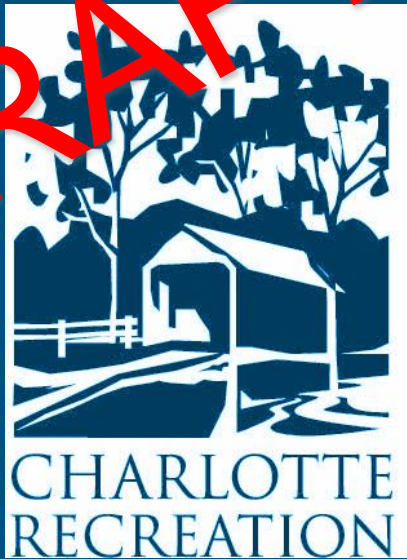


Recreation Infrastructure, Maintenance & Capital Asset Planning

DRAFT



RECREATION COMMISSIONERS:

- JULIE PHELPS, CHAIR
- ELISA MILLER, VICE CHAIR
- SY KOERNER
- ROBIN REID
- BRNDON TIESO
- MAURA WYGMANS

RECREATION DIRECTOR:

- ZAC FARNHAM-HASKELL



Completed FY24/25 Repairs & Maintenance Projects

- ❖ **Bathhouse Septic Replacement** – \$14,290 (Grant)
- ❖ **Playground Wood Chips** - \$950 (Beach Maintenance)
- ❖ **Tree Removal** – \$4,100 (Tree Warden Budget)
- ❖ **Minor Court Repair** – \$0 (Advantage Tennis warranty)
- ❖ **New Picnic Tables** – \$865 (Beach Maintenance)



THANK YOU FOR SUPPORTING THESE PROJECTS



Planned Repairs & Maintenance Projects (Budget FY 25)

- ❖ **Rink Electrical Box & Pedestal Repairs** – \$6,200 (R & I Fund)
- ❖ **Beach Access Stair Repairs** – \$10,000 (R & I Fund)
- ❖ **Bath House Interior Repainting** – \$1,000 (Beach Maintenance)
- ❖ **Minor Court Repair** – \$0 (Warranty)
- ❖ **Rec Storage Shed Replacement** – \$6,000 (R & I Fund)





Anticipated Repairs & Maintenance Projects

- ❖ **Update Skating Rink Lighting to LED** - \$2,400 (partner w. Energy Ctte?)
- ❖ **Beach Parking Lot (grading & gravel)** - \$1,500 (Beach Maintenance)
- ❖ **Repair Slide on Playground** - \$3,500 (Beach Maintenance)
- ❖ **Repair Dock Floats** - \$2,000 (Beach Maintenance)





Anticipated Repairs & Maintenance Projects

- ❖ **Replace Rusted Grills – TBD**
- ❖ **Improve Court Perimeter Drainage – TBD**
- ❖ **Baseball Field Repairs – TBD (with support from CVLL)**
- ❖ **Replace Disc Golf Tees – TBD (with support from volunteers)**
- ❖ **Bathhouse Roof Repairs – TBD**



Future Capital Improvement Project: **ADA Accessible Bathhouse & Pavilion**

Charlotte Recreation & the Rec Commission would like the Town's support to embark on a long-term capital project:

ADA Accessible Bathhouse & Pavilion

at the Charlotte Town Beach / Fred St. George Field.

Estimated Cost to Renovate/Replace: **\$750,000**



Shelburne Beach Bathhouse – Jeff McBride Architect



Alburgh Dunes Bathhouse – McClay Architects



Future Capital Improvement Project: **ADA Accessible Bathhouse & Pavilion**

Charlotte Recreation & the Rec Commission plans to apply
for the

VT ANR Land & Water Conservation Fund Matching Grant
in 2026 or 2028 grant cycle

The Recreation Commission will kick-off a major
fundraising effort in Spring 2025 to generate the
50% matching funds.

Tax-Deductible Donations & Major Gifts
Community Fundraisers – Soccer Jamboree, etc.
Other Events



Future Capital Improvement Project: **ADA Accessible Bathhouse & Pavilion**

The current condition of the bath house at the Charlotte Town Beach / Fred St. George Field is declining and in need of renovations. The bathhouse **does not meet ADA accessibility standards** nor the current needs of a diverse population.

Accessibility Issues:

- Steps into building prevents wheelchair/mobility impaired access
- Doorways into building and bath stalls prevent wheelchair access
- Toilets are not spaced for wheelchair access
- Lighting is inadequate
- Bathrooms are not gender-neutral
- Grab bars are not provided



Future Capital Improvement Project: **ADA Accessible Bathhouse & Pavilion**

Other Maintenance Issues:

Exterior:

- Siding has holes in it
- Roof shingles are curling
- Wood fascia is rotted
- Windows are frames covered in chicken wire

Interior:

- Inadequate lighting
- Paint is peeling/fixtures are old and inefficient
- Inefficient use of space
- Office is not secure and building is prone to break-ins



Future Capital Improvement Project: **ADA Accessible Bathhouse Renovation**

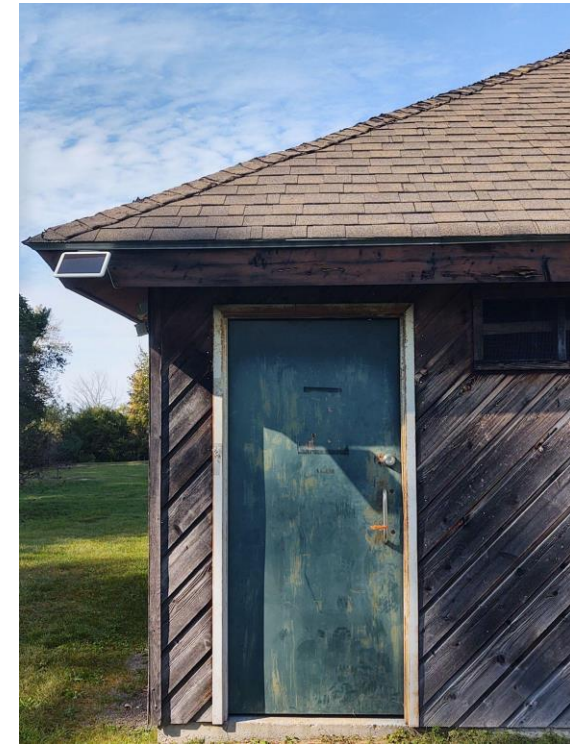
Existing Conditions Photos



FRONT VIEW



STEP INTO BUILDING
NOT ADA ACCESSIBLE



ROOF CONDITION (see peak)



Future Capital Improvement Project: **ADA Accessible Bathhouse & Pavilion**

Existing Conditions Photos



WOMEN'S ROOM STALLS AND SINK AREA - NOT ADA ACCESSIBLE



Future Capital Improvement Project: ADA Accessible Bathhouse & Pavilion

Existing Conditions Photos



MEN'S ROOM STALLS AND SINK AREA - NOT ADA ACCESSIBLE



Future Capital Improvement Project: **ADA Accessible Bathhouse & Pavilion**

Existing Conditions Photos



CONDITION OF SIDING



CONDITION OF SLAB



OFFICE AREA



Future Capital Improvement Project: ADA Accessible Bathhouse Renovation

Existing Conditions Photos



WOMEN'S ROOM CHANGING AREA



DOORWAYS – NOT ADA ACCESSIBLE



Future Capital Improvement Project: **ADA Accessible Bathhouse & Pavilion**

The building is outdated and changes to the current layout would prove challenging considering the concrete slab construction and the need to relocate plumbing.



Future Capital Improvement Project: **ADA Accessible Bathhouse & Pavilion**

**Charlotte Recreation & the Rec Commission request the
Selectboard Approve an Article dedicating \$40,000 annually
to the Recreation Capital Fund for a
ADA Accessible Bathhouse & Pavilion**

The Charlotte Town Beach / Fred St. George Field generates revenue which could be thoughtfully invested to support recreation capital improvements. In 2024, the beach collected **\$44K** in revenue. The Revenues for 2022 and 2023 were similar.

With an annual contribution of \$40,000 to the Capital Fund along with other fundraising efforts, the Recreation Commission hopes to raise sufficient funds to apply for the matching grant within 3-5 years.



Future Capital Improvement Project: **ADA Accessible Bathhouse & Pavilion**

PROTOTYPE: Fortunately, the Recreation Commission does not need to start at square one in this process. The Town of Shelburne recently completed a new bathhouse for their beach. The project took over 8 years from conception to completion. The completed building provides an excellent prototype for a new bathhouse for the Charlotte Beach.

While the Recreation Commission and the Town may ultimately decide to make changes to the design, we can look to this building for inspiration.



SHELBURNE BEACH BATH HOUSE
ARCHITECT: JEFF MCBRIDE

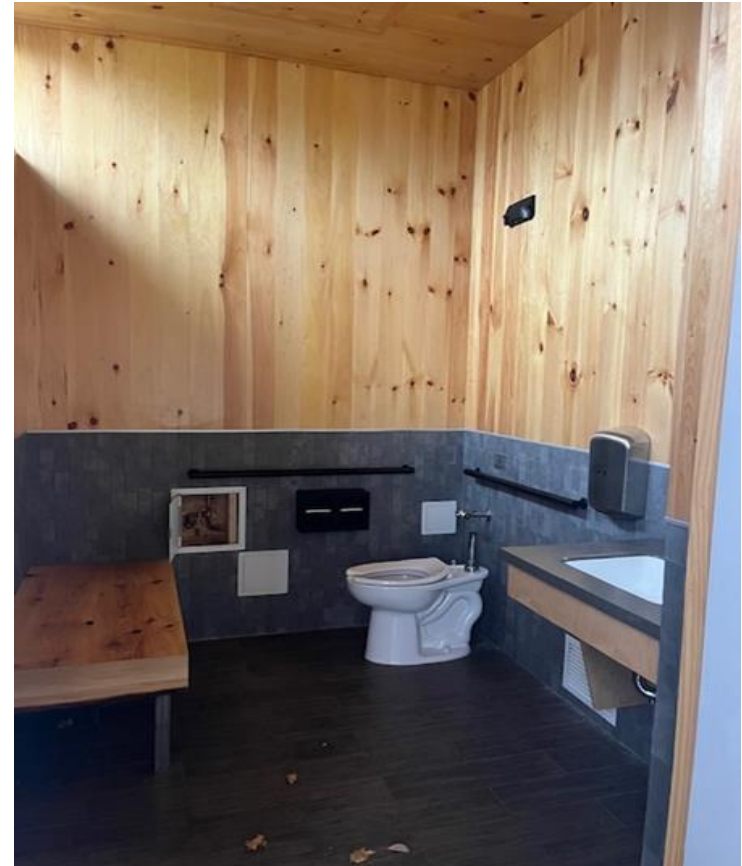


Future Capital Improvement Project: **ADA Accessible Bathhouse & Pavilion**

Photos of Shelburne Bathhouse



VIEW OF COVERED PORCH



ACCESSIBLE & GENDER-NEUTRAL BATHROOM



Future Capital Improvement Project: **ADA Accessible Bathhouse & Pavilion**

Photos of Shelburne Bathhouse



ACCESSIBLE WATER FILLING STATION



OUTDOOR SHOWERS



Future Capital Improvement Project: ADA Accessible Bathhouse & Pavilion

Photos of Shelburne Bathhouse



CUBBIES FOR EMPLOYEES



SECURE OFFICE SPACE



Future Capital Improvement Project: **ADA Accessible Bathhouse & Pavilion**

DRAFT /CONCEPT BUDGET

| | |
|-----------------------------|------------------|
| Soft Costs/Engineering Fees | \$40,000 |
| Building Cost | \$625,000 |
| Landscaping | \$25,000 |
| 10% Contingency | \$60,000 |
| Total Estimate Costs | \$750,000 |

FUNDING SOURCES *(generate enough to grant match 50%)*

Funding Rec Capital Fund w. Rec revenue

Fundraising (Soccer Jamboree)

Tax Deductible Donations

VT ANR Land and Water Conservation Fund Grant (funding cycle every 2 yrs)

VT Building Communities, Recreational Facilities Grant (annual funding cycle)



Future Capital Improvement Project: **ADA Accessible Bathhouse & Pavilion**

This is not a one-year or even three-year project.

This project represents a **long-term goal** to provide a **modern, accessible and equitable** bathhouse for all residents and visitors in the Town of Charlotte.

This new building would provide **accessible and gender-neutral** bathroom and changing facilities.

It would also provide a **covered, protected “stage” area** for musical performances, small gatherings, or summer camps.

The design would include a **new secure office space** for the beach employees and storage for tennis and pickleball nets and other items.

Outdoor showers and a water filling station could also be included in the design.



Future Capital Improvement Project: Access Ramp to Beach

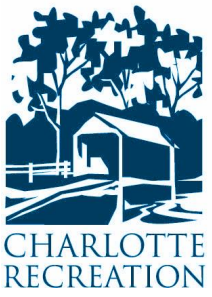
In addition to the ADA Accessible Bathhouse & Pavilion, the Recreation Commission requests additional funding to complete the

Seasonal beach access ramp to be located north of Holmes bridge

This ramp **improves access** to the water for various recreational activities and visitors.

Cost Estimate: \$20,000 (**Recreation Capital Improvement Fund**)





Thank You!

Questions?