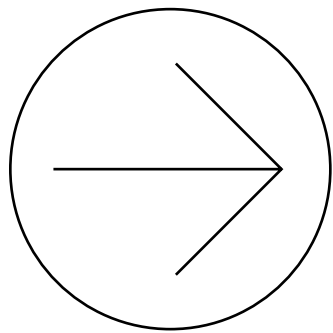




City of Marina



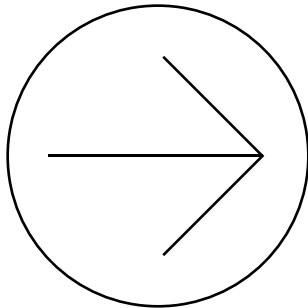
**Aquatic and Sports Center
City Council Presentation**

coar
DESIGN GROUP

ISG
Isaac Sports Group

WTI
WATER TECHNOLOGY INC.

PROJECT TEAM



Matt Kingdon

COAR Design Group



Courtney Sluder

COAR Design Group



Stuart Isaac

The Isaac Sports Group



Steve Crocker

Water Technology Inc.



AGENDA

Project Progress

- » **Schedule**
- » **Community Engagement**
- » **Project Goals**

Proposed Program

- » **Sports Center**
- » **Aquatic Center**
- » **Connector**
- » **Sports Pavilion**

Phasing Options

Financial Analysis

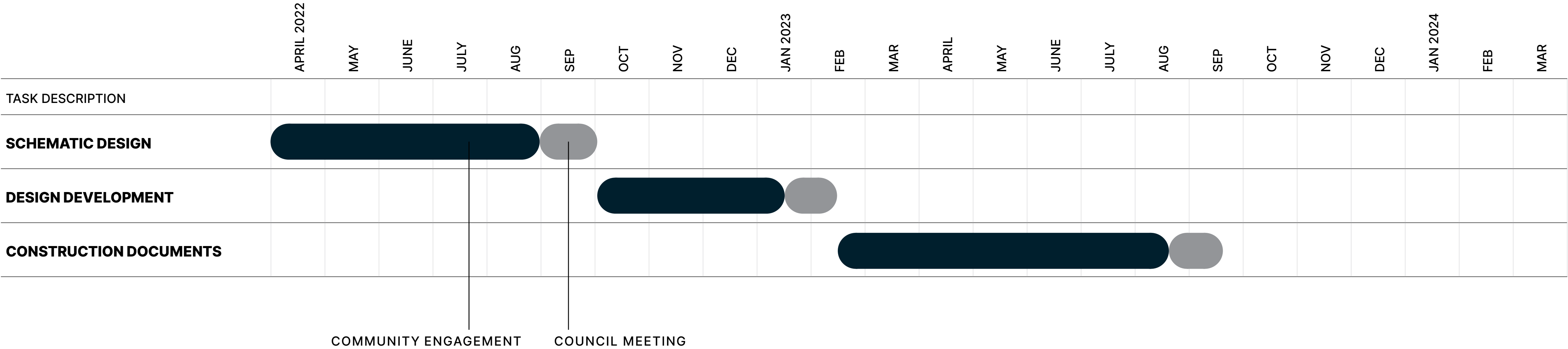
Next Steps

PROJECT SCHEDULE

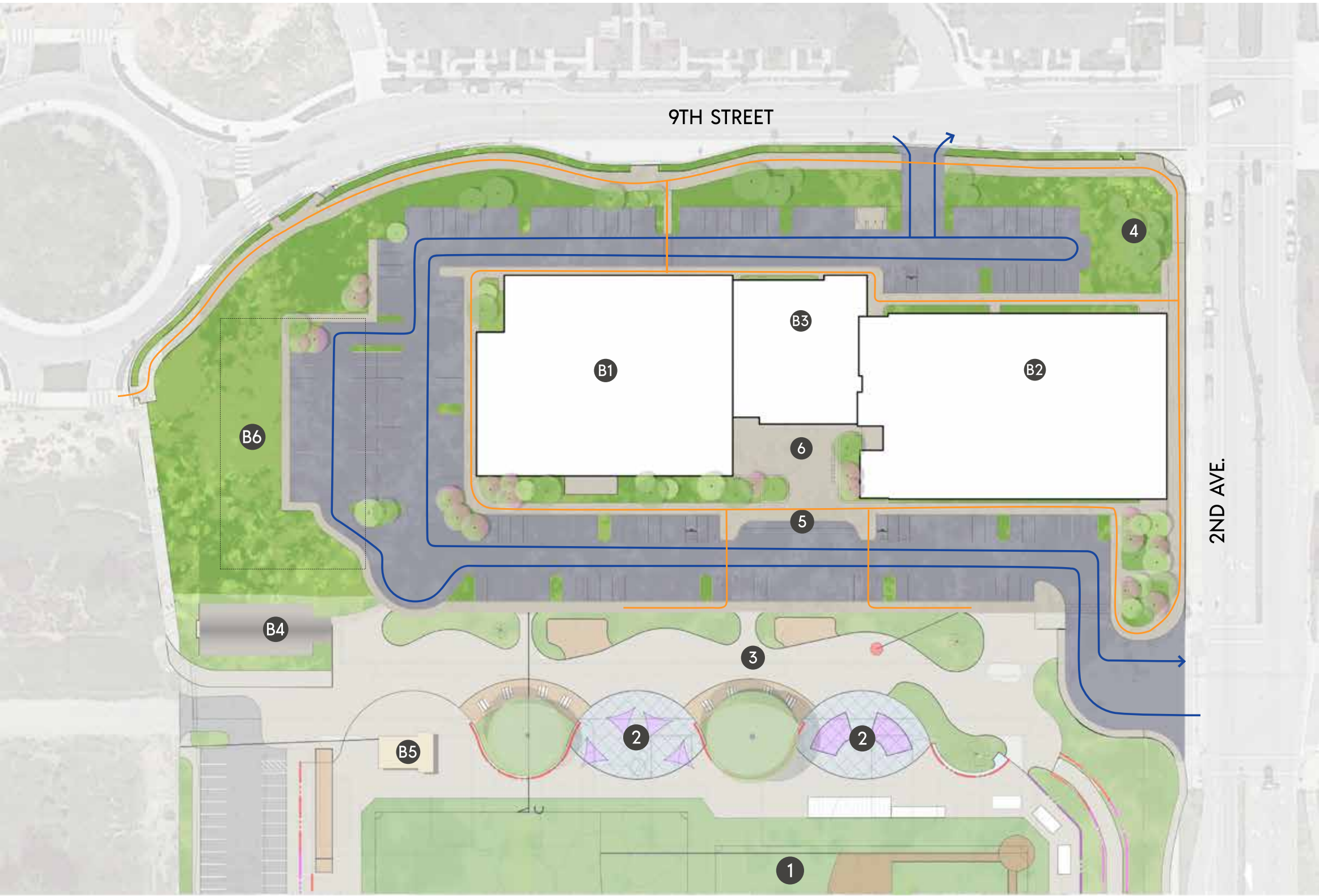
DESIGN PHASE

CITY REVIEW

CONSTRUCTION*



* CONSTRUCTION DURATION PENDING CONFIRMATION OF PHASING



COMMUNITY ENGAGEMENT

- COAR and ISG conducted an open house over the course of two days to gather feedback from the community
- Overall, comments were supportive with majority of concerns related to adjacent park project and exterior aesthetics
- COAR digitized and compiled feedback to incorporate into updated design where possible



MARINA SPORTS & AQUATIC CENTER

coar
DESIGN GROUP

NAME: _____
PHONE #: _____
EMAIL: _____

→ where would food trucks park for large events.

→ Is there still an interest in roller hockey sports? If not, how can the pavilion be used for activities other than roller hockey, or should it be removed?

COMMENTS: roller skate activity inside sports center, what is

→ Cost to repaint lines where basketball & pickleball courts are inside sports center if damaged by roller skating.

→ How do you prevent "free loaders" non payers, from entering aquatic center & sports center through sports pavilion connector building.

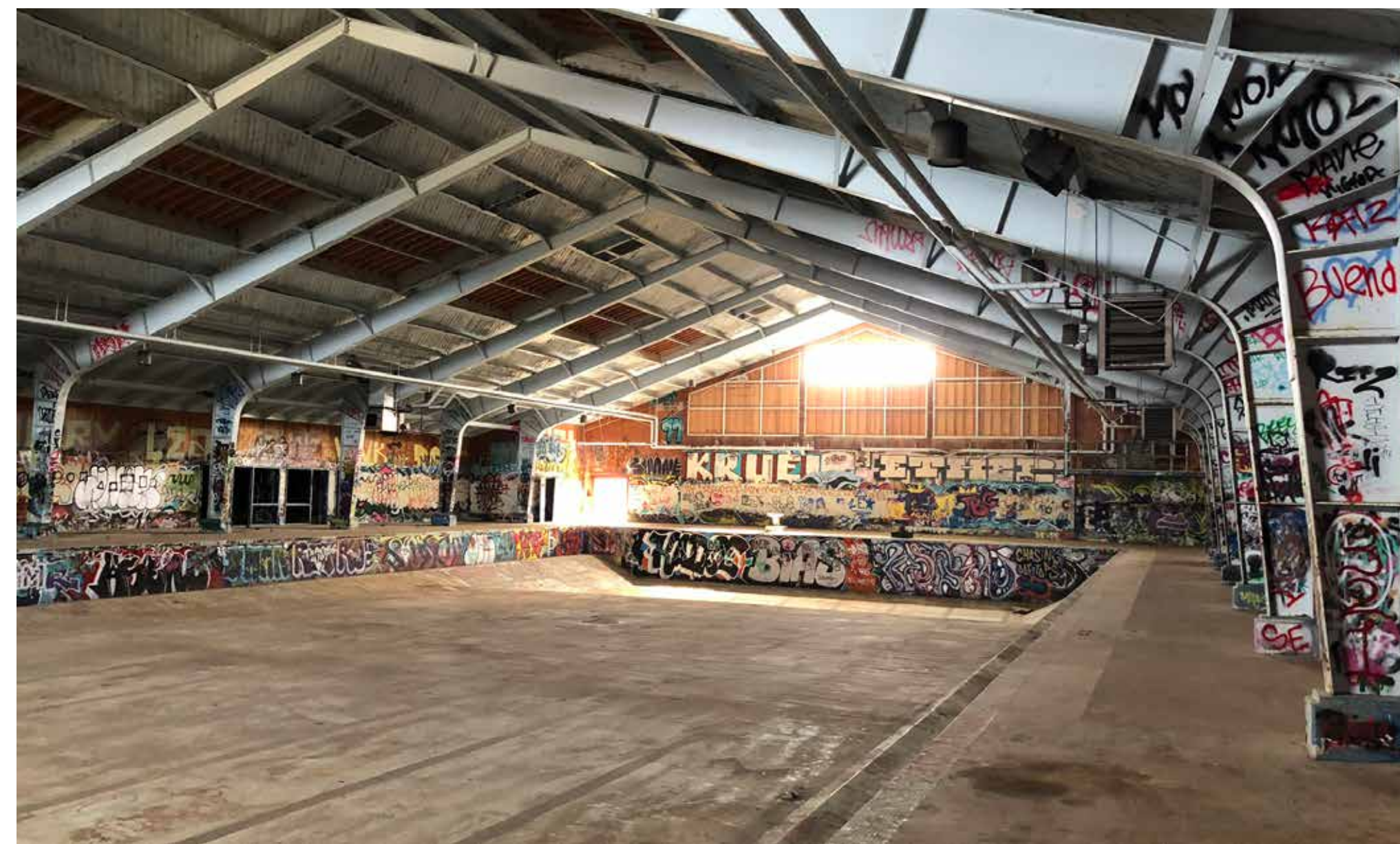
→ Universal changing areas. Women are always waiting longer for toilet needs.

→ Bathroom facilities for Sports Pavilion. How do people use this facility and not use sports center bathrooms that require membership or paid daily use to go inside. Are the bathroom needs of pavilion users dependent on bathrooms in the open park area.

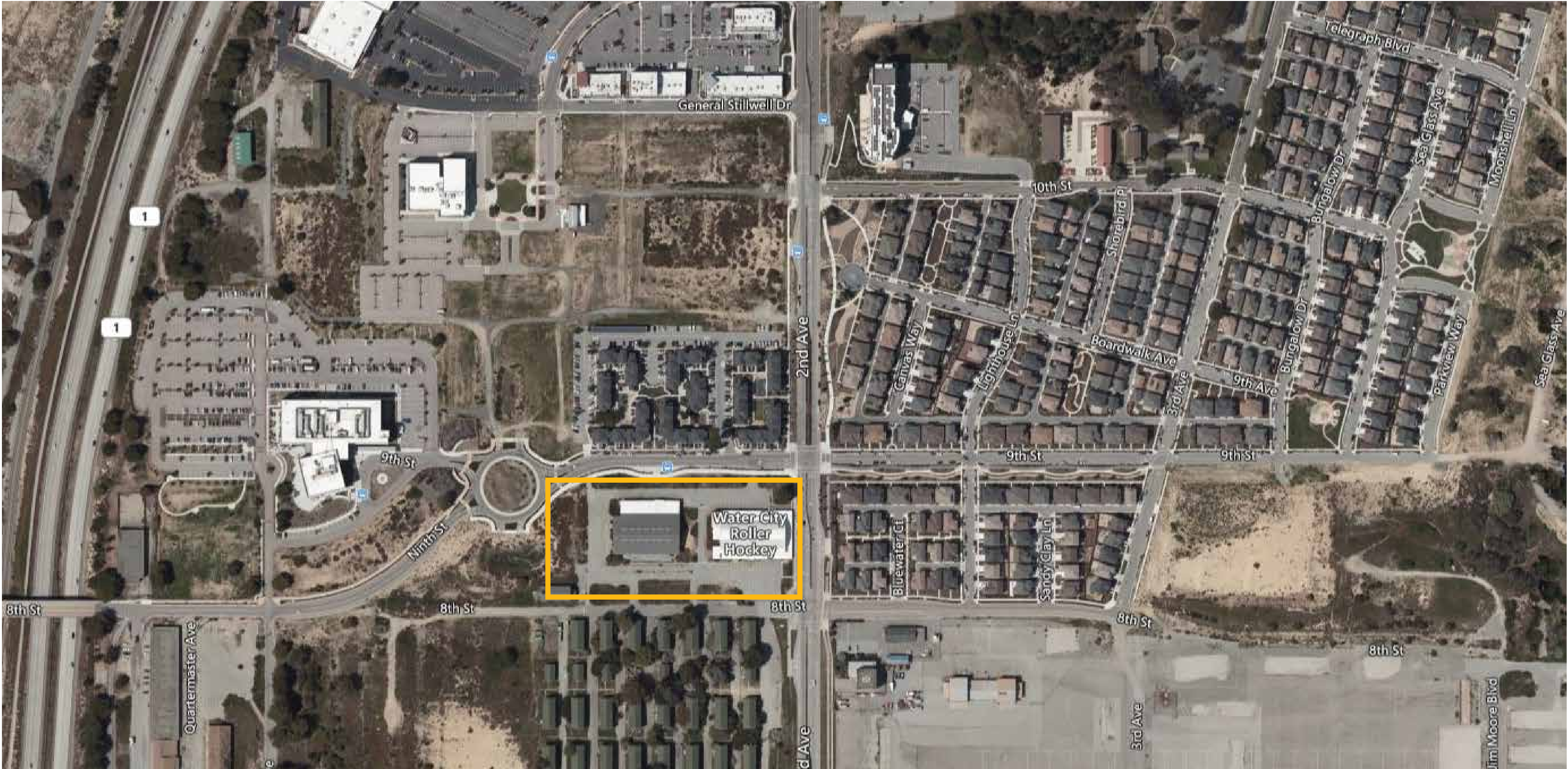


PROJECT GOALS

- Provide expanded sport and recreational activities to a much broader and inclusive range of Marina residents
- Provide expanded access, use, and multi generational programs throughout the day/week
- Concurrent and flexible programming
- Accommodate users of all ages, abilities, and special needs

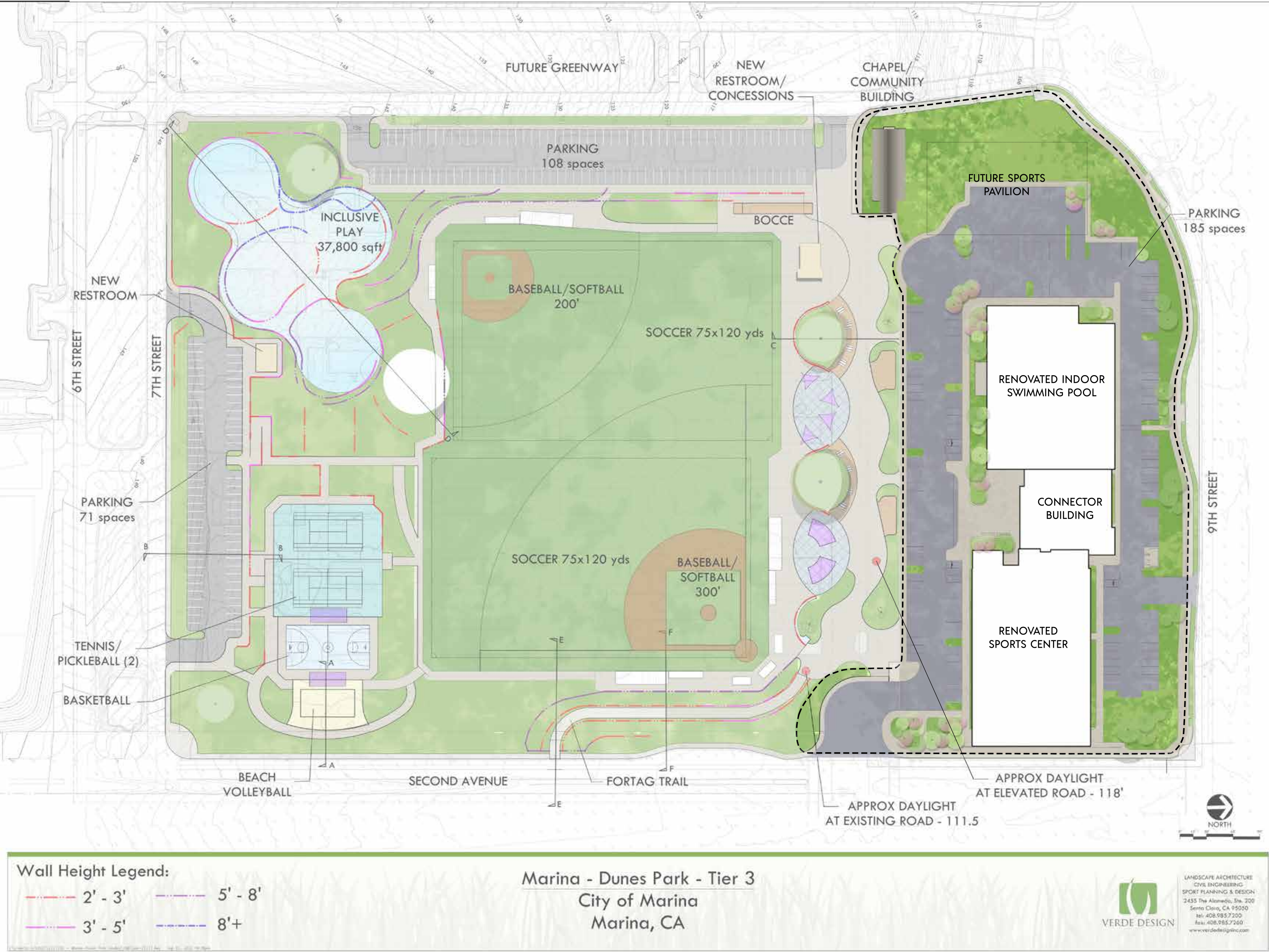


PROJECT LOCATION

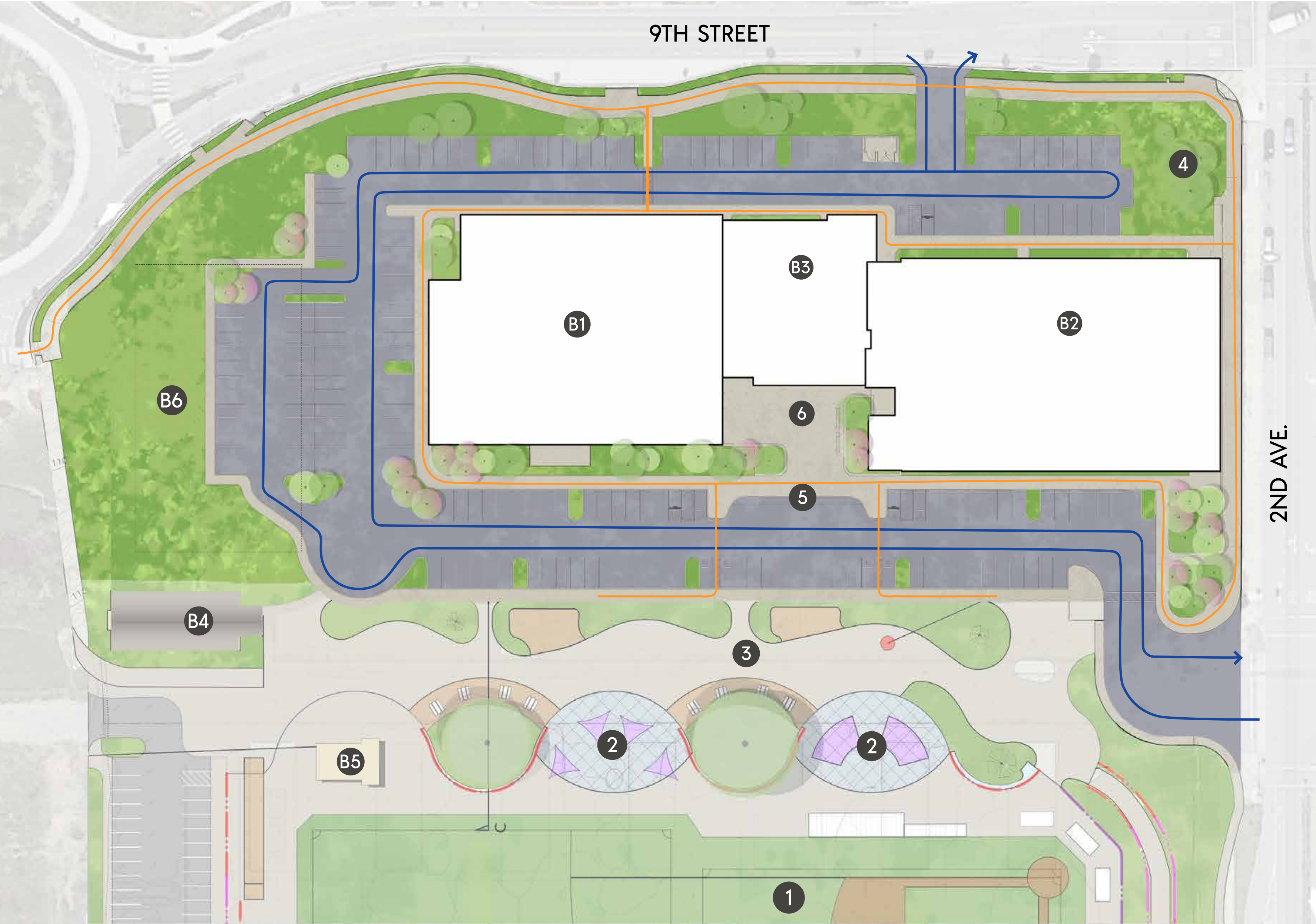


SITE PLAN - OVERALL

Conceptual Plan by
Verde Design



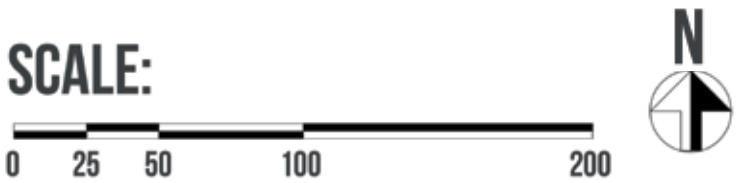
SITE PLAN



LEGEND

- 1 MULTI-USE FIELD
- 2 PICNIC / LAWN GAME AREA
- 3 PEDESTRIAN WALKWAY / PLAZA
- 4 EXISTING TREE WITH NEW BENCH
- 5 PASSENGER DROP-OFF / PICK-UP
- 6 ENTRY PLAZA
- B1 RENOVATED AQUATIC CENTER
- B2 RENOVATED SPORTS CENTER
- B3 POTENTIAL CONNECTOR BUILDING
- B4 CHAPEL / COMMUNITY BUILDING
- B5 RESTROOM
- B6 POTENTIAL SPORTS PAVILION

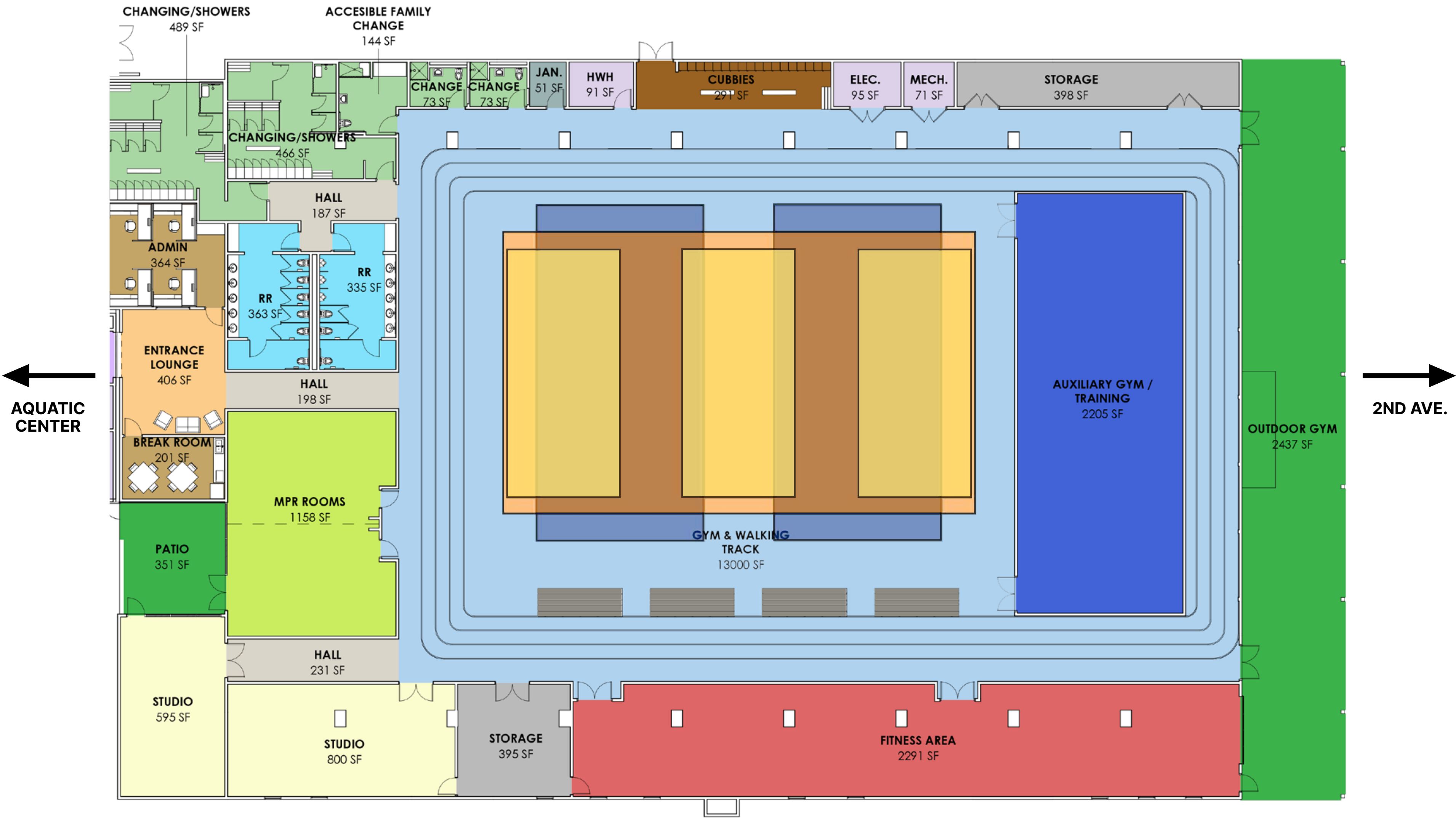
- ← VEHICLE CIRCULATION
- ← PEDESTRIAN CIRCULATION



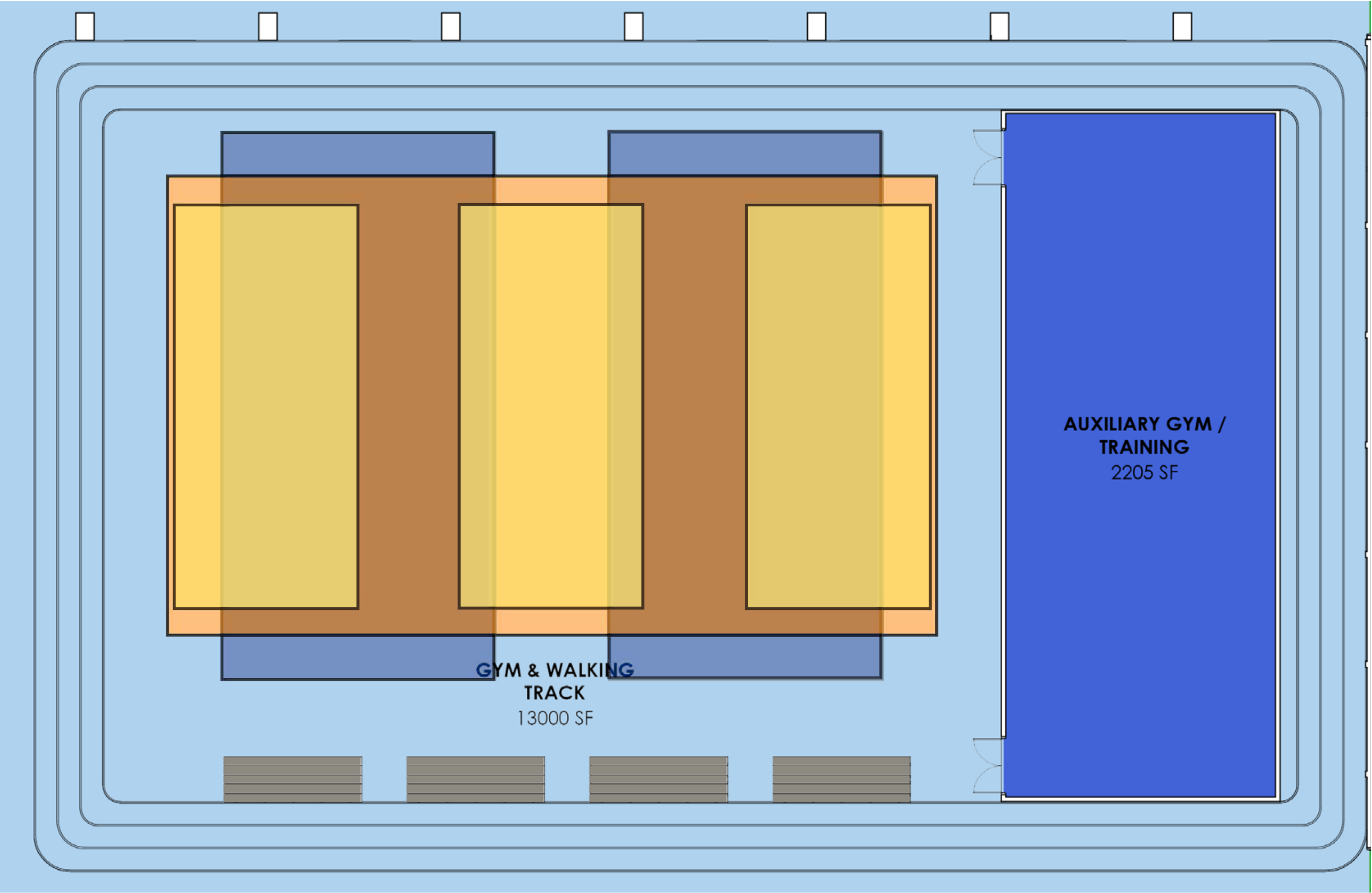
SITE PLAN



SPORTS CENTER - FLOOR PLAN



SPORTS CENTER - COURT PLAN



LEGEND

- HS BASKETBALL COURT
50' X 84'
- VOLLEYBALL COURT
30' X 60'
- PICKLE BALL
20' X 44'

SPORTS CENTER - PROGRAM



SPORT CENTER - INTERIOR RENDERING

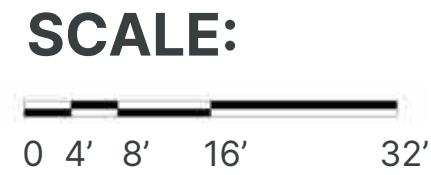


SPORTS CENTER - EXTERIOR RENDERING



SPORTS CENTER - ELEVATIONS & MATERIALS

- 1 CORRUGATED METAL PANEL
- 2 METAL ROOF
- 3 FIXED WINDOW
- 4 OVERHEAD DOOR
- 5 STUDIO/MPR PATIO
- 6 STUCCO
- 7 FITNESS PATIO



TRANSLUCENT FIBERGLASS PANEL



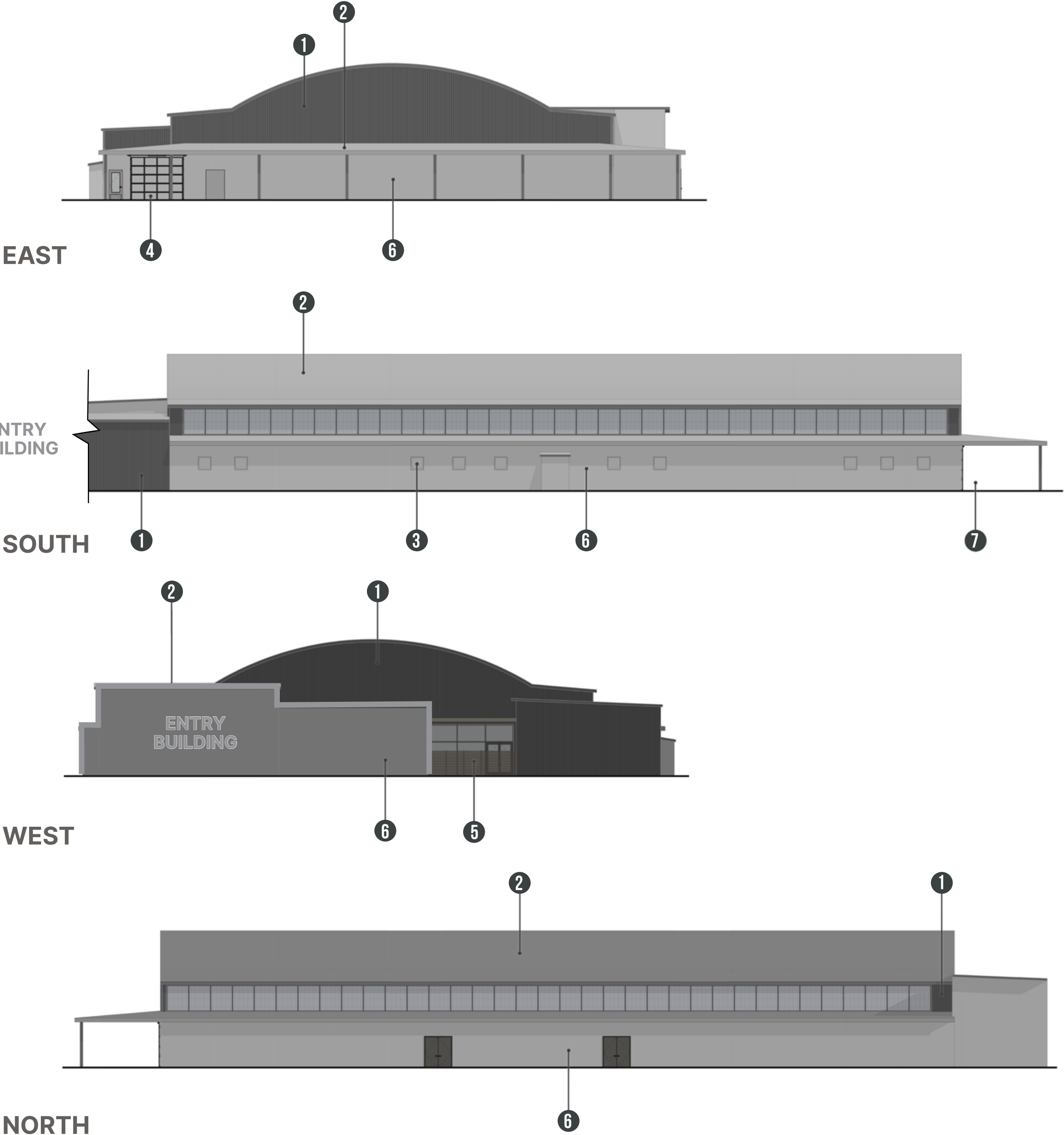
STUCCO



GLASS STOREFRONT



CORRUGATED METAL PANEL

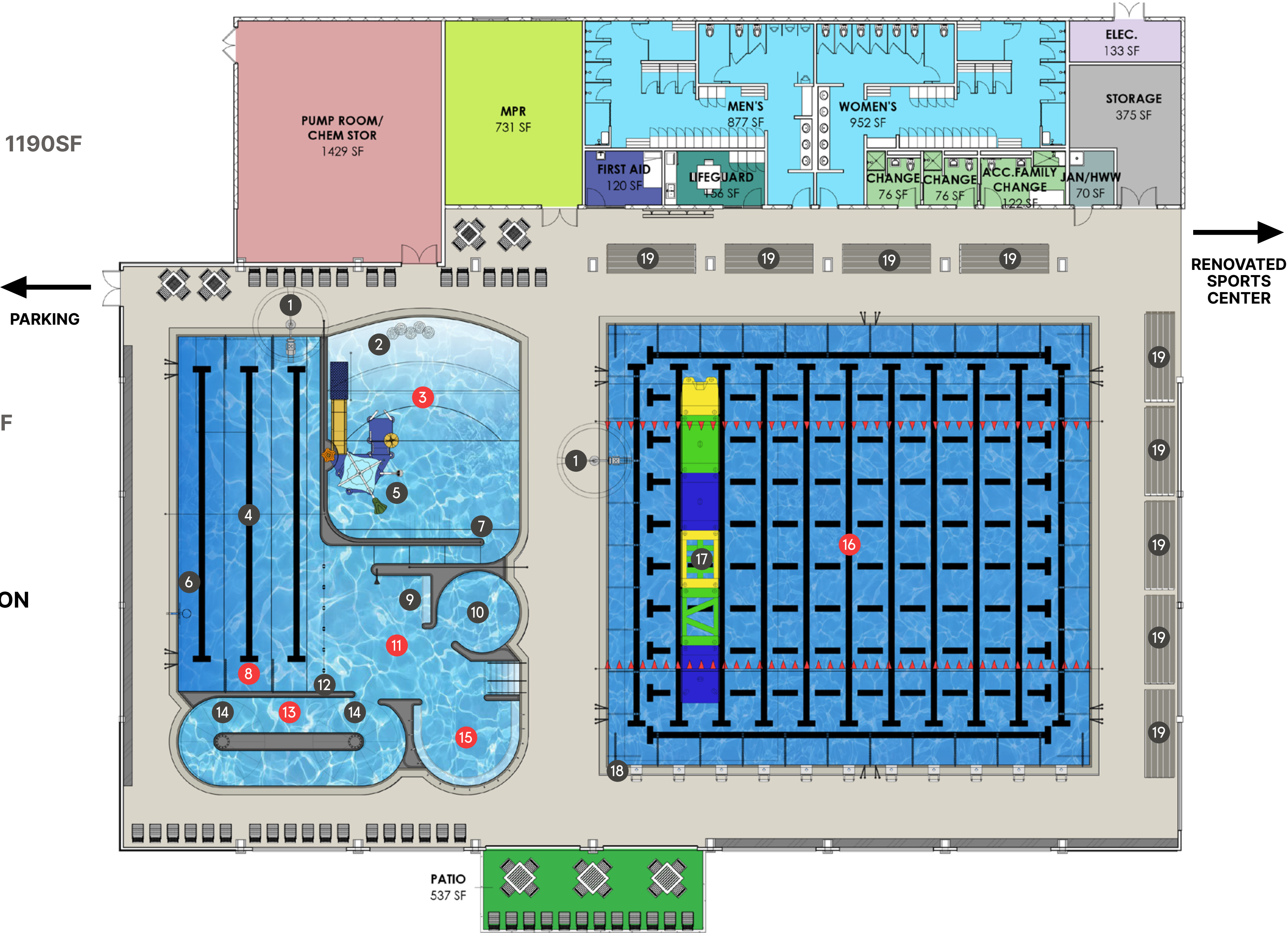


SITE PLAN



AQUATIC CENTER - FLOOR PLAN

- 1 POOL LIFT
- 2 GEYSERS
- 3 BEACH ENTRY & SHALLOW WATER PLAY | 1190SF
- 4 VOLLEYBALL
- 5 PLAY STRUCTURE
- 6 BASKETBALL
- 7 WALL SPRAYS
- 8 20Y LAP SWIM POOL | 1415SF
- 9 UNDERWATER BENCH
- 10 15' DIA. VORTEX
- 11 WELLNESS/INSTRUCTIONAL AREA | 530SF
- 12 MASSAGE JETS
- 13 CURRENT CHANNEL | 73SF
- 14 DONUT SPRAYS
- 15 THERAPY BENCH/SOCIAL AREA | 306SF
- 16 10 LANE X 11 LANE, 25Y X 25M COMPETITION POOL | 6163SF
- 17 WIBIT INFLATABLE OBSTACLE COURSE
- 18 STARTING BLOCKS
- 19 SPECTATOR SEATING



AQUATIC CENTER - PROGRAM



AQUATIC CENTER - INTERIOR RENDERING



AQUATIC CENTER - EXTERIOR RENDERING



AQUATIC CENTER ELEVATIONS & MATERIALS

- 1 GLASS STOREFRONT
- 2 CORRUGATED METAL PANEL
- 3 TRANSLUCENT FIBERGLASS SKYLIGHT
- 4 ENTRANCE SIGNAGE
- 5 SHINGLE ROOF
- 6 PATIO
- 7 FIXED WINDOW
- 8 LOUVERS
- 9 STUCCO
- 10 FROSTED WINDOWS WITH HORIZONTAL SUNSHADE
- 11 WOOD PERGOLA
- 12 CONNECTOR BUILDING
- 13 OVERHEAD DOOR

SCALE:
0 4' 8' 16' 32'



HORIZONTAL SUN SHADE



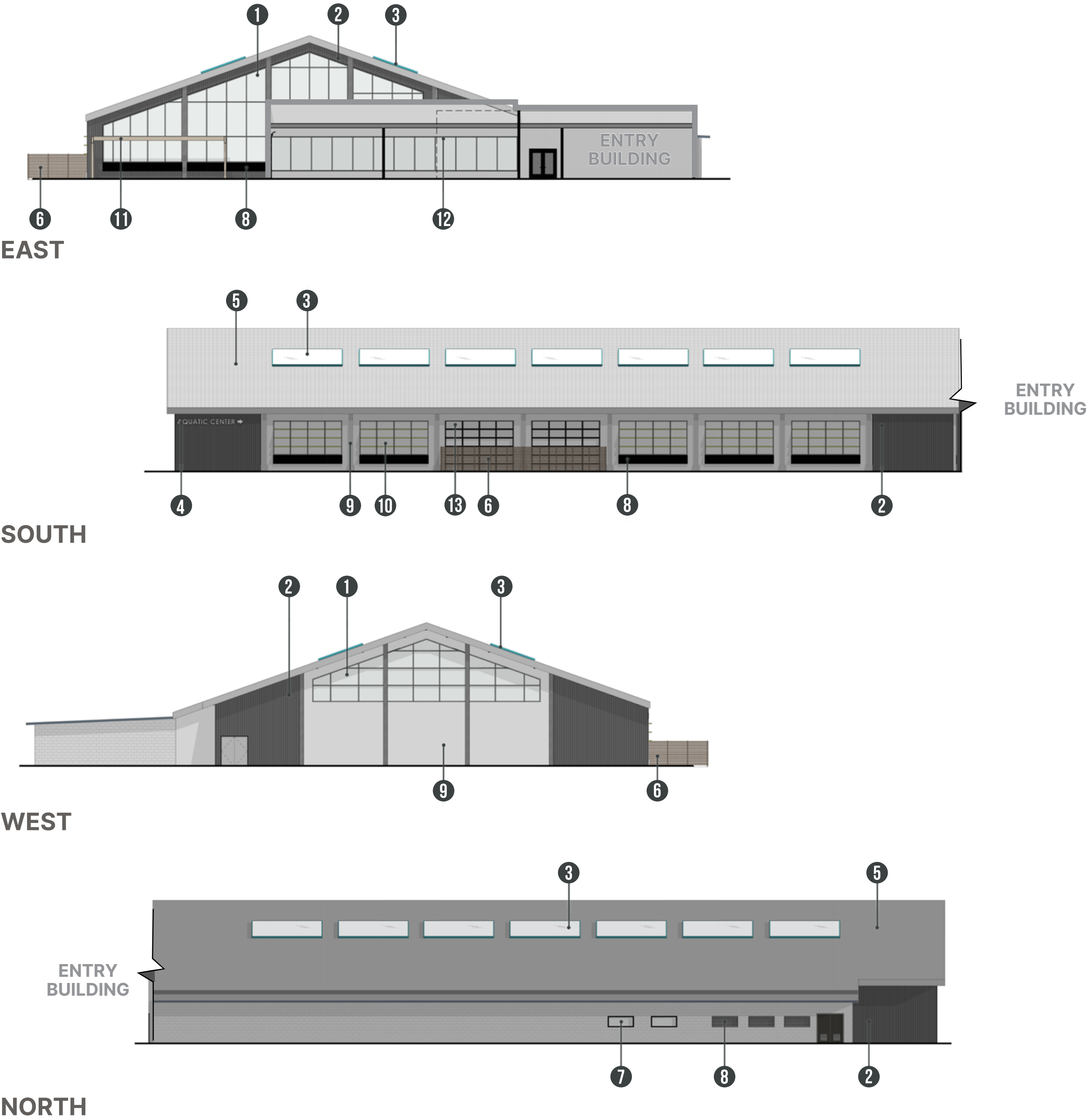
TRANSLUCENT FIBERGLASS PANEL



GLASS STOREFRONT



CORRUGATED METAL PANEL



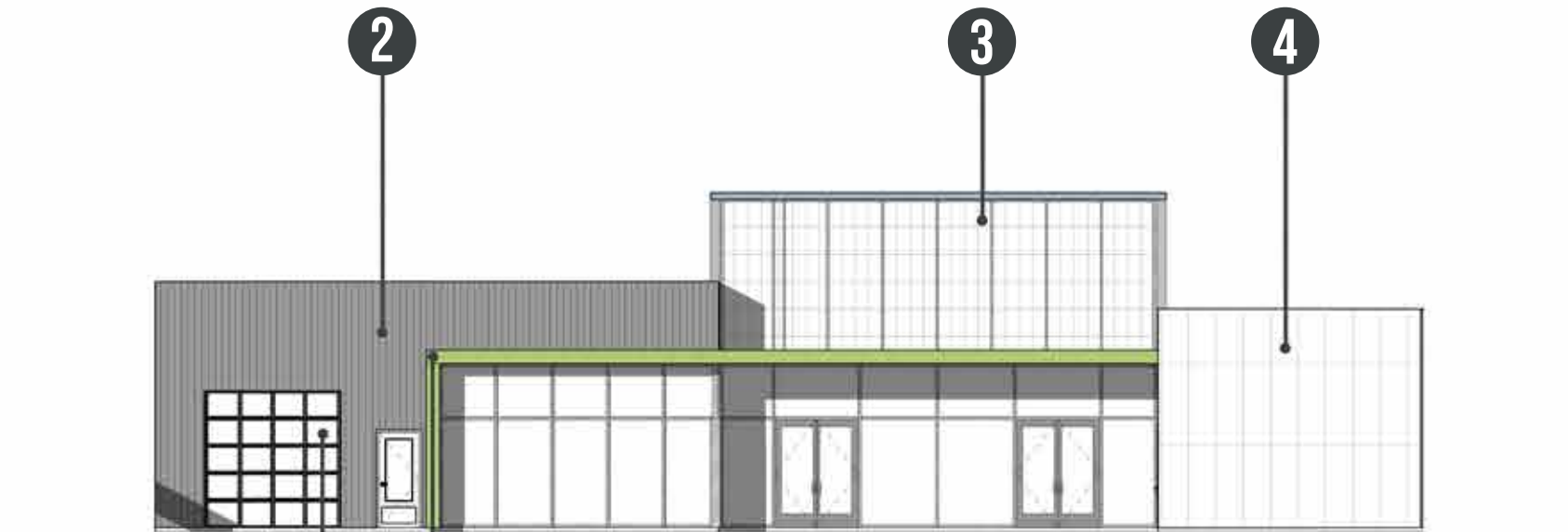
SITE PLAN



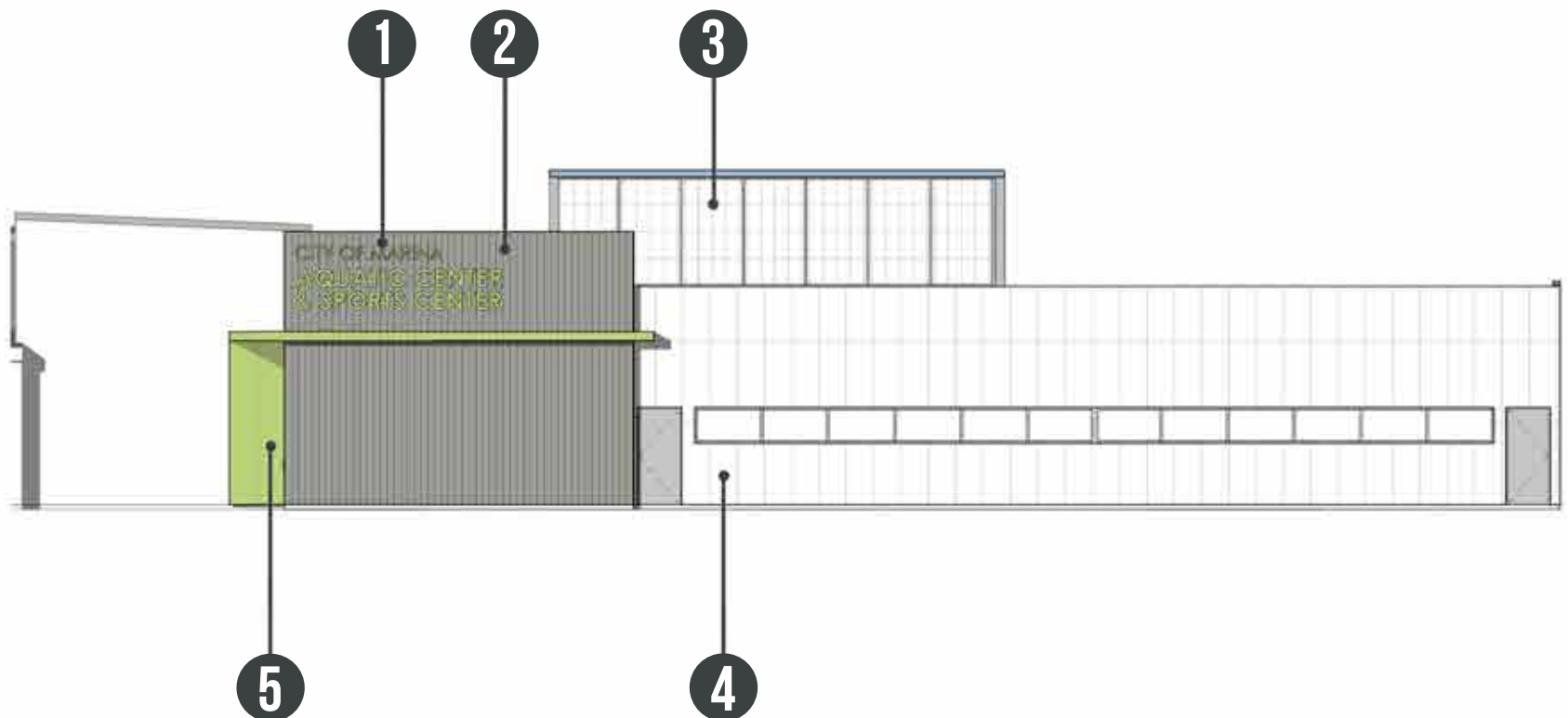
CONNECTOR BUILDING - FLOOR PLAN & ELEVATIONS

- 1 SIGNAGE
- 2 CORRUGATED METAL PANEL
- 3 TRANSLUCENT WALL SYSTEM
- 4 COMMUNITY ART OPPORTUNITY
- 5 PAINTED STANDING SEAM ROOF
- 6 OVERHEAD DOOR

SOUTH



NORTH



LOBBY- INTERIOR RENDERING



SITE PLAN





Conceptual Plan by
Verde Design



*CONCEPTUAL PLAN FROM CITY OF MARINA PARKS AND
RECREATION MASTER PLAN

SPORTS PAVILION STUDY

- There is limited space on current site for a pavilion and would require relocating the forttag trail
- Master Plan includes an outdoor roller rink at nearby location

Size:

- 180ft x 105ft overall
- 164ft x 80 ft

- Roller sports priority use
- Pavilion can be used for other uses including:
 - Indoor soccer & lacrosse
 - Pickle ball overflow
 - Flexible court space
 - Open air event space



SPORTS PAVILION - FLOOR PLAN & ELEVATIONS

- 1

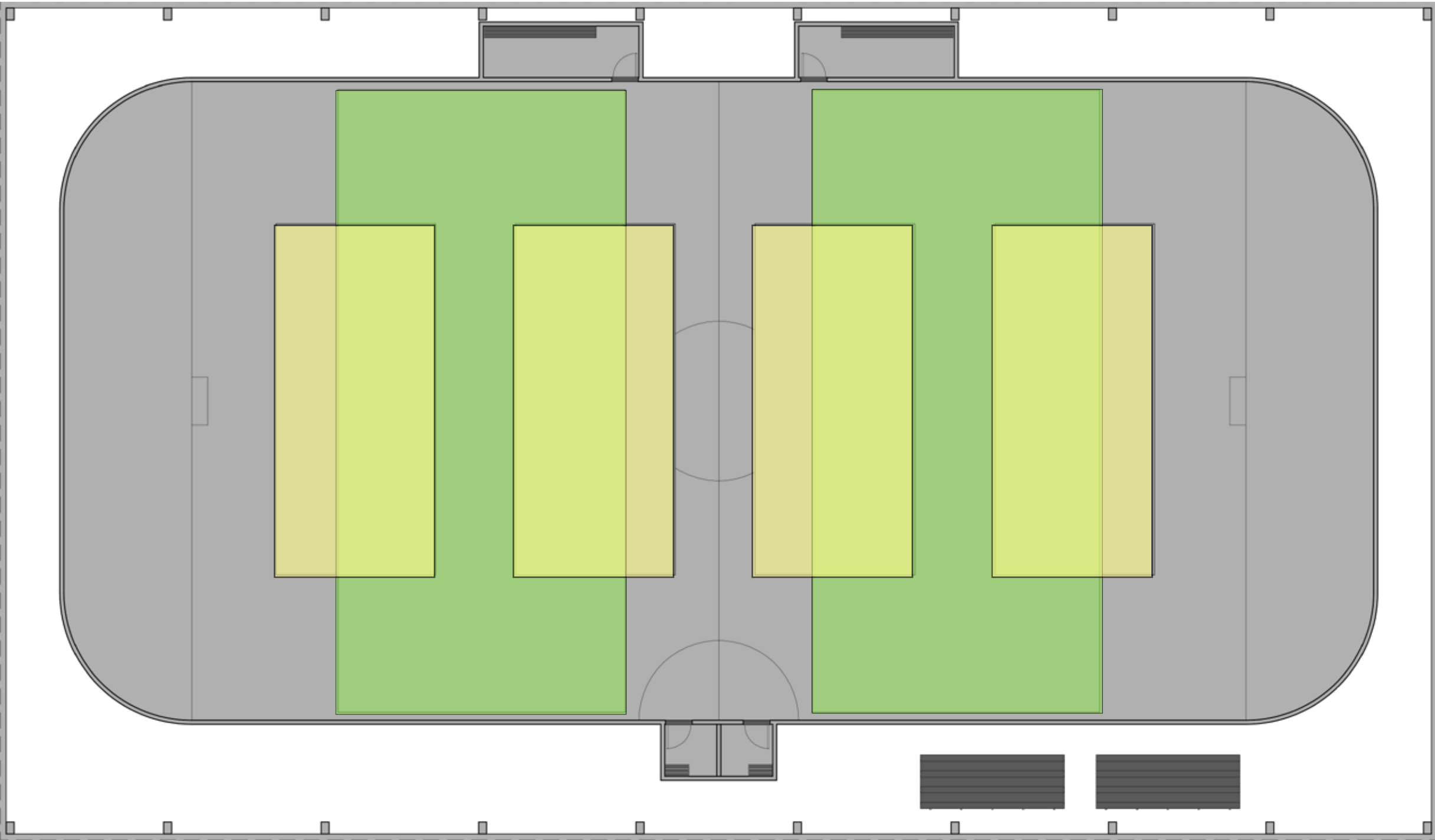
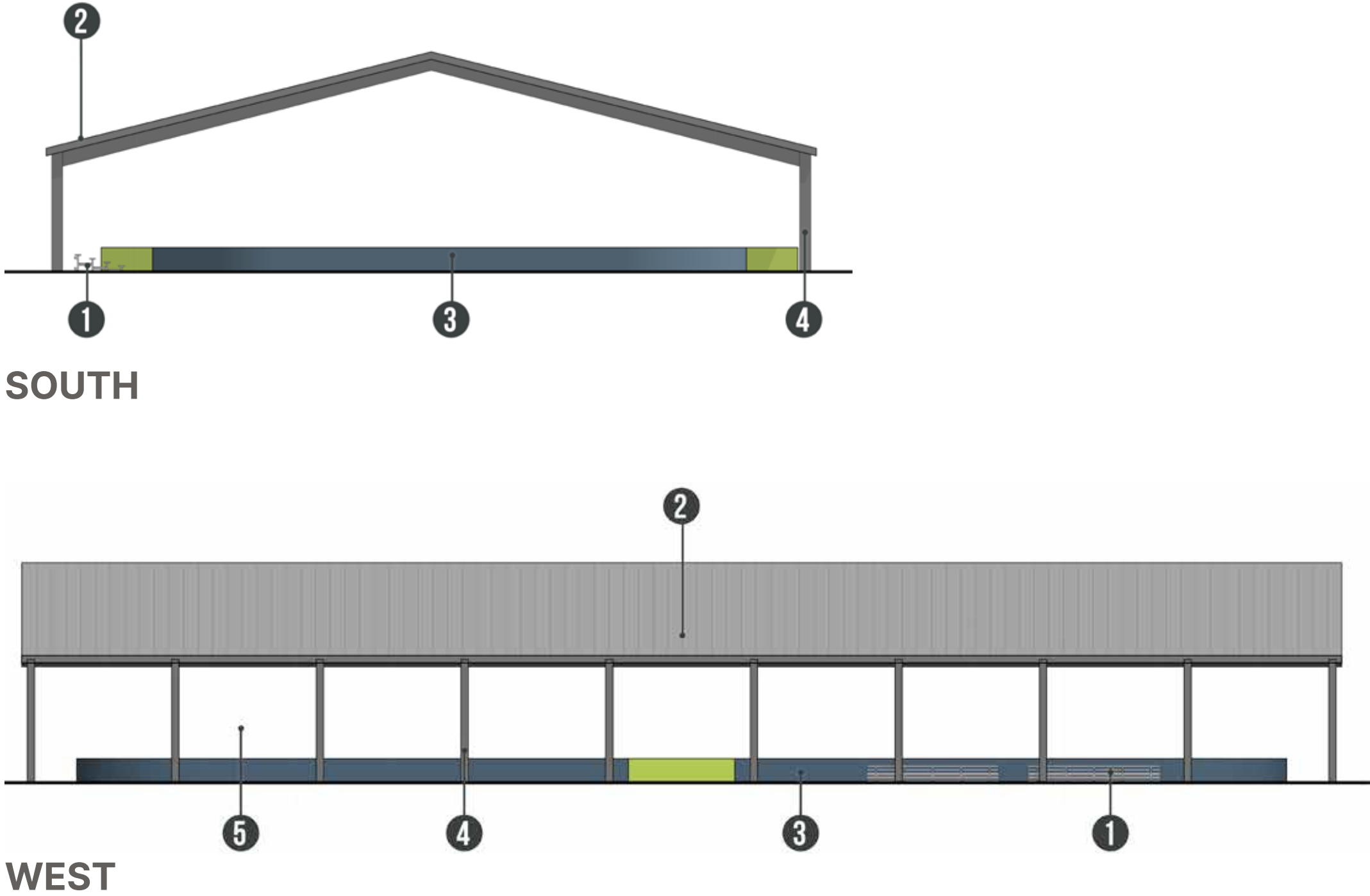
SPECTATOR SEATING
- 2

METAL ROOF
- 3

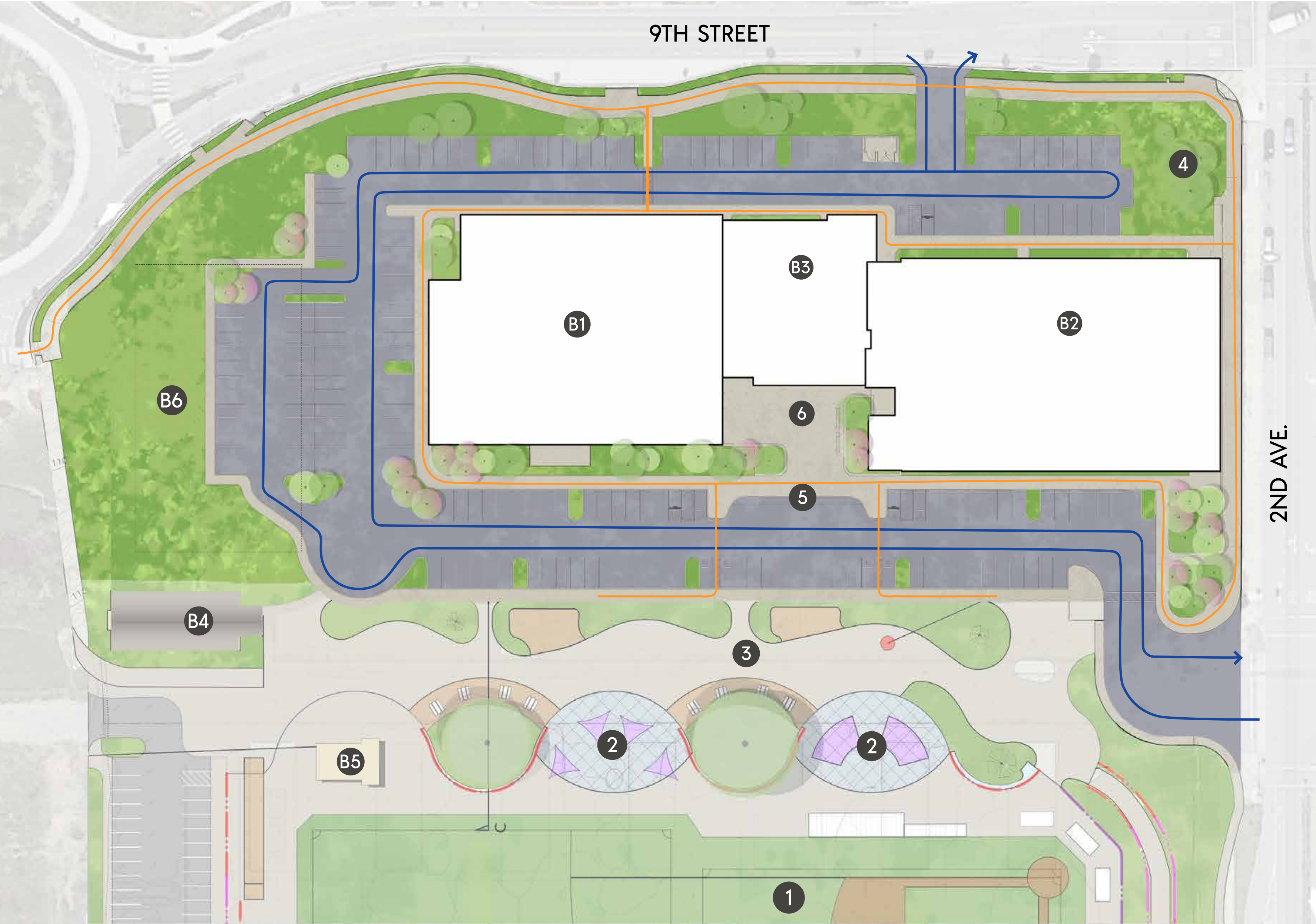
STEEL STRUCTURE
- 4

ROLLER RINK
- 5

RETRACTABLE SIDES
- PICKLE BALL
20' X 44'
- TENNIS
78' X 36'



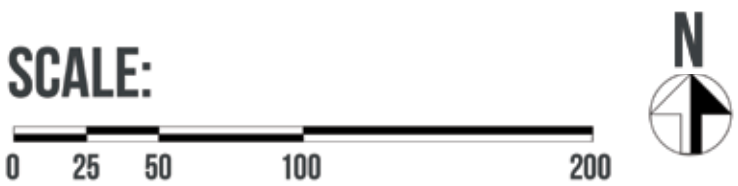
SITE PLAN



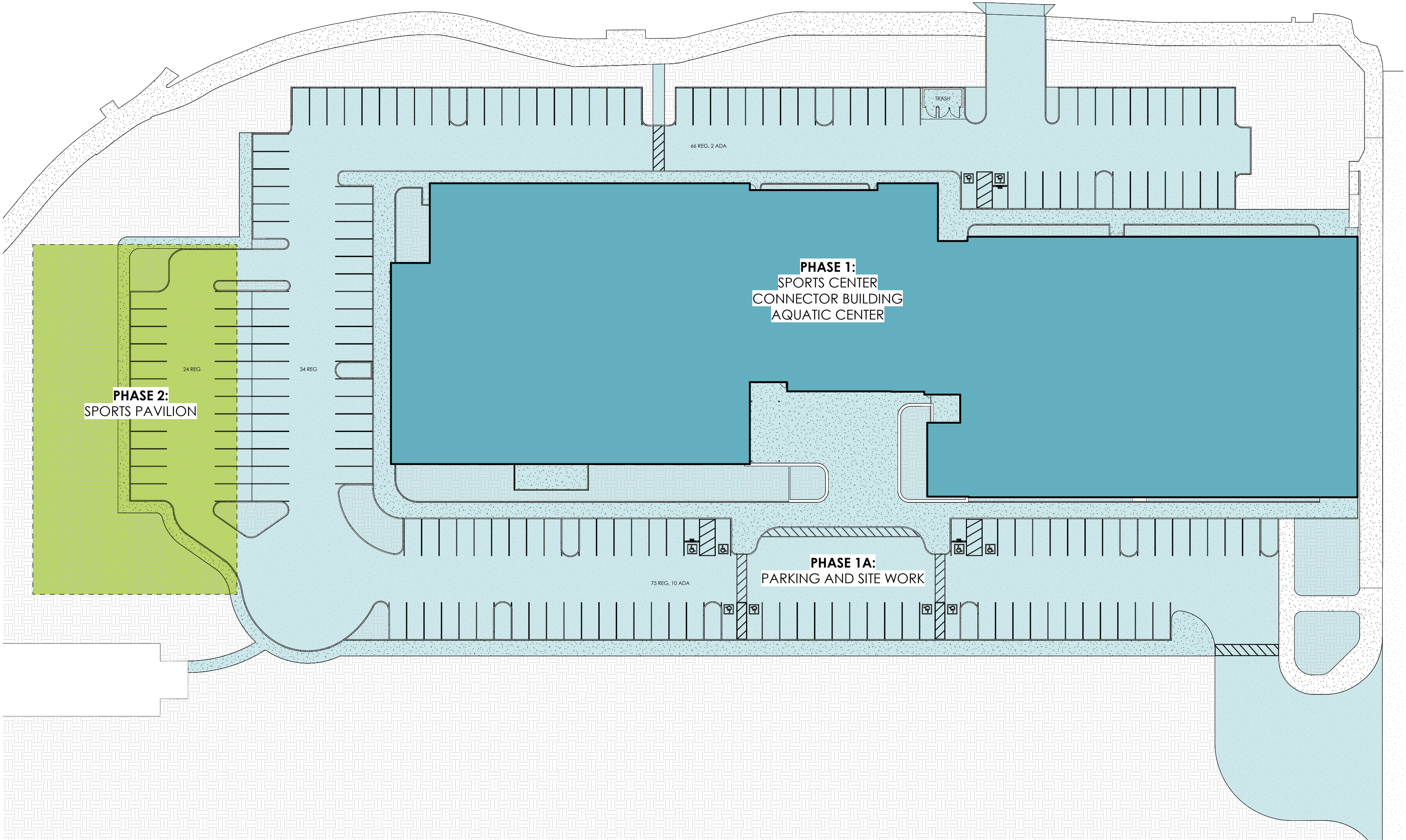
LEGEND

- 1 MULTI-USE FIELD
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- B6 POTENTIAL SPORTS PAVILION

- ← VEHICLE CIRCULATION
- ← PEDESTRIAN CIRCULATION



PROPOSED PHASING



PROPOSED PHASING

SPORTS CENTER
APPROX. \$8,400,000

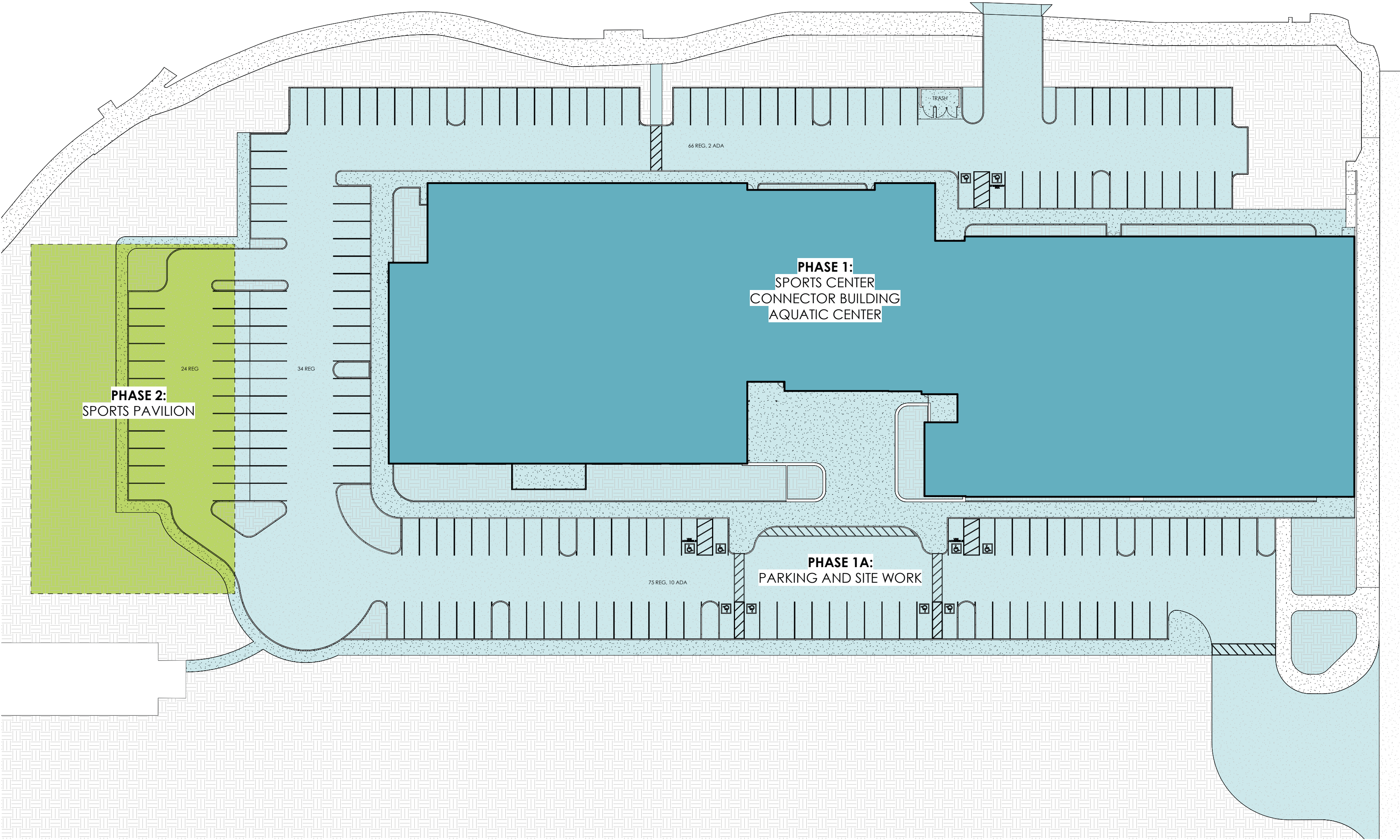
AQUATIC CENTER
APPROX. \$11,000,000

CONNECTOR BUILDING
APPROX. \$5,000,000

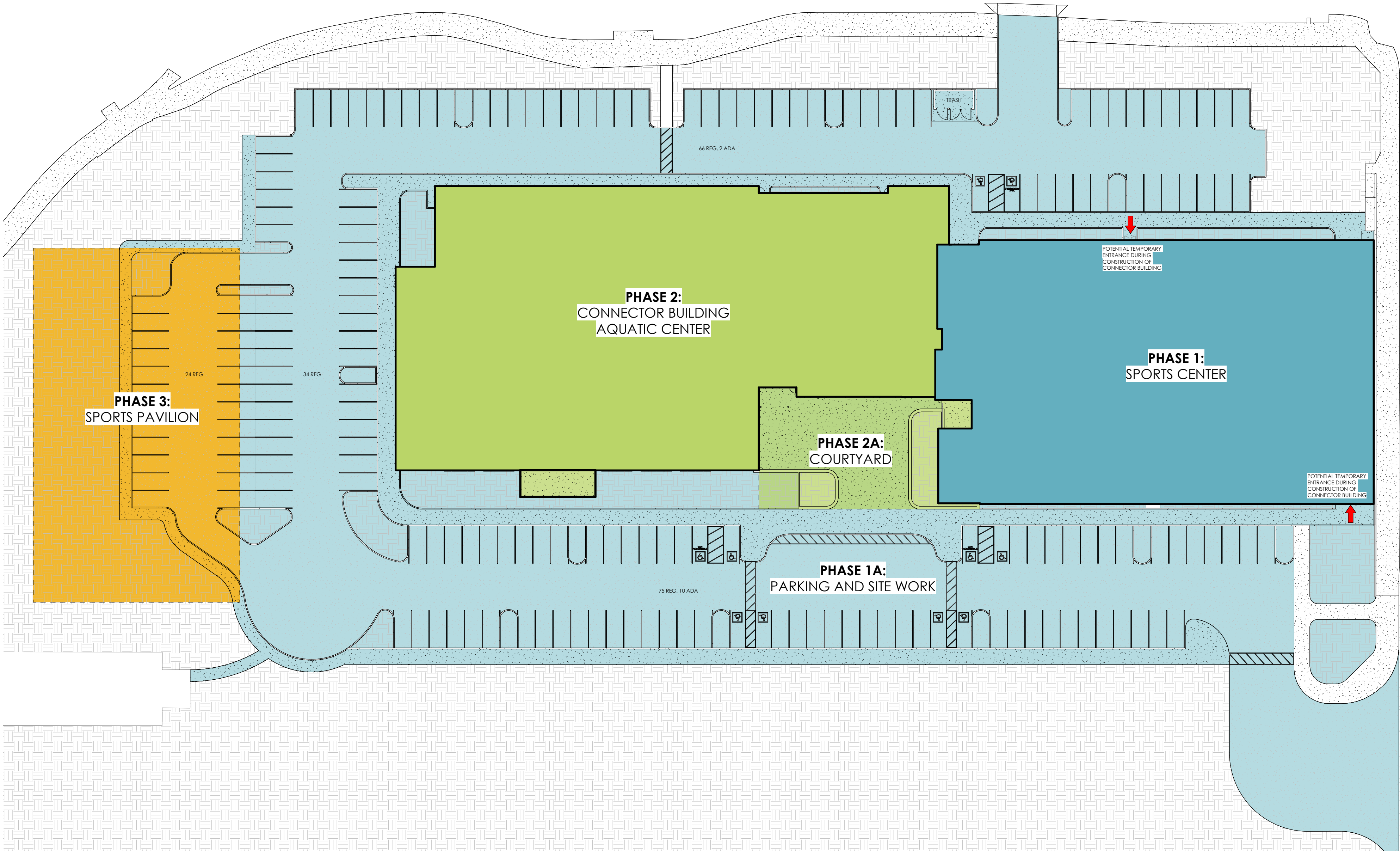
SITE WORK
APPROX. \$2,600,000

TOTAL
\$27,000,000

SPORTS PAVILION
APPROX. \$3,900,000



PHASING OPTION 2



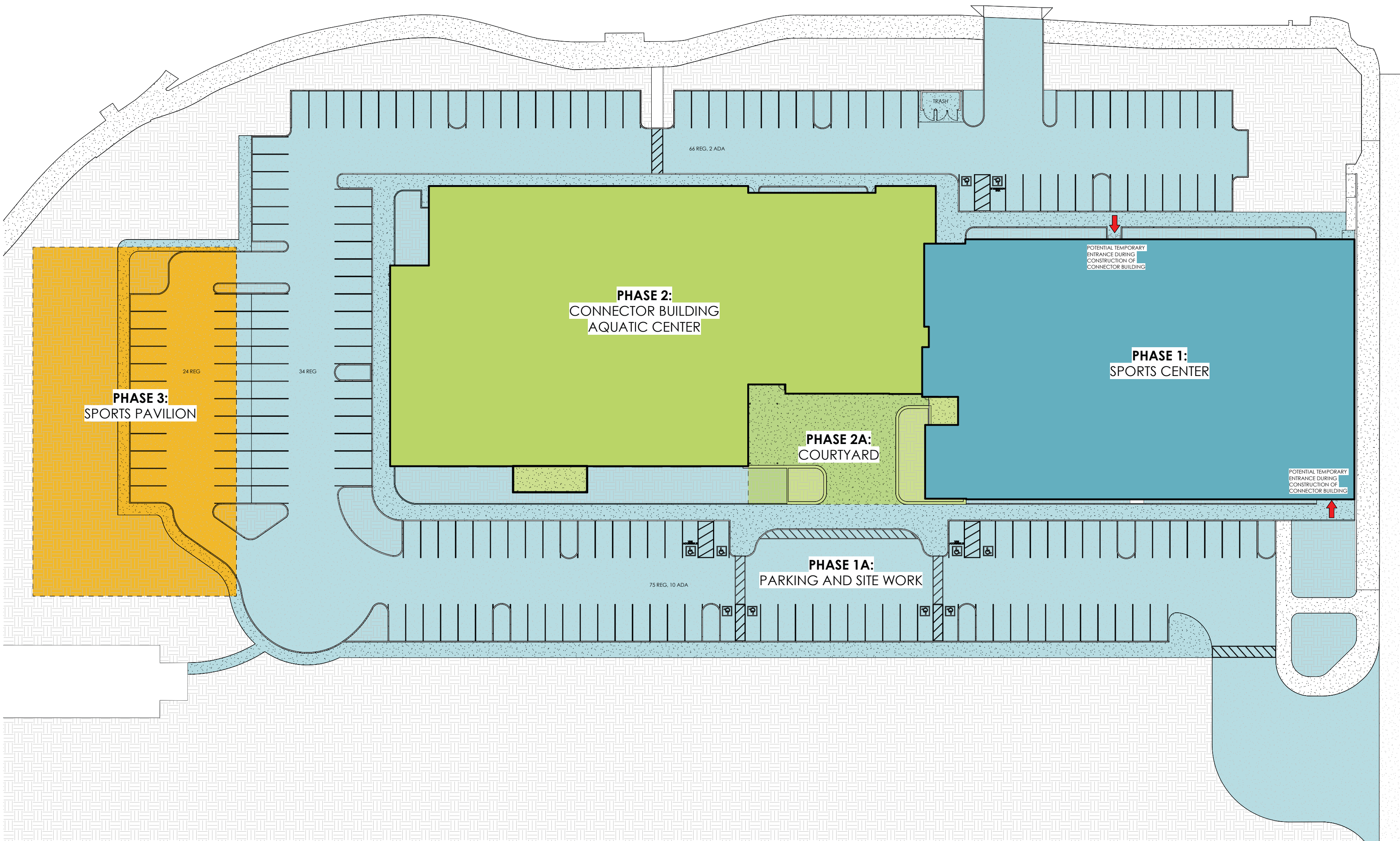
PHASING OPTION 2

**SPORTS CENTER &
SITE WORK**
APPROX. \$12,100,000

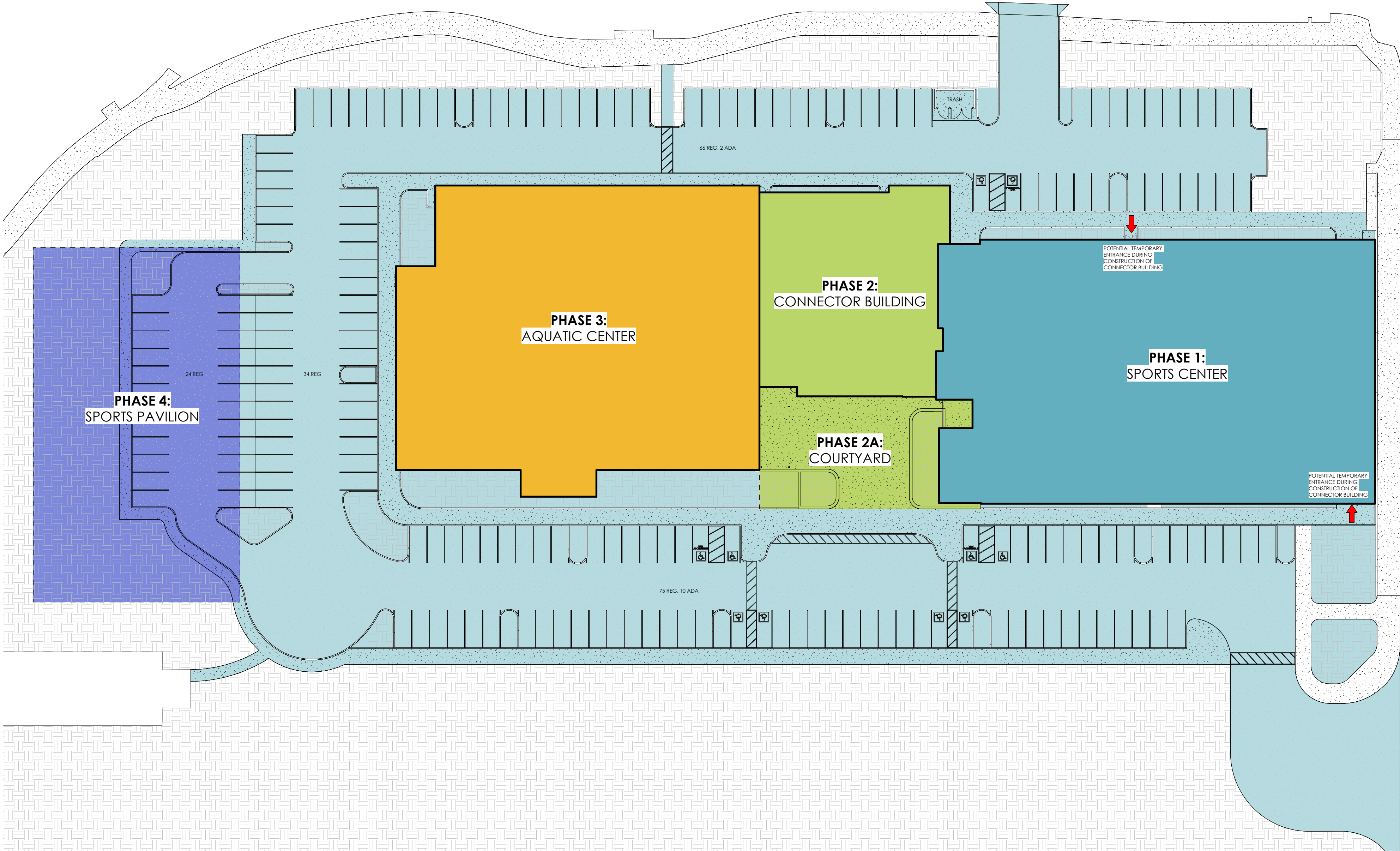
**AQUATIC CENTER &
CONNECTOR BUILDING**
APPROX. \$19,400,000

TOTAL
\$31,500,000

SPORTS PAVILION
APPROX. \$3,900,000



PHASING OPTION 3



PHASING OPTION 3

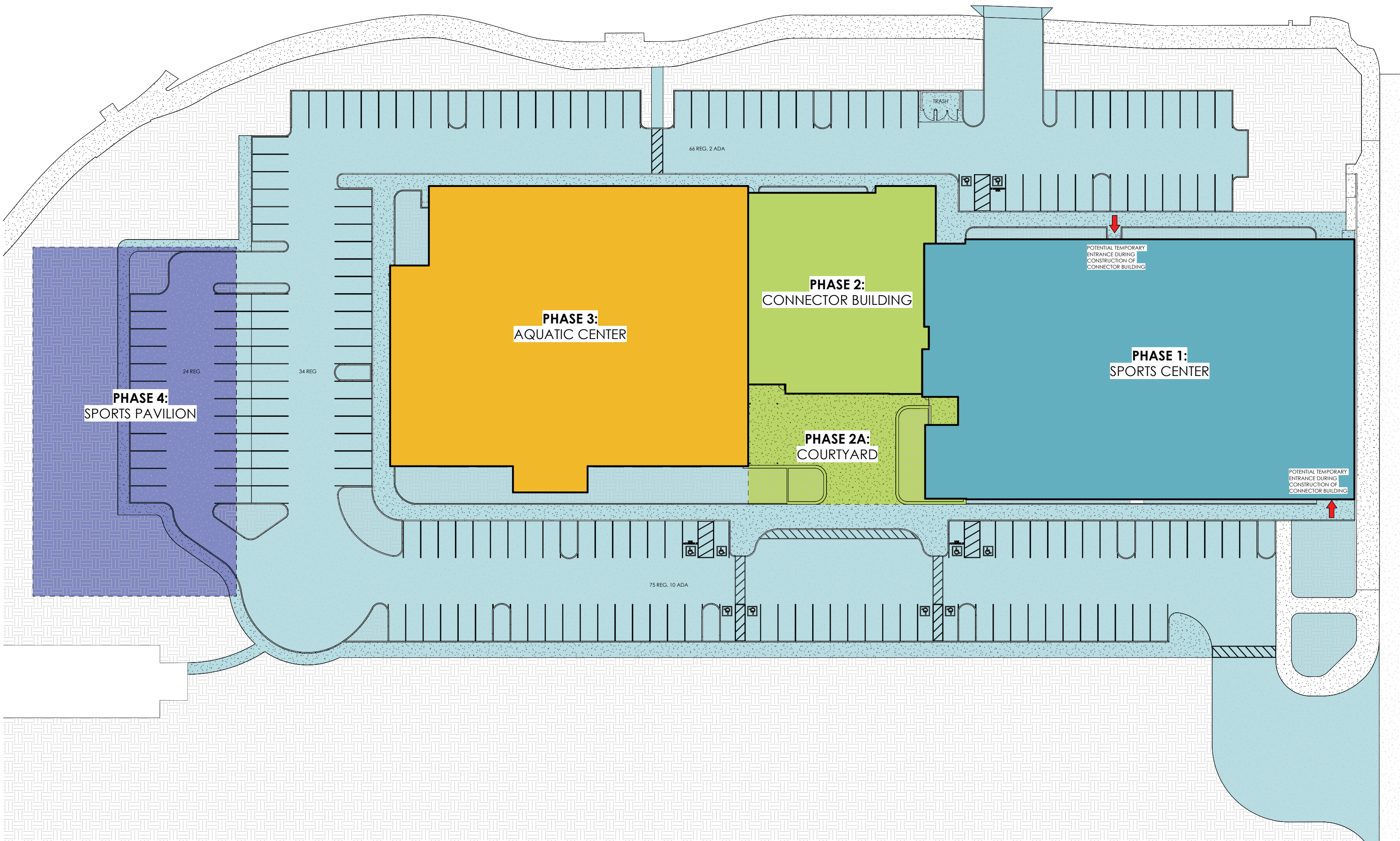
**SPORTS CENTER &
SITE WORK**
APPROX. \$12,100,000

CONNECTOR BUILDING
APPROX. \$5,700,000

AQUATIC CENTER
APPROX. \$16,000,000

TOTAL
\$33,800,000

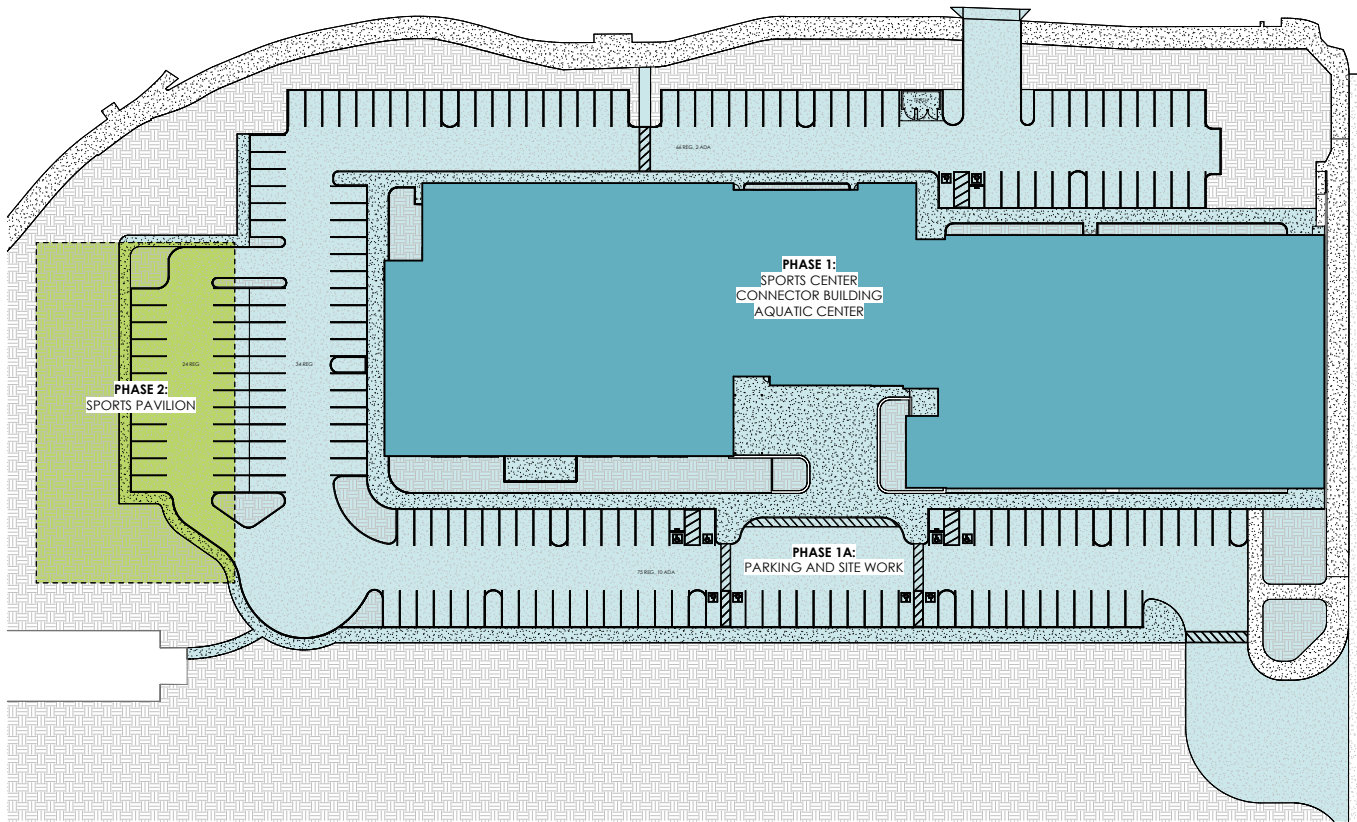
SPORTS PAVILION
APPROX. \$3,900,000



PHASING SUMMARY (NOT INCLUDING SPORTS PAVILION)

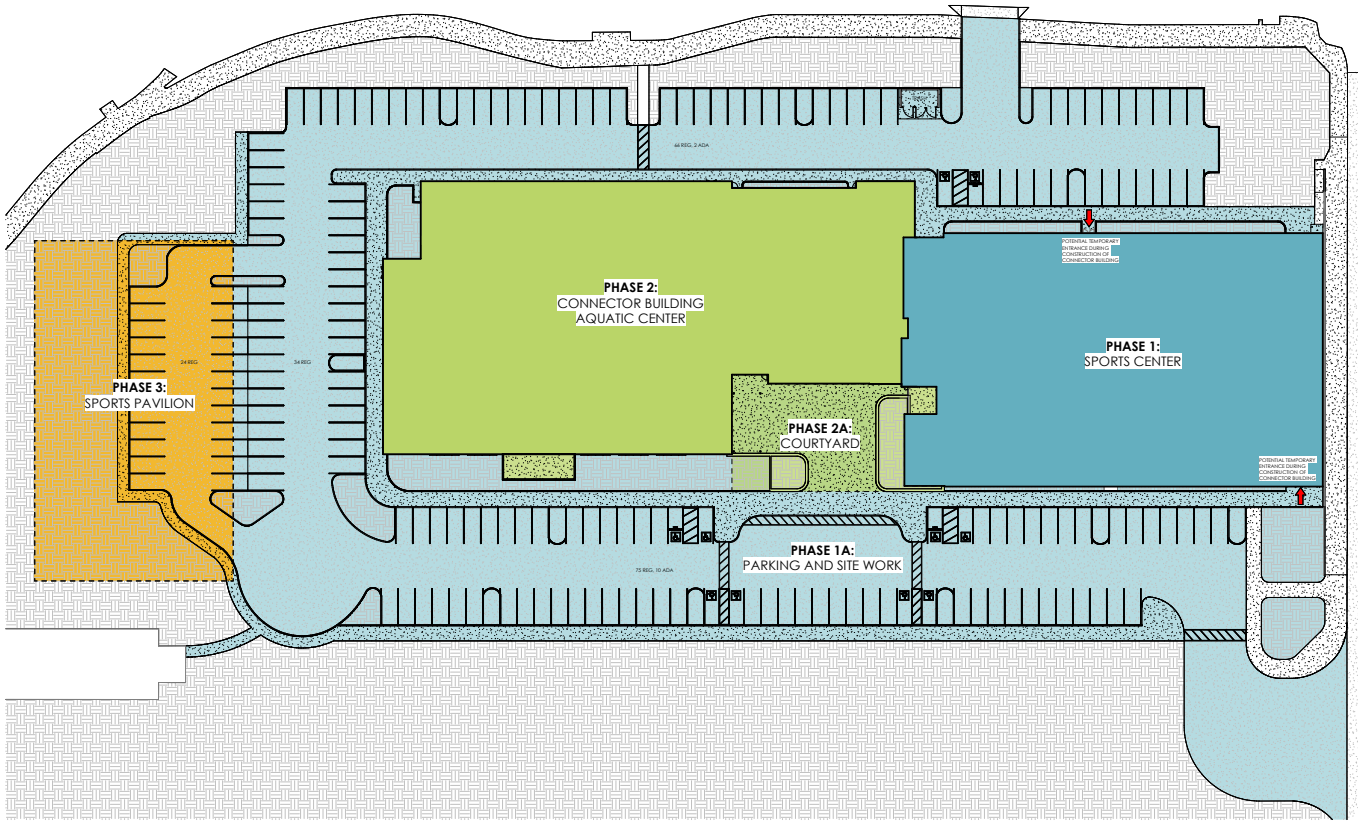
PROPOSED PHASING

- ESTIMATED COST: \$27M
- CONSTRUCTION TIME: 10 MONTHS
- MOST EFFICIENT



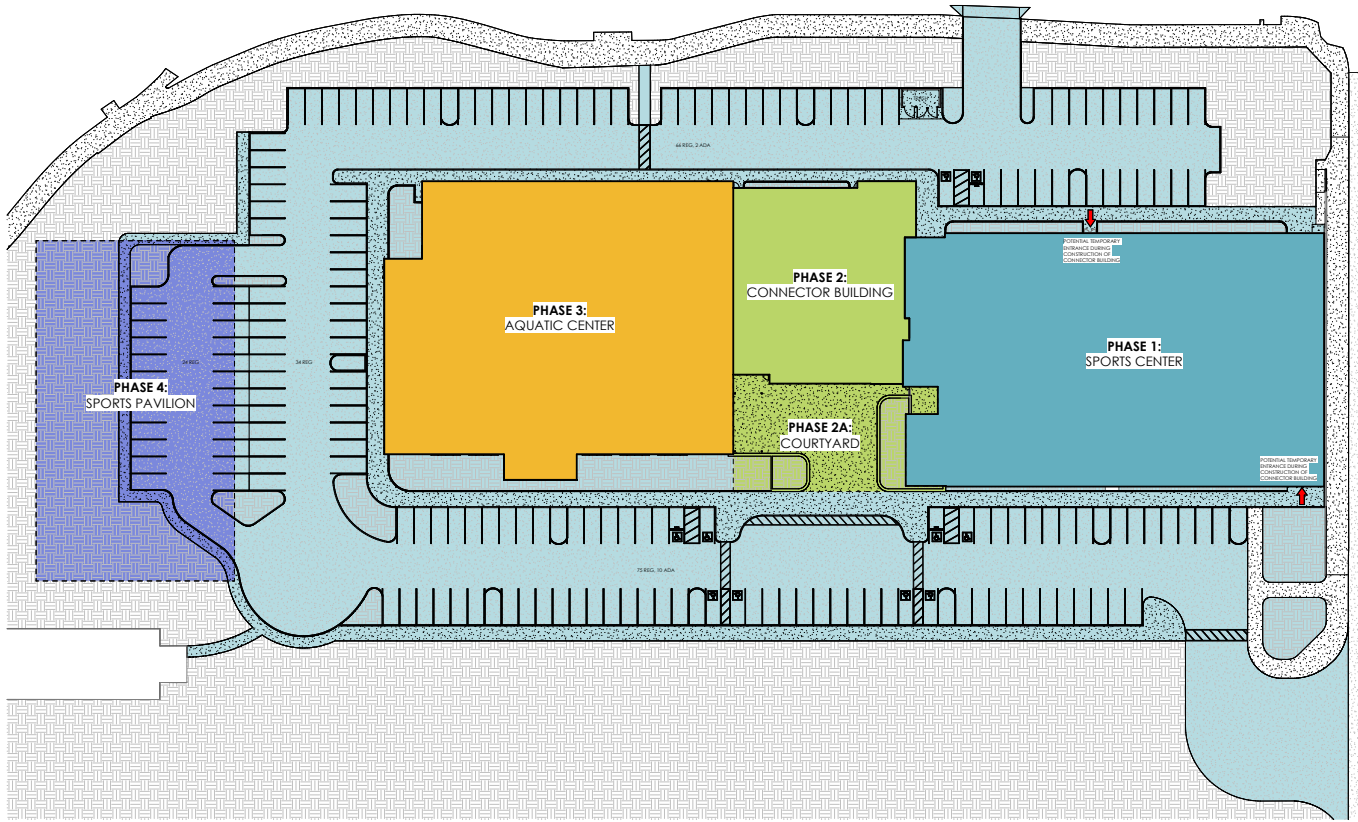
PHASING OPTION 2

- ESTIMATED COST: \$31.5M
- TOTAL CONSTRUCTION TIME: 18 MONTHS
- POTENTIAL ADDED COSTS DUE TO UNKNOWN TIMING/ ESCALATION OF PHASING



PHASING OPTION 3

- ESTIMATED COST: \$33.8M
- TOTAL CONSTRUCTION TIME: 26 MONTHS
- POTENTIAL ADDED COSTS DUE TO UNKNOWN TIMING/ ESCALATION OF PHASING



NOTE: AT THIS EARLY DESIGN STAGE WE RECOMMEND AN ADDITIONAL 12% DESIGN CONTINGENCY BE APPLIED TO THE PROJECT BUDGET TO ALLOW FOR UNANTICIPATED DESIGN & ENGINEERING ITEMS TO BE ADDRESSED AS WELL AS FLUCTUATING MARKET CONDITIONS.

This architectural floor plan illustrates the layout of a community center, featuring a variety of indoor and outdoor spaces. The plan is oriented with 2nd Ave. to the right, indicated by an arrow. The building is surrounded by parking areas, with arrows pointing to the left, top, and bottom. The layout includes:

- Swimming Pool Area:** A large pool with a curved edge, a pump room/chem stor (1429 SF), a lifeguard stand, and a patio (537 SF).
- Locker and Changing Rooms:** Men's (877 SF), Women's (952 SF), and accessible family change rooms (222 SF). There are also several smaller changing and shower rooms.
- Reception and Lobby:** A central lobby (804 SF) with a reception desk (277 SF) and a commercial kitchen (923 SF).
- Administrative and Support Spaces:** Admin (812 SF), reception (277 SF), and various storage rooms (e.g., 430 SF, 375 SF, 398 SF).
- Exercise and Activity Rooms:** A large auxiliary gym/training room (2205 SF), a fitness area (2291 SF), and a gym & walking track (13000 SF).
- Other Rooms:** A cafe (837 SF), a break room (201 SF), a studio (800 SF), and a patio (351 SF).

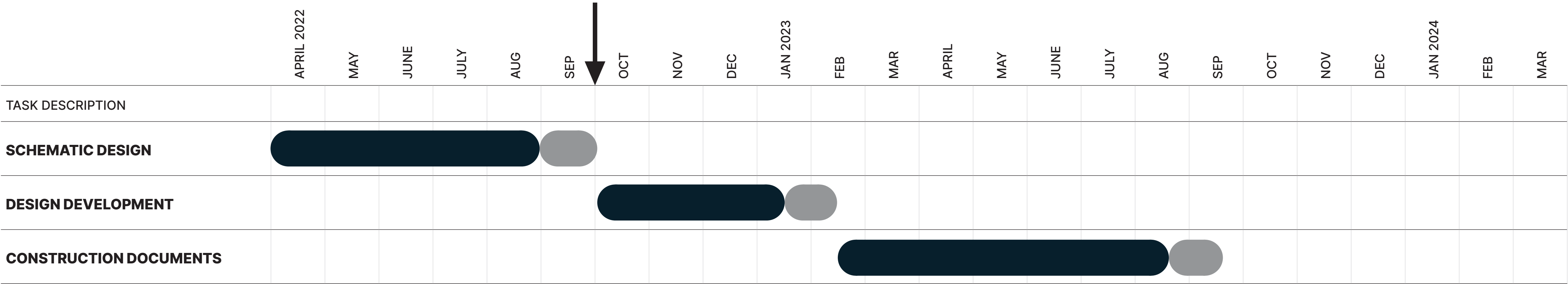
The plan also shows various utility rooms like electrical (ELEC.), mechanical (MECH.), and janitor/housekeeping (JAN./HWW) rooms. The overall design is functional and accessible, with clear circulation paths throughout the facility.

PROJECT SCHEDULE

DESIGN PHASE

CITY REVIEW

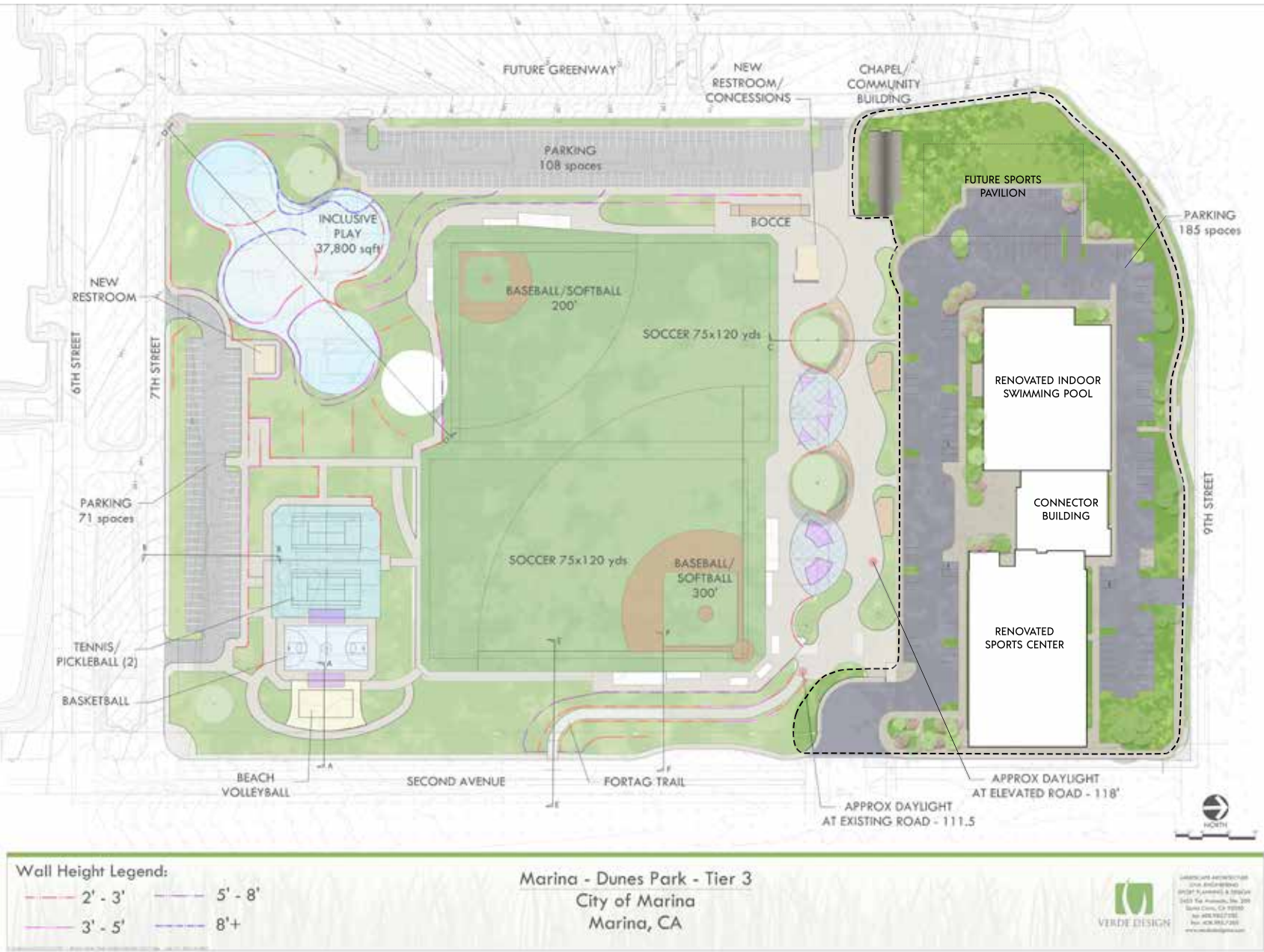
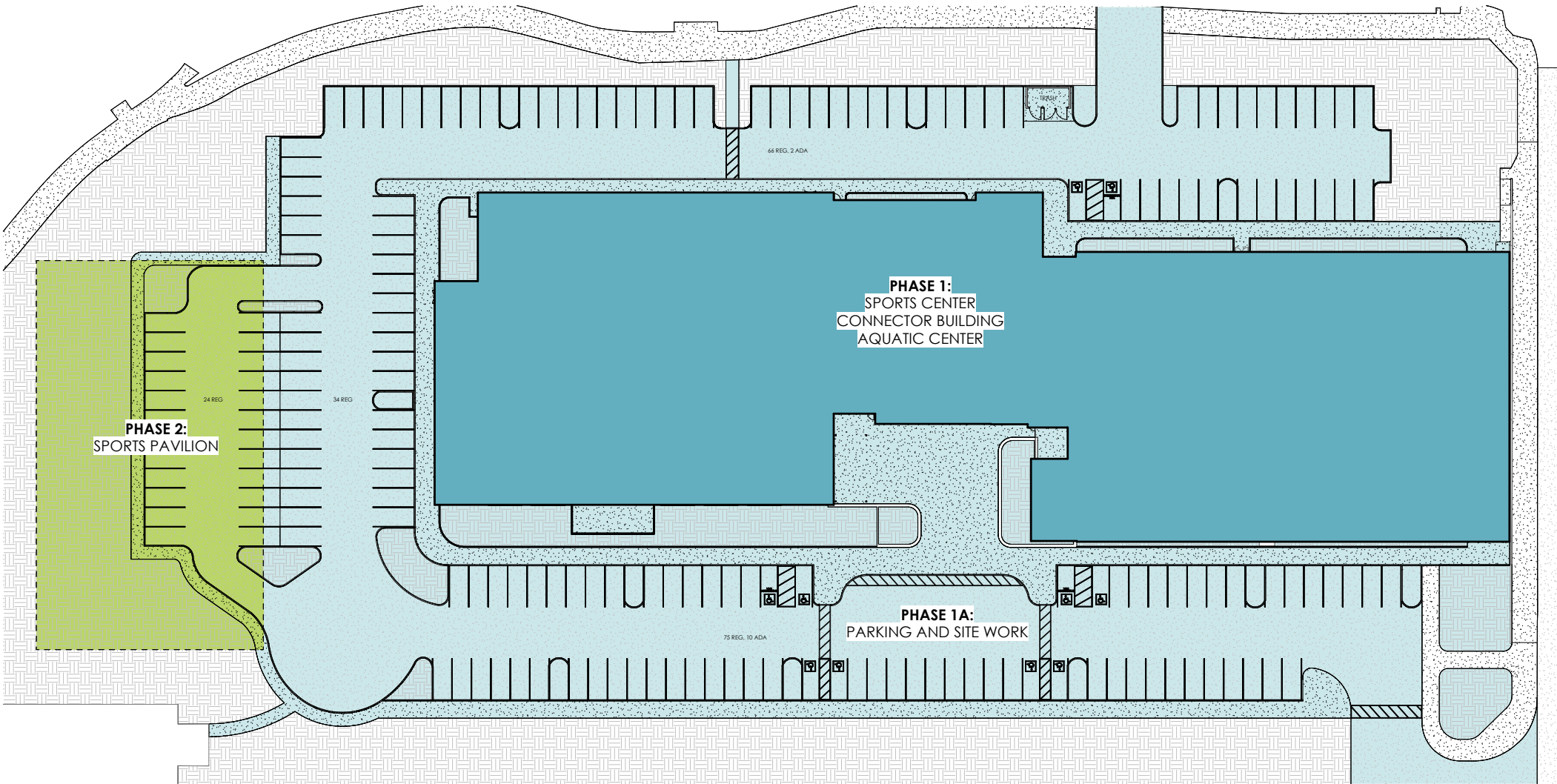
CONSTRUCTION*



* CONSTRUCTION DURATION PENDING CONFIRMATION OF PHASING

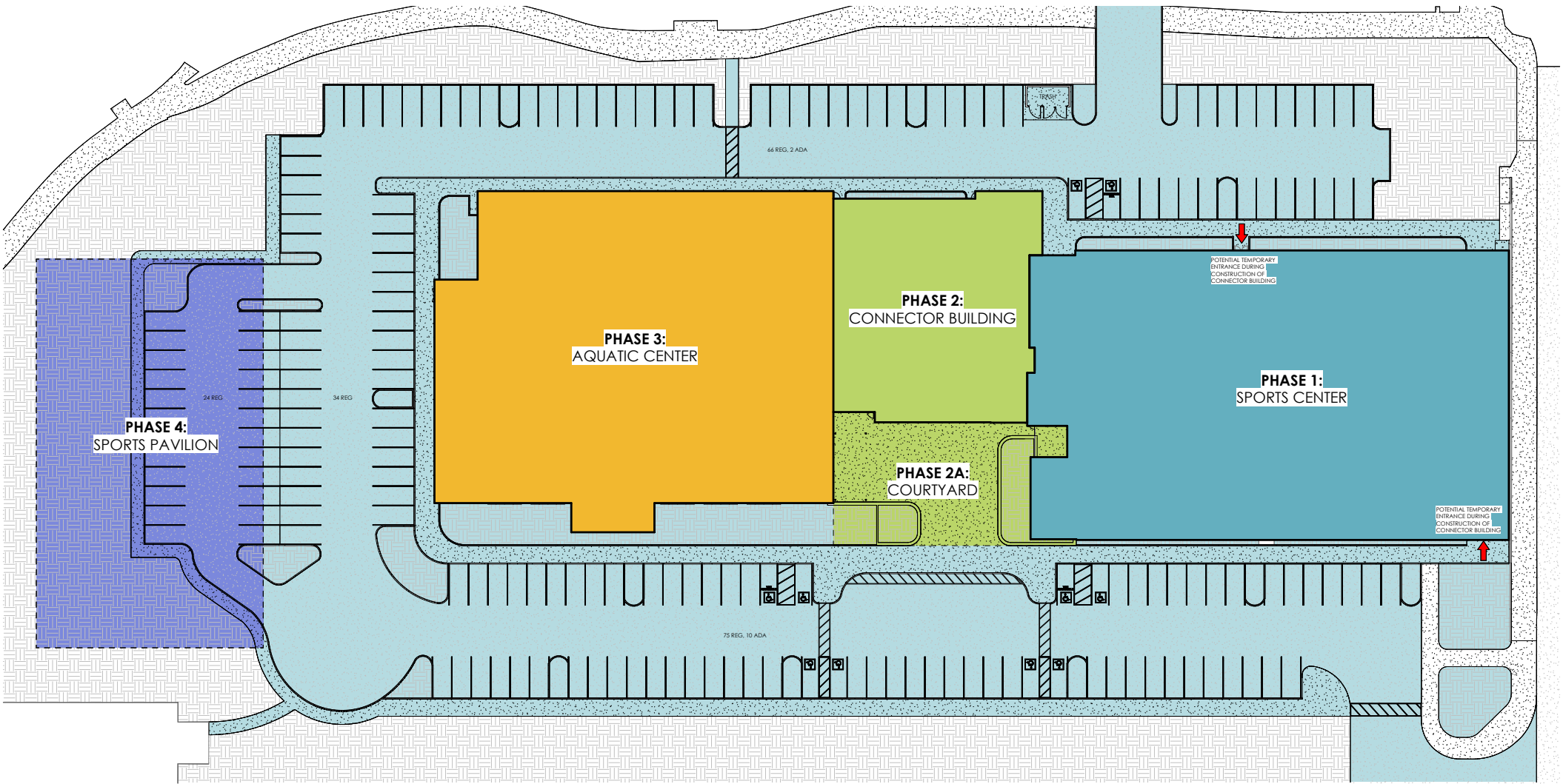
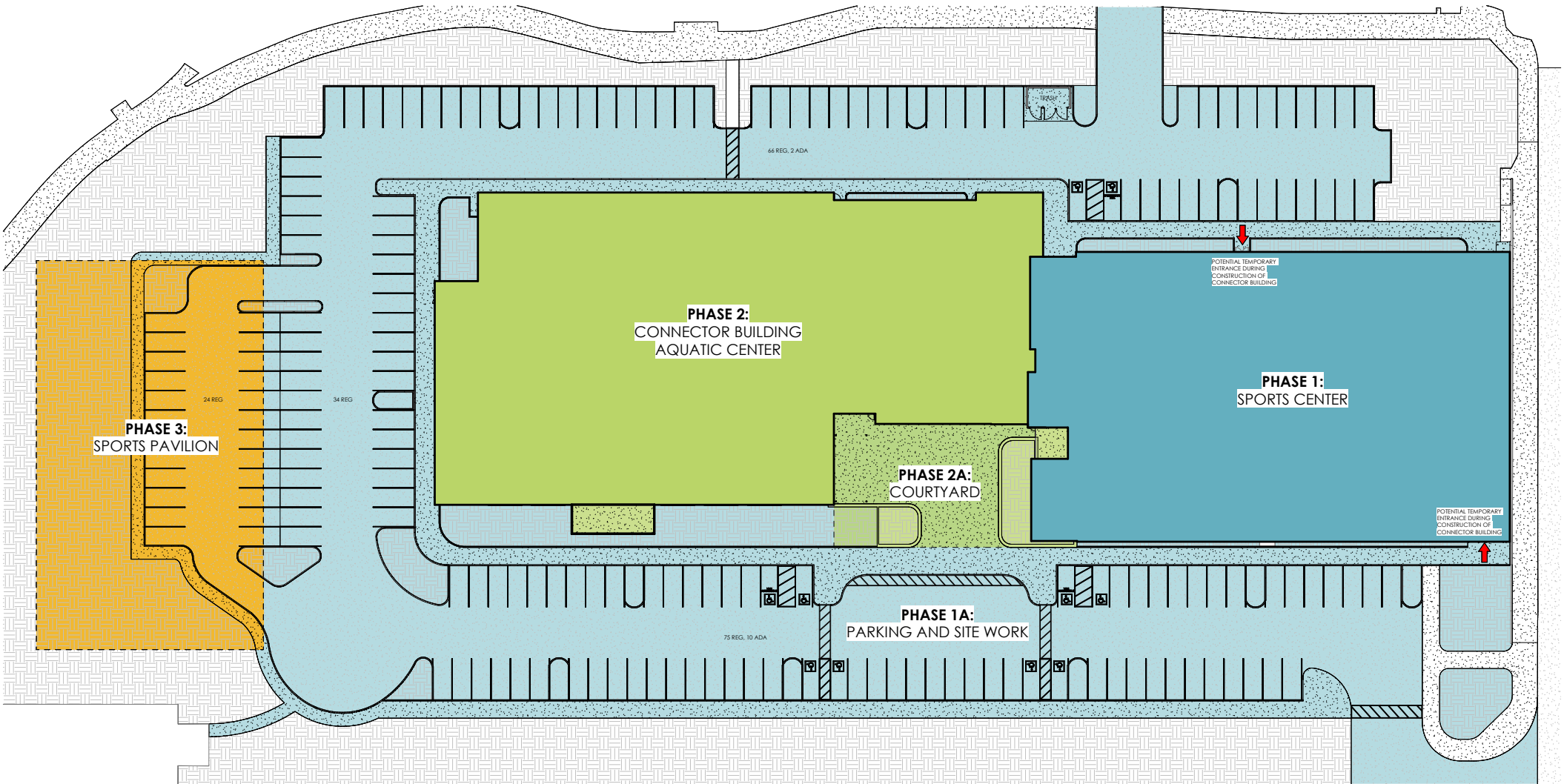
NEXT STEPS: RECOMMENDED

- » Proceed with all design phases for the sports center, aquatic center, connector building, and sitework.
- » Coordinate with concurrent park master plan to ensure a cohesive design and coordinated site work.
- » At the end of the design development phase cost estimates would be updated and potential value engineering options evaluated to keep the project on budget.
- » Sports center, aquatic center, and connector building would then proceed into construction documents, bidding and construction.
- » The sports pavilion design development package would then be available to proceed into further construction documents and engineering whenever funding and resources are available, and site location is determined.
- » This approach best utilizes funding by taking a cohesive approach to the overall design, streamlines construction, separates the sports pavilion that can be constructed in separate phase, as well as allowing the full facility to operate efficiently as one.
- » This approach also limits risk of policy or code changes that could impact the design if project is phased.



NEST STEPS: ALTERNATIVE OPTION PHASED PROJECT

- » Proceed with all design phases of the sports center only.
- » Design would consider site improvements and infrastructure only as required for the sports center project.
- » After completion of schematic and design development, with estimating, the sports center would then proceed into construction documents, bidding and construction.
- » This approach potentially risks rework in future phases (the aquatic center and connector building) of site improvements and/or infrastructure completed as a part of the sports center project.
- » This approach also limits the cohesiveness of the overall design/program solution for both facilities which could impact program spaces, operations, and costs of both facilities.



OVERALL - BUILDING DESIGN - EXTERIOR RENDERING



Thank You.