



GARDEN CITY AQUATIC FACILITY



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Summary Process

In August 2019, the Confluence led design team including WTI Aquatics, BRS Architecture, and Ballard King Associates began the process to determine the direction desired by the residents of Garden City, Kansas for the renovation or replacement of the aging “Big Pool” facility. Initial efforts included numerous public outreach meetings and an online survey to gather residents’ input on desired aquatic programming and a review of existing facilities and its condition. Information gathered by the team was taken to the City Commission on October 1st to further establish a vision and goals of the City leaders for the project.

Through this input a series of concepts were developed addressing different redevelopment approaches and costs. Additional business models and proformas were developed for the City Commission to understand price points and operation models for the various facilities. On December 3rd, 2019 the concept options, pricing and business models were presented to the Commission and a desired direction for the new facility was given. The preferred direction for this exciting new destination facility is summarized in this document.

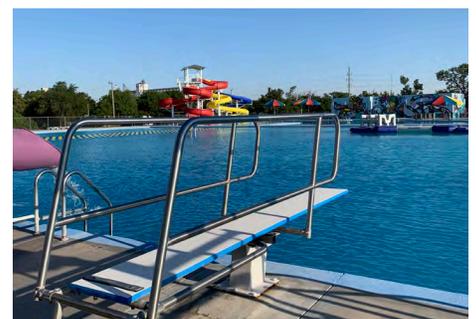


Existing Aquatic Facility

An initial review by the design team of the existing facilities occurred on September 5, 2019. During this review, the design team was joined by City representatives to provide insight into current operation, challenges, constraints, and yearly operation expenses. Participants reviewed the pools, splash pads, bath house and pump area.

With the 100th anniversary of the opening of the original Big Pool set to occur in 2021, this historic and locally revered pool is badly in need of replacement. Cracks in the concrete shell and pipes, antiquated pump and filtering systems and aging play equipment have created the need for ongoing repairs and constant operational challenges. In addition, the original bath house, constructed during the 1930s as a WPA project is currently insufficient to meet the state and local codes based on bather capacities of the pool.

City representatives noted that staff costs associated with the current Big Pool configurations increased 77% between 2017 and 2019 along with a 274% increase in supplies over that same period. Yearly repairs for the existing bath house are over \$120,000 annually. Current water loss in the Big Pool equates to over 200,000 gallons of water per day, leaving the average water temperatures for bathers at an uncomfortable 55 degrees throughout the swim season.



Concepts Narrative

Following community input and Commission meetings in September and October, the design team developed costs for renovation of the existing pool, replacement with the same footprint, and 5 design alternatives for Commission review. Costs associated with the options ranged from \$7.7 million dollars for a base concept up to almost \$23 million for replacement with an exact replica of the Big Pool. Proforma numbers pertaining to operations and maintenance, as well as fee scenarios were also developed for each option to allow the Commission to make informed decision for development of a final design scenario. The presentation including the design concepts is included in the appendix for record.

Design concepts for replacement of the Big Pool developed shared common approaches to minimize the site development outside of the pool fence. A mill and overlay approach of the existing parking lot was utilized as much as possible to address parking expansions and the installation of a new entry plaza tying into the original pool house with an administration building addition was included. The development scenarios for the aquatics programs included:

- Renovation of the Big Pool
- Replacement of the Big Pool
- Concept A including utilizing the existing zero depth pool and splash ground. A new 25yd x 25yd pool and water slides with runout
- Concept B1 including utilizing the existing zero depth pool and splash ground. A new 50m x 25yd pool and water slides with runout
- Concept B2 includes utilizing the existing

splash ground and incorporating a new 25yd x 25yd competition pool with dive well, a new zero depth entry pool with lazy river, leisure pool and multiple slides.

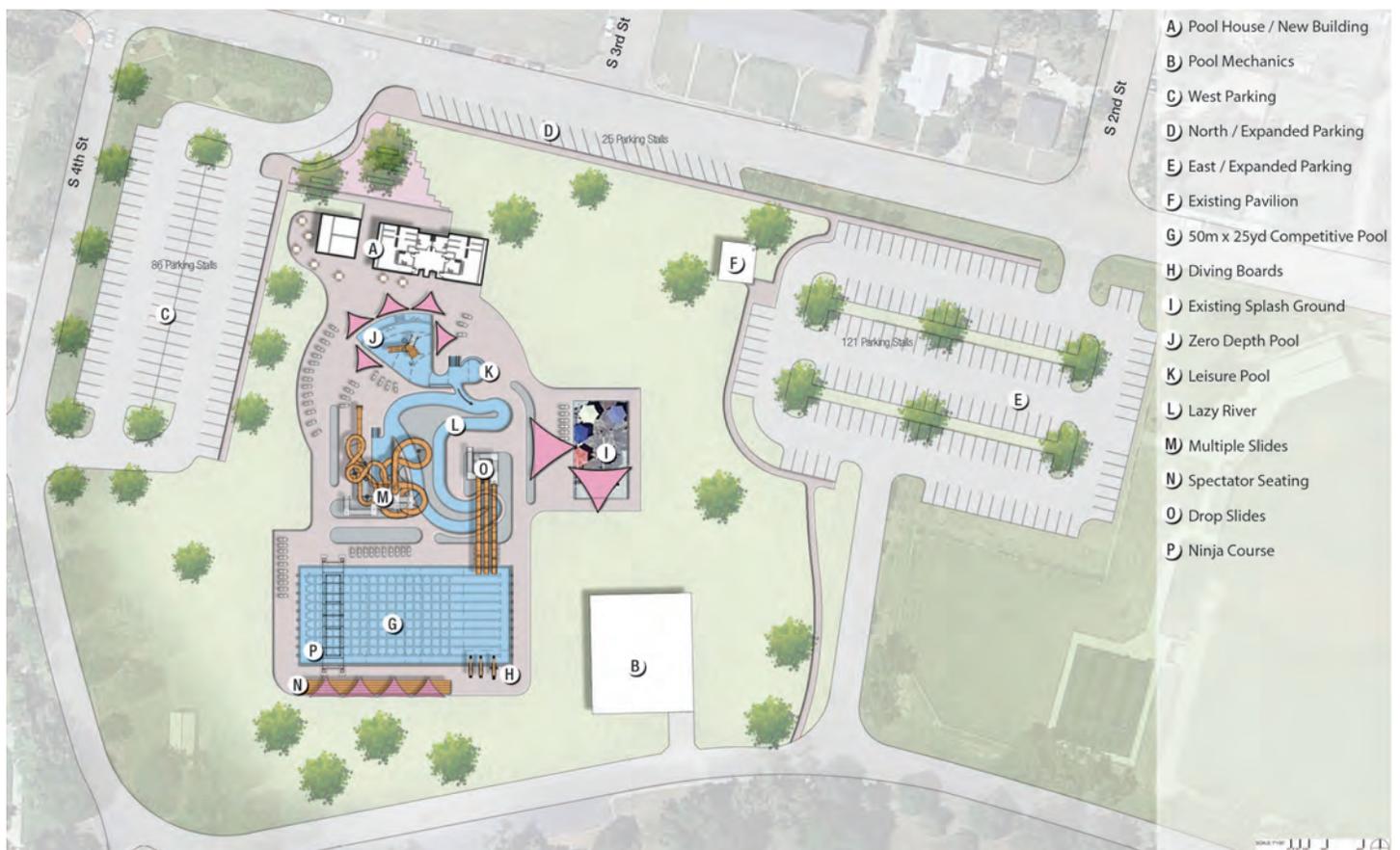
- Concept C includes utilizing the existing splash ground and incorporating a new 50m x 25yd competition pool with dive well, a new zero depth entry pool with lazy river, leisure pool and multiple slides.
- Concept D includes matching the aquatics elements included in option C but replacing the existing bath house with a new bath house and administration structure.

For each of the development scenarios, extra items were included to provide the Commission with a menu of additional items that could be added to any option. The items included:

- Ninja Course
- Bowl Slide with Runout
- Climbing Wall
- Fly High Slide
- Surf Simulator

Preferred Final Concept

On December 3rd, 2019 the Garden City Commission provided direction to the design team to proceed with development of concept C presented with utilizing the existing splash pad, incorporation of a new 50m x 25yd competition pool with dive well and the addition of a Fly High slide and Ninja Course to the main pool. Also included in concept C is a new zero depth entry pool with lazy river, leisure pool and multiple slides. The existing bath house is to remain and be renovated to include men's and women's restrooms, four family restrooms, and additional storage. A new building to house admissions, guards and concessions will be built to the east of the existing bath house.



Architecture Narrative

EXISTING BUILDING RENOVATION

In Option C, the existing bath house will be reused to house the new Changing Facilities for Men and Women, as well as new Family Changing Cabanas. Using both gender specific spaces and the gender neutral changing cabanas, we will accommodate the persons with disabilities, transgender individuals, families, and the regular population. This will require a full gut of the existing building, including some structural changes to accommodate the new partition layout in order to create more open space. All new plumbing will be required, including a possible up-sizing of the water service. New ventilation, electrical lighting and power will also be required. We plan to retain the existing exterior walls and general appearance, but with a new exterior finish.

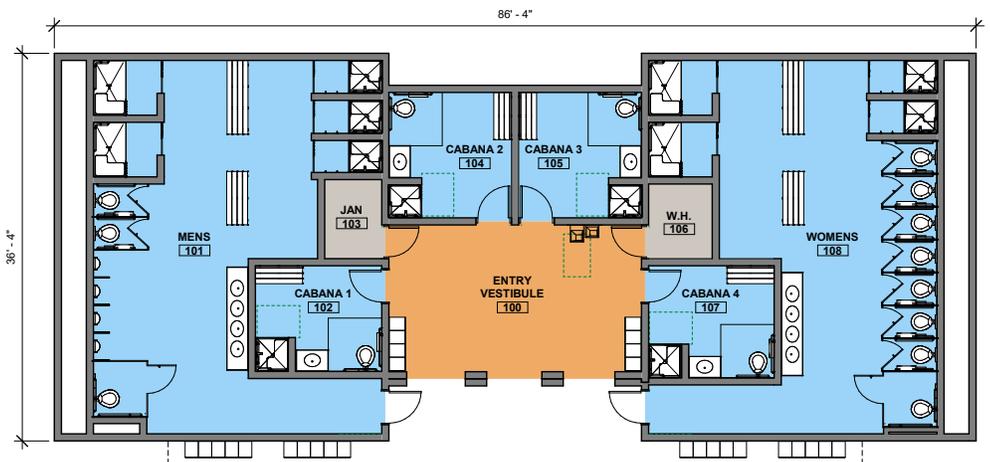
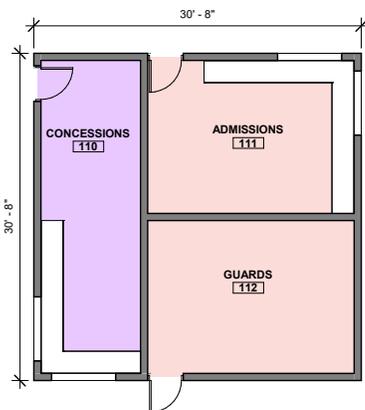
NEW BATH HOUSE ADDITION

A small addition to the existing bath house will round out the new entry experience. In the small addition located just west of the existing structure, we will house the new Admissions office with transaction window and access control through a new covered breezeway

created by the addition. In addition to the Admissions Office, this facility will also include a Lifeguard Office and Concessions venue. The concessions space will have a transaction/service window facing the concession eating area. The kitchen equipment elements required for the food service will be dictated by the menu items. The architecture of the new addition will harmonize with the existing bath house and we will try and create a marriage between them with a connecting roof structure. In the end, we hope to integrate the two buildings so that they appear as one cohesive structure.

POOL MECHANICAL BUILDING

A new mechanical building will house all of the new pool equipment, including the existing splash pad equipment. The new structure will have a pump pit for all of the circulation and feature pumps, underground surge tanks as needed, filtration and sanitation equipment, including chemical storage rooms, and all safety equipment for emergencies. The architecture will follow the style of the existing bath house in a modern expression using an architectural CMU exterior finish for durability.



Pool Narrative

CURRENT TRENDS IN MULTI-GENERATIONAL FAMILY AQUATIC CENTERS TO INFORM THE DESIGN FOR A REJUVENATED OUTDOOR POOL IN GARDEN CITY KANSAS

HOW PEOPLE PLAY TOGETHER

Multi-generational recreation and fitness provide something for everyone as evidenced at the Big Pool; swimming is ageless. It is often said that families that play together, stay together. For example, recreational swimming provides seniors occasion to frequent the aquatic facility with their children and grandchildren. Teenagers can challenge their younger siblings or parents to a game of basketball or challenge course in the water. Or we can just relax together cooling off in the water. The Big Pool has been a generational icon for the citizens of Garden City and a source of pride for the region. This pool has undergone several improvements, but the pool has reached the end of its service life and market viability. This is illustrated by the continual and significant water loss which exponentially increases operational expense and decreases community use and sustainability.

It is interesting to watch the interaction between age groups; neighbors, friends, rivals, siblings, parents, and grandparents. This is where a cross over into each area of the pool occurs and where we find a social interaction between generations. Garden City has experienced the benefits of having a pool that provides learn-to-swim programs, water fitness and competition swimming in unison with all of the other recreational watertainment uses. Water brings together generations and allows everyone an opportunity to benefit individually and together and reinforces community quality of life.

INTER-GENERATIONAL AQUATIC USE

Play is a dynamic process that develops and changes as humans grow and evolve. The simple act of play actually becomes increasingly more varied and complex. It is an essential and integral part of a child's development and physical growth. The demands on today's children are much different from previous generations and consequently there is less play time in their lives. It is our responsibility as "professionals of fun" to understand this important lifelong skill and how to integrate play into our designs, facilities, and programming.

YOUTH AT RISK

Watch the news. "Studies show early signs of heart disease found in US children. One in seven school aged children have three or more risk factors predisposing them to deadly cardiovascular conditions. 65% of all children 10 to 18 years cannot pass a minimum standard of fitness. One out of every four teenagers are dangerously overweight!" Additionally, drowning remains the second-leading cause of unintentional injury-related death for children ages 1 to 14 years, according to the U.S. Centers for Disease Control and Prevention. This is largely due to a lack of access to recreational water activities.

We continuously preach exercise, but how do we "force" children to exercise? Perhaps we simply make it more fun. Humans have a natural affinity to water, and it is associated with fun in many instances: bubble baths, open fire hydrants on a hot day, running through the

sprinkler, and spending time at the lake or the ocean. This may account for census results that have proven swimming is only second to walking over all other recreation activities.

In order to understand what aquatic trends will become popular and how to design for multi-generational programming we must first look at the fundamentals and benefits of play, what motivates an individual to participate, and how each age group plays in the water.

PHYSICAL DEVELOPMENT

Swimming and water fitness can improve strength, balance and improve flexibility. It provides an aerobic benefit that is relatively injury free in comparison to other sports. “The water’s unique properties allow the pool to provide an environment for people of all abilities” states the Aquatic Exercise Association. “Buoyancy creates a reduced impact exercise alternative that is easy on the joints, while the water’s resistance challenges all the muscles. Water lends itself to a well-balanced workout that improves all major components of physical fitness- aerobic training, muscular strength and endurance, flexibility and body composition.” It is also a sport that can be a lifetime activity; participants may be 1 or 101 years old.

SOCIAL DEVELOPMENT

Through social play children, and adults, learn to cooperate and appreciate the importance of taking others needs and feelings into account. Playing together fosters awareness and understanding of a variety of values and attitudes. These great strides in

development all happen while the person is laughing and establishing friendships; while they are having fun. Water is a safe sport for children of all ages and proficiency levels. Learn to swim and aqua classes can be socially enjoyable while at the same time provide fitness benefits.

PSYCHOLOGICAL AND EMOTIONAL DEVELOPMENT

A water sport promotes fitness and cultivates a positive attitude. An accomplishment of finally mastering the back float or competing in a swim meet can help to increase self-esteem. Spend some time at a pool and count the times you hear “Watch me mom and dad!” Playing in the water promotes increased energy levels and promotes children to strive for physical achievement.

Water is iconic to stress relief; soothing waterfalls, gentle rains, calm waters. Swimming forces you to regulate breathing and allows more oxygen to flow into muscles. The warm water of a wellness pool or whirlpool can help to calm nerves, stimulate cardiovascular circulation, soothe the mind and body.

AGE GROUPS – HOW THEY PLAY

Each age group plays and responds differently to areas of the pool and its amenities. An accomplished aquatic designer understands the “play needs” of each generation and translates this into their pool designs. This ensures that there are multiple options for everyone to engage users at the pool.

Understanding the needs for multiple programming spaces is another design consideration often overlooked by an inexperienced team. Knowing what areas can double as teaching spaces, training areas and recreational swim/buy outs and rentals, while still meeting guest's needs is an acquired skill. For example, current channels or lazy rivers can be used for resistance or assistive walking classes during one time of the day and can then be used as a recreational river to serve another group. Warm water wellness pools provide a place for therapy and rehabilitation but also presents adequate and appropriate depth and temperature for learn-to-swim lessons.

Ultimately, it is important to provide a safe environment for any type of play, especially in the water. Supervision is imperative in any type of design. Understanding how these facilities operate help the design team to properly place offices, observation and seating areas for easy maintenance and safety.

0 TO 3 YEARS

Concentrating on their own needs, infants play alone while toddlers will play side by side. They engage in activities that stimulate their senses. Playing involves physical activity and it is closely related to the development and refinement of a child's motor skills and coordination process. Infants intuitively prefer high contrast edges and patterns and respond best to primary colors. The interactive play structures available today address to this theory and are popular within this age group. Modest sized water spray features initiate the quest for interacting with water in motion and

stimulates rudimentary fantasy play. Infants respond visually, and smaller toddlers will approach and interact.

Many babies learn to swim before they walk because of the buoyancy they encounter in the water. Infant and toddler swim classes are also often the first social experience outside of the home. The zero-depth edge of the pool presents a gradual, non-threatening entrance into warm water. Aquatic classes in the leisure and shallow water pools such as splash time and parent and tot classes are popular amongst this age group.

3 TO 5 YEARS

This age group plays in small groups, uses props, pretend plays and does it passionately with no absolute goals in mind. Blissful. Individually they are building confidence and socially they are learning to share and cooperate. In the water they respond to interactive play including small dumping buckets, floatables and children's slides. Slides that accommodate several children at once are timeless. The 3-year-old initially rides with the assistance of a parent, as they become more daring, they go down in pairs holding hands, and eventually they are racing their peers down the same slide.

Aquatic lessons should be fun and kept to smaller numbers, say five children per class. In the pre-school level skills will range from kicking their feet at the edge of the pool to swimming up to 25 yards on their front and back.

5 TO 8 YEARS

At this age kids begin to play formal and informal games with their peers. There may be a winner, per se, or just the common goal of accomplishing a task (e.g. hopscotch). This play helps them to refine their social skills and understand cooperation, teamwork and competition. Role playing is popular amongst this age group and imitating their role models is a popular pastime (playing house). Providing a multi-level play structures with props such as ropes, ladders, cubby spaces, and interactive play will encourage their imagination.

It is imperative to a child of this age to be challenged and be provided the opportunity to demonstrate their talents and abilities (“Watch me dad!”). The leisure, activity pools and lazy rivers facilitate this type of play. It takes courage to ride the flume slide for the first time, engage in a game of water basketball, or hold your best friend’s hand down the adventure channel and navigate an inflatable obstacle course.

Aquatic programming begins to take the form of children’s masters and diving classes. Students begin to build upon their learned abilities moving onto the next level in their swimming abilities. It is still important to continue to offer learn-to-swim classes, especially in underserved populations where children have not had the benefit of aquatic recreation.

8 TO 13 YEARS

At this age we become more organized and structured.

Achievement becomes more important and we are starting to set goals and milestones for ourselves. The activity pool, with deeper water, provides the challenging environment. Flume slides, mat racer slides, activity pools, floatables, net walks, water basketball, aqua climbing walls, surf simulators, rope swings, etc. The more exciting and challenging the more appealing the activity becomes. Studies also show that playing can enhance the learning process - the more physical the play— moving, stretching, and resistive – the better.

Programming includes junior lifeguarding, advanced swimming and diving. These help to build endurance, strength, speed and increase overall fitness levels. An activity night or designated swim night with peers is attractive as this age group is beginning to thrive socially outside the family unit.

TEENS

It is common knowledge that during our teenage years our socialization moves from our families to our peer groups. We channel our energy (fun) into specialized clubs, youth groups, volunteer activities, and team sports. The complexity has moved from blissful play to that of self-awareness and social standing.

In addition to the entertainment value of the challenging environments of their previous peer group, teenagers desire separate social spaces. This often difficult-to-please demographic does not want to always hang out with mom and dad. An aquatic craze among those participants is the “Teen Zone”. This is a separate, yet very visible, section of the deck or grass area that is

programmed for this specific group. Within their “own space” they can socialize, enjoy popular music, engage in social interactive activities like ‘rock and roll band, guitar hero or others” and just hang out to be social.

Aquatic programming for this age group could include lifeguard and instructor training, and competitive swim groups.

ADULTS

We have a big lesson to relearn here. Play. Somewhere along the way we concluded that grown up play is viewed as a weakness and the successful people just work; we need permission to play again. We have just agreed that play is a mind and body integration and social necessity. Play is a relaxed spontaneity that should be embraced, even into adulthood.

Adults should revisit what fun was for them as a child. Many adults that were involved in competitive swim groups are seeking out adult swim master programs. Water exercise, aerobics, water polo, aqua jog and resistance walk programs translate into fun adult programming. Don't Forget adults have fun on waterslides too.

PARENTS

The pool is an ideal opportunity for parents of young children to meet like-minded people who share common interests. Take a quick scan over the pool area and you will find moms and dads congregating in the zero-depth area with their tots. It is also common to

find parents floating down the lazy river with a baby or sleeping child strewn across their lap. It is also pretty cool to be able to tell your friends that you beat your dad down the mat racer slide.

Aquatic programming to support the parent network is important; parent/infant, parent/toddler and adult swim classes.

ACTIVE SENIOR ADULTS

Swimming is one of the best exercises and social environments available to seniors. It is safe and easy on the body, allowing people to move their bodies without bearing their weight. It is an ideal way for seniors to get in shape and improve their overall well-being. For some disabled and seniors, water gives them a sense of freedom as they freely move around in the water.

An aquatic fitness class is a great social outlet for seniors. Warm water lap lanes and wellness pools provide popular warm water activities such as silver sneakers, aqua restore (stay young with water) low impact aqua fitness, aqua walking, and underwater bikes. Vortex and lazy rivers offer assistive walking opportunities and whirlpools and social benches offer social spaces enjoyed by this age group.

Do not forget about the non-aquatic amenities in any age group, let alone seniors. Areas that promote socialization outside of class, a café or comfortable deck seating is ideal. This is an attractive amenity that promotes return guests.

MULTI-GENERATIONAL POOL AMENITIES

Americans love to swim. The traditional competitive venues are seeing a movement to include leisure components in their facilities. A variety of surveys and studies conducted throughout the nation have provided us with the conclusive evidence of the importance of swimming as a leisure activity. Swimming is now only second to walking as the most popular exercise in the United States, with more than 368 million annual visits to swimming pools. Swimming, however, ranks first among all ages as the most popular recreational activity in the nation.

Combining competitive and leisure components into one facility creates a partnership that includes a full spectrum of activities that complement each other well. A community aquatic facility is an amenity that helps to weave the threads of a community and enhance the quality of life, family, togetherness, and wellness of its residents. It serves a multi-generational public including seniors, parents, teenagers, young children, toddlers, and infants. There is recreational value that meets the needs of each demographic in a community.

The Aquatic Center responds to the very basic needs and interests of the consumer. Its emphasis is based upon the premise that the swimming pool visitor is primarily interested in a quality leisure experience that includes high entertainment and social values. The right blend of entertainment, along with the traditional aquatic requirements of competitive swimming, exercise and fitness, has proven successful for communities of all sizes.

COMPETITIVE POOLS

Competitive pools provide swimmers a place to practice and compete, as well as a venue for other water activities such as water slides and fitness programs. While competitive pools must be rectangular, deeper and cooler than recreational pools, they also can accommodate fitness lap swimming, lifeguard training classes, swim instruction, water polo, synchronized swimming and countless other activities.

The competition pool would have minimum 7'-0" wide lanes for competition. It would be the regulation length for USA Swimming and high school use.

- Lower Use Component
- Extends Program Opportunities
- Competition
- Wellness, Fitness Orientation
- Deep Water Component
- Encourages Local Support

Competitive Pool Programming Opportunities:

- Competition Venues
- Aerobics
- Floatables Recreation
- Lap Swimming
- Life Saving
- Diving
- Deep Water Activities
- Swim Lessons
- Facility Rentals

Age Use	None	Limited	Moderate	Excellent
Tots and Toddlers (0-5)	X			
Children/Youth (5-12)			X	
Teens/Young Adults (13-25)			X	X
Adults			X	
Seniors		X		

LEISURE / RECREATIONAL POOLS

Zero depth is probably one of the most popular features of the modern swimming pool. The zero-depth entry is a shallow sloped entry that enables users of all ages, abilities and comfort levels to access the pool at their own speed. It is designed with passive and active zones for a graceful entry and shallow water play, respectively. User studies have shown that 47% of guests are in water less than 36". The zero-depth area has become a popular area for adults to socialize and play with their young toddlers, while keeping an eye on their older children.

People enjoy spraying, squirting, bubbling and falling water. The industry has responded with a variety of creative and highly entertaining water features. Participatory or interactive water features are those where a child or adult can actually control the water with various chains, squirt guns, valves etc.

They are designed on a separate pumping system so that they can be turned off during programming and passive use times where spraying water is less desirable.

- Shallow Water Play
- Family/Youth Orientation
- Safe, Accessible, and Secure
- Interactive Water Play

Leisure / Recreational Pool Programming Opportunities:

- Recreational
- Water Familiarity

- Interactive Activities
- Learn to Swim

Programs	None	Limited	Moderate	Excellent
Recreational				X
Instructional				X
Wellness/Fitness				X
Competitive	X			

Age Use	None	Limited	Moderate	Excellent
Tots and Toddlers (0-5)				X
Children/Youth (5-12)				X
Teens/Young Adults (13-25)				X
Adults			X	
Seniors			X	

WATER SLIDES

The popularity of waterslides is obvious evidence of the influence of commercial waterparks on the community aquatic center. Body and tube flume slides are major components of community center pools. Drop, bowl and speed slides offer guests an exciting experience. The quickness of the ride and fast-moving lines translate into a higher capacity attraction. The slide is a colorful architectural element that adds thrill and excitement to the facility. The slide plunge pool is also an ideal location to host learn to swim and other programmatic classes when the slide is turned off.

For the younger children and toddlers, many creative kiddie slides are available. Many of them can be

incorporated with a facility theme or mascot. One is only limited by their imagination.

- Fun and Exciting!
- High Capacity Feature
- Moving Water
- Multiple Ride Options
- Multiple Experience Levels
- Plunge Pool Programming Opportunities

Programs	None	Limited	Moderate	Excellent
Recreational				X
Instructional			X (plunge pool)	
Wellness/Fitness			X (plunge pool)	
Competitive		X		

Age Use	None	Limited	Moderate	Excellent
Tots and Toddlers (0-5)	X			
Children/Youth (5-12)			X	X
Teens/Young Adults (13-25)				X
Adults				X
Seniors		X		

VORTEX / LAZY RIVER

The vortex/lazy river feature in a facility services a multi-programming option. The vortex can be used as a recreational component during one part of the day and as a programmable amenity for exercise and rehabilitation during another part of the day.

Lazy Rivers and vortex channels can offer both passive and active areas. They can serve as an alternative to the high energy areas of the FAC where guests can enjoy a relaxing float through the winding river. The river can also incorporate exciting features with rapids, squirting, dumping and splashing water. The current

channel is multipurpose, serving the youth of all ages. In addition to its history as a fun leisure component for all, the current channel today is more often used for the therapeutic benefit of water walking with or against the current.

Water walking, resistive and assistive, free suspension floating, and swimming against the current in channels and vortexes meets all of these physical fitness components. Facilities that have incorporated these amenities into their designs have been able to program their facilities to include water walking, water aerobics, fitness training and adult exercise classes into their programming offerings. It has served as an exceptional wellness and quality of life motivation in reaching segments of the community that are not usually served in the recreational aquatic center environment. It also opens up the facility for use by those who need aquatic exercise the most. Those groups are the senior population, residents with disabilities and those recovering from surgery, illness or injury.

UNDERWATER BENCH SEATING

Located in 3'-6" of water, the underwater bench seating area is an ideal location for users to passively enjoy being in the pool. The majority of the bench is free of spraying water so that users can relax and enjoy social time without having to get their hair wet. Depending on the time of day, this area is frequented by moms and tots, teens, and the active senior population.

- Relaxing
- Social
- High Capacity

- Moving Water
- Group or Individual Use
- Social Capacity

Underwater Bench Seating Area Programming Opportunities:

- Recreational
- Water Exercise
- Water Therapy
- Learn to Swim
- Kayak/Canoe

Programs	None	Limited	Moderate	Excellent
Recreational				X
Instructional				X
Wellness/Fitness				X
Competitive	X			

Age Use	None	Limited	Moderate	Excellent
Tots and Toddlers (0-5)		X		
Children/Youth (5-12)				X
Teens/Young Adults (13-25)				X
Adults				X
Seniors				X

ADDITIONAL SUPPORT SPACES

Spectator Seating - Seating on the deck is provided in most municipal pools. Temporary athlete and spectator seating on the deck is best provided by aluminum tip and roll bleachers which may be removed or tipped up when not in use. This equipment is loose and may be added at any time rather than during initial construction. Some facilities want to provide a raised spectator gallery, which is the best location for viewing competitive events. An upper viewing area was

discussed during the meetings.

Birthday Party/Meeting Rooms – It is recommended adding two rooms of approximately 300 SF each, which should have hard surfaced floors for birthday parties and other activities. These rooms would need to be located in close proximity to the pool area for prime viewing of the pools.

Family Changing Rooms – In addition to locker rooms for men and women, modern recreation centers provide family dressing areas that allow families to change together as well as ADA accessible changing. During rehabilitation, spouses often assist each other during periods of temporary or permanent disability. The spaces included are corridors with oversize family lockers and changing rooms with diaper changing tables, showers, lavatories and toilets.

ADA ACCESSIBILITY

The U.S. Access Board has developed a summary document that specifically addresses accessibility of swimming pools and spas. The guideline presented establishes minimum accessibility requirements only and should not be looked to as the best design solution for a specific project. It is recommended that any individual or group undertaking the development or renovation of these types of facilities exceed these guidelines where possible. It is also recommended that any owner or operator contracting with design professionals consider the application of Universal Design principles (aka “Inclusive Design” and “Design for all”) within the approach and culture of said

individuals or companies being contracted.

ACCESSIBLE ROUTES

An accessible route (referred to as an Accessible Means of Egress) is defined by ADAAG as “A continuous and unobstructed way of egress travel from any point in a building or facility that provides an accessible route to an area of refuge, a horizontal exit, or a public way.” In regard to aquatic amenities, an accessible route is required to all swimming areas and supporting amenities. Raised diving boards, platforms and waterslides are not required to comply. This means that walking surface slopes are not to be greater than 1:20 and clear widths are to be a minimum of 36 inches except at turns and passing areas which require larger ‘openings’.

Also included as part of an accessible route are ramps, curb ramps, doorways, elevators and platform lifts; all of which are required to comply with the applicable requirements stated in the technical documents.

The Americans with Disabilities Act was initiated to extend civil rights protection to people with disabilities. The modifications to the ADAAG and its pending adoption by the Department of Justice extend and enhance these rights and ensure that it continues to meet the needs of people with disabilities.

THE FUTURE OF AQUATICS FOR GARDEN CITY

This study has been very insightful to understand

the community needs and what current users and generations in the future will support. The “Big Pool” has been an iconic attraction due to the significant size of the pool. What the study uncovered is the importance to the community of a unique water amenity that the community can be proud of and support. The interaction with the community created the opportunity to develop the framework to provide a balanced design that provides multi-generational appeal with programs and watertainment, the correct sizing of the water area for future financial sustainability and community support. The next step will be to create a final design that aligns with all the above information that has a durable iconic appeal for the community.

Pro Forma/ Cost/ Funding

Ballard*King and Associates was tasked with examining the operating cost impact of various options for the replacement of the Big Pool. In addition to different pool concept plans the options also included different rate structure to estimate the impact of increasing fees to help Garden City understand the cost implications.

The operations analysis represents a conservative approach to estimating expenses and revenues and was completed based on the best information available and a basic understanding of the project. Ballard*King and Associates used existing information along with knowledge of the project, industry knowledge and operating experience in developing the operating models. The estimates are based on the size of the aquatic center, the specific components, and the hours of operation. All expenses were calculated to the high side and the actual cost may be less based on the final design, operational philosophy, and programming considerations adopted by staff. BK took a conservative approach in estimating revenues while being as accurate as possible in developing the expense estimates.

The financial review clearly indicates that the operating a replacement pool will not generate enough income to offset the expenses and consequently will require general fund support annually. However, the amount of general fund support required will be significantly less than the level of general fund support currently. There is no guarantee that the expense and revenue projections outlined in the operations analysis will be met as there are many variables that affect such estimates that either cannot be accurately measured

or are subject to change during the actual budgetary process.

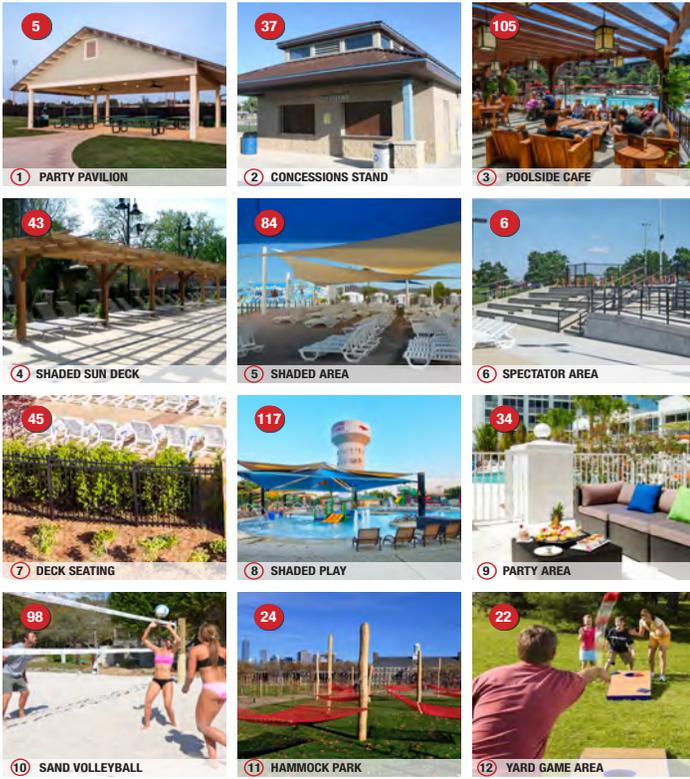
Next Steps

Upon approval of this Master Plan, the design team will begin the implementation phase of work to further the design concepts into final designs for construction. Final design phase work is anticipated to begin in February 2020 with the culmination of bids being received by Fall of 2020. Demolition of the existing Big Pool will begin at the close of the 2020 swim season. Construction efforts are anticipated to last 9 months with the new aquatics facility to re-open for the 2021 swim season in celebration of the 100th year since the construction of the Big Pool.

Appendix

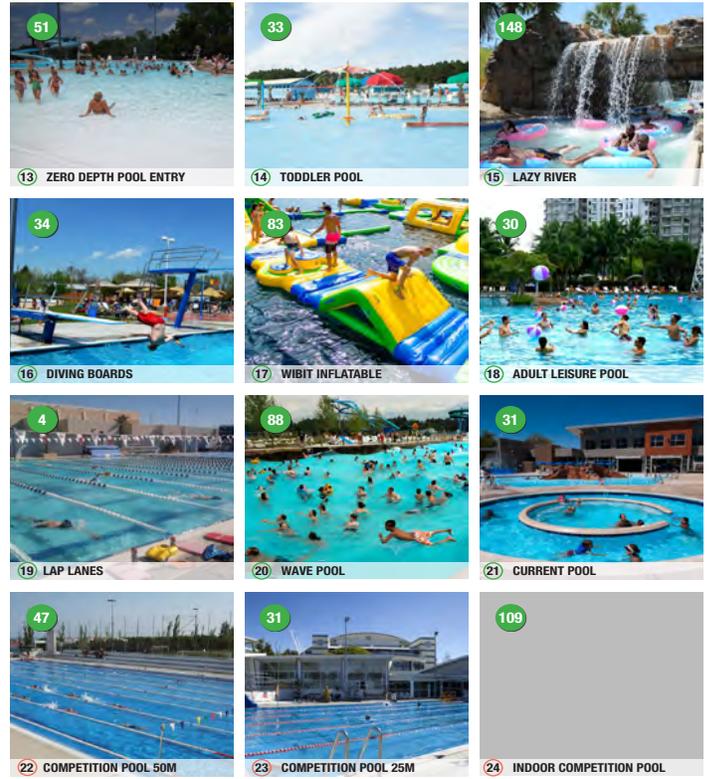
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Public Input Results



COMMUNITY POOL AMENITIES

GARDEN CITY AQUATIC FACILITY



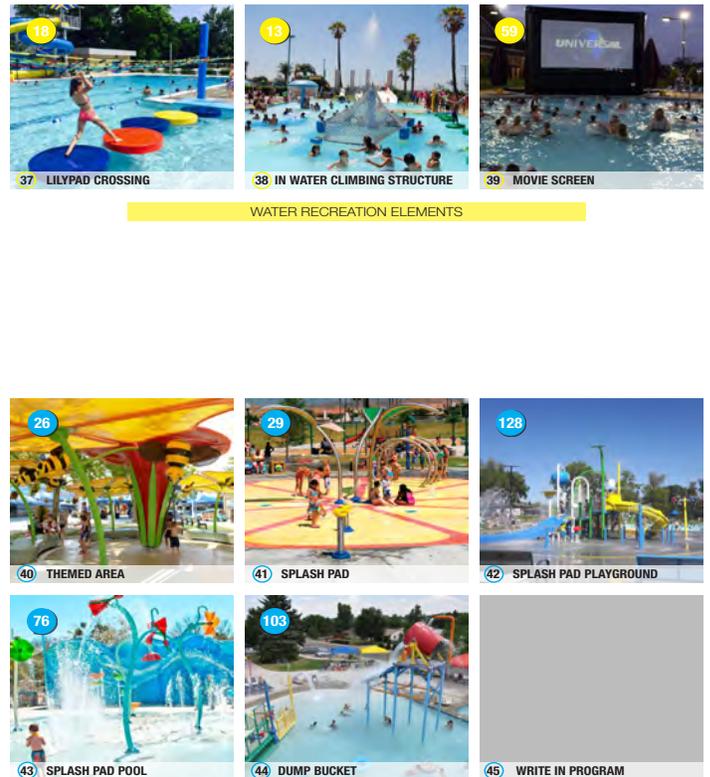
FAMILY POOL / LEASURE ACTIVITY

GARDEN CITY AQUATIC FACILITY



WATER RECREATION ELEMENTS

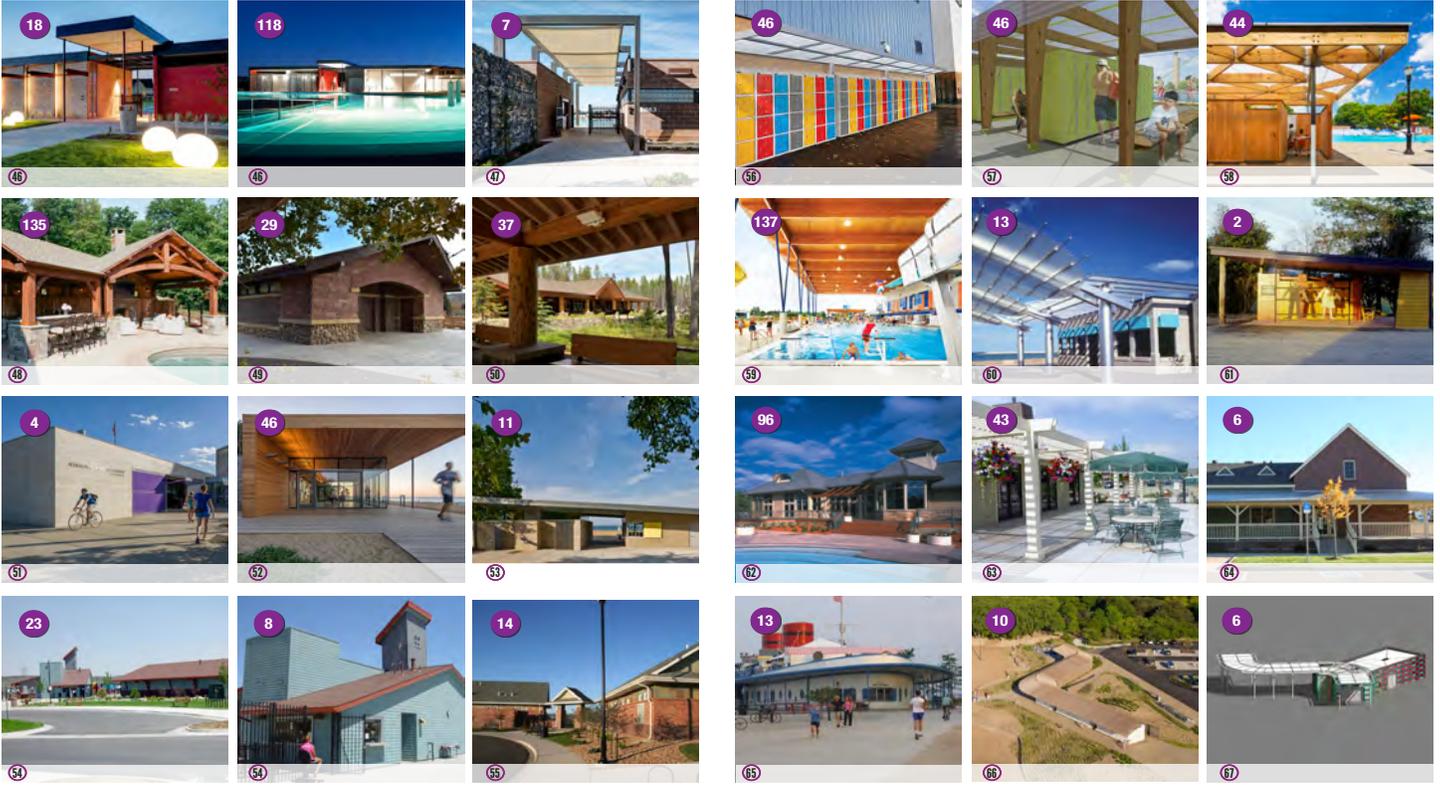
GARDEN CITY AQUATIC FACILITY



SPLASH PAD

GARDEN CITY AQUATIC FACILITY

Community Input



BUILDING AESTHETIC

BUILDING AESTHETIC

Concept A



- Remodeled Facility
- New Building
- Pool Mechanics
- West Parking
- North / Expanded Parking
- East / Expanded Parking
- Existing Pavilion
- 25yd x 25yd Competitive Pool
- Existing Zero Depth Pool
- Existing Splash Ground
- Multiple Slides
- Spectator Seating



25yd x 25yd Competitive Pool



Existing Zero Depth Pool



Existing Splash Ground



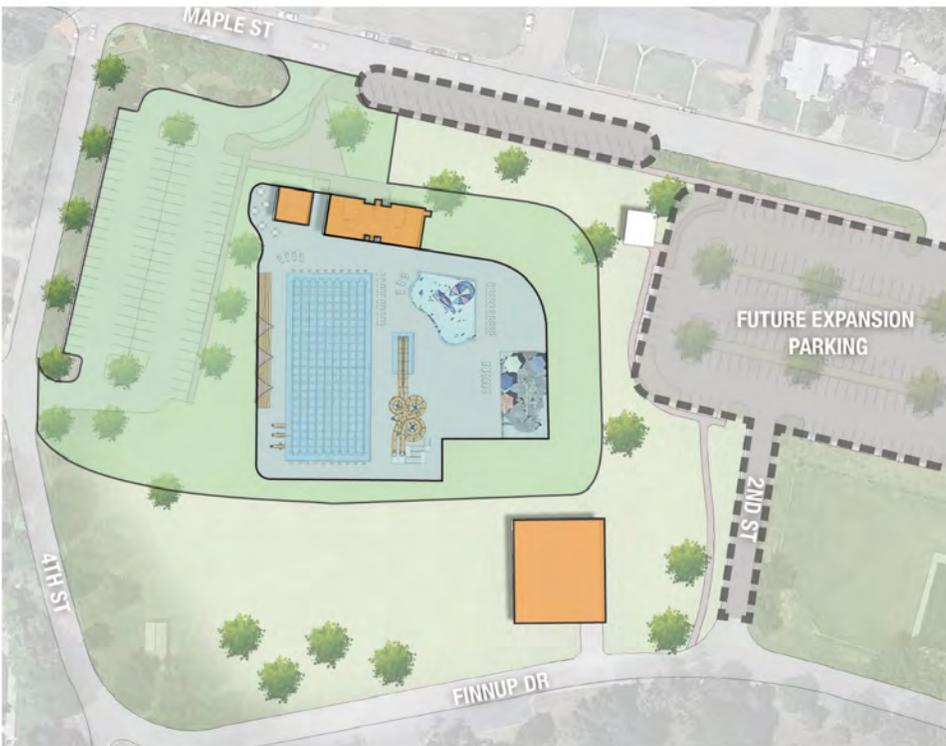
Multiple Slides



Conceptual Construction Cost Opinion

Sitework	\$1,014,812.50
Aquatics	\$3,241,100.00
Architectural	\$1,602,300.00
Total	\$5,858,212.50
A/E Design Fees	\$585,821.25
Contingency (Site+Arch. 25%, Aqua. 10%)	\$761,567.63
Soft Costs (Permits, General Conditions, Contractor Overhead & Profit) (10%)	\$585,821.25
Total	\$7,791,422.63
*Owner Provided Equipment And Furniture (Tubes, guard EQ., Deck Furniture)	\$50,000.00

Concept B1



Conceptual Construction Cost Opinion

Sitework	\$1,014,812.50
Aquatics	\$4,724,900.00
Architectural	\$1,602,300.00
Total	\$7,342,012.50
A/E Design Fees	\$734,201.25
Contingency (Site+Arch. 25%, Aqua. 10%)	\$954,461.63
Soft Costs (Permits, General Conditions, Contractor Overhead & Profit) (10%)	\$734,201.25
Total	\$9,764,876.63
*Owner Provided Equipment And Furniture (Tubes, guard EQ., Deck)	\$50,000.00

Concept B2



Conceptual Construction Cost Opinion

Sitework	\$1,014,812.50
Aquatics	\$4,939,560.00
Architctural	\$1,602,300.00
Total	\$7,556,672.50
A/E Design Fees	\$755,667.25
Contingency (Site+Arch. 25%, Aqua. 10%)	\$982,367.43
Soft Costs (Permits, General Conditions, Contractor Overhead & Profit) (10%)	\$755,667.25
Total	\$10,050,374.43
*Owner Provided Equipment And Furniture (Tubes, guard EQ., Deck	\$50,000.00

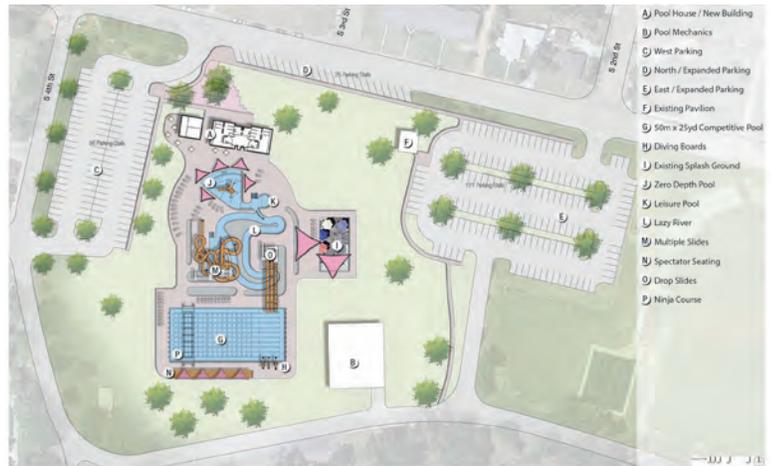
Concept C



Conceptual Construction Cost Opinion

Sitework	\$1,014,812.50
Aquatics	\$6,302,360.00
Architectural	\$1,602,300.00
Total	\$8,919,472.50
A/E Design Fees	\$891,947.25
Contingency (Site+Arch. 25%, Aqua. 10%)	\$1,159,531.43
Soft Costs (Permits, General Conditions, Contractor Overhead & Profit) (10%)	\$891,947.25
Total	\$11,862,898.43
*Owner Provided Equipment And Furniture (Tubes, guard EQ., Deck	\$50,000.00

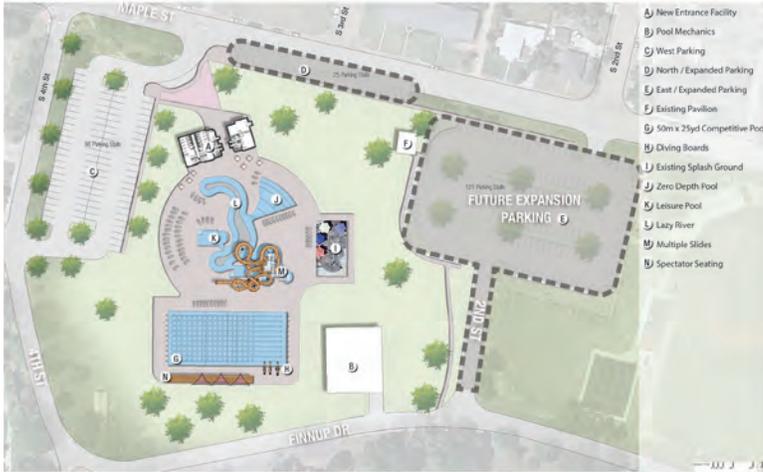
Concept C Updated



Conceptual Construction Cost Opinion

Sitework	\$1,014,812.50
Aquatics	\$6,302,360.00
Architectural	\$1,602,300.00
Total	\$8,919,472.50
A/E Design Fees	\$891,947.25
Contingency (Site+Arch. 25%, Aqua. 10%)	\$1,159,531.43
Soft Costs (Permits, General Conditions, Contractor Overhead & Profit) (10%)	\$891,947.25
Total	\$11,862,898.43
*Owner Provided Equipment And Furniture (Tubes, guard EQ., Deck	\$50,000.00

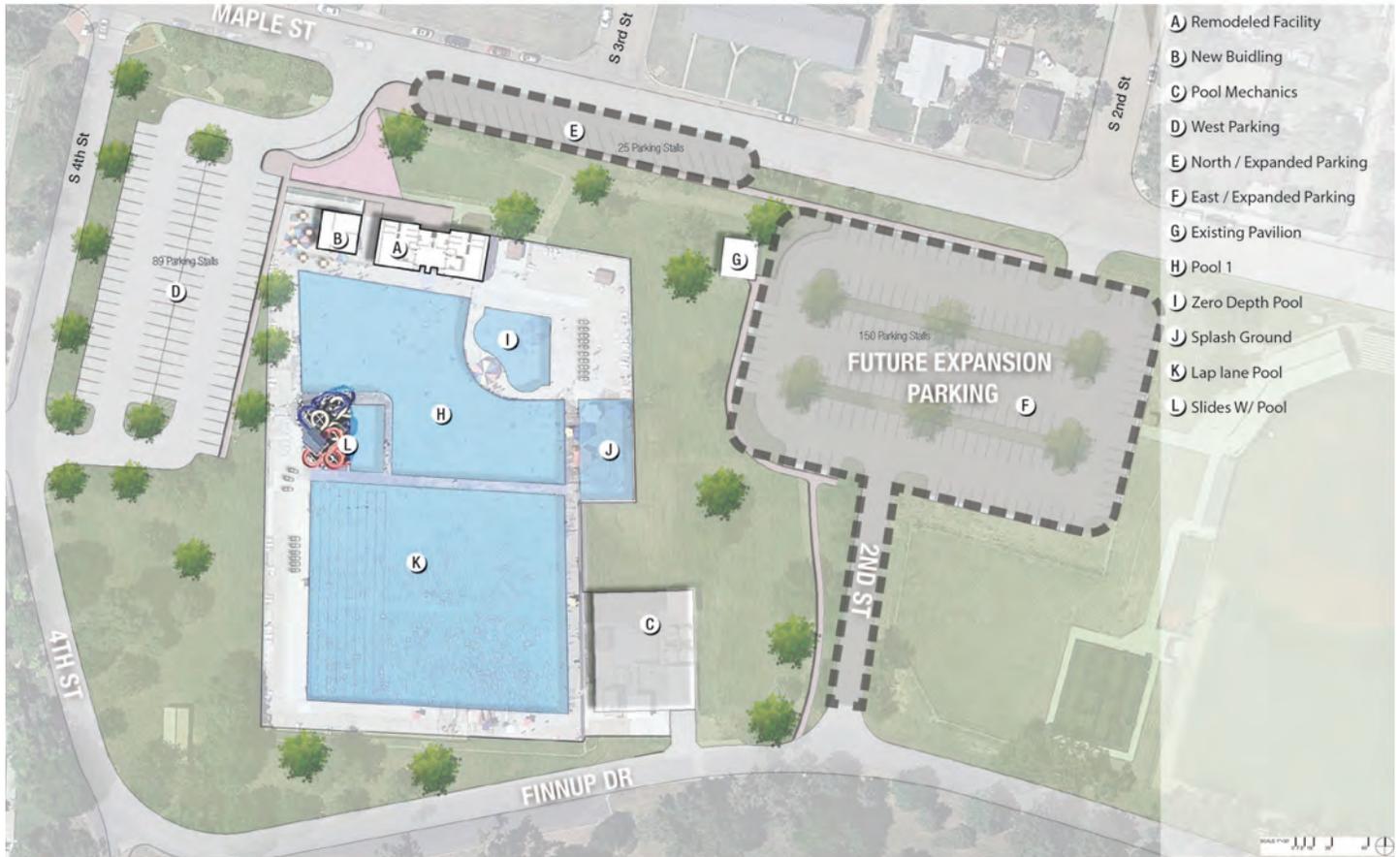
Concept D



Conceptual Construction Cost Opinion

Sitework	\$1,014,812.50
Aquatics	\$6,392,360.00
Architectural	\$2,482,000.00
Total	\$9,899,172.50
A/E Design Fees	\$988,917.25
Contingency (Site+Arch. 25%, Aqua. 10%)	\$1,285,592.43
Soft Costs (Permits, General Conditions, Contractor Overhead & Profit) (10%)	\$988,917.25
Total	\$13,152,599.43
*Owner Provided Equipment And Furniture (Tubes, guard EQ., Deck)	\$50,000.00

Renovation Concept



- A) Remodeled Facility
- B) New Building
- C) Pool Mechanics
- D) West Parking
- E) North / Expanded Parking
- F) East / Expanded Parking
- G) Existing Pavilion
- H) Pool 1
- I) Zero Depth Pool
- J) Splash Ground
- K) Lap lane Pool
- L) Slides W/ Pool



Conceptual Construction Cost Opinion

Sitework	\$1,014,812.50
Aquatics	\$9,411,940.00
Architectural	\$1,602,300.00
Total	\$12,565,052.50
A/E Design Fees	\$1,202,905.25
Contingency (Site+Arch. 25%, Aqua. 10%)	\$1,563,776.83
Soft Costs (Permits, General Conditions, Contractor Overhead & Profit) (10%)	\$1,202,905.25
Total	\$15,998,639.83
*Owner Provided Equipment And Furniture (Tubes, guard EQ., Deck Furniture)	\$50,000.00

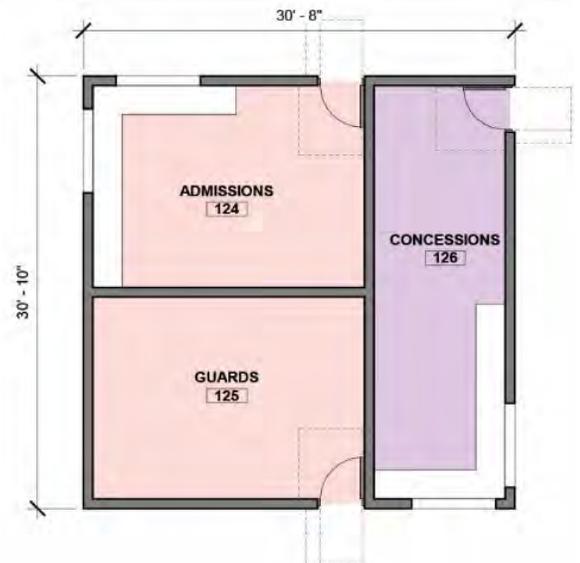
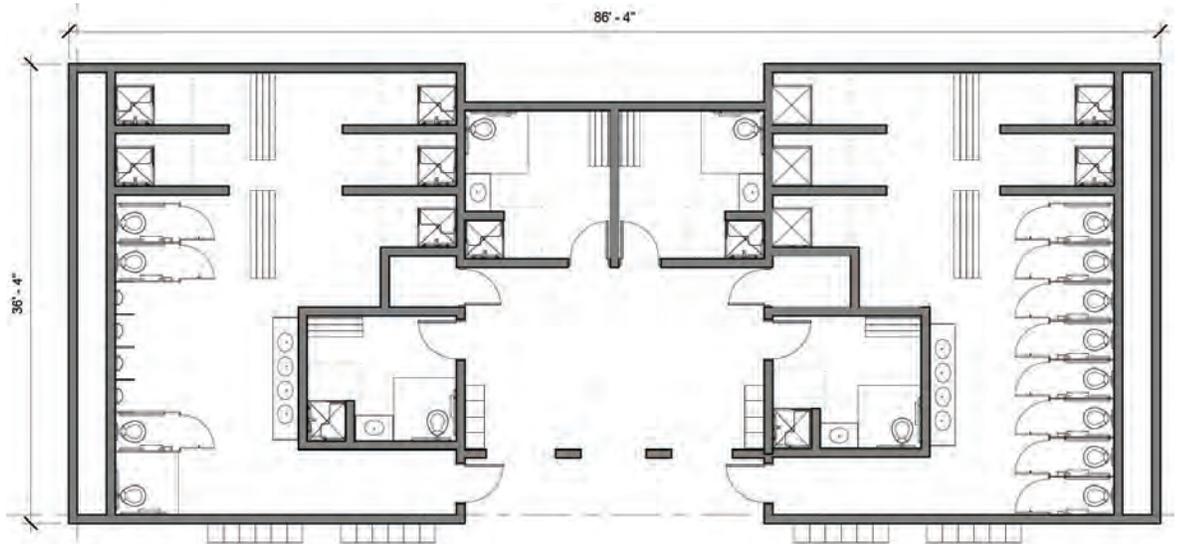
Replacement Concept



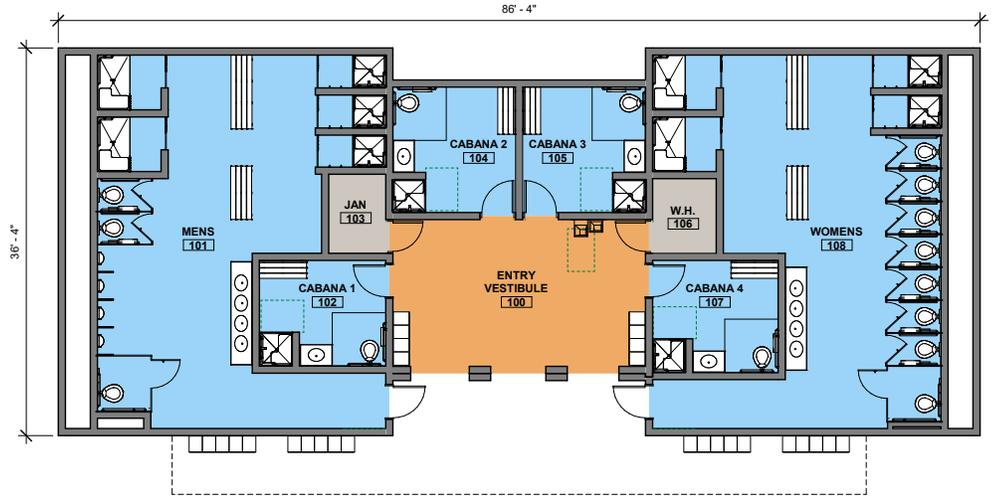
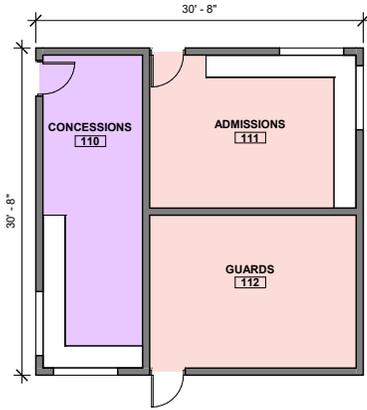
Conceptual Construction Cost Opinion

Sitework	\$1,014,812.50
Aquatics	\$14,584,410.00
Architectural	\$1,602,300.00
Total	\$17,201,522.50
A/E Design Fees	\$1,720,152.25
Contingency (Site+Arch. 25%, Aqua. 10%)	\$2,236,197.93
Soft Costs (Permits, General Conditions, Contractor Overhead & Profit) (10%)	\$1,720,152.25
Total	\$22,878,024.93
*Owner Provided Equipment And Furniture (Tubes, guard EQ., Deck Furniture)	\$50,000.00

Architecture Floor Plan Concepts



Architecture Floor Plan Concepts



Garden City Facility Assessment

What We've Learned



The Big Pool a Rich History

Timeline

- Mayor Trinkle- 1921
- Open- July 18, 1922
- Bath House Constructed-
- Filtration System Updated-
- Third Renovation Opens- 2006
 - 5 New Slides
 - Bulkhead Added
- Splash Pad & Zero Depth Added
- Bath House gets a new skin



The Big Pool a Rich History



1920's



The Big Pool a Rich History



1962- Water Skiing



1990's Moki & Chana



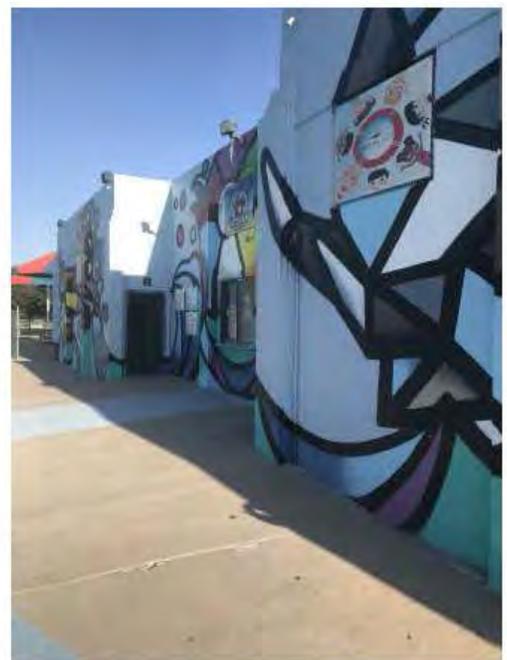
1982 Windsurfing

The Big Pool an Iconic Community Destination

Part of the History Museum



Existing Facility Condition Review



Existing Facility Condition Review



Existing Facility Condition Review



Existing Facility Condition Review



Existing Facility Condition Review



Existing Facility Condition Review



Existing Facility Condition Review



Existing Facility Condition Review



Existing Facility Condition Review



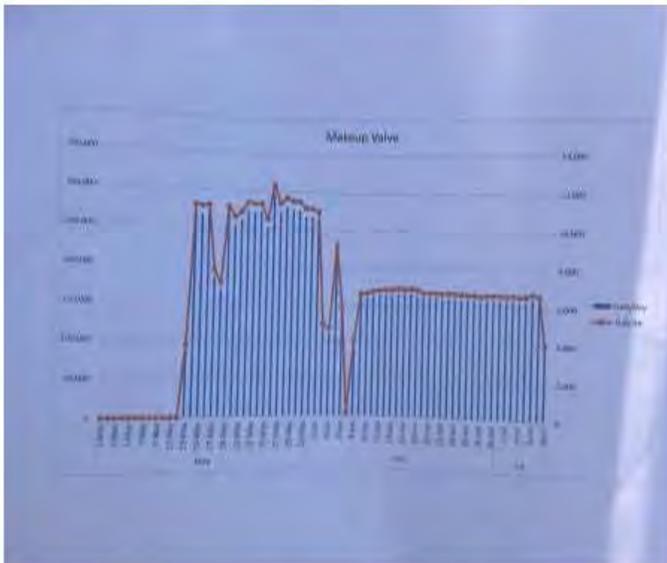
Existing Facility Condition Review

Challenges

- Staffing
- Programs
- Safety
- Maintenance
- Watertainment Value
- Operational Expense
- Water Loss
- Chemical Usage



The Big Leak



The Big Leak

Metrics –

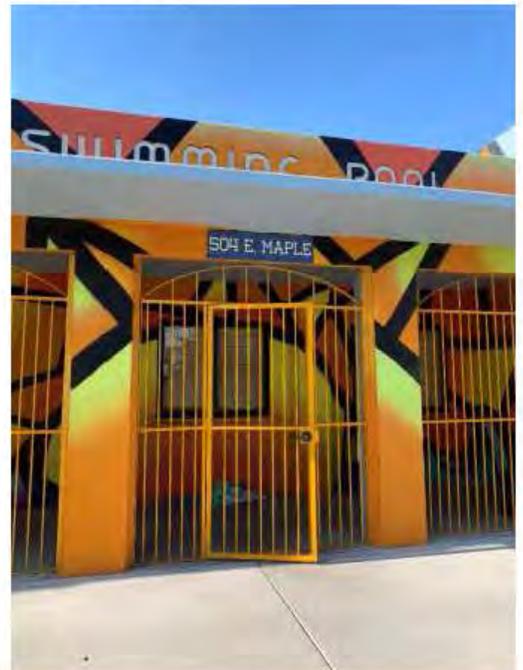
Data from Fred Jones and the Water Resource Staff

- Pool Surface- 53,912 sf
- One inch of surface = 4,492 cf
- 4,492 cf = 33,600 gallons
- 6" Water Loss = 201,600 gallons
- Two Week Loss = 1,898,400 Gallons
- Seasonal Loss = 16,800,000 Gallons
- Water Loss is the Inexpensive Component
 - Water
 - Sewer
 - Chlorine
 - pH Adjustment

DATE	TIME	WATER LOSS (GALLONS)	WATER LOSS (CUBIC FEET)	WATER LOSS (INCHES)	WATER LOSS (FEET)				
1	8/10/2019	100000 AM	4"	4"	Thurs	no rain			
2	8/11/2019	100000 AM	1"	2"	Wed	no rain			
3	8/12/2019	100000 AM	15"	6"	Thurs	no rain			
4	8/14/2019	113000 AM	20"	3"	Fri	no rain			
5	8/14/2019				Sat	no rain			
6	8/19/2019				Sun	no rain			
7	8/19/2019	8:3000 AM	35.5"	25.5"	Mon	no rain			
8	8/27/2019	8:3000 AM	40"	4.5"	Thurs	no rain			
9	8/28/2019	1045:00 AM	44.5"	4.5"	Wed	no rain			
10	8/29/2019	9:3000 AM	47.5"	3"	Thurs	no rain			
11	8/29/2019	9:3000 AM	30"	4"	Fri	no rain			
12	8/31/2019	11:3000 AM	27.5"	2.5"	Sat	no rain			
13	9/22/2019	9:0000 AM	54.5"	3"	Sun	no rain			
14	9/28/2019	10:0000 AM	50.5"	2"	Wed	no rain			

EXISTING BATH HOUSE ASSESSMENT

- Structure remains sound.



EXISTING BATH HOUSE ASSESSMENT

- Structure remains sound.
- Changing facilities are antiquated.



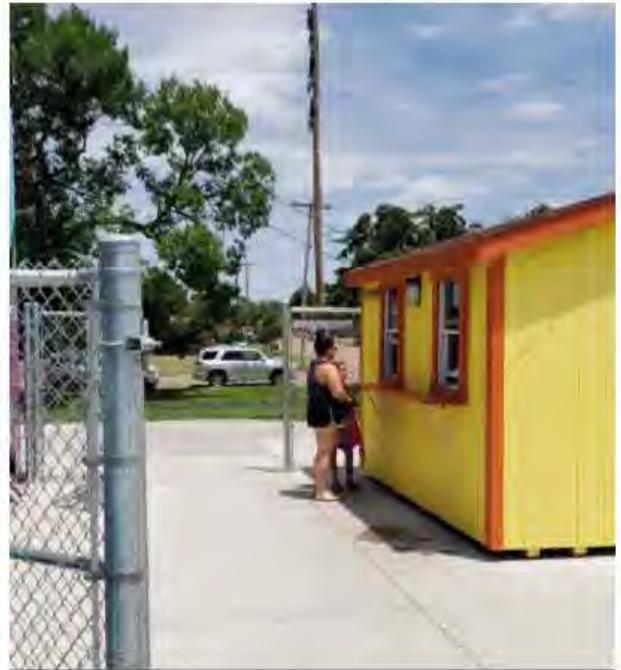
EXISTING BATH HOUSE ASSESSMENT

- Structure remains sound.
- Changing facilities are antiquated.
- Plumbing fixtures are inadequate to meet today's code requirements.
- Current water and sewer service is inadequate for the bather load.



EXISTING BATH HOUSE ASSESSMENT

- Structure remains sound.
- Changing facilities are antiquated.
- Plumbing fixtures are inadequate to meet today's code requirements.
- Current water and sewer service is inadequate for the bather load.
- Gross area is inadequate for the spaces needed for the new pool.



EXISTING BATH HOUSE ASSESSMENT

- Structure remains sound.
- Changing facilities are antiquated.
- Plumbing fixtures are inadequate to meet today's code requirements.
- Current water and sewer service is inadequate for the bather load.
- Gross area is inadequate for the spaces needed for the new pool.
- Existing building might be suitable for a multipurpose meeting space with certain changes.



Existing Facility Condition Review

Big Pool Metrics

- Pool Site: 6.88 acres- 299,670 sf
- Pool and Deck: 2.23 acres – 97,140 sf
- Past Pool Area: 72,600 sf
- Current Pool Area: 53,912 sf No Splash Pad
- Deck Area: 43,230 including Splash Pad
- Renovation Cost – Liner, Gutter, Piping Filtration: \$7,310,000
- Construction Cost to Replace as existing: \$28,000,000 to \$30,000,000
- Results -
 - Attendance: Slight Increase
 - Revenue: TBD
 - Operational Expense: (Now \$600,000 reduce to \$350,000)
 - Minimize and Chemical Consumption
 - Decrease Staff Expense
 - Increase Water Quality
 - Water Temperature Warmer

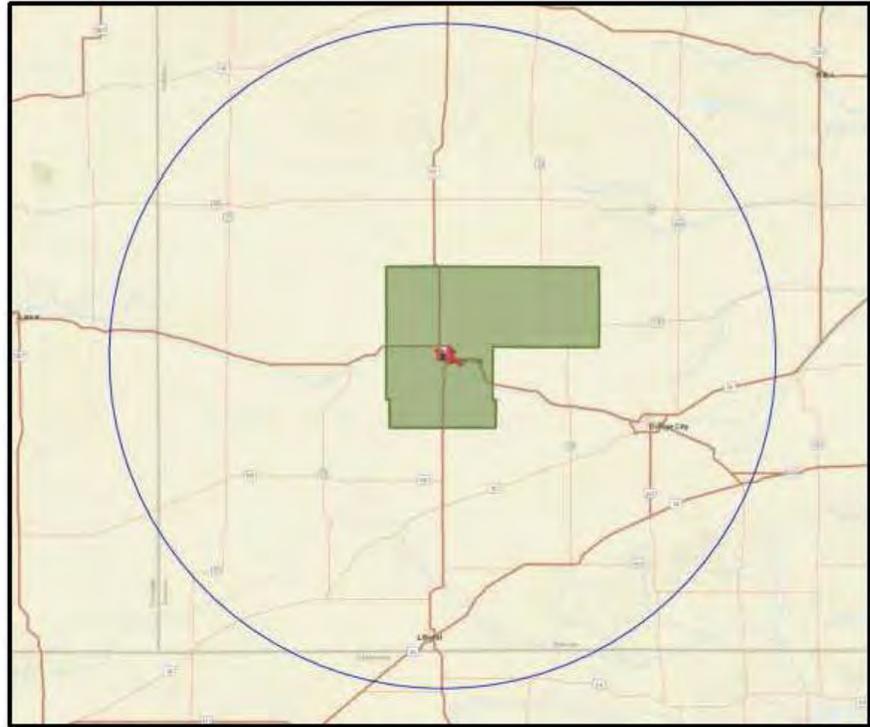


Preliminary Existing Facility Operational Analysis

- What we know:
 - Staff Cost increased 77% between 2017 and 2019
 - Operation supplies increased 274% between 2017 and 2019
 - Building Repairs are over \$120,000 annually.
 - Chemical costs are \$187,000 annually
 - Reduced Water/Sewer/Utility
 - Potential savings of \$200,000-\$300,000

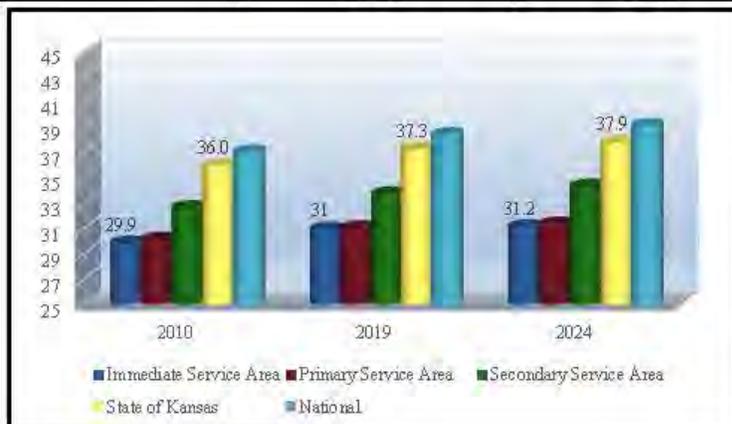


Service Area Map



Median Age

	2010 Census	2019 Projection	2024 Projection
Immediate Service Area	29.9	31.0	31.2
Primary Service Area	30.2	31.1	31.4
Secondary Service Area	32.7	33.8	34.4
State of Kansas	36.0	37.3	37.9
Nationally	37.1	38.5	39.2



Draft – Information to be coordinated with Garden City

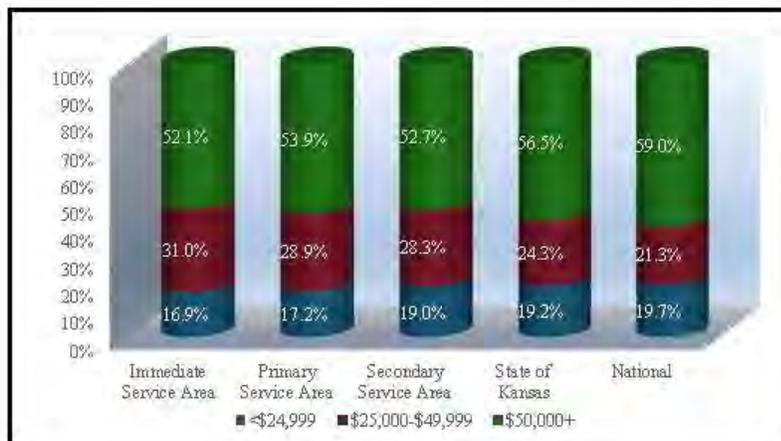
Households with Children

	Number of Households w/ Children	Percentage of Households w/ Children
Immediate Service Area	3,954	43.1%
Primary Service Area	5,429	43.9%
Secondary Service Area	21,716	40.7%
State of Kansas	-	33.2%

Draft – Information to be coordinated with Garden City

Median HH Income

	2019 Projection	2024 Projection
Immediate Service Area	\$51,802	\$56,398
Primary Service Area	\$53,605	\$58,998
Secondary Service Area	\$52,203	\$56,314
State of Kansas	\$56,331	\$62,582
Nationally	\$60,548	\$69,180



Draft – Information to be coordinated with Garden City

Housing Expense SPI

Immediate Service Area	SPI	Average Amount Spent	Percent
Housing	78	\$18,300.52	31.1%
<i>Shelter</i>	77	\$14,271.79	24.2%
<i>Utilities, Fuel, Public Service</i>	83	\$4,028.73	6.8%
Entertainment & Recreation	77	\$2,518.47	4.3%

State of Kansas	SPI	Average Amount Spent	Percent
Housing	88	\$20,501.96	30.6%
<i>Shelter</i>	86	\$15,996.75	23.9%
<i>Utilities, Fuel, Public Service</i>	93	\$4,505.21	6.7%
Entertainment & Recreation	91	\$2,983.10	4.4%

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Age Group Distribution

Ages	Population	% of Total	Nat. Population	Difference
0-5	2,426	8.8%	6.0%	+2.8%
5-17	8,183	20.8%	16.0%	+4.8%
18-24	2,974	10.8%	9.4%	+1.4%
25-44	7,400	26.9%	26.6%	+0.3%
45-54	2,933	10.7%	12.5%	-1.8%
55-64	2,979	10.9%	13.0%	-2.1%
65-74	1,786	6.5%	9.7%	-3.2%
75+	1,284	4.7%	6.8%	-2.1%

Ages	2010 Census	2019 Projection	2024 Projection	Percent Change	Percent Change Nat'l
-5	2,580	2,426	2,490	-3.5%	+2.6%
5-17	5,839	8,183	5,817	-0.4%	+0.9%
18-24	3,140	2,974	2,929	-6.7%	+0.7%
25-44	6,974	7,400	7,523	+7.9%	+12.9%
45-54	3,532	2,933	2,646	-25.1%	-9.8%
55-64	2,488	2,979	2,775	+11.5%	+16.3%
65-74	1,269	1,786	1,955	+54.1%	+68.0%
75+	1,151	1,284	1,420	+23.4%	+46.4%

Draft – Information to be coordinated with Garden City

Race and Ethnicity

Race	Total Population	Median Age	% of Population	% of KS Population
White	19,251	33.3	70.1%	81.7%
Black	1,272	26.3	4.6%	6.0%
American Indian	264	30.7	1.0%	1.0%
Asian	1,556	31.4	5.7%	3.2%
Pacific Islander	13	27.5	0.0%	0.1%
Other	4,268	25.7	15.5%	4.5%
Multiple	857	18.7	3.1%	3.6%

Ethnicity	Total Population	Median Age	% of Population	% of KS Population
Hispanic	14,386	24.4	52.3%	13.7%

Draft – Information to be coordinated with Garden City

Participation Estimate

	Average	2010 Population	2019 Population	2024 Population
Basketball	9.0%	2,106	2,386	2,164
Bicycle Riding	13.9%	3,273	3,709	3,364
Exercise Walking	36.3%	8,526	9,659	8,761
Pickleball	2.2%	528	598	542
Pilates	1.9%	438	496	450
Running/Jogging	15.5%	3,647	4,132	3,748
Swimming	16.2%	3,808	4,314	3,913
Volleyball	3.9%	914	1,035	939
Yoga	10.1%	2,359	2,672	2,424
Did Not Participate	22.6%	5,308	6,014	5,455

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Swimming Participation

	Frequent	Occasional	Infrequent
Swimming Frequency	110+	25-109	6-24
Swimming Percentage of Population	7.2%	41.3%	51.5%

	Frequent	Occasional	Infrequent	Total
Swimming Frequency	112	67	15	
2019 Swim Population	311	1,782	2,222	
Visits	34,785	119,362	33,323	187,470

Swimming	Percentage	Number of Swimmer Days
Organized	10%	18,747
Unorganized	90%	168,723

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Activity Ranking

Sport	Nat'l Rank	Nat'l Participation (in millions)
Exercise Walking	1	106.1
Exercising w/ Equipment	2	56.5
Swimming	3	47.1
Hiking	4	46.4
Aerobic Exercising	5	46.2
Running/Jogging	6	44.2
Camping Vacation/Overnight)	7	40.7
Workout @ Club	8	37.6
Bicycle Riding	9	37.1
Weightlifting	10	36.5
Yoga	12	30.4
Basketball	14	24.9
Billiards/Pool	15	20.4
Golf	17	17.7
Soccer	20	13.8

Draft – Information to be coordinated with Garden City

Activity Trends - Up

	2009 Participation	2018 Participation	Percent Change
Kayaking	4.9	10.0	116.3%
Yoga	15.7	29.6	93.6%
Gymnastics	3.9	6.0	53.8%
Aerobic Exercising	33.2	44.9	39.2%
Running/Jogging	32.2	43.8	37.3%
Exercise Walking	93.4	104.5	13.6%
Tennis	10.8	12.3	13.0%
Cheerleading	3.1	3.5	12.9%
Lacrosse	2.6	2.9	7.7%
Hockey (ice)	3.1	3.3	6.5%
Ice/Figure Skating	8.2	8.8	6.1%
Weightlifting	34.5	36.5	5.8%
Baseball	11.5	12.1	5.2%
Pilates	5.5	5.7	3.6%
Basketball	24.4	24.6	2.0%
Soccer	13.6	13.8	1.5%

Draft – Information to be coordinated with Garden City

Activity Trends - Down

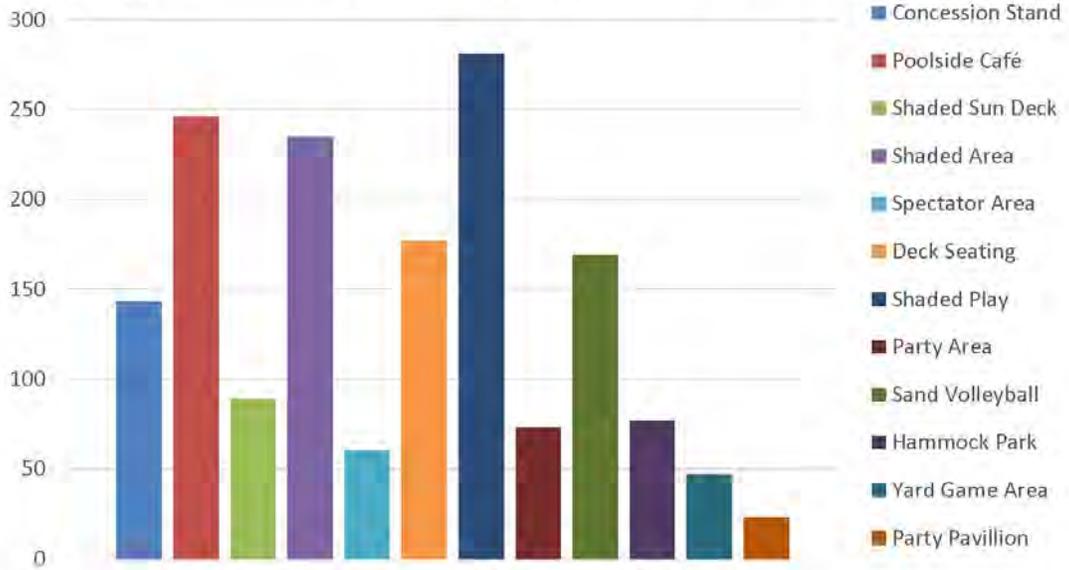
	2009 Participation	2018 Participation	Percent Change
Football (touch)	9.3	9.2	-1.1%
Exercising w/ Equipment	57.2	55.5	-1.2%
Workout @ Club	38.3	37.4	-1.8%
Bicycle Riding	38.1	36.4	-2.6%
Volleyball	10.7	10.5	-5.6%
Football (flag)	6.7	6.3	-6.0%
Swimming	50.2	47.9	-6.2%
Martial Arts / MMA	6.4	6.0	-6.3%
Wrestling	3.0	3.2	-6.7%
Football (tackle)	8.9	7.5	-16.9%
Softball	11.8	9.8	-17.8%
Golf	22.3	17.7	-20.6%
Table Tennis/Ping Pong	13.3	10.2	-22.6%
Bowling	45.0	33.4	-25.8%

Draft – Information to be coordinated with Garden City

Community Input Survey

Dot Board Exercise

Community Pool Amenities



Community Input Survey

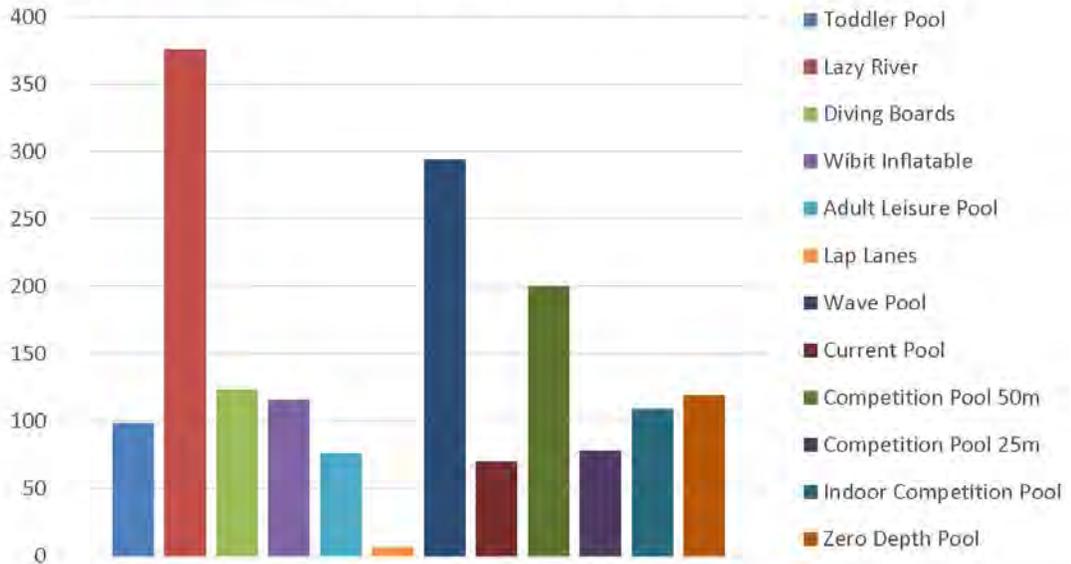
COMMUNITY POOL AMENITIES



Community Input Survey

Dot Board Exercise

Family Pool Leisure Activity



Community Input Survey

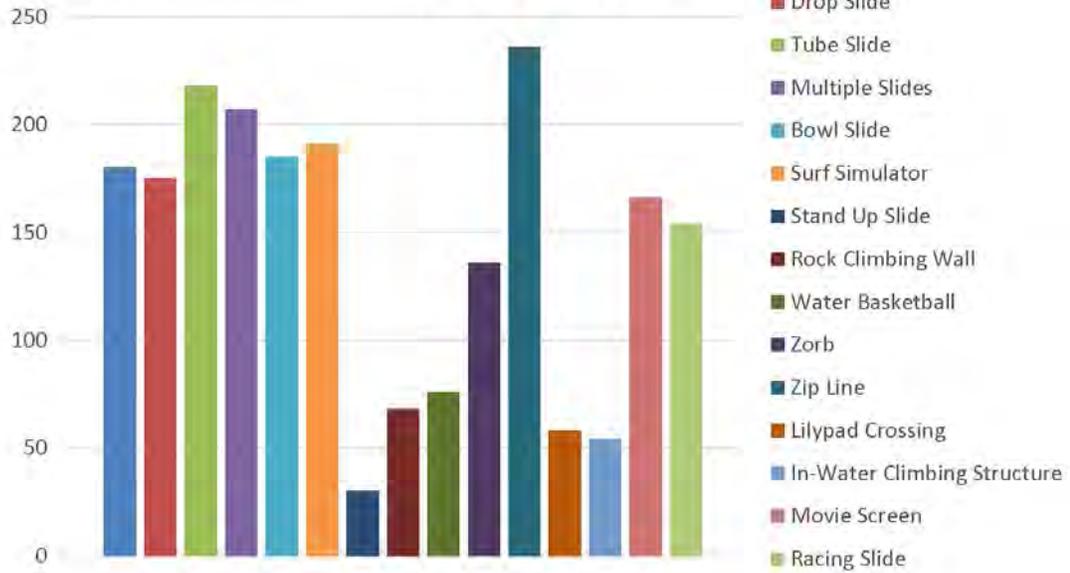
FAMILY POOL LEISURE ACTIVITIES



Community Input Survey

Dot Board Exercise

Water Recreation Elements



Community Input Survey

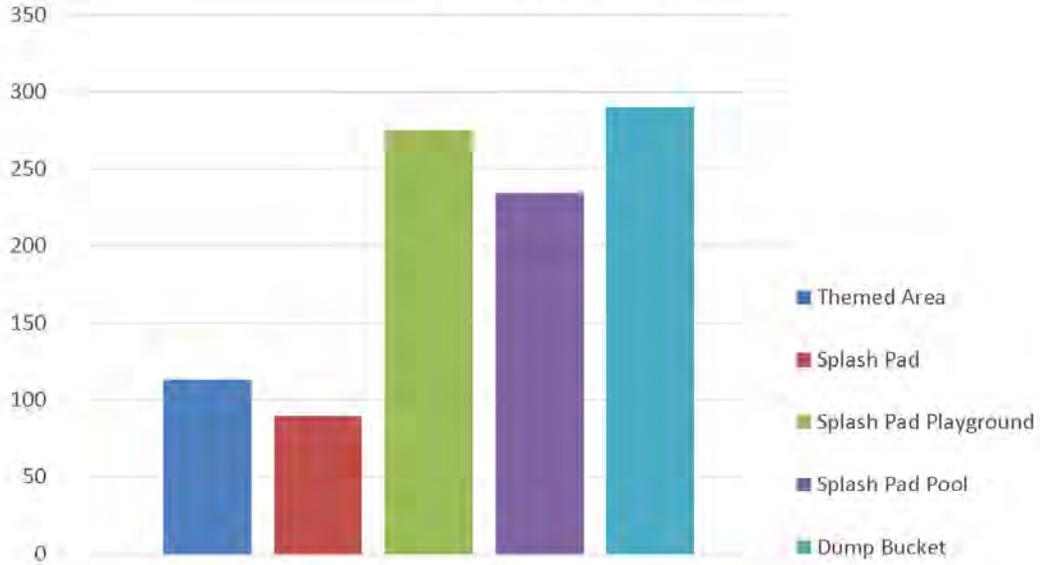
WATER RECREATION ELEMENTS



Community Input Survey

Dot Board Exercise

Splash Elements



Community Input Survey

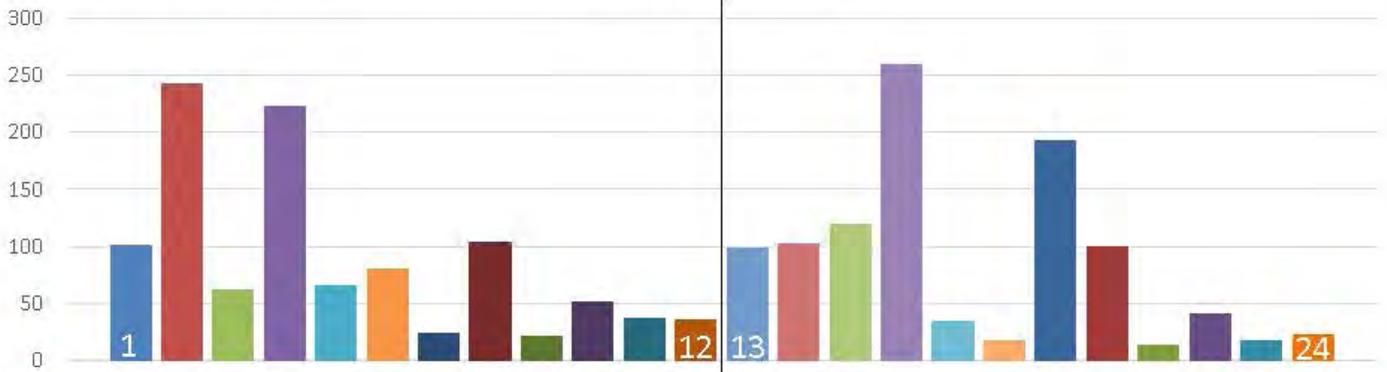
SPLASH ELEMENTS



Community Input Survey

Dot Board Exercise

Building Aesthetic



Community Input Survey

BUILDING AESTHETICS



Comparing Facilities

Dodge City, KS (Long Branch Lagoon)

Architect: Water's Edge Aquatic Design

Construction Cost: \$14 million

Operational Cost: \$XXXX

Square Feet: 3.6 acres

Occupancy: May 2016

Program Elements: Competition pool,
Splash pad pool w/ jungle gym, Lazy
River, Wave pool, Multiple slides



Comparing Facilities

Liberal, KS (Adventure Bay Water Park)

Construction Cost: \$XXX Million

Operational Cost: \$500,000

Occupancy: 2008

Program Elements: Competition pool,
Multiple slides, Dump Bucket, Themed
Playground Pool, Water basketball, Lily
pad Crossing, Zero Depth Entry, Diving
Boards



Comparing Facilities

Aberdeen, SD (Aberdeen FAC)

Aquatic Designer: Water Technology

Construction Date: 2007

Construction Cost: \$7.2 million

Population: 28,388

Attendance: 57,234

Operational Cost: \$391,995

Revenue: \$375,290.00

Cost Recovery: (\$16,705)

Square Feet: 5.2 acres

Occupancy: 1,050

Program Elements: 50 M Competition pool, Leisure Pool, Lazy River, Multiple slides, Wet Sand Play zone.



Comparing Facilities

Brooking, SD (Hillcrest Aquatic Center)

Aquatic Designer: Water Technology

Construction Date:

Construction Cost: \$5.4 million

Population: 22,500

Attendance: 45,980

Operational Cost: \$316,925

Revenue: \$ 285,720

Cost Recovery: (\$31,205)

Square Feet: 2.4 acres

Occupancy: 825

Program Elements: 50 M Competition pool, Children's Pool, Leisure Pool, Multiple slides



Comparing Facilities

Martin County, FL (Sailfish Splash Water Park)

Aquatic Designer: Water Technology

Construction Date: 2012

Construction Cost: \$9.2 million

Population: 146,320

Attendance: 205,245

Operational Cost: \$265,438

Revenue: \$ 282,260

Cost Recovery: \$16,822

Square Feet: 8.2 acres

Occupancy: 1475

Program Elements: 50 M by 25Y

Competition pool, Splash Pad, Leisure Pool,
Lazy River, Multiple Slides



Comparing Facilities

Brighton, CO (Brighton Oasis Family Aquatic Park)

Aquatic Designer: BRS and WTI

Construction Date: 2011

Construction Cost: \$5.4 million

Population: 40,560

Attendance: 600

Operational Cost: \$225,750

Revenue: \$196,165

Cost Recovery: (\$29,585)

Square Feet: 2.9 acres

Occupancy: May 2016

Program Elements: Leisure Pool, Wave River
with Deep Zone Multiple slides



Comparing Facilities

Mesa, AZ (Mesa High School AC)

Aquatic Designer: Water Technology

Construction Date: 2015

Construction Cost: \$6.9 million

Population: 496,400

Attendance: 78,210

Operational Cost: \$296,820

Revenue: \$162,250

Cost Recovery: (\$134,570)

Square Feet: 2.6 acres

Occupancy: May 2016

Program Elements: Competition pool with diving well, Zero Depth entry with Lazy River.



THE VISION FOR THE FUTURE OF GARDEN CITY AQUATICS

The goal of this activity is to get to the **BIG PICTURE**, bringing the future to present to define a path forward.

Activity #1: "What do I really want?"

Describe what you see as the ideal in your mind's eye, using a statement that begins with **"I see..."**

REMOVING ROADBLOCKS

When the roadblocks appear in the future, they are more easily recognized and effectively addressed.

Activity #2: “Roadblocks + Countermeasures”

1. List all the potential roadblocks to success (individual).

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2. List the countermeasure to each roadblock (group).





GARDEN CITY
— KANSAS —