



PADUCAH WELLNESS & AQUATICS CENTER

January 2020



WHERE WE STARTED

Internal Meetings

- Project Kick-Off
- Business Development with SFA
- Swimming Meeting and Input
- Draft Report Meeting



WHERE WE STARTED

GOAL SETTING

- Determined desired program with the City and Swimming Stakeholders.
- Evaluated the four given sites to determine optimal location.
- Analyzed total cost of the facility.
- Analyzed operations and construction costs for each facility.
- Determined potential economic impacts of each facility.
- Presented final recommendations.

FINANCIAL EVALUATION



ARCHITECTURAL PROGRAMMING

Facility Program

Indoor Athletic Facility

| Space | Indoor Programming Product/Service | Count | Dimensions | | Approx. SF each | Total SF | % of Footprint |
|---|---|--------------------|------------|-------|--------------------------------|---------------|----------------|
| | | | L (') | W (') | | | |
| Courts | Basketball Courts (actual courts 84' x 50') | 1 | 104 | 104 | 10,816 | 10,816 | 17.8% |
| | Volleyball Courts | 3 | 60 | 30 | Over Basketball Courts | | 0.0% |
| | Total Court Sq. Ft. | | | | | 10,816 | 17.8% |
| Fitness | Fitness Center | 1 | 75 | 70 | 5,250 | 5,250 | 8.7% |
| | Large Group Fitness Room | 1 | 50 | 40 | 2,000 | 2,000 | 3.3% |
| | Small Group Fitness Room | 1 | 35 | 30 | 1,050 | 1,050 | 1.7% |
| | Locker Rooms | 2 | 30 | 30 | 900 | 1,800 | 3.0% |
| | Child Watch Room | 1 | 30 | 20 | 600 | 600 | 1.0% |
| Total Fitness Sq. Ft. | | | | | 10,700 | 17.6% | |
| Aquatics | Office | 1 | 15 | 10 | 150 | 150 | 0.2% |
| | Lifeguard/First Aid Office | 1 | 20 | 15 | 300 | 300 | 0.5% |
| | Pool Natatorium | 1 | Variable | | 15,616 | 15,616 | 25.8% |
| | 25Y x 25M Competition Pool | 1 | - | - | Inside Natatorium | | 0.0% |
| | Warm Water Pool | 1 | - | - | Inside Natatorium | | 0.0% |
| | Seating Area | 1 | - | - | Inside Natatorium | | 0.0% |
| | Wet/Dry Classrooms/Party Rooms | 1 | 25 | 20 | 500 | 500 | 0.8% |
| | Pool Storage | 1 | 20 | 20 | 400 | 400 | 0.7% |
| | Pool Mechanical Room | 1 | 45 | 20 | 900 | 900 | 1.5% |
| | Locker Rooms | 0 | 40 | 30 | Shared w/ Fitness Locker Rooms | | 0.0% |
| | Family Changing Rooms/Restrooms | 4 | 12 | 10 | 120 | 480 | 0.8% |
| | Total Aquatics Sq. Ft. | | | | | 18,346 | 30.3% |
| | Flex Space | Lobby/Welcome Area | 1 | 50 | 40 | 2,000 | 2,000 |
| Manager's Office | | 4 | 15 | 10 | 150 | 600 | 1.0% |
| Office Area | | 1 | 40 | 30 | 1,200 | 1,200 | 2.0% |
| Café Service Area | | 1 | 20 | 15 | 300 | 300 | 0.5% |
| Café Seating Area | | 1 | 30 | 30 | 900 | 900 | 1.5% |
| Flex/Team Rooms | | 2 | 60 | 25 | 1,500 | 3,000 | 4.9% |
| Restrooms | | 2 | 25 | 20 | 500 | 1,000 | 1.6% |
| Walking Track (Mezzanine) | | 1 | 332 | 10 | 3,320 | 3,320 | 5.5% |
| Total Flex Space Sq. Ft. | | | | | | 12,320 | 20.3% |
| Required SF for Products and Services (Mechanical, Electrical, Storage, etc. Does Not Include Aquatics Space) | | | | | 52,182 | 86.1% | |
| Common Area, Stairs, Circulation, etc. (Does Not Include Aquatics Space) | | | | | 3,384 | 5.6% | |
| | | | | | 5,075 | 8.4% | |
| Total Estimated Indoor Athletic Facility SF | | | | | 60,641 | 100% | |
| Estimated Building Footprint | | | | | 54,577 | | |
| Total Building Acreage | | | | | 1.3 | | |

Capital Costs and Start-up Expenses - Indoor Facility

| Details | Quantity | Unit | Cost/Unit | Budgeted Cost | % of Total |
|---|---|--------|-----------|---------------------|-------------------|
| Building & Land Cost | | | | | |
| Real Estate Acquisition | 4.35 | Acre | \$0 | \$0 | 0.0% |
| Land Cost Total | | | | \$0 | 0.0% |
| Hard Costs | | | | | |
| Hard Structure Cost | Warm Shell (includes LED lighting) | 42,295 | SF | \$180 | \$8,787,200 35.2% |
| Hard Structure Cost - Aquatics Area | Warm Shell (includes pools, pumps, systems, lighting, etc.) | 18,346 | SF | \$350 | \$6,421,100 33.4% |
| Site Development | Paving, Grading, Utilities, Landscaping, Improvement Allocation for Indoor Facility | 4.35 | Acre | \$200,000 | \$870,079 4.5% |
| | | | | 5.00% | \$702,919 3.7% |
| Contingency | | | | | |
| Hard Cost Total | | | | \$14,761,298 | 76.9% |
| Field and Sport Equipment Cost | | | | | |
| Court Area | | | | | |
| Hardwood Court Flooring | | 10,816 | SF | \$11.00 | \$118,976 0.8% |
| Basketball Net & Stanchion System | Mechanical Roll-Down System | 6 | Ea. | \$10,000 | \$60,000 0.3% |
| Volleyball Net System | Electronic System (Nets, Poles, Padding, Etc.) | 3 | Ea. | \$15,000 | \$45,000 0.2% |
| Pickleball Net Systems | USAPA Portable Net Systems | 3 | Ea. | \$150 | \$450 0.0% |
| Wall Padding | | 1 | Ea. | \$4,000 | \$4,000 0.0% |
| Scoreboards | With Controllers | 1 | Ea. | \$10,000 | \$10,000 0.1% |
| Court Seats (Participants) | | 89 | Ea. | \$125 | \$8,825 0.0% |
| Bleachers (Spectators) | Tip and Roll | 6 | Ea. | \$3,000 | \$18,000 0.1% |
| Athletic Equipment | Sports Equipment (Cones, Balls, Etc.) | 1 | LS | \$15,000 | \$15,000 0.1% |
| Aquatics Area | | | | | |
| Flume Waterslide | | 1 | Ea. | \$230,000 | \$230,000 1.2% |
| Water Light Curtain | | 1 | Ea. | \$150,000 | \$150,000 0.8% |
| 1M Diving Boards & Diving Platforms | | 0 | Ea. | \$18,000 | \$0 0.0% |
| Children's Slide & Play Structure | Included in Warm Shell Cost | 0 | LS | \$90,000 | \$0 0.0% |
| Aquatics Equipment | Starting Blocks, Timing System, Safety Equipment, Etc. | 1 | LS | \$250,000 | \$250,000 1.3% |
| Fitness Area | | | | | |
| Fitness/Cardio Center Flooring | | 5,250 | SF | \$10 | \$52,500 3.0% |
| Fitness/Cardio Center Equipment | | 5,250 | SF | \$45 | \$236,250 13.3% |
| Group Exercise Flooring | | 3,050 | SF | \$12 | \$36,600 2.1% |
| Group Exercise Equipment | | 3,050 | SF | \$25 | \$76,250 4.3% |
| | | | | 5.00% | \$65,583 0.3% |
| Field and Sport Equipment Cost Total | | | | \$1,377,234 | 7.2% |
| Furniture, Fixtures and Equipment Cost | | | | | |
| FOOD & BEVERAGE | | | | | |
| Primary Concessions Equipment | Tournament F&B | 1 | Ea. | \$150,000 | \$150,000 0.8% |
| Finish Out | | 1 | LS | \$75,000 | \$75,000 0.4% |
| FURNISHINGS | | | | | |
| Furnishings | | 12,320 | SF | \$2 | \$24,640 0.1% |
| Hardware | IT systems, Computers, Etc. | 60,641 | SF | \$0.50 | \$30,321 0.2% |
| Software | | 1 | LS | \$40,000 | \$40,000 0.2% |
| MISCELLANEOUS | | | | | |
| Locker Rooms - Fitness | Build Out | 1,800 | SF | \$65 | \$117,000 0.6% |
| Marquee Signage | Exterior | 1 | LS | \$50,000 | \$50,000 0.3% |
| Graphics Package | | 60,641 | SF | \$2 | \$121,282 0.6% |
| Audio/Video | | 1 | LS | \$150,000 | \$150,000 0.8% |
| Maintenance Equipment | | 60,641 | LS | \$1.00 | \$60,641 0.3% |
| | | | | 5.00% | \$40,844 0.2% |
| Furniture, Fixtures and Equipment Cost Total | | | | \$859,828 | 4.5% |
| Soft Costs Construction | | | | | |
| Design-Build Fee | % of Structure and Site work | | 12.0% | \$1,771,356 | 9.2% |
| Finance Support Services and Issuance | | | 1.5% | \$254,975 | 1.3% |
| Permits/Inspections | % of Structure and Site work | | 0.50% | \$73,806 | 0.4% |
| | | | | 5.00% | \$105,007 0.5% |
| Soft Cost Total | | | | \$2,205,144 | 11.5% |
| Total Construction Costs | | | | \$19,203,503 | 100.0% |
| Cost Per Square Foot | | | | \$317 | |

ARCHITECTURAL PROGRAMMING

Economic Impact

Number of Events Per Year

| | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 |
|------------------------------|-----------|-----------|-----------|-----------|-----------|
| Swim Meets | 19 | 20 | 22 | 22 | 22 |
| Total Events Per Year | 19 | 20 | 22 | 22 | 22 |

Per Person Spending By Category

| | Amount | % of Total |
|---------------------------|----------------|-------------|
| Lodging/Accommodations | \$27.67 | 28.7% |
| Dining/Groceries | \$34.50 | 35.8% |
| Transportation | \$5.87 | 6.1% |
| Entertainment/Attractions | \$2.76 | 2.9% |
| Retail | \$16.22 | 16.8% |
| Miscellaneous | \$9.32 | 9.7% |
| Total | \$96.32 | 100% |

Economic Impact Drivers

| | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 |
|--------------------------|--------|--------|--------|--------|--------|
| Non-Local Days in Market | 5,288 | 8,325 | 12,113 | 12,113 | 12,113 |
| Room Nights | 1,500 | 2,400 | 3,500 | 3,500 | 3,500 |

Economic Impact

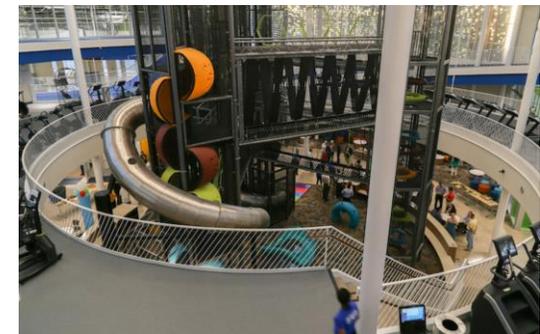
| | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 |
|------------------------------|------------------|------------------|--------------------|--------------------|--------------------|
| Total Direct Spending | \$509,301 | \$801,878 | \$1,166,696 | \$1,166,696 | \$1,166,696 |
| Total Indirect Spending | \$0 | \$0 | \$0 | \$0 | \$0 |
| Total Economic Impact | \$509,301 | \$801,878 | \$1,166,696 | \$1,166,696 | \$1,166,696 |

INNOVATION OPPORTUNITIES

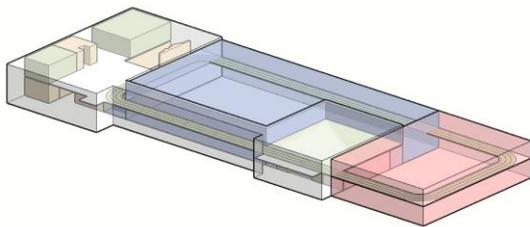
Facility Theme: *Community Wellness*

Opportunities:

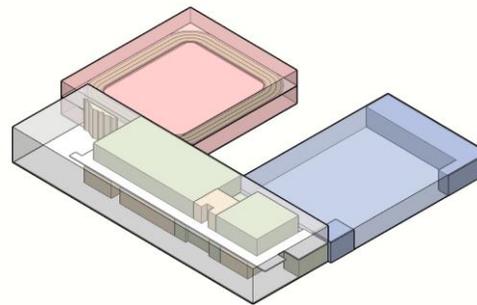
- On site Healthcare Facility
- Children's activity zones
- Open floorplan / activity zones
- Integrated indoor / outdoor support amenities
- Integrated management software and equipment controls – patron competition
- Water Challenge and Educational Activities
- Climbing walls and play structures for all ages and levels
- Indoor multi court striping



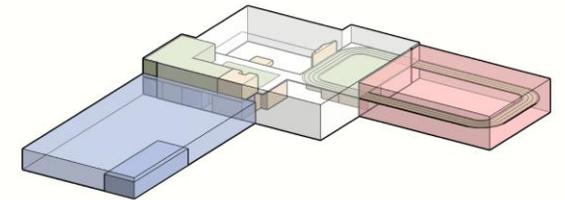
BUILDING AND PROGRAM DEVELOPMENT



- ADMINISTRATIVE FLEX
- AQUATIC
- STRENGTH
- FITNESS



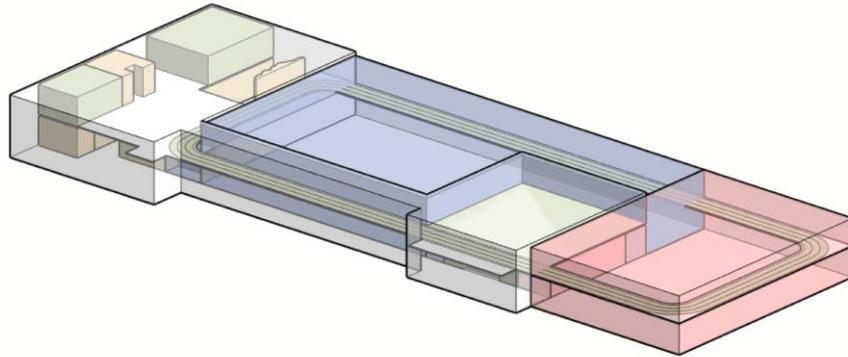
- ADMINISTRATIVE FLEX
- AQUATIC
- STRENGTH
- FITNESS



- ADMINISTRATIVE FLEX
- AQUATIC
- STRENGTH
- FITNESS

CONCLUSIONS

SELECTED SITE AND BUILDING CONFIGURATION



NEXT STEPS:

- Confirm program and budgetary goals
- Create option 1S for review
- Determine partnership or management opportunities for the Aquatic and Community Center.
- Determine bonding capacity of the City and verify cash flow requirements to fund the project.
- Site survey and geo-technical investigation – underway
- Schematic Design moving through Design Development and into Construction Documents.

A few possible teaming opportunities

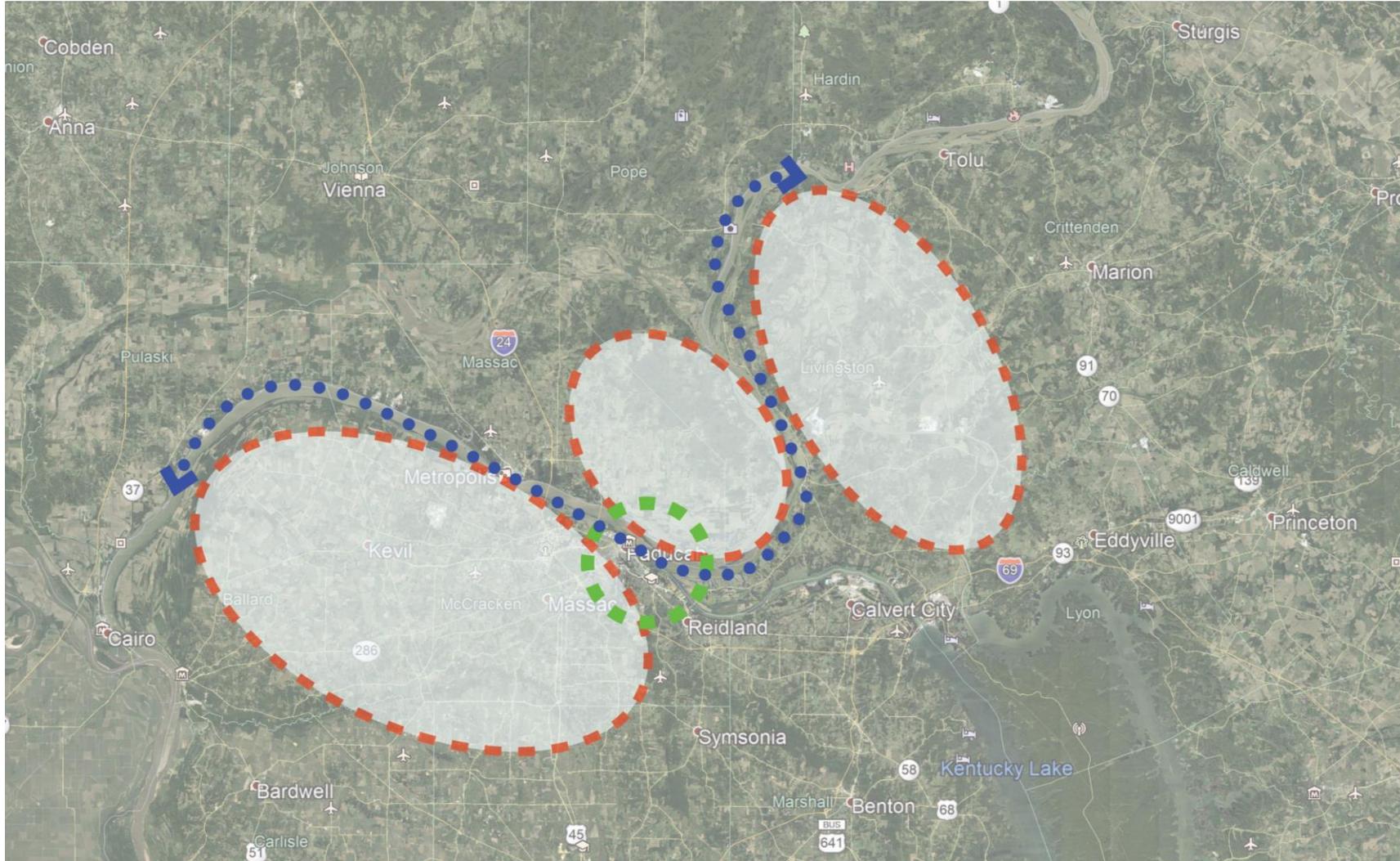


REVISITING CONCEPT AND INNOVATION

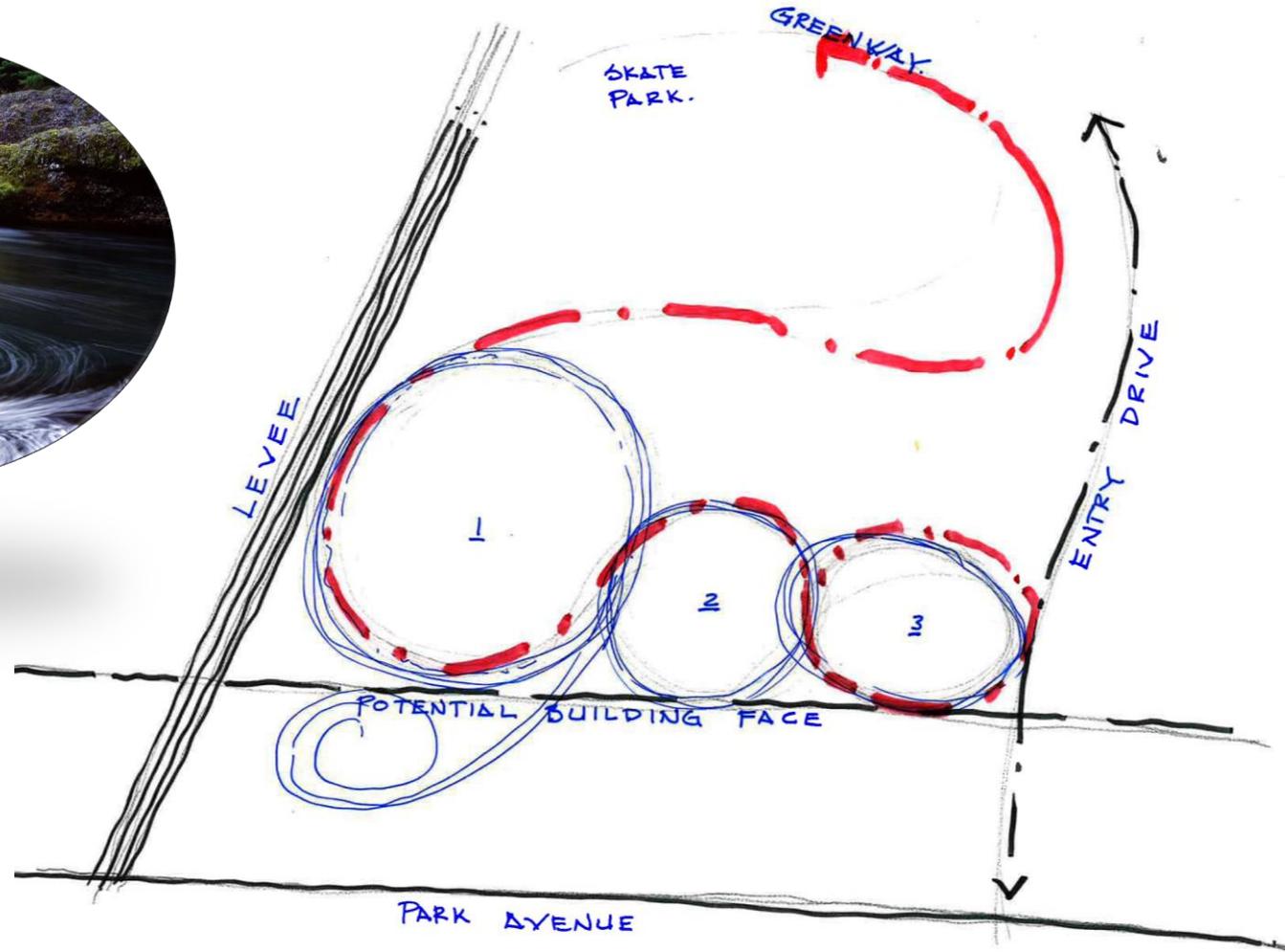
- WELLNESS
- CONNECTION
- FLOW
- PEOPLE
- TEAMS
- ENTERTAIN
- GATHER
- SEATING
- ACTIVATE
- WATER
- CIRCULATION
- ACCOMMODATE



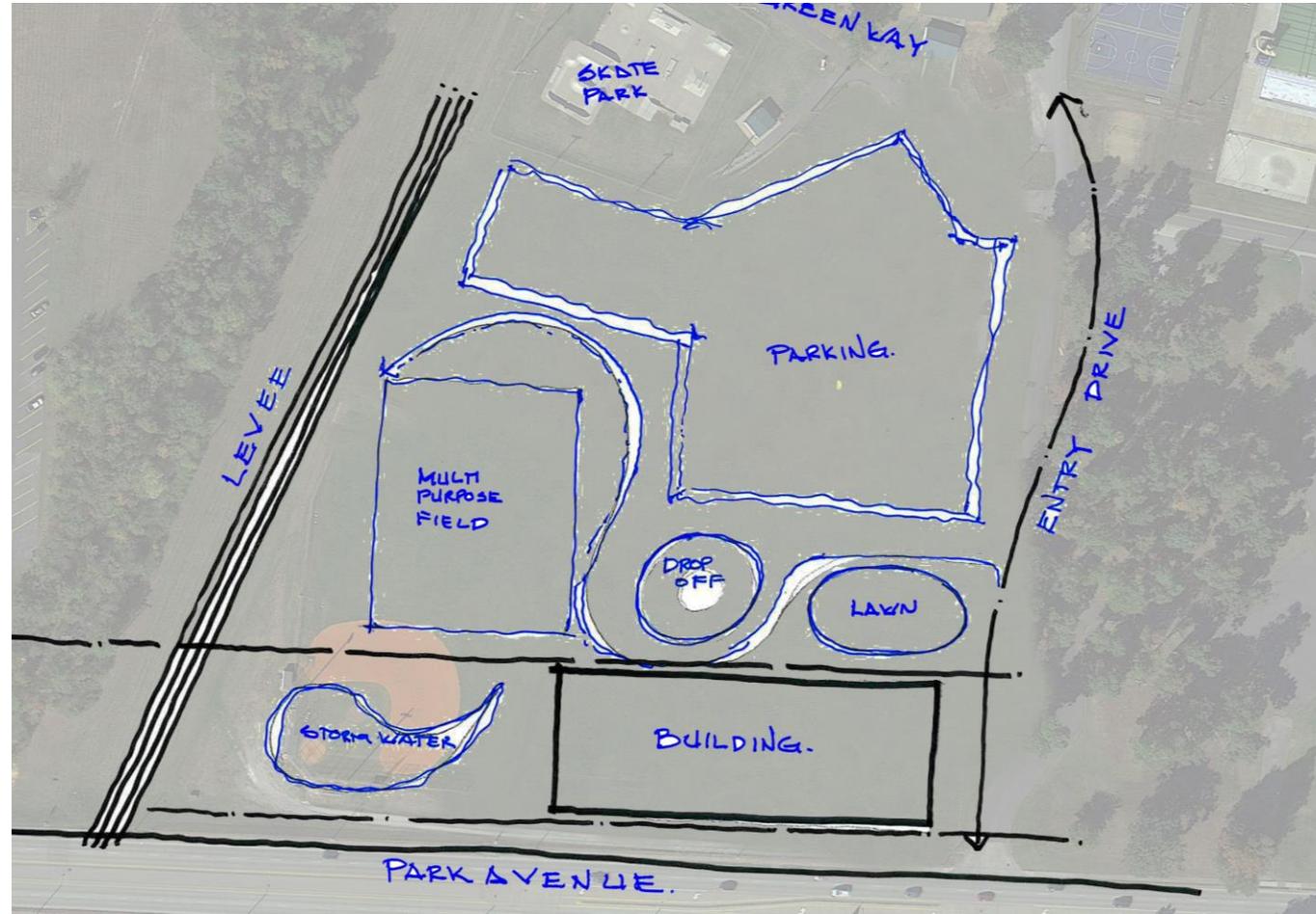
PADUCAH, KY – A SPACE FOR LIFE.



CONCEPT AND INNOVATION



CONCEPT AND INNOVATION





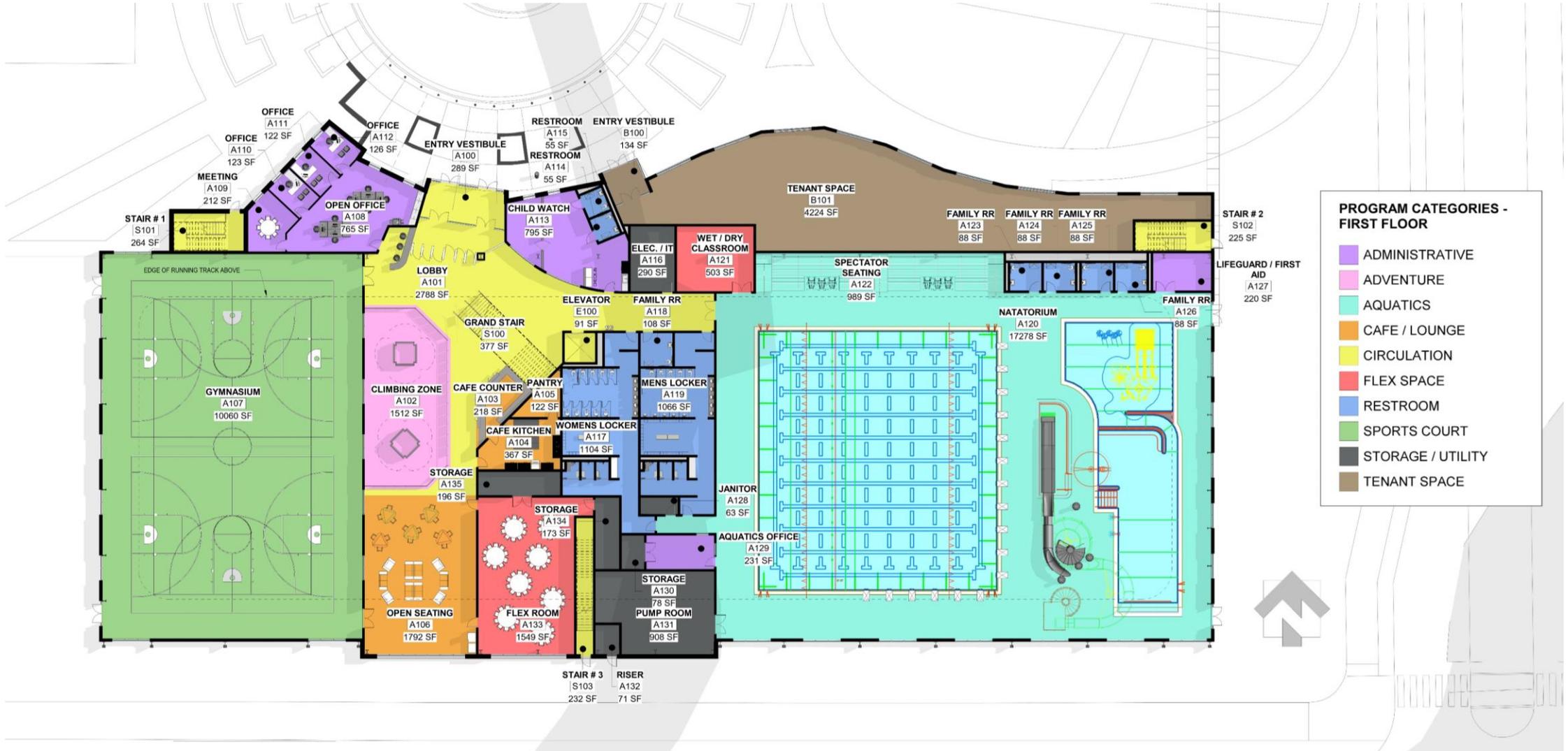
LEGEND:

- SITE AMENITIES
- ① AQUATIC AND COMMUNITY CENTER
- ② FORMAL LAWN
- ③ DROP-OFF PLAZA
- ④ TREE BOSQUE
- ⑥ MULTIPURPOSE FIELD
- ⑦ PARKING (283 SPACES)
- ⑭ CONNECTION TO EXISTING GREENWAY
- ⑮ CROSSWALKS
- ⑰ STORMWATER MITIGATION
- ⑳ EXISTING TREES TO REMAIN
- ㉒ RELOCATED WASTE RECEPTACLE



- LEGEND:**
- SITE AMENITIES
 - 1 AQUATIC AND COMMUNITY CENTER
 - 2 FORMAL LAWN
 - 3 DROP-OFF PLAZA
 - 4 TREE BOSQUE
 - 5 OUTDOOR BASKETBALL COURT
 - 6 MULTIPURPOSE FIELD
 - 7 PARKING (283 SPACES)
 - 8 12' ASPHALT PATH
 - 9 TRAILHEAD
 - 10 STEPPED FIELD SEATING
 - 11 GRASS MOUNDS
 - 12 SECONDARY PLAZA
 - 13 WATER FEATURE
 - 14 CONNECTION TO EXISTING GREENWAY
 - 15 CROSSWALKS
 - 16 BOULEVARD DRIVE
 - 17 STORMWATER MITIGATION
 - 18 OVERHEAD STAGE STRUCTURE
 - 19 UPGRADED INTERSECTION
 - 20 SIGNALIZED INTERSECTION
 - 21 EXISTING TREES TO REMAIN

BUILDING LAYOUT – LEVEL 1



BUILDING LAYOUT – MEZZANINE LEVEL



PROGRAM CATEGORIES - MEZZANINE

- CIRCULATION
- FITNESS
- FLEX SPACE
- RESTROOM
- STORAGE / UTILITY
- TENANT SPACE

BUILDING CHARACTER



FRONT ENTRY

BUILDING CHARACTER



FRONT GATHERING LAWN/ ENTRY DRIVE



WELLNESS & AQUATICS CENTER

BUILDING CHARACTER



PARK AVE FAÇADE - AQUATICS

BUILDING CHARACTER



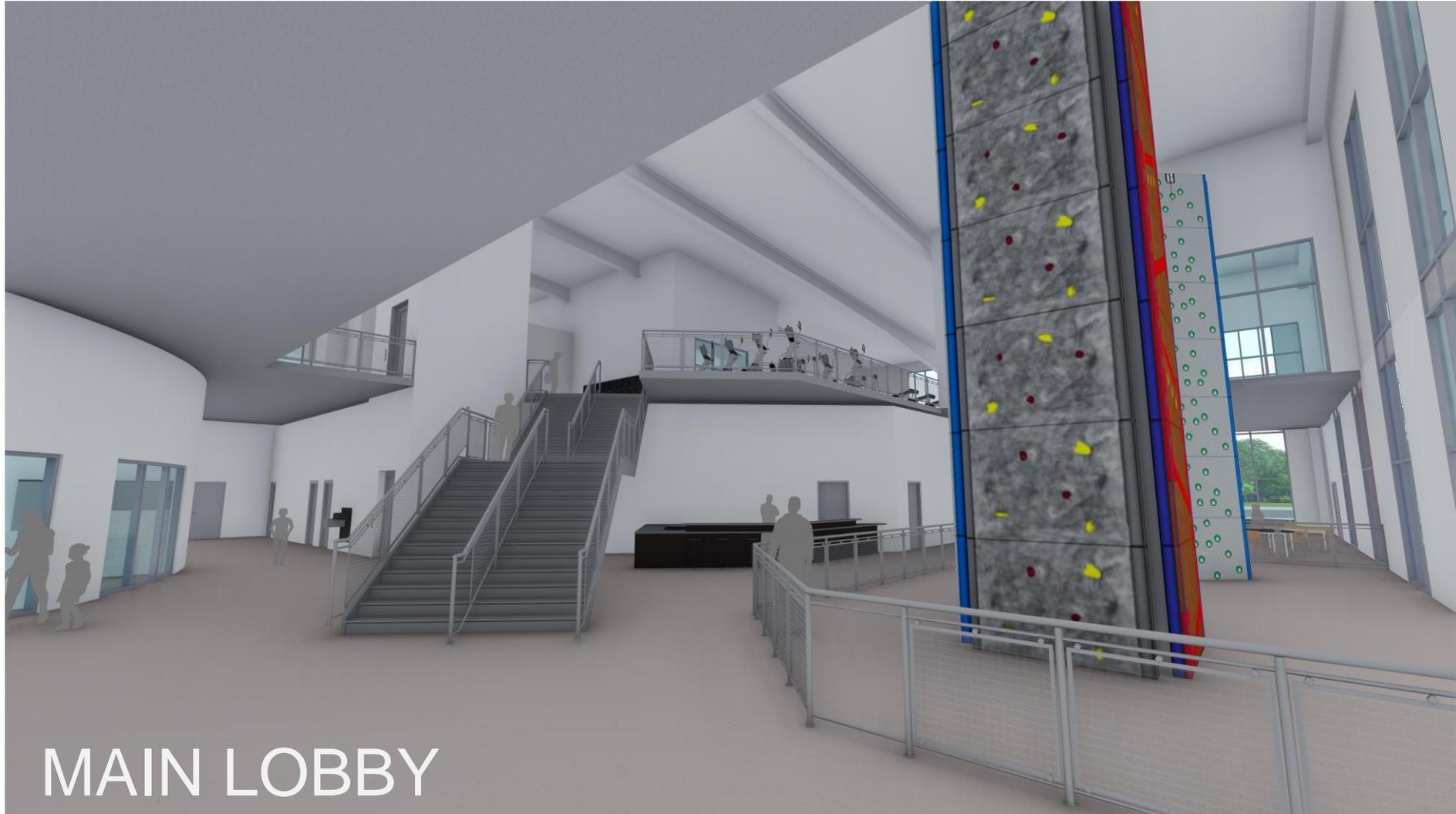
PARK AVE FAÇADE – GYM

BUILDING CHARACTER



FRONT FAÇADE

BUILDING CHARACTER



MAIN LOBBY

BUILDING CHARACTER



GYMNASIUM

BUILDING CHARACTER



NATATORIUM

BUILDING CHARACTER



BUILDING CHARACTER



WATER ACTIVITIES / PROGRAM

The 25y x 25m pool:

- 11 lanes by 9 lanes
- Depth from 4' to 7'
- Temperature – 82 degrees

Potential activities include:

- Swimming competition and training
- Water polo
- Fitness swimming
- Instruction – learn to swim, kayak,
- Fitness – paddleboard yoga, aqua fitness classes, water jogging

Potential Recreational features: climbing wall, log rolling, NinjaCross course, Wibit floatables, Water basketball



WATER ACTIVITIES / PROGRAM

Warm-water pool

Temperature of this pool – assumed to be 87/88 degrees

Depth is 0'-0" to 4'-6"

2,400 SF +/-

Potential activities:

- Instruction
- Fitness/Wellness
- Therapy/Rehab
- Recreation
- Meet warm-up/Warm down

Features :

- Zero-beach entry with play feature(s) for toddlers
- Warm-water fitness lap lanes
- Ramp entry or pool lift
- Beach entry with kid play feature
- Moving water - vortex/current channel
- Waterslide
- Play structure
- Floatables – Wibit, log rolling, etc.
- In-pool bench, railings hydrotherapy jets



ADDITIONAL AMENITIES



ADDITIONAL AMENITIES



COMMUNITY BENEFITS



TOP TRENDS

Recreation Centers Become Community Wellness Hubs

Few would dispute that the mission of parks and recreation is now beginning to extend well beyond traditional community-based recreation programming. Park and recreation agencies stand on the front line of the opioid crisis, providing afterschool care, food and nutrition assistance and addressing impacts of homelessness. So, unsurprisingly, far-sighted elected officials and innovative park and recreation agencies are joining other public-sector service providers to develop a unified approach to social services, law enforcement, health, nutrition and community recreation for all ages and abilities. These services are being offered in community wellness hubs and multiservice centers.

NRPA is already supporting local agencies as they develop innovative models for community

wellness hubs. A promising model under development would leverage the appeal of recreation centers as trusted community gathering places and expand their role to provide interconnected social, health and counseling services; access to healthcare providers; food and nutrition assistance; educational opportunities and other public services all in one center. Formal agreements among agencies would unify work of providers to achieve a partnership that serves the needs of the entire community.

Prediction: Twenty park and recreation agencies will enter into Community Hub agreements with other public-sector service providers in 2020. Funding from non-profit funders and foundations will grow to support these innovative collaborations as models of best practices for the public sector.

QUICK TAKES

Recreation Program Trends

"Adult recess" is booming. An article by Jim Carlton in the *Wall Street Journal*, highlights new recreation programs in cities where as many as 1,000 people turn out for outdoor adult recess games, like tetherball, hopscotch and kickball. Adult recess leagues even have formed with multiweek seasons.

"Cause-related programming is a big draw," says Ann Beck, marketing and communications manager for Mansfield Texas Parks and Recreation. She describes an "insanely popular" program, where a local animal shelter sponsors a 5K run and a walk that pairs shelter dogs with program participants. The programs have raised revenue, expanded audiences for both the shelter and the recreation programs, and have been a huge hit, making people feel like they are making a difference. Beck also says that people love programs that are "Insta-worthy." People "want to take a cool photo and show the cool things they are doing, so they can share their experiences on social media," she says.

Micromobility Devices in Parks

The birth of the "mobility culture" is profoundly changing urban design and personal transportation. It has upended traditional ideas about how people will access parks, especially when they don't own a car. Park planning and design standards that anticipate a certain number of cars based on the number of patrons are already outdated. New forms of self-propelled and motorized transportation, especially micromobility devices are revolutionizing how people get to parks and travel within them.

Escoters, emountain bikes and oth-



Wellness Opportunities

- Afterschool Programs
- Health Programs
- Nutrition Programs
- Drug Prevention Classes
- Senior Wellness Activities
- Counseling Services
- Swimming Lessons
- Social Interaction

Community Activities

- Special Events Center
- 5K Runs
- Swim Meetings
- Birthday Parties



NEXT STEPS:

- Finalize program and budgetary goals
- Determine partnership or management opportunities for the Aquatic and Wellness Center.
- Site survey – Completed
- Geo-technical investigation – Completed
- Progress Design Development into Construction Documents.
- Bidding Phase
- Construction Phase

