires approximately 5-acres, which would include a 45,000 to 85,000 square foot building, parking and circulation, utility infrastructure and landscape buffers. The three sites studied in detail include Summit County High School, McCain Property and Frisco Peninsula Recreation Area.

Summit County High School: Summit County School District (“District”) currently owns just under 14 acres of land to the south of Summit High School between Frisco and Breckenridge. The District’s recently updated master plan designates this land for potential development. The fieldhouse has been sited within the 14 acres designated for potential development. Siting the fieldhouse near the school allows for the creation of a campus, with pedestrian and vehicular circulation connecting the facilities. This site is centrally located within Summit County, however vehicular access to and from the fieldhouse is very constrained and would require significant improvements to public roads.

McCain Property: This 128-acre property is currently owned by the Town of Breckenridge and located along Highway 9 at Fairview Boulevard. The five-acre fieldhouse location has been identified to the south of the potential school site in a large open space area which would connect the proposed facility to a large outdoor park space as well as a potential school. The current McCain Master Plan would need to be amended to account for the fieldhouse in the displayed location on open space. This site is a former dredge site and as a result, large amounts of structural fill will need to be imported prior to building which will impact construction costs.

Frisco Peninsula Recreation Area: This 220-acre property is owned by the Town of Frisco and located along Highway 9. The site is a large open space and recreation area connected to USFS lands and Lake Dillon with a wide variety of uses including Nordic Skiing, Day Lodge, tubing hill, skate and bike parks, ballfields, disc golf and trails. Three potential sites were studied for a potential fieldhouse or recreation center during recent Master Planning efforts by the Town of Frisco. Site three was chosen for this study due to ease of vehicular access and scale of the proposed building. The main constraint with site three would be the cost to extend utilities to the build site.

Each of the 3 potential site options was placed into the matrix, located on a map of the service area, and evaluated carefully by the team. The criteria contained in the matrix were also carefully considered, as were the weighting factors. A column of notes was added to highlight differentiators that arose among the various site options.

Through further dialogue with the advisory committee it became evident that on the Peninsula Site, 3 distinct locations within the Peninsula Recreational Area (PRA) existed. Proximity of the site to Highway 9 and to have easy vehicular access from all points of the service area was of prime importance, as was avoidance introducing additional traffic deep into the PRA. It was determined at this time that the location of the junction of the East Vehicular Entrance to the PRA and Highway 9 became the preferred option (#3) within the PRA.

It is noteworthy that of the three sites that are considered in the matrix, two of the sites which are the McCain Site and Peninsula Site are currently owned by an entity participating in the Feasibility Study. The High School Site is not owned by a Feasibility Study Partner. There have also been previous studies conducted on all of the sites that investigate potential land use for each.

Through the site evaluation matrix, the three of the potential sites were ranked in attribute points, but a recommendation is not made in this report as to which site should ultimately be selected for use. A rough concept plan is contained for each site that illustrates a potential site zoning diagram and has with it a demonstration that each will support present programming and parking needs, as well as have room for future expansion. The ranking according to attributes is as follows:

- Site #1 Peninsula: 191 Points
- Site #2 Summit High School: 155 Points
- Site #3 McCain Property: 166 Points

Some of the key attributes of each site include:

Peninsula:

- Centrally Located in Service area
- Quick on-off access from Highway 9
- Highly compatible use with surrounding development
- Relatively low anticipated development cost

Summit High School:

- Flat Site with minimal grade change
- Centrally located in Service Area
- Vehicular access somewhat challenged
- Mid-Level anticipated development costs

McCain:

- Easy vehicular access from most locations in the service area.
- Very good visibility
- Low lying plan in flood plane
- Compatible adjacent land use
- Higher anticipated development costs

The purpose of the site evaluation section of the study is to arrive at discernible positive and negative attributes associated with each of the sites, so that when the time comes to make a final selection for the project, the results can be readily obtained, and dove-tailed with any new potential sites that might arise as the path to project initiation unfolds. The evaluations also conclude that all of the sites studied would be acceptable for developing a fieldhouse facility. Each option has distinct and unique properties that would benefit to over all goals of such a project.

<u>Criteria</u>	<u>Weighting Rank 0-3</u>	<u>Peninsula</u>	<u>Summit High School</u>	<u>McCain Property</u>	<u>Notes</u>
1) Adequate Size (5 Acres minimum) *					
a) Meets Minimum	3	3(9)	3(9)	3(9)	
b) Has future indoor expansion capability	3	2(6)	3(9)	3(9)	
c) Has future outdoor amenity expansion capability	3	2(6)	2(6)	3(9)	
2) Ownership/Acquisition					
a) Owned by Partner	3	3(9)	1(3)	3(9)	
3) Proximity to Existing Partner Facilities					
a) Operation Efficiency	2	3(6)	1(2)	2(4)	
b) Maintenance Efficiency	2	3(6)	2(4)	2(4)	
4) Proximity to User Groups					
a) Central location in service area (Population base)	3	2(6)	3(9)	1(3)	Based on population centers
b) Neighborhoods	2	2(4)	2(4)	2(4)	
c) Public Schools	2	2(4)	3(6)	2(4)	
d) Potential Partners (Communities, Hospitals NPPs)	1	NA	NA	NA	No other Partners currently identified
e) Parks or Recreation Venues	2	3(6)	1(2)	2(4)	
5) Land Use Compatibility					
a) Proximity to existing and planned trails	2	3(6)	3(6)	3(6)	Planned with high degree of certainty of being constructed
b) Current Zoning	1	3(3)	1(1)	2(2))	Currently zoned/ master planned for use
c) Compatibility with Existing Adjacent Uses	3	3(9)	2(6)	2(6)	
d) General Redevelopment Potential	1	0	0	0	No redevelopment of property anticipated
e) Minimal Traffic congestion issues/ concerns	2	2(4)	1(2)	2(4)	Based on potential entry points and access through existing development
f) Minimal Lighting issues/ concerns	2	3(6)	3(6)	3(6)	Spill light from site/ minimal glare
g) Minimal Noise issues/ concerns	2	3(6)	2(4)	3(6)	Sensitivity of parking fields to adjacent existing or planned development
6) Existing Construction on Site					
a) Repurpose Structures/ Site Amenities	1	0	0	0	No site amenities on existing property
7) Programming Capabilities					
a) Ability to program facility for public use	3	3(9)	1(3)	3(9)	Potential conflicts with adjacent uses

Criteria	Weighting Rank 0-3	Peninsula	Summit High School	McCain Property	Notes
8) Soils Conditions					
a) Foundation Systems	2	3(6)	2(4)	2(4)	
b) Excavation / Rock	2	3(6)	3(6)	1(2)	
c) Groundwater	2	3(6)	2(4)	1(2)	
9) User Access					
a) Vehicular (Travel Time)	3	3(9)	2(6)	2(6)	Travel time based on population centers in service area
b) Pedestrian (Approximately ½ mile is optimal)	1	1(1)	1(1)	1(1)	
c) Bicycle (Approx 20-25 min. cycling optimal)	2	2(4)	2(4)	2(4)	Existing and future planned trails/ path
d) Public School Buses	2	3(6)	3(6)	3(6)	Proximity to existing or future development of schools
e) Public Transit	2	3(6)	3(6)	3(6)	
f) Ease of vehicular access	3	3(9)	3(9)	3(9)	Reach site directly via arterials / exist. planned vehicular access points
g) Street Presence/ visibility	2	2(4)	2(4)	3(6)	
10) Environmental Attributes					
a) Existing Natural/ Built-Site Features	1	3(3)	1(1)	1(1)	
b) Distinctive views out from site	2	3(6)	2(4)	2(4)	Mountain / Lake vistas
11) Environmental Issues					
a) Minimal/ No Wetland	2	3(6)	2(4)	3(6)	
b) Endangered species / archeological sites	1	3(3)	3(3)	3(3)	
c) Minimal Floodplain Encroachment	2	3(6)	3(6)	1(3)	
12) Microclimate					
a) Minimal Solar Exposure/ Glare	2	2(4)	2(4)	2(4)	
b) Minimal Wind Exposure	1	1(1)	1(1)	1(1)	
TOTALS		191	155	166	

Criteria Legend No Benefit = 0 Good = 1 Better = 2 Best = 3
Weighting Legend: 1. Less important 2. Important 3. Very important

<u>Criteria</u>	<u>Cost Weight Factor</u>	<u>Peninsula</u>	<u>Summit Highschool</u>	<u>McCain Property</u>	<u>Notes</u>
1) Potential Site Development Costs					
a) Acquisition Costs	3	\$(3)	\$\$\$(6)	\$(3)	
b) Administrative Costs					
i) Pre-development analysis	2	\$(2)	\$\$\$(4)	\$\$\$(4)	
ii) Zoning Process	1	\$(2)	\$\$\$(4)	\$\$\$(4)	
c) Utilities and Streets					Location in Peninsula based on area where utilities are in close proximity
i) Natural Gas	3	\$(3)	\$(3)	\$(3)	
ii) Electricity	3	\$(3)	\$(3)	\$(3)	
iii) Sanitary Sewer	3	\$\$\$(6)	\$\$\$(6)	\$\$\$(6)	
iv) Storm Sewer/ Detention	3	\$(3)	\$(3)	\$(3)	
v) Water	2	\$(2)	\$(2)	\$(2)	
vi) Grey Water System	2	\$(2)	\$(2)	\$(2)	
vii) Communication	2	\$\$\$(4)	\$\$\$(4)	\$\$\$(4)	
viii) Fiber Optics	2	\$\$\$(4)	\$\$\$(4)	\$\$\$(4)	
ix) Streets/ Sidewalks	2	\$\$\$(4)	\$\$\$(4)	\$(2)	
d) Grading / Topography					
i) Cut/Fill Import/ Export	3	\$\$\$\$(9)	\$(3)	\$\$\$\$(9)	
e) Environmental mitigation issues					
i) Hazardous materials	1	0	0	0	
ii) Habitat restoration/ Wetlands	2	0	0	\$(2)	
f) Soil Stabilization/ Excavation /Foundation systems	2	\$(2)	\$(2)	\$\$\$(4)	
2) POTENTIAL SITE DEVELOPMENT COSTS AVERAGE \$	Average	3.06	3.13	3.48	

Legend:
 Lowest Cost = 0 Lower Cost = \$ Medium Cost = \$\$ Higher Cost = \$\$\$ To Be Determined = TBD Not Applicable = N/A
 Size * based on:
 35,000 +- SF Building w/200 parking spaces/150 expansion parking spaces
 • .75 acre landscape and detention/ setbacks/building expansion space / no outdoor amenities

SITE Test Fit Plans

Each of the Sites that was placed in the Matrix and evaluated according to its attributes and anticipated development costs was also studied graphically to determine whether or not each would support the program and associated parking. These ‘test fit’ plans also accounted for topography and vehicular access. The test fit plans revealed advantages and constraints associated with each option:

Summit High School:

Advantages

- Minimal grading, cut and fill required:
- Centrally located in Service Area
- Already zoned for development. Additional zoning will be required
- Adjacent buildings (High School and Upper Blue Sanitation) are compatible with scale and use

Constraints:

- Vehicular access challenges would require a major public road improvement for proper function
- Creek realignment would be required

McCain Property:

Advantages:

- Adjacent to potential school site
- Planned open space buffers and links to the newly restored river
- Takes advantage of vegetation buffer from the highway
- Complimentary use with the open space and trails at the property South end
- Maintains the Town Public Works Space

Constraints:

- Vehicular access from the highway will require construction
- Will require improvements to Coyne Valley Bridge prior to access
- As a former dredge site, construction will require large amounts of suitable structural fill
- Utilities will need to be extended to the site

Peninsula:

Advantages

- Good visibility and quick/logical vehicular access
- Existing Hill creates a natural buffer from Highway 9
- Will not compete with a public recreation center within the Town of Frisco

Constraints:

- No room for future expansion of outdoor program space (outdoor fields)
- Public Works storage and operations will need to be relocated
- Substantial grading/cut and fill are required
- Utilities will need to be extended to the site

The following Site ‘Test Fit’ plans illustrate one possible solution for locations of the facility structure/ orientation, parking, and access on each site option.

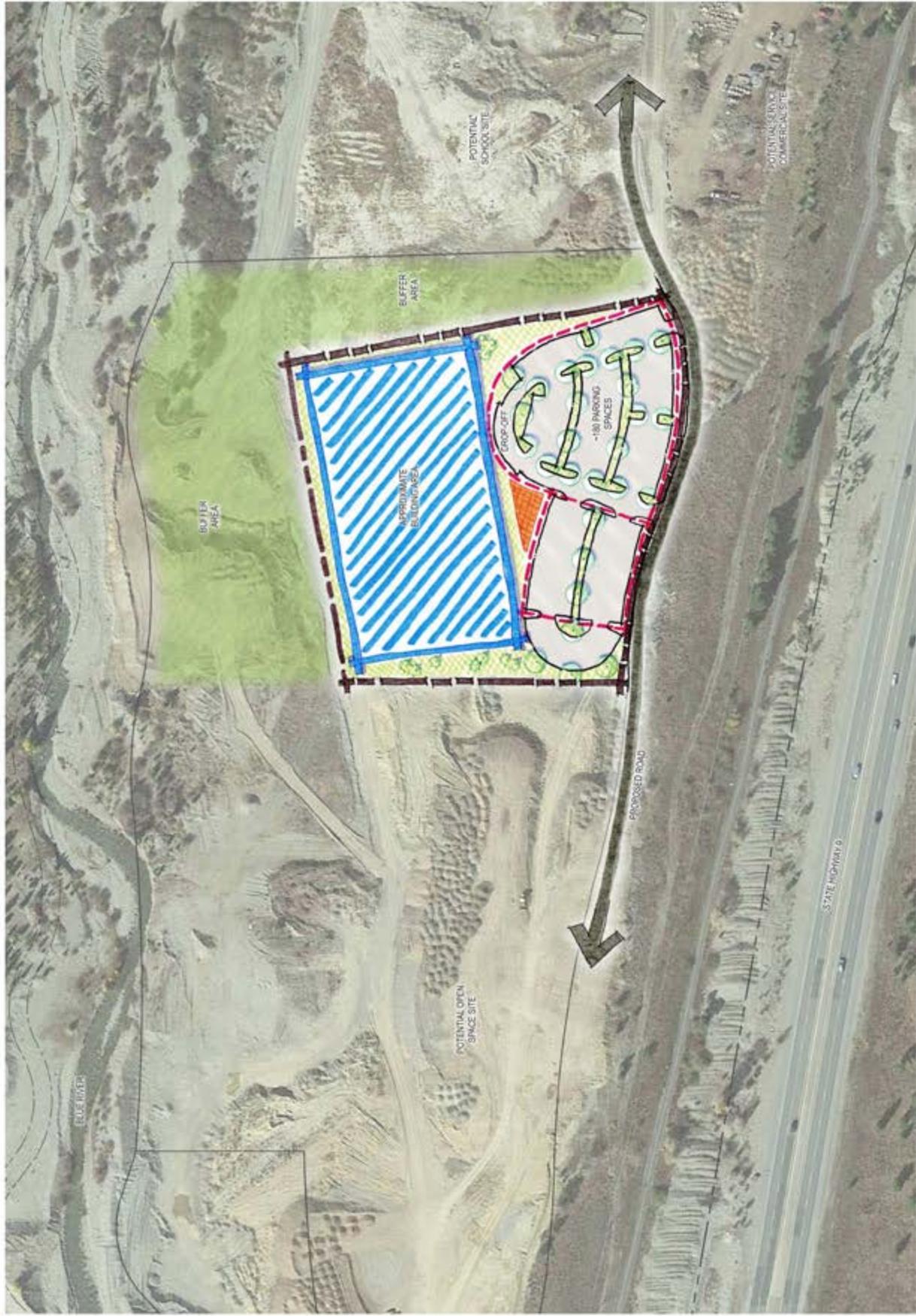


- LEGEND**
- APPROXIMATE BUILDING AREA
 - LANDSCAPE
 - PLAZA
 - 5-ACRE BOUNDARY
 - PEDESTRIAN CIRCULATION
 - PROPOSED DRIVE
 - TREES

- ADVANTAGES**
- MINIMAL GRADING AND CUT/FILL IS REQUIRED.
 - IT IS A CENTRAL LOCATION WITHIN THE COUNTY.
 - THE SCHOOL DISTRICT HAS ALREADY ZONED THIS PARCEL FOR DEVELOPMENT. HOWEVER, ADDITIONAL ZONING WILL BE REQUIRED.
 - ADJACENT USES ARE COMPATIBLE AND THE SCALE OF SURROUNDING BUILDINGS ARE IN CONTEXT WITH THE FIELDHOUSE. SPECIFICALLY UPPER BLUE SANITATION DISTRICT AND SUMMIT COUNTY HIGH SCHOOL.

- CONSTRAINTS**
- INDIVIDUAL ACCESS IS A CHALLENGE AND WOULD REQUIRE MAJOR PUBLIC ROAD IMPROVEMENTS TO FUNCTION WELL.
 - CREEK WOULD NEED TO BE REALIGNED.

- NOTES**
1. THIS DRAWING IS CONCEPTUAL AND SUBJECT TO CHANGE.
 2. DRAWING IS INTENDED TO SUPPORT SUMMIT COUNTY FIELDHOUSE STUDY ONLY. INTENT IS TO SHOW PHYSICAL SCALE OF PROPOSED BUILDING AND PARKING AREAS ONLY.
 3. PARTNERSHIP AND COORDINATION WITH LAND OWNERS, SUMMIT COUNTY SCHOOL DISTRICT, WILL BE REQUIRED.



LEGEND

- APPROXIMATE BUILDING AREA
- LANDSCAPE
- PLAZA
- SLOPE BOUNDARY
- PEDESTRIAN CIRCULATION
- PROPOSED DRIVE
- TREES

ADVANTAGES

- THE SITE IS ADJACENT TO THE POTENTIAL SCHOOL SITE.
- IT INCORPORATES OPEN SPACE BUFFERS AND LINKS TO THE NEARLY RESTORED RIVER.
- THE BUILDING TAKES ADVANTAGE OF EXISTING VEGETATION BUFFER FROM THE HIGHWAY.
- IT IS A COMPLIMENTARY USE WITH THE OPEN SPACE AND TRAILS CONCEPTS AT THE SOUTH END OF THE PROPERTY.
- IT MAINTAINS THE TOWN OF BRECKENRIDGE PUBLIC WORKS SPACE.

CONSTRAINTS

- ACCESS ROAD WILL NEED TO BE CONSTRUCTED.
- COYNE VALLEY BRIDGE WILL REQUIRE IMPROVEMENTS PRIOR TO ACCESS FROM THAT POINT.
- FORMER DREDGE SITE NEEDS MASSIVE AMOUNTS OF FILL AND STRUCTURAL FILL FOR CONSTRUCTION.
- UTILITIES WILL NEED TO BE EXTENDED TO THE SITE.

NOTES

1. THIS DRAWING IS CONCEPTUAL AND SUBJECT TO CHANGE.
2. DRAWING IS INTENDED TO SUPPORT SUMMIT COUNTY FIELDHOUSE STUDY ONLY INTENT IS TO SHOW PHYSICAL SCALE OF PROPOSED BUILDING AND PARKING AREAS ONLY.



LEGEND

- APPROXIMATE BUILDING AREA
- LANDSCAPE
- PLAZA
- 5-FOOT BOUNDARY
- PEDESTRIAN CIRCULATION
- PROPOSED DRIVE
- TREES

ADVANTAGES

- VEHICULAR ACCESS IS VISIBLE AND STRAIGHT FORWARD
- THE EXISTING HILL WILL HELP TO BUFFER THE BUILDING FROM HIGHWAY 9
- IT WILL NOT BE COMPETING WITH A PUBLIC INDOOR RECREATION CENTER WITHIN THE TOWN OF FRISCO

CONSTRAINTS

- THERE IS NOT ROOM FOR EXPANSION OF FUTURE AUXILIARY USES (I.E. OUTDOOR TURF SPACE)
- PUBLIC WORKS STORAGE AND OPERATIONS WILL NEED TO BE RELOCATED
- LARGE AMOUNTS OF GRADING AND CUT/FILL ARE REQUIRED
- UTILITIES WILL NEED TO BE EXTENDED TO THE SITE

NOTES

- THIS DRAWING IS CONCEPTUAL AND SUBJECT TO CHANGE
- DRAWING IS INTENDED TO SUPPORT SUMMIT COUNTY FELDHOUSE STUDY ONLY INTENT IS TO SHOW PHYSICAL SCALE OF PROPOSED BUILDING AND PARKING AREAS ONLY

NORTH

 SCALE: 1" = 40'

 (When printed at 24" x 36")

NORRIS DESIGN

 Planning | Landscape Architecture | Interiors



VIII. CONCEPT DESIGN

The concept plan illustrated in the study is meant to contain a base core structure which includes an entry element, offices, locker rooms, spectator area, support space, public toilets, a walk/jog track, and turf field shown in two configurations. The first configuration illustrates a 'Box Soccer', or NHL sized turf field which is anticipated to have roughly a \$15,000,000 total project costs associated with it. The second configuration would include a full sized soccer field enclosure (shown with dashed lines) which in turn, would have an approximate \$30,000,000 total project cost. In addition, the plan illustrates several add alternates program areas including fitness space, multi-purpose rooms, and a hard-court gymnasium space. These optional areas are reflected at the end of the program area summaries and shown as added space with associated costs. There is also proposed future fieldhouse addition included on the base concept plan that is not represented in the cost model. All the additional spaces could be added individually or concurrently over time to create one well planned and operationally efficient facility when all phases are complete.

In the interest of cost efficiency, the facility layout is arranged in a way that the vast majority of construction is accomplished through the use of single shed pre-engineered metal structures. The entry element and locker rooms which are of a smaller scale, are envisioned to be traditional steel framing. This would allow for the large roof-top units to be placed on the traditional framing and not on grade at the building edge. An elevated walk jog track encircles the perimeter of the turf field. Spectators are separated from sports users at the control desk, and have convenient access to toilet facilities from the spectating area.

The exterior aesthetic of the building considers guidelines of several of the municipal development codes which require natural building materials, articulation to wall planes, and introduction of glass to break up large wall planes. Horizontal metal ribbed panels finished in natural browns will clad the majority of the façade in a cost effective way to mimic natural wood siding. Stone veneer accents and natural timber are used judiciously to break up wall planes, and provide natural interior daylighting in a cost effective manner.

Upon entry into the main level lobby space, users will experience:

LOBBY

- Sunlit entry experience.
- Community hub and gathering place.
- Immediate views to turf amenities.
- A reception/control desk readily visible upon entry.
- Clear way finding and separation of user groups at the control desk. Spectators split off to the right from the control desk and sports users and party room users split off to the left.
- Natural materials drawn in from the exterior to reflect the locale.
- Administration office with views of the lobby and aquatics area.

PARTY ROOM

The Party Room is immediately to the right of the control desk in the entry sequence. Users of these rooms will enjoy quick access from the lobby and access to the turf environment without retreating back through the lobby space.

- Associated kitchenette
- Views of the turf field
- Access to toilets
- Associated storage
- Hard surface floor for cleanability
- Proximity to multipurpose rooms (Add Alt)

PAID ACTIVITY ZONE

Past the main control desk in the entry sequence lays the paid zone of the turf fields. Customers, and athletes pass the locker rooms to gain access to the turf area

Locker rooms:

- Team style lockers with shared shower
- Both men's and women's team locker rooms are subdivided into: dressing areas, showers and toilets
- Quick access to turf field and stairs to walk-jog track
- Family changing room with a mix of full-service cabanas and changing cubicles
- Future expandability potential

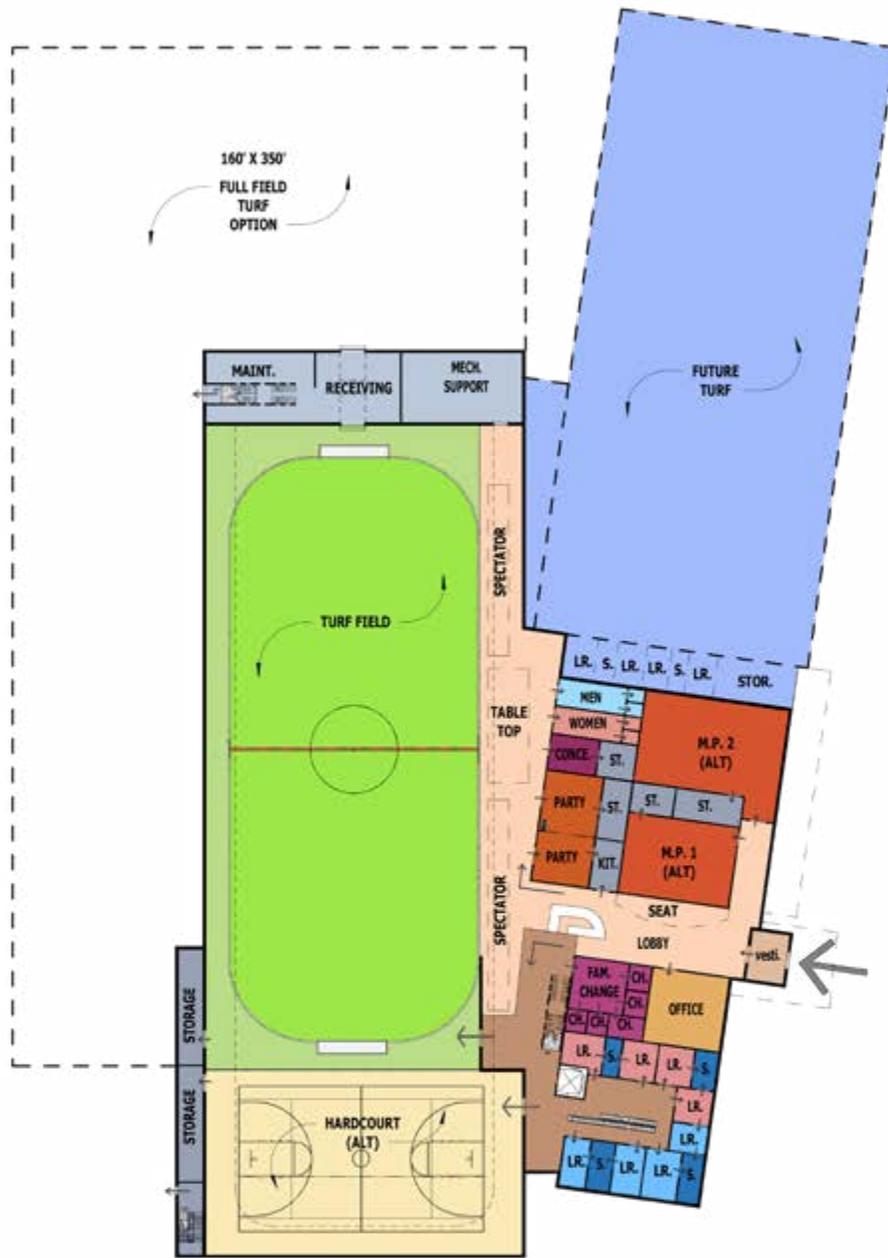
Turf Field

- Two options: 85' x 200' 'Box Soccer' Field with dasher boards/Full-sized turf 160' x 350'
- Synthetic Turf
- Adjacent storage
- Full-size field divisible into several smaller field options
- Two story sunlit space
- Direct views from lobby
- Direct access for spectators
- Spectator seating for 200
- Multi- Sports use potential
- Receiving area
- Walk/Jog track above
- State of the art PA system
- State of the art scoreboard

Fitness Space (Add Alt)

- Potential Upper Level Fitness Space Option
- Views into turf and lobby
- Perimeter Glass
- Quick Access to Walk/Jog Track
- Direct access via stairs or elevator
- Cardio and Strength Equipment
- Potential Stretching and Functional Training Area
- Potential Outdoor Patio Area
- Placed over Locker Rooms for minimal acoustical disruption

The indoor Fieldhouse planning approach creates an inviting, bright, open space buzzing with activity attracting participation recreational users, athletes, coaches, and spectators alike through the extensive view corridors. The facility is flexible, friendly, expandable, and will serve as the community hub for the region, as well as a health, memory maker, and competition venue for generations of patrons to come.



LEVEL 1 CONCEPT PLAN

SUMMIT COUNTY FIELD HOUSE



Scale: 1" = 40'-0"

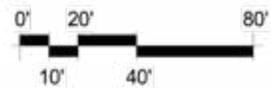
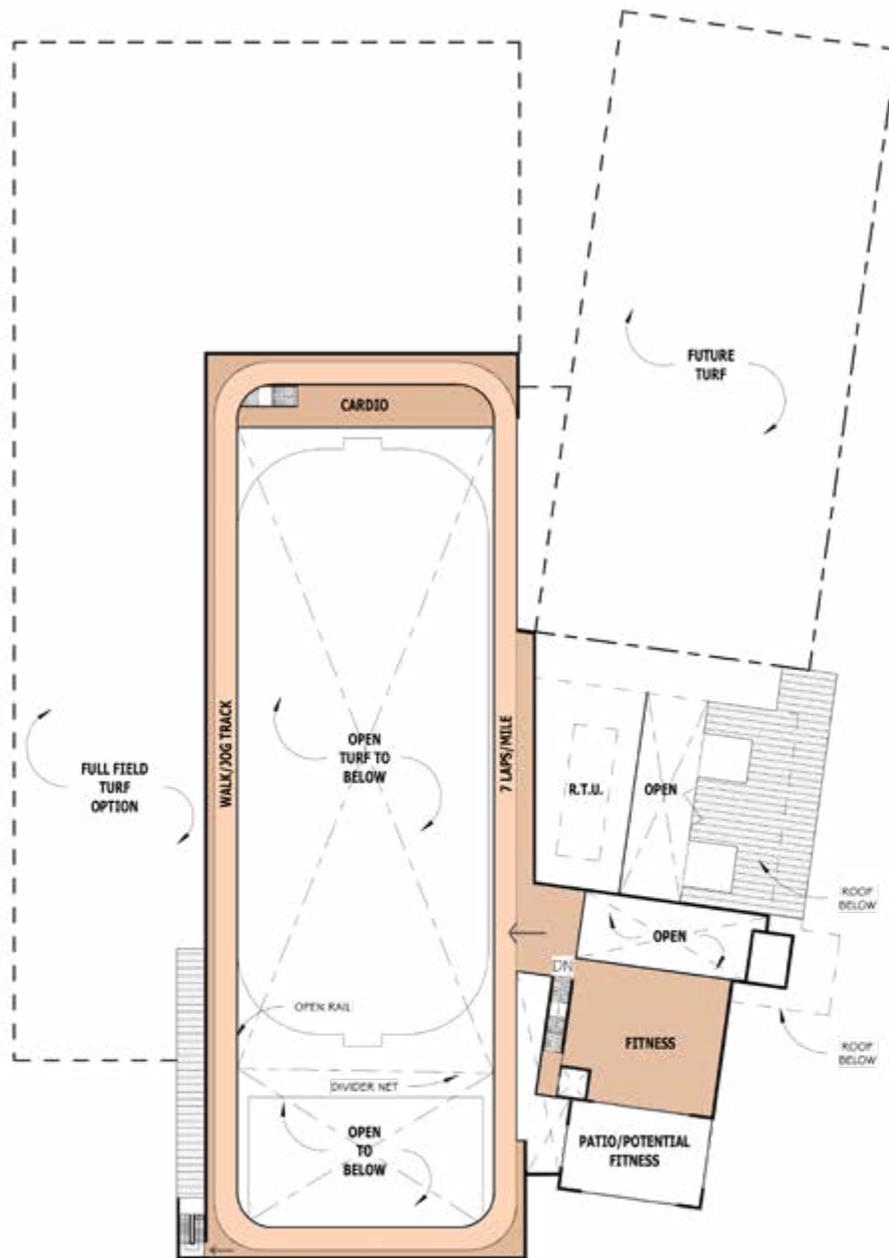
Date: 04-15-19

Project NO: _____

Rev'd by: _____

Sheet #: **A101**

1401 ZUN STREET
 SUITE 102
 DENVER, COLORADO
 80204-2302
 T: 303.294.8244
 www.oloesigns.com



LEVEL 2 CONCEPT PLAN

SUMMIT COUNTY FIELD HOUSE



Scale: 1" = 40'-0"

Date: 04-15-19

Project NO: Author

Rev'd by: Author

Sheet #: **A102**

1401 ZUN STREET
SUITE 102
DENVER, COLORADO
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www.olo-design.com











BY





IX. OPERATIONS ANALYSIS



B*K has developed the following operational projections for a fieldhouse to be located in Summit County, but serving a Primary Service Area of up to a 45-minute drive time. The information used to develop the operational plan includes B*K's familiarity with similar operations, benchmarking exercise, and extensive discussion with the client.

Expenses:

Personnel	NHL	Full-Size
Full-Time	825,500	825,500
Part-Time	370,574	370,574
Total	\$1,196,074	\$1,196,074
Percent of Total Budget	69.5%	59.5%

Commodities	NHL	Full-Size
Office Supplies	1,500	1,500
Chemicals	-	-
Maintenance/Repair/Materials	10,000	10,000
Janitor Supplies	25,000	25,000
Recreation Supplies	7,500	7,500
Uniforms	1,500	1,500
Printing/Postage	3,000	3,000
Other Misc. Expenses	1,500	1,500
Concessions ¹	23,618	34,790
Fuel/Mileage (turf)	2,500	4,000
Total	\$76,118	\$88,790
Percent of Total Budget	4.4%	4.4%

¹ 30% of total revenue, based off a \$.50 per cap.



Contractual Obligations	NHL	Full-Size
Electric	125,000	235,000
Gas	85,000	130,000
Water/Sewer	10,000	10,000
Insurance (property & liability)	54,000	94,000
Communications	1,000	1,000
Contract Services	15,000	25,000
Rental Equipment	5,000	7,500
Advertising	2,500	2,500
Training	1,500	1,500
Conference	1,500	1,500
Trash Pickup	4,500	4,500
Dues Subscriptions	1,500	1,500
Bank Charges ²	16,649	20,837
Deposit Service	-	-
Other	1,000	1,000
Total	\$324,149	\$535,837
Percent of Total Budget	18.8%	26.8%

Capital Repair Fund	NHL	Full-Size
Replacement Fund	125,000	175,000
Total	\$125,000	\$175,000
Percent of Total Budget	7.3%	8.8%

Expenses	NFL	Full-Size
Staffing	1,196,074	1,196,074
Commodities	76,118	88,790
Contractual Obligations	324,149	535,837
Capital Improvement	125,000	175,000
Total	\$1,721,340	\$1,995,700

² 1.5% of total revenue generation.



Full-Time Staffing Detail (NFL & Full Size):

Position	Salary	Number	Total
Building Manager	85,000	1	\$85,000
Membership Coordinator	65,000	1	\$65,000
Front Desk Supervisor	55,000	1	\$55,000
Fitness Coordinator	65,000	1	\$65,000
Sports & Competition Cord.	65,000	1	\$65,000
Rental Coordinator	65,000	1	\$65,000
Maintenance Foreman	65,000	1	\$65,000
Maintenance	50,000	1	\$50,000
Custodial	40,000	3	\$120,000
Positions		11	
Sub-Total			\$635,000
Benefits	30%		\$190,500
Total			\$825,500

If the operator were to remove the fitness component, it would allow for a significant decrease in the full-time staffing levels. The positions that could be eliminated would be:

- Membership Coordinator
- Fitness Coordinator
- Rental Coordinator



Part-Time Staffing Detail (NFL & Full Size):

Position	Rate/Hr	Hours/Wk	Weeks	Total
Lead Front Desk (school)	\$15.00	71	36	\$38,070
(non-school)	\$15.00	101	14	\$21,105
Front Desk (school)	\$13.00	185	36	\$86,463
(non-school)	\$13.00	201	14	\$36,582
Fitness Attendant	\$13.00	71	50	\$45,825
Gym Attendant (school)	\$13.00	52	36	\$24,336
(non-school)	\$13.00	82	14	\$14,924
Custodial	\$13.00	20	50	\$13,000
Building Supervisor (school)	\$15.00	54	36	\$29,295
(non-school)	\$15.00	82	14	\$17,220
<i>Sub-Total</i>				\$228,045
Instructors				\$108,840
<i>Sub-Total</i>				\$336,885
Benefits	10.0%			\$33,689
Total				\$370,574

As with the full-time staff, the part-time staff could be greatly reduced if the facility did not have the fitness component.



The following revenue opportunities are based on information B*K has developed based on information provided, familiarity with the market and experience as facility operators.

The projections are what B*K feels the operator could anticipate achieving in year 1 of the operation. These numbers are robust, but not what B*K would characterize as unachievable or too aggressive. The City will need to actively market the facility, programs and adjust their current operations to drive individuals to the new facilities.

Revenues:

Category	NHL	NHL + Prime Renter ³
Fees		
Daily	36,504	36,504
Membership	435,600	435,600
<i>Sub-Total</i>	<i>\$472,104</i>	<i>\$472,104</i>
Programs	\$174,600	\$174,600
Other		
Birthday Parties	37,500	37,500
Vending	78,725 ⁴	78,725
Other	5,000	5,000
<i>Sub-Total</i>	<i>\$121,225</i>	<i>\$121,225</i>
Rentals	\$258,000	\$376,600
Total	\$1,109,929	\$1,228,529

³ Prime Renter can be defined as a group that rents a significant amount of time during the day time, low use, hours.

⁴ Based on \$.50 per visits with a total of 157,000+ visits over a calendar year.



Membership Detail - NHL

Daily Fees	Fees	Number	Revenue
Under 2	\$0.00	0	\$0.00
Youth (2-17)	\$6.00	5	\$30.00
Adult	\$10.00	5	\$50.00
Senior (65+)	\$8.00	3	\$24.00
Total		13	\$104.00
Days	351		
Total Daily			\$36,504.00

Annual Membership	Fees	Number	Revenue
Youth	\$300	100	\$30,000
Adult	\$480	150	\$72,000
Household	\$840	300	\$252,000
Senior	\$300	150	\$45,000
Senior +1	\$420	75	\$31,500
Total		775	\$430,500

1-Month	Fees	Number	Revenue
Youth	\$38	50	\$1,900
Adult	\$60	75	\$4,500
Household	\$105	50	\$5,250
Senior	\$38	50	\$1,900
Total		225	\$13,550



3-Month	Fees	Number	Revenue
Youth	\$88	25	\$2,200
Adult	\$140	125	\$17,500
Household	\$245	50	\$12,250
Senior	\$88	25	\$2,200
Total		225	\$34,150

6-Month	Fees	Number	Revenue
Youth	\$180	25	\$4,500
Adult	\$288	25	\$7,200
Household	\$504	50	\$25,200
Senior	\$180	25	\$4,500
Total		125	\$41,400

Youth 200
 Adult 375
 Household 1,350 (assumes 3 individuals per household)
 Senior 250
 Senior +1 75

Total 2,250 Membership Units

Primary Service Area Population 48,481

Membership Penetration Rate 4.6%



Revenue/Expense Comparison – NHL:

Year #1	
Expenses	\$1,721,340
Revenues	\$1,109,929
Difference	(\$611,411)
Cost Recovery Percentage	64.5%

The following provides a 5-year comparison for the operation of the facility and is based on the best information available at the time of the report. It is important to note that the operational expenses are anticipated to increase at a rate of 1-2% per year over this 5-year span. It is also important to note that this 5-year span projects a 10% increase in revenues from year 1-2, a 7% increase in year 2-3, a 3% increase in year 3-4, and a 2% increase in year 4-5.

Category	Year 1	Year 2	Year 3	Year 4	Year 5
Expenses	\$1,721,340	\$1,738,553	\$1,790,710	\$1,826,524	\$1,863,055
Revenues	\$1,109,929	\$1,220,922	\$1,306,386	\$1,345,578	\$1,372,490
Difference	(\$611,411)	(\$517,631)	(\$484,324)	(\$480,946)	(\$490,565)
Recovery %	64.5%	70.2%	73.0%	73.7%	73.7%
Capital Imp. ⁵	\$125,000	\$250,000	\$375,000	\$500,000	\$625,000

For comparison purposes, if there was a day-time primary renter, the following cost recovery percentage could be achieved.

Category	Year 1	Year 2	Year 3	Year 4	Year 5
Expenses	\$1,721,340	\$1,738,553	\$1,790,710	\$1,826,524	\$1,863,055
Revenues	\$1,228,529	\$1,351,382	\$1,445,979	\$1,489,358	\$1,519,145
Difference	(\$492,811)	(\$387,171)	(\$344,731)	(\$337,166)	(\$343,909)
Recovery %	71.4%	77.7%	80.7%	81.5%	81.5%
Capital Imp.	\$125,000	\$250,000	\$375,000	\$500,000	\$625,000

⁵ Capital improvement assumes that \$125,000 is placed in a sinking fund annually so that by Year 5, there is a balance of \$625,000 to make facility improvements/renovations.



Revenues:

Category	Full Size	Full Size + Prime Renter ⁶
Fees		
Daily	36,504	36,504
Membership	568,800	568,800
<i>Sub-Total</i>	<i>\$605,304</i>	<i>\$605,304</i>
Programs	\$174,600	\$174,600
Other		
Birthday Parties	37,500	37,500
Vending	86,975 ⁷	86,975
Other	5,000	5,000
<i>Sub-Total</i>	<i>\$129,475</i>	<i>\$129,475</i>
Rentals	\$479,750	\$598,350
Total	\$1,390,129	\$1,507,729

⁶ Prime Renter can be defined as a group that rents a significant amount of time during the day time, low use, hours.

⁷ Based on \$.50 per visits with a total of 173,000+ visits over a calendar year.



Membership Detail – Full Size

Daily Fees	Fees	Number	Revenue
Under 2	\$0.00	0	\$0.00
Youth (2-17)	\$6.00	5	\$30.00
Adult	\$10.00	5	\$50.00
Senior (65+)	\$8.00	3	\$24.00
Total		13	\$104.00
Days	351		
Total Daily			\$36,504.00

Annual Membership	Fees	Number	Revenue
Youth	\$300	100	\$30,000
Adult	\$480	150	\$72,000
Household	\$840	350	\$294,000
Senior	\$300	150	\$45,000
Senior +1	\$420	75	\$31,500
Total		825	\$472,500

1-Month	Fees	Number	Revenue
Youth	\$38	25	\$2,200
Adult	\$60	125	\$17,500
Household	\$105	50	\$12,250
Senior	\$38	25	\$2,200
Total		225	\$34,150



3-Month	Fees	Number	Revenue
Youth	\$88	25	\$2,200
Adult	\$140	125	\$17,500
Household	\$245	50	\$12,250
Senior	\$88	25	\$2,200
Total		225	\$34,150

6-Month	Fees	Number	Revenue
Youth	\$180	25	\$4,500
Adult	\$288	50	\$14,400
Household	\$504	50	\$25,200
Senior	\$180	25	\$4,500
Total		150	\$48,600

Youth 200
 Adult 400
 Household 1,500 (assumes 3 individuals per household)
 Senior 250
 Senior +1 75

Total 2,425 Membership Units

Primary Service Area Population 48,481

Membership Penetration Rate 5.0%



Revenue/Expense Comparison – Full Size:

Year #1	
Expenses	\$1,995,700
Revenues	\$1,389,129
Difference	(\$606,571)
Cost Recovery Percentage	69.6%

The following provides a 5-year comparison for the operation of the facility and is based on the best information available at the time of the report. It is important to note that the operational expenses are anticipated to increase at a rate of 1-2% per year over this 5-year span. It is also important to note that this 5-year span projects a 10% increase in revenues from year 1-2, a 7% increase in year 2-3, a 3% increase in year 3-4, and a 2% increase in year 4-5.

Category	Year 1	Year 2	Year 3	Year 4	Year 5
Expenses	\$1,995,700	\$2,015,657	\$2,076,127	\$2,117,650	\$2,160,003
Revenues	\$1,389,129	\$1,528,042	\$1,635,005	\$1,684,055	\$1,717,736
Difference	(\$606,571)	(\$487,616)	(\$441,122)	(\$433,595)	(\$442,267)
Recovery %	69.6%	75.8%	78.8%	79.5%	79.5%
Capital Imp. ⁸	\$175,000	\$350,000	\$525,000	\$700,000	\$875,000

For comparison purposes, if there was a day-time primary renter, the following cost recovery percentage could be achieved.

Category	Year 1	Year 2	Year 3	Year 4	Year 5
Expenses	\$1,995,700	\$2,015,657	\$2,076,127	\$2,117,650	\$2,160,003
Revenues	\$1,507,729	\$1,658,502	\$1,774,597	\$1,827,835	\$1,864,392
Difference	(\$487,971)	(\$357,156)	(\$301,530)	(\$289,815)	(\$295,611)
Recovery %	75.5%	82.3%	85.5%	86.3%	86.3%
Capital Imp.	\$175,000	\$350,000	\$525,000	\$700,000	\$875,000

⁸ Capital improvement assumes that \$175,000 is placed in a sinking fund annually so that by Year 5, there is a balance of \$875,000 to make facility improvements/renovations.



X. NEXT STEPS

Following the progress presentation of May 2nd, 2019 to the Mayors, Managers, and Commissioners Meeting, the collective conclusion was that there appeared to be no viable funding mechanism to pursue the project further. Therefore, the study was terminated at that juncture.

In the event the Fieldhouse Project gains momentum sometime in the future and a decision is made to pursue it once again, strategies to move forward and to procure funding will need to be developed. We recommend formation of a citizens advisory committee, comprised of volunteers from all walks of life who are interested in seeing that this project lives up to its complete potential. The advisory committee would be charged with working with the consulting team and Partners and reporting back to the Governing Bodies with recommendations as well as delivering a clear message to the community.

A governance structure for the Fieldhouse should be created through careful consideration. This structure could include the Partners that participated in the study, or a new group of Partners comprised of some or all of the former Entities as well as new ones. Additional operational and equity partners should be sought out and considered. In the event multiple partners come forward demonstrating interest in the project, the Consulting Team recommends the engagement of a Partnership Facilitator as well as a Legal Team seasoned in both Partnership Agreements and State of Colorado legal issues in formation of overlay/ special districts and or public/private partnership agreements.

If there are proposed modifications to be made to existing tax basis which would cover costs of ongoing operations, maintenance, and construction, a Public Relations firm could be engaged to deliver clear and unbiased information to the voting public within the anticipated service area.

Full design services would also be needed, so that bid-ready construction documentation and specifications are prepared at the time that full funding is available.

We look forward to continuing to work with Summit County, and the Towns of Breckenridge, Frisco, and Silverthorne to fulfill its current and its future Fieldhouse needs.

