

## Bellevue Aquatic Center

### Staff and SplashForward - Recommended Concept Plan

#### EXECUTIVE SUMMARY

Our local geography is composed of stunning lakes, rivers, and the ocean. Everyone, regardless of age, ability, or background, deserves to enjoy popular water-based activities without the fear or risk of drowning and to enjoy a wide range of aquatics related pursuits. The Greater Eastside's aquatic needs are no longer being met with our limited public aquatics facilities built in the 1970's Forward Thrust era. Our population has grown dramatically, and studies have been completed that validate the market to support new more comprehensive public aquatic facilities.

For several decades, the aquatic needs of Bellevue and the greater Eastside have been met through public aquatic facilities that are at the end of their useful lifecycles and were not designed to meet the full range of aquatic programming needs of the community. Several facilities have been permanently closed, and no new centers have been added to the current inventory to meet the needs of a growing population and expanding aquatic program use. The existing Bellevue Aquatic Center at Odle only meets a small fraction of the overall aquatic needs of Bellevue residents, falling short in overall capacity as well as types of programming the facility supports. It is time to take the next steps for the City of Bellevue to broaden aquatics accessibility, equity, and opportunity within the community. A new comprehensive state of the art aquatic center including aquatic, fitness, and function spaces would be a safe year-round place for our diverse community, who would cross paths and foster community connection. The new aquatic center would offer essential water safety skills, a range of multi-generational and inter-generational aquatic programming unique to our region, creating new opportunities for all and promoting healthy lifestyles.

On August 3, 2020, Bellevue Parks and Community Services staff presented the 2020 Feasibility Report to the Bellevue City Council. At this time, Council unanimously voted to direct Staff to work collaboratively with SplashForward to further refine the aquatic center options for Bellevue, including creating a singular recommended program/plan, options for public/private partnerships, and a recommended site. Council also requested that equity be considered as part of the refined plan.



Based on Council's directive, Staff and SplashForward have explored concept alternatives and options for the development of a new, year-round, contemporary, state of the art aquatic facility to help meet the current aquatic needs of the City. Staff and SplashForward have developed the Recommended Concept Plan (RCP) encompassed in this summary that is flexible and able to accommodate the variety of potential partners and programs.

Recognizing the importance of locating a site for the new BAC, Council requested Staff to evaluate and recommend a site, preferring the new aquatic facility be located at Bellevue College, Bellevue Airfield Park, or other yet to be identified site within the City's limits.

Based on the 2020 Feasibility study, approximately ten to eleven acres are needed to develop a comprehensive aquatic facility. Available acquisition property opportunities large enough to support an Aquatic Facility have been regularly reviewed. The cost of property and limited parcels on the market of that size have made acquisition the costliest and least preferred option.

Staff met with Bellevue College on a regular basis throughout the year. Additional college program requirements of a gym and structured parking garage add an estimated \$14 million in additional capital costs and additional operation and maintenance costs to develop on the College campus compared to Bellevue Airfield Park.

- Bellevue Airfield Park, the City owned 27-acre park, is the preferred alternative site for a new aquatic center. The site is sufficiently large enough to accommodate the recommended concept plan and is the most economically feasible choice.
- The program for the new Bellevue Aquatic Center will encompass approximately 130,000sf of space and will include:
  - A 50m x 25yd competition pool
  - Separate Deep-Water Tank (diving and other deep-water programs/events)
  - 25yd x 8-10 lane warm water Program and Teaching Pool
  - 8,000sf Leisure Pool (water play; recreation features, zero depth entry)
  - Approximate 2,500sf Wellness/Therapy Pool(s)
  - Dry Side spaces to support both the aquatic programming and community use including, but not limited to: cardio/fitness spaces, community use rooms, lobby, spectator seating, and other flexible use spaces
- Total Project costs (in 2021 dollars) are estimated at \$125M (Capital Construction Costs are estimated at \$90M). These estimates do not include work on the existing Odle Pool facility. Anticipated construction inflation per year is projected to be 5% annually based on current trends.
- The funding for project costs is anticipated to come from both public and private sources. The Bellevue Aquatic Center Feasibility Study Update outlines possible

public funding options. Public Funding consists of two main categories: General Public Funding and specific Public Partner Funding:

- SplashForward, a nonprofit public group, has agreed to assess the private fundraising capacity and conduct a capital campaign to raise private capital funds. SplashForward is willing to assist the City in developing partnership relationships and opportunities, as well as, pursuing both private and public grant funding opportunities
- Pending the confirmation of the findings of the future fundraising feasibility study, the estimated percentage of total public funding necessary is 60% to 65% (\$75M to \$82M) with private fundraising capacity estimated at 35% to 40% (\$44M to \$50M).



## INTRODUCTION

Built in 1970 as part of the Forward Thrust bond proposition to build 16 pools in King County, the existing Bellevue Aquatic Center (Odle) has served Bellevue’s growing population for over 50 years, but it’s age, features, and capacity are inadequate to meet the current and future demand for aquatic programming in Bellevue. It is widely accepted that there is a significant shortage of available public pool capacity, program features, and capabilities across the Eastside and region, including Bellevue. As a result of the lack of pool space and program capabilities, there is a large demand for learn to swim lessons, water safety training, fitness, leisure, school and club competitions, and aquatic therapy/wellness that is not being met.

A new state of the art aquatic center will add to the success of the existing Bellevue Park System, improve the quality of life and wellness for all residents, create accessible and equitable opportunities for water safety and programming, bring our diverse community together and attract new people and business to the City furthering the City as “*the place you want to be*”. The proposed concept plan will serve the community for years to come. The center should offer experiences for all ages and abilities and serve a wide variety of programs and users– including recreational, fitness, safety, competitive, therapeutic, and leisure aquatic needs.



### **Background**

In 2019 City Council authorized an update of the 2009 Bellevue Aquatic Feasibility Study. Early in this updated aquatic feasibility process, SplashForward emerged as a new stakeholder group with a renewed and broadened focus advocating for the aquatics needs of all Eastside residents. An important goal of SplashForward is to create aquatics pathways through public and private partnerships to broaden aquatics accessibility and affordability so that everyone especially those with significant barriers to access, can be water safe and enjoy healthier lives.

Bellevue Parks & Community Services (Parks) completed the *2020 Aquatic Center Feasibility Report* to provide information on the likely costs and benefits associated with developing a new state of the art aquatics center. Concurrent with the City Study, SplashForward (SF) developed a complementary feasibility study, further supporting the need of a modern aquatic center for Bellevue, including impacts and updates to the Odle Pool.

In August 2020, Parks Staff presented the findings of the 2020 Bellevue Aquatic Center Feasibility Report to the City Council. Upon which, Council directed staff to “continue

forward on the aquatic center process, including site selection and to bring forward in this year's budget the consideration of a budget proposal for a concept and design studies, as well as funding structure options for the Council's consideration as part of the budget process." The Council Motion further directed staff to narrow the potential sites to Airfield Park, Bellevue College (pending partnership), and any other sites not yet identified.

At the Council meeting, SplashForward was also recognized for not only their contribution to the regional aquatic discussion, but as an active partner with the City. The Council noted that they would not like to lose momentum on this project and encouraged the ongoing working City partnership with SplashForward.

## **RECOMMENDED CONCEPT PLAN**

The Recommended Concept Plan (RCP) outlined here has been developed in collaboration between City staff and SplashForward. The RCP presents a single recommended concept and the framework for further project development in the master planning and next design phases.

The RCP addresses the following Aquatic Center community objectives:

- Broad based community access and equity
- Programming for all ages and abilities especially Learn to Swim and a wide range of aquatic fitness programming
- Recreation and Leisure activities: Family friendly and culturally aware options for all ages and abilities
- Competitive and training capabilities meeting the needs of Bellevue School District and sport clubs in swimming, water polo, diving, artistic swimming, masters swimming, Special Olympics swimming, and triathlon



- Scope to provide concurrent programming in all areas, even when hosting training and competitive events
- Dry-side fitness and workout facilities to complement, expand, and enhance existing City facilities and integrate with new aquatic programming
- Flexible public or organizational accessible meeting and function space to support aquatic and other community needs and activities including cross cultural programming
- Optimizes the balance of programmable space and design with revenue and use to maximize the annual operational cost recovery and limit operating subsidies
- State of the Art environmentally sustainable technology and optimum safety and health considerations

This RCP presents the design and program elements preferred for the Airfield Park site.

The ongoing programming and use of the existing Bellevue Aquatic Center (Ode) is included to provide a comprehensive look at the City's overall aquatic facility offerings and capacity coordinated with the new Aquatic Center programming and Ode.

### **Aquatic Center RCP Components**

Working together, the Parks and SF RCP facility program is summarized below and includes various aquatic spaces, appropriate support spaces, and dry-side amenities to meet the range of programming needs for the City and potential partners.

The RCP is representational of general spaces and adjacencies required to meet the program needs identified for this recommendation. These are not actual facility designs and will require additional design phases and technical evaluation.



### **Facility Size and Scope**

Based on the initial programming needs identified, the recommended building overall gross square footage total is approximately 130,000 square feet. A more detailed analysis of design integration and building strategies will be part of the next design phase, potentially utilizing a multi-level approach to reduce total building footprint within the same gross square footage and optimize space efficiencies.



The RCP recommends and includes state of the art Aquatic Center technology to optimize the aquatic environment, energy and water conservation, and minimized annual and long-term operating and maintenance costs.

Overall building sustainability and opportunities for alternate energy sources will be considered and evaluated in the Design Concept Stage consistent with the Bellevue Environmental Stewardship Plan.

### **Aquatic Components**

#### **Main Competition Pool**

- 50m x 25 yard
- 2 Moveable bulkheads for program, training, and competition flexibility
- Seating for 900 spectators with 720 competitors on pool deck
- Supports high school Conference/District Level competition in swimming, diving, and water polo,
- Supports aquatic club local, state, and regional training and competition in swimming, diving, water polo, artistic swimming, masters swimming, Special Olympics, and Paralympics
- Space and depth for wide range of recreation; including scuba, kayak, paddle boarding, inflatable obstacle course, and more



### Deep Water Tank

- 25 yard x 13m separate pool
- 2 x 1meter and 2 x 3 meter diving boards with option to add future diving platform(s)
- Provides additional programmable and recreational space
- Supports high school and club competition in diving and water polo and artistic swimming training
- Provides for an additional 6 x 25 yard lanes for lap swimming and meet warm-up



### Program/Teaching Pool

- 25 yard x 8-10 lane
- Ramp and Stair Access
- Programming: Swim Lessons, Aquatic Fitness, Water Walking, Special Needs, Lap Lanes, and Senior Programming





### Wellness/Therapy Pool

- Approximately 2,500 square feet wellness pool
- Ramp, Stair, Lift Access
- Depth range for all aspects of therapy and rehab
- Programming: Aquatic therapy & rehab, special needs, autistic programs, toddler lessons, small warm-water fitness classes



### Leisure Pool

- 8,000 square feet
- Recreation and Leisure features include: Slides, Lazy River (current channel), Zero Entry, interactive water play features, lounging areas, and more
- Specific features and amenities to be selected in next Concept Design Phase
- Programming: Family fun, all ages, select resistance fitness, parties



### **Aquatic Support Spaces**

The RCP contains generous spaces to support the effective, efficient, and safe management and operations of the aquatic elements. These spaces include the following:

- Aquatic specific lobby and spectator concourse
- Ample deck space to support all programming, user, and event needs
- Function spaces to support aquatic classes, birthday parties, events
- Lifeguard offices to support all pools.
- Aquatic program offices and meet management needs
- Storage to support all pools and aquatic programs including secure space for user groups



### **Fitness Elements**

The RCP Fitness elements include fitness, exercise, wellness, workout spaces, and supporting office and storage. The fitness spaces include the following elements:

- Cardio/Strength Room
- Flexible multi-function space for group fitness and programming
- Exercise studios
- Trainer/Instructor offices
- Storage



### **Wellness and Therapy Spaces**

In addition to the Wellness/Therapy pool, the RCP includes a multi-function Therapy/Rehab treatment and workspace and support spaces for therapy/rehab outside providers.

These spaces include:

- Therapy/Rehab treatment and workspace
- Therapy/Rehab provider open office/workstations
- Storage



### **Locker and Changing Room Spaces**

The RCP provides a wide range of four general and multiple specialty changing areas to meet the rapidly evolving best practice and design concepts to support healthy and safe spaces for all users of the Aquatic Center. Specific spaces include the following:

- Four general locker rooms that can be sub-divided or configured to support youth and adults or create team/event specific locker rooms to separate users as needed
- Family changing rooms (gender neutral)
- Handicap accessible changing rooms with larger spaces than family changing rooms to accommodate wheelchairs, care givers, and companions
- Child friendly learn to swim changing spaces
- Staff locker rooms
- Laundry facility

**Meeting and Function Spaces**

The RCP includes flexible meeting, classroom, and program space, supporting the needs of the Aquatic Center, as well as, creating community accessible meeting and function space. The Spaces include:

- Dividable classroom / meeting / function space
- “Wet classroom” adjacent to pool decks
- Warming / Catering kitchen
- Child Watch Space
- Storage



### **Lobby and Common Spaces**

The RCP Lobby and Common spaces include the following:

- Welcoming lobby for overall facility, in addition to the aquatic specific lobby and spectator concourse
- Front desk/Access Control
- Concessions and lounging area
- Ability to separate special event participant and regular facility user circulation during events or competitions
- First Aid office
- Restrooms



### **Building Operations and Maintenance Support**

The RCP plan calls for ample function, work, office, mechanical equipment, and storage space to support the effective operations and maintenance of the Aquatic Center. The O&M spaces include the following:

- Building Management offices
- Maintenance and Operations staff offices
- Maintenance and Operations workspaces
- Staff breakroom/workroom
- Pool and Building mechanical, electrical, water, and custodial spaces
- Additional storage for function, operations, and general building use

### **Site Recommendations**

Recognizing the importance of locating a site for the new BAC, Council requested Staff to evaluate and recommend a preferred site. Furthermore, Council preferred to eliminate the identified site options in the 2020 Feasibility Report at Marymoor Park and Lincoln Center preferring the new aquatic facility be sited at Bellevue College, Bellevue Airfield Park, or other yet to be identified site within the City's limits. Based on the 2020 Feasibility study, approximately ten to eleven acres are needed to develop a comprehensive aquatic facility.

Available acquisition property opportunities large enough to support an Aquatic Facility have been regularly reviewed. The cost of property and limited parcels on the market of that size have made acquisition the costliest and least preferred option.

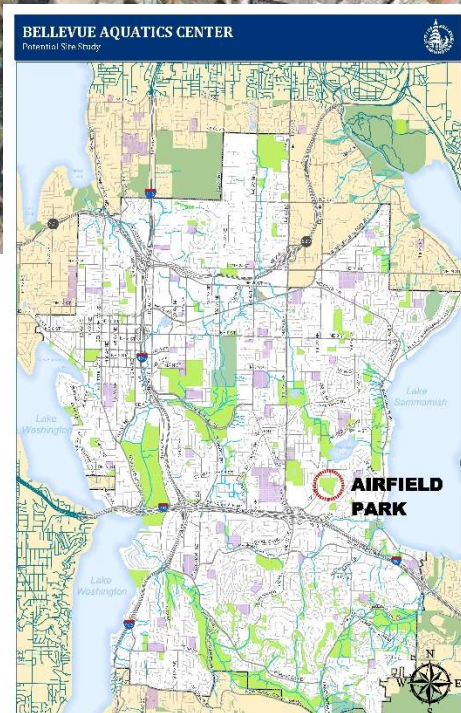
Staff met with Bellevue College on a regular basis throughout the year. Additional college program requirements of a gym and structured parking garage add an estimated \$14 million in additional capital costs plus additional ongoing operation and maintenance costs to develop on the College campus compared to Bellevue Airfield Park.

Therefore, the Bellevue Airfield Park site is the recommended preferred alternative for the new BAC program, as the property is City owned and will not require any funds for acquisition:

- At 27.5-acres, the Bellevue Airfield Park site is sufficiently large enough to accommodate all facility options;
- Bellevue Airfield Park is centrally located in the I-90 Business Park, bordered by a residential community to the north, a business/office to the east, and the Microsoft Advanta B office complex to the south;
- The site is accessed via SE 30th Place, which connects to 160th Avenue SE and is strategically located largely in the I-90 corridor;
- Integrating the BAC into Bellevue Airfield Park development could offer expanded complementary outdoor recreation opportunities, including access to the Lake to Lake Trail;
- There is good access from I-90, presenting limited traffic impacts to adjacent neighborhoods;
- There are adequate public transit services in the area.
- The BAC will require approximately 500 parking spaces. This parking will support daily use, as well as, most event parking needs, with the potential to use some off-site or shared parking for the very largest events. Approximately 400 parking spaces can be located on site with up to an additional 105 parking spaces can be accommodated through existing parking agreements with adjacent properties - allowing less parking to be constructed on site.
- Further refinement informing decreased landfill cost development make the Bellevue Airfield Park site the most economically feasible choice.



Bellevue Airfield Park Site



### **Estimated Project Costs**

Initial project costs of the Aquatic Center utilize the same costing assumptions and variables as used in the 2020 City ARC Feasibility Study and have been addressed in the recent updated site analysis of the Airfield Park site.

	Estimated Cost Totals
Building Cost: 130,000 sf / Pin Pile Foundation	\$63,876,000
Site Cost / Site Mitigation	\$24,575,000
<i>SUBTOTAL</i>	<i>\$88,451,000</i>
Soft Costs	\$35,380,400
<b>ESTIMATED PROJECT TOTAL</b>	<b>\$123,831,400</b>

- The estimate does not include renovation to existing ODLE facility.
- Costs are Constructions Costs in “Today's Dollars” (2021).
- Escalation is not included. Anticipate construction inflation at an annual rate of 5% from the present day to the construction midpoint will need to be included pending date of construction start.
- Soft costs (design, permits, utility fees, furniture, fixtures, and equipment, etc.) are included.
- The construction is based upon one continuous operation under one general contract, using standard City contracting policy.





### **Annual Operating Surplus/Deficit**

The Annual Business Model including operating expenses and revenue is based on a range projected in the City/ARC Feasibility Study and the SF/ISG Study. These projections are for Year 2 of operation to eliminate ramp-up in Year 1. These financials do not include the recommended \$200,000/year annual allocation to a Long-Term Capital Replacement and Maintenance Reserve. This projection should be viewed as a range with 10% variability.

Budget Component	Low Range	High Range
Total Revenue	\$4,740,000	\$4,915,000
Gross Expenses	\$5,752,000	\$5,392,000
Net Operating Revenue (Deficit)	(\$1,012,000)	(\$477,000)
Cost Recovery	82%	91%



### **PROJECT FUNDING SOURCES**

The funding for project costs is anticipated to come from both public and private sources. The Bellevue Aquatic Center Feasibility Study Update outlines possible public funding options. Public Funding consists of two main categories: General Public Funding and specific Public Partner Funding. Funding options will be informed through a fundraising feasibility study.

#### ***Public Funding***

General Public funding resources include: The City of Bellevue, King County, Washington State, and the Federal government. Public partner funding could include the Bellevue School District and neighboring regional Cities.

Initial projections of public funding for the total project costs are estimated to be 60% to 65% or \$75M to \$81.25M. Public funding will be qualified by further funding assessment.

This analysis of public funding options will require the assessment of each entities capital funding potential and explore all public options. The City makes no assumption of operational ownership and management and will explore all potential partnership and management opportunities.

### ***Private Funding Sources and Opportunities***

*SPLASHForward*, a nonprofit public charity, has agreed to assess the private fundraising capacity and conduct a capital campaign to raise private capital funds. SF is willing to assist the City in developing partnership relationships and opportunities, as well as, pursuing both private and public grant funding opportunities

Private funding resources include Corporate, Business, Philanthropic and private donor opportunities. The current anticipated breakdown of private funding is 35% to 40% (\$43.75M to \$50M) pending the findings of *SPLASHForward's* private fundraising feasibility study.



### **PARTNERSHIP OPPORTUNITIES**

Many stakeholders have been engaged during the aquatic operational studies and design analysis. Potential capital funding partners, program partners, and stakeholders will continue to be identified and cultivated as part of the overall programming and funding model of the Aquatic Center. Identified stakeholders will continue be brought along and relationships fostered as capital funding partners and ongoing programming partners are identified and solidified. The next steps in this ongoing engagement will include formalizing partner commitments, use, and support in Memos of Understanding (MOU) and Letter of Intent (LOI).

The following possible stakeholders have the potential to impact the project. As a result, discussions with these potential stakeholders continue:

- Bellevue School District
- Regional Cities (Redmond and Kirkland)
- Special Olympics of Washington
- Health care providers
- Physical Therapy and Rehab providers
- Area business or corporate involvement



The new BAC will benefit from supporting partnership opportunities that explore how the facility can be an inclusive cross-cultural center through specific facility elements (e.g., flexible fitness opportunities, community use spaces, and art / exhibit displays), seeking a diversity of partners (public and private), and incorporating cross-cultural programming development. There is mission alignment for aquatic and non-aquatic events and activities that celebrate and promote Bellevue's diversity, as well as, programming that is accessible, equitable, and inclusive.

### **BELLEVUE AQUATIC CENTER (ODLE) RECOMMENDATION**

Given the scarcity of aquatics facilities, it is recommended that the existing Bellevue Aquatic Center (Odle) remain in operation and continue with regular maintenance to keep it running as efficiently as possible. It is recommended to expand handicap access to the existing 25-yard pool and raising the water temperature to the 84-86° range to better accommodate a wide range of community programming while moving the team training use to the new Aquatic Center. This would also open up more space and time in the current Therapy pool for more specific therapy, rehab, and special needs use.



Additional infrastructure, locker room, lobby, and building renovations would need to be considered as a separate project once plans for the Aquatic Center are formalized.

### **NEXT STEPS**

Parks and SF recommend the following next steps. The City and SF will work together in supportive roles throughout execution of these next steps and ongoing planning and development.

#### **Early Partner Engagement**

- Develop Memorandum of Understandings with *SPLASHForward* for fundraising
- Continue to identify and explore public and private partnerships and funding sources in support of the overall Aquatic Center project.
- Letters of commitment from stakeholders both early and ongoing

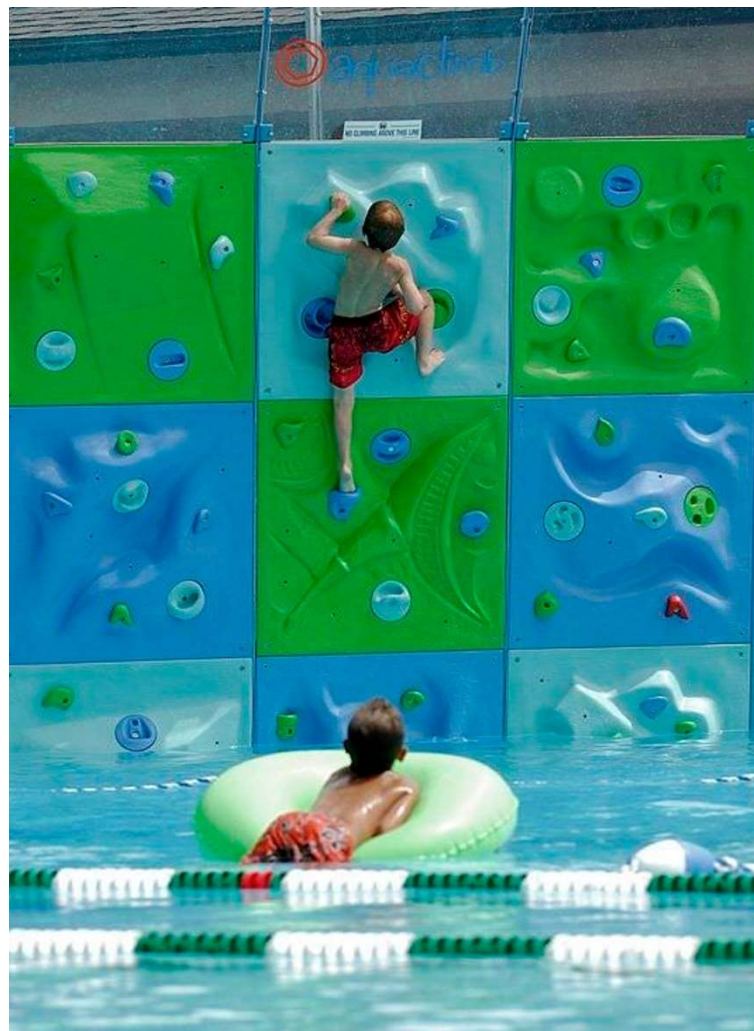
#### **Funding and Support**

- Capital Donor and Philanthropic Campaign Capacity Feasibility Study
- Capital Campaign plan
- Financial commitments and resource identification
- Partnership and stakeholder development including needs refinement

- Exploration of both public and private funding opportunities
  - Capacities
  - Requirements
  - Timelines
- Grant research and application plan
- Community Engagement
  - Public and stakeholder outreach plan
  - Marketing for awareness and community engagement and support

### Master Plan Update

- Work with the Community to update the master plan and obtain necessary permitting for Bellevue Airfield Park as the preferred site, including the State Environment Protection Act (SEPA) approval



**RCP COMPONENT SUMMARY**

<b>Pools</b>	<b>Scale</b>	<b>Notes</b>
<b>Seating</b>		
Spectators	900	Accommodates High School conference/district Meets, invitational meets, and club meets and tournaments
Competitors	720 on deck	Supports all planned events and provides ample space for daily programming and training.
<b>Competition Pool</b>		
Dimensions	50m x 25yd (9) lane x (23) lane	Includes 2 x 6' wide moveable bulkheads for flexible training, competition, and community configurations.
Pool Area	13,200 sf	
Deck Area	9,000 sf	Deck seating included in deck area
<b>Deep Water Tank</b>		
Dimensions	13m x 25yd	(6) 25yd lanes
Pool Area	3,400 sf	
Deck Area	4,500 sf	
Diving Boards	2 x 1m 2 x 3 m	
<b>Program Pool</b>		
Dimensions	25 yd 8-10 lane	
Pool Area	5,100 to 6,300 sf	Accommodates 5' wide ramp and stairs.
Deck Space	3,000 sf	
<b>Leisure Pool</b>		
Pool Area	8,000 sf	
<b>Wellness/Therapy Pool</b>		
Pool Area	2,000 to 2,500 sf	Includes ramp and stairs
Deck Area	2,700 sf	Accommodates wheelchairs, therapists, and caregivers plus lift
<b>Whirlpool/Spa</b>	300 sf	Located adjacent to Leisure or Program pools based on final design

<b>Aquatic Support Areas</b>	<b>Scale</b>	<b>Notes</b>
Aquatic Lobby	1000 sf	
Lifeguard Offices	500 sf	2 offices
Aquatic & Program Offices	575 - 850 sf	Aquatic Director and aquatic staff
User Group office/workspaces	500 -700 sf	Open workstations
Meet Management Suite	250 - 500 sf	
Pool/Aquatic Storage (total combined)	5,000 – 6,000 sf	
Spectator Concourse	2,000 sf	
Spectator Restrooms	1,800 - 2,000 sf	

<b>Fitness Component</b>	<b>Scale</b>	<b>Notes</b>
Cardio/Fitness	8,000 - 10,000 sf	
Flexible Workout Spaces	5,000 – 6,000 sf	
Fitness Total Storage Area	1,700 – 2,500 sf	
Fitness Offices & Workspaces	300 – 600 sf	

<b>Therapy Component</b>	<b>Scale</b>	<b>Notes</b>
Therapy Treatment & Workspace	1,000 – 1,200 sf	
Therapy Provider(s) Office/Workstations	300 - 500 sf	
Therapy Storage	750 – 1,000 sf	

<b>Locker and Changing Rooms</b>	<b>Scale</b>	<b>Notes</b>
Main Locker Rooms	8,000 – 8,500 sf	4 Locker Rooms
Specialty Changing Rooms	1,900 – 2,000 sf	Includes Family and Handicap changing rooms, gender neutral, staff changing rooms, and universal spaces.

<b>Public Common Spaces</b>	<b>Scale</b>	<b>Notes</b>
Overall Building Lobby	1,000 – 1,200 sf	Includes front desk and access control
Concessions	800 sf	
Concession Storage	700 - 800 sf	
First Aid Office	300 sf	
Restrooms	1,800 – 2,000 sf	

Function/Meeting Spaces	Scale	Notes
Meeting/function Rooms	2,500 – 3,200 sf	
Wet Classroom	1,000 sf	Adjacent to pool decks
Function Room Storage	400 - 500 sf	
Warming/Catering Kitchen	300 sf	
Child Watch Space	1,200 – 1,500sf	
Child Watch Office & Storage	250 – 400 sf	

Building Operations & Maintenance	Scale	Notes
Building Management & Operations Offices and Workspace	1,250 – 2,000 sf	
Staff Breakroom/Work Support	750 - 950 sf	
Building Operations & Maintenance	1,500 – 1,750 sf	
Building Storage	2,500 – 3,500 sf	
Pool and Natatorium Mechanical spaces	6,000 – 7,000 sf	
Building Mechanical & Electrical Spaces	1,200 – 1,500 sf	

RANGE OF OPTIONS SIZE	117,425 to 132,350 sf	To be finalized based on partners needs and final design
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