

Prepared for



Johnstown  
Colorado

February 17, 2023



**OLC ARCHITECTURE, INTERIORS & AQUATICS**  
PROPOSAL FOR AQUATICS CENTERS FEASIBILITY STUDY



February 17, 2023

Matt LeCerf, Town Manager  
Town of Johnstown  
450 S. Parish Avenue; P.O. Box 609  
Johnstown, CO 80534

RE: RFP – Town of Johnstown Aquatics Centers Feasibility Study



Dear Mr. LeCerf and Selection Committee Members:

It is with great pleasure that the **OLC + BK + CH** team submits this proposal for the Town of Johnstown’s Aquatics Centers Feasibility Study. We understand that the service area surrounding Johnstown is one of the fastest growing parts of Colorado at a rate of about 5% annually. Most parts of the economy, including tourism, health care, retail, and service industries are on the rise. Federal belt tightening has eased, and over the course of the next 25 years, the Town will continue to grow. The demand for aquatic and recreation facilities has reached a tipping point, and it is critical to respond to current needs, and future projections.

Our team - **Ohlson Lavoie Corporation (OLC) and Ballard\*King and Associates (B\*K)**, along with **Councilman Hunsaker** - will work side-by-side with the Town to listen, educate, lead, and solve the planning puzzle to create the perfect custom-tailored aquatics facility for today and into the future. Our three firms represent the best-of-the-best in architecture, planning, feasibility, and site design in the State of Colorado. Each firm brings unparalleled strengths to benefit the project as it moves through each phase of completion.

**Community Sentiment/Consensus Building.** During the discovery phase, The OLC led team will gather data from the stake holders and service area in a variety of ways to test programming preferences and ability to spend. This will ensure the best outcome for all.

**Site Matrix/Planning.** We have led the site selection process for numerous communities. For the aquatics facility, and knowing there are only two sites under consideration, we will use a site influences matrix based on communities’ needs to define which site is best suited to support the program, associated parking requirements, ease of access, and visibility.

**Concept Plans.** OLC revels in the opportunity to connect with the Town residents and staff as well as other stakeholders to understand all the overarching needs. We use these interactions to guide the design response that will far exceed your expectations. During this phase we will test the programming requirements against the budget with several creative planning solutions that will maximize flexibility for each space and offer the best value for each dollar invested in a future facility.

**Budget & Cost Estimating.** OLC and B\*K have worked together on more than 23 community recreation and aquatic center feasibility studies. As the design progresses, we will test the conceptual solutions through an interactive program area summary that defines building components and corresponding budget. Similarly, we will be testing all the aquatic amenity costs with our vast network of pool contractors to assure they are both in alignment with programming capabilities as well as anticipated costs extended into the future.

The Aquatics facility project benefits from having our most senior people on board from day one to ensure those with the most knowledge is leading the way, because continuity of principal involvement is critical to every phase of your study. I will be the Principal-in-Charge and will work with as ‘point man’ in all phases.

It is our sincere desire to submit these qualifications as our intent to offer services requested in the RFP. OLC has engaged with 500+ clients worldwide to create community spaces with competition pools, and outdoor water parks with elements like slides, splash pads, and lazy rivers to encourage play. We love to create and renovate spaces that foster connections through aquatics, recreation, fitness, and wellness because we care about the health of each community we collaborate with in the design process.

We have read the entire RFP and understand its contents. We hope to have the opportunity to demonstrate for you, in person, how **our team** will ensure that the study answers your questions and allows you to move forward with this exciting project. Thank you for your consideration; we are very excited to work with the Town on this important study, and look forward to hearing from you soon.

Sincerely,

Robert McDonald, CEO, Senior Principal  
OLC Primary Point-of-Contact  
400 Santa Fe Drive, Denver, CO 80204  
P: 303.294.9244 | E. rmcdonald@olcdesigns.com



# 1

## TEAM QUALIFICATIONS

The professionals selected for the Aquatics Centers Feasibility Study team were specifically chosen based on their expertise, their **knowledge of the proposed Aquatic Center**, their **experience with OLC as a team**, and their **familiarity and understanding of the Town of Johnstown** and **aquatic and recreation facilities**. An organizational chart is presented below to illustrate the interaction between the Town staff and the project team members. **Resumes for OLC Team follow.**



Johnstown  
Colorado

### OLC DESIGN TEAM

**OLC Architecture, Interiors, and Aquatics**

*Architect-of-Record*

Robert McDonald, NCARB, LEED AP  
Principal-in-Charge/Senior Principal  
PRIMARY POINT-OF-CONTACT

David Sprague  
Senior Design Principal

### SUBCONSULTANTS

***Councilman Hunsaker***

*Aquatic Programming / Masterplanning*

George Deines  
Studio Director

Connor Riley, PE  
Studio Director

***Ballard King & Associates***

*Market Analysis / Operations Proforma*

Darin Barr  
Principal



*OLC has been able to uncover a design solution that exceeds our expectations in ways that other firms frankly were not able to do. We now will have more amenities and components in our building than we could have ever imagined, due to their creativity and drive to deliver the very best.*

Jack Huisingsh, Executive Director  
Holland Community Aquatic Center





Architecture | Interiors | Aquatics

OLC (Ohlson Lavoie Corporation) designs community spaces for health and play, often centered around aquatics. It's a passion our founders dove into in 1961, and a space we've been playing

in ever since. With offices in Denver, Orlando, Tokyo, and Cairo we've engaged with 500+ clients world-wide to create community spaces with competition pools, and outdoor water parks with elements like slides, splash pads, and lazy rivers to encourage play. The projects range from feasibility studies to new multi-million-dollar recreation and aquatic facilities. We love to create and renovate spaces that foster connection through aquatics, recreation, fitness, and wellness because we care about the health of each community we collaborate with in the design process.

With an inspiring resume of more than **500 AQUATIC FACILITIES**, it is no surprise that our team uses innovative design solutions and top notch technical skills to surpass client expectations. Whether the project is an exercise, therapy or recreation pool, municipal splash pad, commercial water park, fountain or resort amenity, our aquatics team works seamlessly to address all opportunities and challenges in each phase of design and construction. Our goal is to listen to your needs before thoughtfully programming and creatively planning the aquatic attraction to fully realize your ambitions.

Our design process is enriched by collaborative spirit, creative commitment and a client-centered attitude. We partner clients' business goals and strategic insights with our aesthetic vision, deep experience, and problem solving skills to create superior outcomes and a successful design project. Everyone at OLC is committed to truly understanding each client's unique needs and is dedicated to adding value through design by delivering maximum impact for each dollar invested. Value-conscious, client-centered, custom-fitted design is a strategic investment for every owner. We apply principles of smart design to honor that investment and to produce measurable returns.

The secret to the design success experienced by our clients is easily explained. Treat each new assignment as a fresh challenge. Listen to our client's agenda. Respect their priorities. Focus on enrichment of the member experience. Stay abreast of thought leaders in the industry. Most of all, believe in the power of design to change lives for the better. We hope to work with the Town of Johnstown the Aquatic Feasibility Study. We currently have the availability and staffing for your project.

*The following list represents a few of the community recreation and aquatic projects for which OLC has provided feasibility and/or architectural design services. Project descriptions for relevant experience and references are included in **Section 3**.*

- Laramie County School District No. 1 East High School Pool, Cheyenne, WY
- Margaret Carpenter Recreation Center Renovation, Thornton, CO\*
- Aqua Crest Pool Complex Renovation, Delray Beach, FL\*
- Brighton Recreation Center Remodel, Brighton, CO\*
- City of Limon Pool Renovation, Limon, CO\*
- Buena Vista Recreation Feasibility Study, Buena Vista, CO\*
- Camp Swoneky Pool, XXX, CO\*
- Holland Community Aquatic Center, Holland, MI\*
- Cheyenne Community Recreation Center, Cheyenne, WY
- Choice Health & Fitness Center, OH\*
- Burns Road Community Center, Palm Beach Gardens, FL
- The Wave by EPIC, Fargo, ND
- Williston Aquatics, Williston, ND
- Brighton Street Crossing Leisure Pool, Brighton, CO
- Campbell County Recreation Center, Gillette, WY\*
- Castle Rock Community Center Aquatics, Castle Rock, CO\*
- Cheyenne Community Recreation Center, Cheyenne, WY
- City of Rifle Aquatic Facility Study and Pool Renovation, Rifle, CO
- City of Spearfish Aquatics Center, Spearfish, SD
- Colorado Golf Club Pool and Clubhouse, Parker, CO\*
- Delmar Park Pool and Bath House, Aurora, CO\*
- Estes Valley Community Center, Estes Park, CO\*
- Glennon Heights Pool, Lakewood, CO
- Glenwood Springs Aquatics, Glenwood Springs, CO
- Gilpin County Recreation Center Aquatics, Black Hawk, CO\*
- Green River Recreation Center Expansion, Green River, WY
- Hancock Health Healthway Park, New Palestine, IN
- H2O'Brien Park Aquatic Center, Parker, CO\*
- Infinity Park Recreation Center Remodel, Glendale, CO\*

- Jewish Community Center Addition, Denver, CO\*
- Hamilton Lowe Aquatic Center, Moscow, ID\*
- Ken Caryl Ranch Pool Renovation, Ken Caryl, CO
- Lake Nona Performance Club, Lake Nona, FL
- Laramie Community Recreation Center, Laramie, WY\*
- Mary Sue Rich Community Center, Ocala, FL\*
- Laramie County School District No. 1 East High Pool
- Meadows Community Pool, Castle Rock, CO
- Mike Sedar Pool Replacement Project, Casper, WY\*
- Newtown Athletic Club Aquatics, Newtown, PA\*
- Oviedo YMCA Renovation, Oviedo, FL
- Paradise Island Water Park at Pioneer Park, Commerce City, CO\*
- Rifle Aquatic Center, Rifle, CO
- Riverton Wyoming Splash Pad, Riverton, WY
- Robert Taylor Community Center, Sarasota, FL\*
- Roosevelt Park Pool, Longmont, CO\*
- Sailfish Splash Community Water Park, Stuart, FL\*
- Silverthorne Recreation Center Pool Renovation Silverthorne, CO\*
- South Park Community Center, Fairplay, CO\*
- Southern Recreation Center, Palm Coast, FL
- South Dakota State Univ. Wellness Center, SD\*
- Spearfish Community Aquatic Center, Spearfish, SD
- The Trails Recreation Center\*
- West River Community Center, Dickinson, ND\*
- Whitefish Wave Community Center\*
- The Meadows Community Pool, Castle Rock, CO\*
- The Trails Recreation Center, Centennial, CO
- Wray Aquatic Center, Wray, CO

*\*Project included feasibility study.*





# ROBERT MCDONALD, NCARB, LEED AP CEO/PRINCIPAL-IN-CHARGE



### EDUCATION

University of Wyoming  
B.S. Architectural Engineering  
University of Utah  
B.S. Architectural Studies  
Master of Architecture

### REGISTRATIONS/AFFILIATIONS

Licensed Architect - CO, WY, ND, NM, TX, MT, WA

LEED® AP

Bob is OLC’s Chief Executive Officer and oversees OLC’s Sports, Recreation and Medical Wellness Design efforts. His extraordinary work ethic and calm demeanor support the firm’s strength and stability to operate like a well-oiled machine. Some of Bob’s notable projects include his first design commission, a flagship recreation center in his hometown of Laramie, Wyoming; and the Estes Valley Community Center nestled at the base of Rocky Mountain National Park in Estes Park, Colorado. He is also an accomplished public speaker, both as a focus group facilitator and as an industry thought leader at national conferences for various Parks and Recreation Associations, the Athletic Business Magazine, and the Medical Fitness Association (MFA). Bob’s expertise extends beyond design, detailing and project management to include facility impact studies, assessments, up front programming and aid in operations pro-forma development. As a LEED® Accredited Professional, Bob works with clients to develop and implement their desired sustainability plan for the project, utilizing LEED® checklists, state guidelines and individually developed project goals.



### PROJECT EXPERIENCE

- Campbell County Recreation Center, Gillette, WY\*
- Cañon City Community Center Feasibility Study, Cañon City, CO\*
- Celebration Health & Fitness, Celebration, FL
- Chelsea Health & Wellness Center, Chelsea, MI
- Cheyenne Ice Arena, Cheyenne, WY
- Colorado Golf Club Outdoor Pool & Bath House, Parker, CO
- Columbus County Wellness Center, Columbus, NC
- Community Ctr. Remodel/Aquatic Expansion, Castle Rock, CO
- Community Recreation Center, Glenwood Springs, CO
- Community Ctr. Aquatic/Fitness Add., Glenwood Springs, CO\*
- Community Rec. Center, (original and expansion) Laramie, WY\*
- Community Center Master Plan and Feasibility, Hot Springs County, Thermopolis, WY\*
- Community Center and Park Master Plan Feasibility, Cheyenne WY\*
- Dexter Wellness Center, Dexter, MI\*
- Estes Valley Community Center, Estes Park, CO
- Family Recreation Center Aquatic Expansion, Rock Springs, WY
- Glenmoor Country Club Outdoor Pool Renovations, Cherry Hills Village, CO
- Glenwood Springs Community and Ice Facility, Glenwood Springs, CO
- Half-Acre Gym/Recreation Center Expansion, University of Wyoming, WY
- Infinity Park Recreation Center Addition/Remodel, Glendale, CO
- Institute for Healthy Living at Good Shepherd, Longview, TX\*
- Laramie Community Center Aquatics Renovation, Laramie, WY
- Laramie Community Center Ice Rink Improvements, Laramie, WY
- Loyola University Center for Health & Fitness, Maywood, IL
- Margaret Carpenter Recreation Center Aquatics Renovations and Addition, Thornton, CO
- MC Fitness & Health, Lewis Township, OH\*
- Mike Sedar Pool Replacement Project, Casper, WY
- Recreation Center Locker Room Renovation, Green River, WY\*
- Regional Recreation Center Feasibility Study, Fountain, CO\*
- South Park Recreation Center, Fairplay, CO\*
- Sweetwater County Child Development Center, Green River, WY
- West River Community Center and Ice Arena, Dickinson, North Dakota
- Youth Activity & Community Center, Cheyenne, WY

\*Project included Feasibility Study.





# DAVID SPRAGUE

DESIGN PRINCIPAL



### EDUCATION

Minnesota University  
Bachelor of Arts - Design, Cum Laude

### REGISTRATIONS/AFFILIATIONS

Licensed Architect - CO

Rotary International Club 31

Paul Harris Fellow

As a design architect, David has devoted his career to a quest to provide the optimal recreational experience for end users through great design. His influence on recreational design is evident in projects in 16 states, and 3 international locations. Many aspects of facility excellence are hidden beneath the skin of the structure. These less apparent elements such as open planning, capturing exterior views, evoking a sense of place, and imbuing the interior of the building with a welcoming atmosphere, are hard to pin down, but are there as a foundation secretly out of view. These factors, along with a hundred others, funneled together in a single approach, when applied with expertise; results in a superlative recreational experience. What is important is balance. The balance of program areas against budget; the balance of scale versus multi-functional spaces; and the balance of artistic expression versus functionality. The experience, intuition, understanding, and balance result in a flexible facility that allows maximum programming capability, fluid planning that allows for optimal operations, and an enduring facility that withstands the test of time.

David is responsible for the majority of OLC's feasibility study projects.



### PROJECT EXPERIENCE

- Aurora Recreation Centers Master Plan, Aurora, CO
- Buena Vista Community Center Feasibility Study, Buena Vista, CO\*
- Campbell County Recreation Center, Gillette, WY\*
- Cañon City Area Recreation and Park District Community Center Feasibility Study, Canon City, CO\*
- Cape Girardeau Aquatic Feasibility Study, Cape Girardeau, MO\*
- Castle Rock Recreation Center Feasibility Study, and Master Plan CO\*
- Cheyenne Recreation Center Feasibility Study, and Master Plan Cheyenne, WY\*
- Del Mar Park Bathhouse Master Plan and Pool, Aurora, CO
- Edwards Fieldhouse Feasibility Study, Edwards, CO
- Esmeralda Sports Complex, King Abdullah Economic City, KSA
- Estes Valley Community Center, Estes Park, CO
- Manitou Springs Recreation Feasibility Study & Master Plan, Manitou Springs, CO
- Mike Sedar Pool Replacement and Master Plan, Casper, WY
- Palm Beach County Aqua Crest Pool Complex, Delray Beach, FL
- RDV Sportsplex/ Orlando Magic Training Center, Orlando, FL
- Sailfish Splash Water Park, Stuart, FL and Master Plan
- Summit County Multi-purpose Fieldhouse Feasibility Study, Summit County, CO\*
- The Trails Recreation Center, Centennial, CO
- Widefield/Fountain Recreation Center Feasibility Study, Fountain, CO\*

\*Project included Feasibility Study.



Johnstown  
Colorado



**Councilman-Hunsaker**  
AQUATICS FOR LIFE

## AQUATIC PROGRAMMING / MASTERPLANNING

**What Sets Us Apart.** For more than 50 years, Councilman-Hunsaker has provided design and operational consulting for thousands of national and international aquatic projects of every size and complexity. Project types range from competition venues, leisure pools and waterparks to therapy pools and spas. In addition, we have completed hundreds of Facility Audits and Feasibility Studies for the development of new or existing facilities and, having studied a multitude of facilities, we will help you benchmark the creation of your new facility and complete your project efficiently.

**Full Circle of Expertise.** Councilman-Hunsaker offers a full circle of aquatic services from existing facility evaluation to comprehensive concept development; from project visioning through design, engineering and construction administration to business management and aquatic operations.



**Design.** From project visioning and development through sealed engineering drawings, we do it all. Even when starting with just a sketch of your vision, we will work closely with you throughout the design process to create a facility that meets or exceeds your dreams, while staying within budget.

**Study.** Through this comprehensive approach, we will provide you with the information you need to make a knowledgeable decision about the future of aquatics for your community. Our study

process supplies you with the necessary tools to reveal valuable insights and information before funding your new aquatic center.

**Operate.** At Councilman-Hunsaker, our goal is to optimize both our client's daily operations and the aquatic users' experiences. Our in-house swimming pool operators will assist with on-site facility operations. Our operations team is comprised of highly trained, experienced professionals who have obtained the highest ranking of Health and Safety Instructor certifications available. Our clients benefit from the experience and knowledge of our team, knowing that our recommendations and operational services are supported by all the leading aquatic safety providers.

**Audit.** Through our Facility Audit, many owners have discovered that replacing worn out equipment with short life cycles will allow them to serve a whole new generation of users. Other times, older pools can be economically reconstituted into modern swim centers. Councilman-Hunsaker's evaluation of an existing pool will give you the information needed to make a knowledgeable decision regarding repair, renovation or replacement. With Councilman-Hunsaker as your partner, your new or renovated facility will become more than a pool or center. It will become a destination known for developing skills, creating memories and building communities through superior service and innovation.

**Web-Apps.** Peace of mind comes through an efficient and safe facility but managing risk appropriately and effectively can be a challenge for operators. That's where HydroApps comes in, a full suite of web-based applications that takes aquatic facility management and professionalism to the next level. Developed in partnership with some of the most highly-regarded operational and educational leaders in the industry, our HydroApps provide you both the benefit of our combined aquatic knowledge and innovation along with the tools to streamline your compliance, documentation, and record keeping.

*OLC and Councilman have collaborated successfully on projects across the country including the Laramie County School District No. 1 East High School Pool in Cheyenne, WY; the Margaret Carpenter Recreation Center Renovation in Thornton, CO; Town Park in Berthoud, CO; and EPIC Water Park in Fargo, ND. Councilman has completed over 200 feasibility studies.*

### PROJECT EXPERIENCE

Apex Centre, McKinney, TX  
 Artesia Aquatic Center, Artesia, NM  
 Beardstown Sudbrink Waterpark, Beardstown, IL  
 Bisti Bay at Brookside Park, Farmington, NM  
 Boomtown Bay Family Aquatic Center, Burkburnett, TX  
 Canyon Aqua Park, Canyon, TX  
 Chisholm Pool and Central Pool, Hurst, TX  
 Dallas Aquatic Centers (6), Dallas, TX  
 Fircrest Community Center and Pool, Fircrest, WA

Ford Woods Pool, Dearborn, MI  
 Great Outdoors Waterpark, Lafayette, CO  
 McClure Pool, Tulsa, OK  
 North County Recreation Complex, St. Louis County, MO  
 Rock 'N River Family Aquatic Center, Round Rock, TX  
 Scott Carpenter Pool, Boulder, CO  
 South Suburban Park District, Centennial, CO  
 Sports Center Pool, Northbrook, IL  
 Wapelhorst Pool and Blanchette Pool, St. Charles, MO





# CONNOR RILEY

PROJECT DIRECTOR, PROGRAMMING & MASTERPLANNING



Counselman Hunsaker  
AQUATICS FOR LIFE

### EDUCATION

Colorado School of Mines  
B.S. Mechanical Engineering

### REGISTRATIONS/AFFILIATIONS

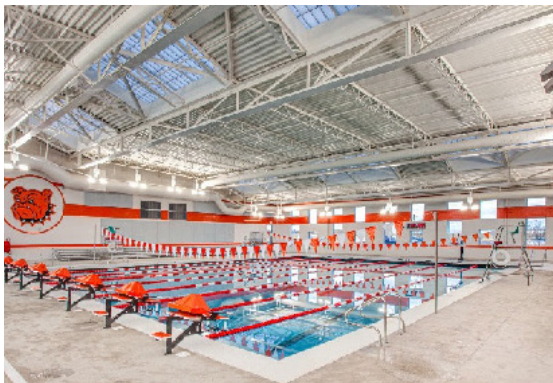
Professional Engineer - CO, NM, WY  
Certified Pool/Spa Operator - PHTA

Connor Riley is an experienced aquatic designer who prides himself with practical, cost effective and efficient design solutions. He possesses a wealth of experience in designing aquatic facilities to serve a variety of user groups for municipalities, universities, YMCAs, school districts, and hospitality establishments. Connor's experience includes programming, conceptual development, design development, completion of construction documents, and construction administration. With specific emphasis on projects in the Rocky Mountain region of the United States, Connor has demonstrated an ability to lead diverse groups through all phases of design and construction.



### PROJECT EXPERIENCE

- Ames High School Natatorium, IA
- Artesia Aquatic Center, NM
- Brigham Young University Natatorium, Rexburg, ID
- Clear Creek Metropolitan Recreation Center, Idaho Springs, CO
- Colorado Mesa University Hotel Pool, Grand Junction, CO
- Eagle Pointe Recreation Center, Commerce City, CO
- Frasier Meadows Senior Center, Boulder, CO
- Gordon Van Tine Lofts Condo Pool, Davenport, IA
- Great Outdoors Waterpark, Lafayette, CO
- Hempstead High School Natatorium, IA
- Jicarilla Community Center, Dulce, NM
- Kuehn Park Pool, Sioux Falls, SD
- Mitchell Aquatic Center, SD
- Montana State University, Student Recreation Center, Bozeman, MT
- Ridge Waters Waterpark, Butte, MT
- Roswell Aquatic Center, NM
- Salt River Pima Maricopa Indian Community Center, Scottsdale, AZ
- Scott Carpenter Pool, Boulder, CO
- Sheridan YMCA Recreation Center, WY
- Spellerberg Park Aquatic Center, Sioux Falls, SD
- South Park Splashpad, Billings, MT
- Valdez High School Natatorium, AK
- Windsor High School Natatorium, CO
- Wyoming Life Resources Center Pool, Lander, WY





Established in 1992, Ballard\*King & Associates, (B\*K) is a recreation program, planning and operations consulting firm that provides services and expertise to the recreation and leisure industry. Through our commitment and collaboration with community leaders, staff, stakeholders, elected officials and corporate partners, we have developed loyal and long-term relationships with a variety of both public sector and private agencies to inspire and engage their constituents. As a company, B\*K has achieved over 30 years of success by listening and coaching our clients, and realizing that each client's needs are specific and unique.

Our vast practical experience in the recreation industry enables us to guide clients through the challenges of developing master plans, feasibility studies, and opening and operating recreation facilities/services. From pinpointing specifics to broad visions, B\*K provides meaningful analysis, thoughtful consideration, and expertise to ensure the long-term sustainability and success of your project. We believe that through a collaborative approach to consensus building, B\*K can successfully navigate with you to meet the unique challenges of your project, community and future. We specialize in developing strategic plans to integrate new business operations into existing business models. We have completed over 800 recreation facility projects in 50 states and we have working relationships with more than 100 architects from coast-to-coast. Our top concern is the client's best interests.

- Our vast planning, managerial and operational experience with aquatic and recreation facilities, from conception through operation.
- Our direct experience as aquatic facility operators and subsequent programs and services to the public.
- Our knowledge and understanding of aquatic and recreation trends and operation considerations from a National perspective.
- Our knowledge of the public participation process and experience in facilitating this process.
- Our experience working on similar projects.
- Our strong commitment to representing the client's best interests in all projects through proven, practical experience in providing independent third-party financial analysis.

800 Feasibility Studies  
across the United States

150 recreation facilities up  
and operating around  
the country

45 studies for  
Colorado communities

18 recreation facilities  
open and operating

## PROJECT EXPERIENCE

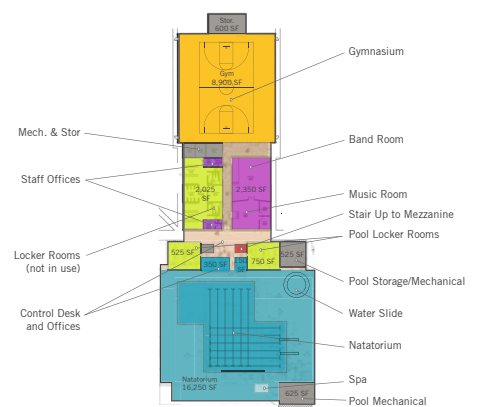
- Apex Recreation Center 50 Meter Pool Operations Study, Avada, CO
- Alamosa Aquatic Center, Alamosa, CO
- Beach Cities Health District Aquatic Center Feasibility Center, Redondo Beach, CA
- Bozeman Aquatic/Recreation Center Feasibility Study, Bozeman, MT
- Southeast Community Center Feasibility Study, Fort Collins, CO
- Garden City Aquatic Feasibility Study, Garden City, KS
- Miami Beach Competitive Aquatic Center Study, Miami Beach, FL

- Recreation Center Feasibility Study, Berthoud, CO
- Open Space & Mountain Parks Master Plan, Boulder, CO
- Del Mar Park Pool Study, Aurora, CO
- Estes Valley Community Center Feasibility Study, Estes Park, CO
- Shalom Park Recreation Center Study, Denver, CO
- Issaquah Aquatic Center Feasibility Study, Issaquah, WA
- Salvation Army Western Territory Aquatic Assessment, Long Beach, CA
- University of Rhode Island Tootell Aquatic Center Feasibility Study, Kingston, RI
- Recreation Center Study, Superior, CO



### LEGEND

- 1 NEW BUILDING FOOTPRINT = 22,800
- 2 DROP-OFF LANE
- 3 BIKE PARKING
- 4 PARKING = 58 SPACES
- 5 TRASH ENCLOSURE
- 6 FUTURE EXPANSION
- 7 TRELLIS / OUTDOOR PATIO
- 8 SPLASHPAD
- 9 SHADE STRUCTURES / UMBRELLAS
- 10 EXISTING WAVE POOL
- 11 EXISTING MECH FOR WAVE POOL
- 12 EXISTING TREES AND GREEN SPACE
- 13 FENCE LINE





## DARIN BARR

PRINCIPAL - STAKEHOLDER, OPERATIONS, MARKET ANALYSIS

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### EDUCATION

State University of New York  
Master of Arts in Public Administration

University of Missouri  
B.S. in Parks, Recreation and Tourism

### REGISTRATIONS/AFFILIATIONS

University of Missouri, Adjunct Faculty

National Intramural Recreational Sports  
Association

Missouri Park and Recreation  
Association

Darin's passion for the parks and recreation industry has allowed him to successfully serve agencies nationwide. Darin utilizes a multi-layer approach when working on projects and believes in the importance of listening to stake holders, agency administration and staff members. A key part of his process is helping clients utilize statistical data & public input to understand the difference between needs and wants. Prior to joining B\*K, Darin worked in the municipal, private, and university sectors, all within the parks and recreation industry. This broad background of practical and operational experience, combined with his experience as a consultant, helps shape the approach Darin brings to each project. He understands that each community and their goals are unique, as is the process by which they attain their goals. The end result is success and diversity in delivering parks and recreation services and programs, with solutions that are tailored to each community and agency. Throughout his career, Darin has been involved with aquatic operations and programming. This included serving as Senior Associate Director for the University of Missouri-Columbia Student Recreation Complex, Aquatic Manager for the Mizzou Aquatic Center and Aquatic Coordinator for the City of St. Peters Rec-Plex in Missouri. He has held numerous aquatic certifications including, but not limited to: AFO, CPO and Lifeguard Instructor Trainer with both the Red Cross and Ellis & Associates.



# 2

## PROJECT IMPLEMENTATION PLAN

Our team is a collaboration of design specialists who will deliver superior results for the **Johnstown Aquatic Center Feasibility Study**.

### PROJECT UNDERSTANDING

The Town of Johnstown is one of the fastest growth areas in Colorado, growing at a rate of about 5% annually. The Town of Johnstown has a great relationship with the Weld RE-5J School District. In 2020 the Town agreed to exchange property with the District whereby the Town would provide the District with an approximately 10 acre parcel of land for the construction of a new elementary school. In exchange, Johnstown would receive the land which was the site of the old elementary school which is currently being demolished. After completion of demolition the Town would be provided with the land consisting of approximately 5.5 acres. The Town has also been the recipient of an approximate 60 acres of land, generally southeast of Town Hall.

One of the proposals recently presented to Council came from residents requesting that the Town consider an aquatics center. The Johnstown Town Council wants to explore the option of an aquatics center to meet the needs of the community by understanding the financial feasibility of the project from the planning, design, sizing, and construction and including the operations and maintenance of the facility into the future. This study will determine if the Town will proceed with this project. We understand that the majority facility will be outdoor aquatic amenities with support buildings and will total roughly 80,000 sf and potentially include:

- Lap Pool
- Warm water leisure pool with recreation elements (splash pad lazy river, water slide(s), etc.)
- Splash Pad
- Shade Structures
- Warm water instructional pool
- Therapy Pool
- Locker Rooms
- Pool Mechanical Building and Storage

### PROJECT APPROACH AND METHODOLOGY

The **Johnstown Aquatics Master Plan and Feasibility Study** will be conducted in three distinct phases. This structure provides a great incremental approach to achieving a complete assessment for this important and unique project.

#### PHASE 1 PROJECT OVERVIEW, MARKET ANALYSIS, NEEDS ASSESSMENT, INITIAL PROGRAM DEVELOPMENT

##### *Project Overview/Kick-Off/Needs Assessment*

The OLC-led team believes strongly in the project workshop format, which allows us to spend quality time with the client face-to-face at all critical junctures. The process will commence with an interactive kick-off meeting and continue through the three

phases of work with written drafts of the scope areas being delivered for review as they develop. In the initial kick-off meeting we will:

- Identify key roles and responsibilities.
- Create a mission statement on which we can focus during all phases.
- Outline the step-by-step process to keep us on track.
- Introduce the site influences matrix.
- Evaluate budgetary constraints.
- But mostly listen to your dreams and generate a mission profile.

##### *Market Analysis*

In commencing the Market Analysis, we will establish parameters for the long-range plan. Initially, we will assess existing facilities, and aquatic offerings throughout the service area, develop the service area which will likely extend beyond the municipal boundaries, and conduct a study of anticipated growth, demand, and response for the future. In addition, a demographic profile of the service area will be developed and work as a foundation for revenue projections needed for the operations phase of the study. In this phase, we will:

- Develop the service area.
- Define the service area demographics.
- Visit, inventory, and assess the condition and efficacy of aquatics facilities in the service area.
- Assess the merits and deficiencies of programs within the service area.
- Document organizational structure and wage scale
- Evaluate Department policies and procedures.

##### *Needs Assessment*

One of the many things that are exciting about the discovery phase is unearthing a custom-tailored programming response to the needs of the population served. Each demographic is different, and the dynamic of every community is unique. Many user groups have different interests and desires, so a variety of information-gathering methods from public forums to surveys is required to get a clear picture of the need in the service area. We are experts in the public process. Determining the program elements is a fine balance of listening to your needs, and balancing them against costs associated with operations, capital construction costs, and revenue potential. During this phase we will host several meeting forums which will:

- Seek creative opportunities to involve the community in the project development.
- Targeted stakeholder and staff meetings scheduled in efficient back-to-back sessions.
- Define the most efficient types of aquatic offerings for the Town.
- Find answers to issues such as fee threshold, and construction funding often best determined by a statistically valid survey.
- Provide an analysis for the potential duplication of services



- through other public and private aquatic providers.
- Provide recommendations for minimizing duplications and/or enhancing possibilities for collaborative partnerships.
- Determine deficiencies and opportunities for improvements for existing and new aquatic facilities.
- Initiate the Program Development for the facility.

**PHASE 2 PROGRAMMING, MASTER PLANNING/ DESIGN, SITE ANALYSIS, AND COST ESTIMATES TO PROCEED AFTER PHASE I**

**Programming**

Based on the steering committee’s direction, we will develop a design program analysis report that lists brief descriptions of each of the swimming pool(s), facility support spaces, required areas or critical dimensions, and specialized needs for each concept. Once the final aquatics program has been established, pool concepts illustrating various arrangements and space relationships of the aquatic facility program will be developed. These layouts will elicit feedback from Town leadership and stakeholders to ensure a common understanding of project parameters and its overall functionality. Ultimately, the Conceptual Development will describe the size and shape of all pools, related structures, and associated amenities, as well as the populations and programs being served. Included will be:

- Consideration of which activities can be conducted in each body of water in a multi-purpose fashion.
- Documentation of your expectations and definitions of success for the facility.
- Right-sizing of each pool for existing and future use
- Balance of potential costs associated with construction against appetite for spending.
- Crafting an interactive program area summary spreadsheet that is flexible and adaptable.
- Consideration of phasing options.
- Developing adjacency requirements.
- Determination of appropriate overall facility size on each site, and associated parking requirements

**Location Option /Site Determination**

In order for master planning and concept design to proceed, an evaluation of site influences for both locations is needed. Alternatively, site selection can be a hotly contested item. In a service area that will likely extend beyond the Town boundaries where the population centers may not be centrally located, the site selection process can become emotional. Our team has a time-tested process using a custom-tailored/weighted matrix that considers both site influences and cost. Using this matrix, we will:

- Create a comprehensive comparative analysis of both sites being considered.
- Determine the size, and location best suited for all users.
- Analyze the comparative costs associated with procurement, development, the entitlement process, and development duration.
- Analyze whether or not each site will support the use both present and future from a facility footprint and parking standpoint.
- Consider access and visibility aspects of the sites being studied.

**Master Planning/ Design**

The OLC, B\*K, CH team is committed to delivering the most operationally flexible and efficient facility for every dollar invested. One of the big advantages we have in this important facet of the project will be a deep understanding of the community’s vision, and physical influences that will drive the many early decisions that must be made. Our open-plan design philosophy cuts down on circulation space, minimizes guarding, and is always a cut above similar facilities for planning efficiency. This approach provides for the most possible square footage for the attractions, in turn resulting in a more compact planning solution. Since square footage always translates into dollars, a smaller, well-planned layout delivers better programming capability, which can mean less capital investment and better cost recovery. We will provide an initial design of maximum potential by delivering:

- Image boards that serve as aesthetic inspiration for the Johnstown Community.
- Planning options each of which can be considered from a cost, programming, and operational standpoint.
- Multiple initial site use studies in quick sketch format on the preferred location (s)
- Multi-use exterior amenity potential within the site(s).
- Study of multi-use potential.
- Operational efficiency considerations.
- Building orientation for exposure to amenities, expansion/ phasing potential for future improvements.
- Exterior aesthetic considerations in context with the surrounding community.
- Translation of concept design into state-of-the-art computer modeling, for graphic visualization.

**Project Capital Cost**

Based on the appetite to spend, and the resulting design, we will provide an anticipated budgetary model based on current installed construction and systems costs. As a specialty consultant dedicated to aquatic design projects, Counsilman-Hunsaker maintains an intricate knowledge base of aquatic project costs nationally, regionally, and across various market sectors. Our continuous involvement with a multitude of aquatics projects ensures a real-time understanding of market conditions and cost data for the cost model. We utilize a detailed database to track actual project costs and to maintain our cost estimation spreadsheet which is utilized from the onset of each project to develop an opinion of construction cost at the program confirmation phase. CH’s track record of accurately projecting aquatic scope construction costs is often relied on as a resource to third-party cost estimators who do not typically have a great deal of experience with this specialty project type. Realistic construction costs will be provided by:

- Anticipating costs on each of the preferred sites that are associated with grading challenges, soil conditions, utility extensions, legal considerations if any, vehicular connections, and stormwater challenges.
- Tapping into our unparalleled depth of experience and database for realistic real-time construction costs.
- Facility costs relative to chosen program elements, building aesthetics, desired amenities, and current construction costs escalated into the future.
- Startup cost from the operational analysis
- Cost for professional services, survey testing, and permitting, LEED certification if desired.
- Estimates of probable fixtures, furnishings, and equipment based on current trends.
- Costs of commissioning



**PHASE 3 OPERATION ANALYSIS, FUNDING EVALUATION, AND FINAL REPORT TO PROCEED AFTER PHASE 2**

**Operation Analysis**

With the program statement complete and the component, sizes verified we will then apply the B\*K Operational Performance Indicator Analysis (OPIA) to the proposed Aquatics Center. The OPIA process is a time-tested process that B\*K has used to develop realistic operating budgets for community facilities. In addition, we will use C/H Aquatic Research Tool which is specific to aquatics operations that use 62 development factors insuring an accurate projection of revenue and expenses specific to the pool operations. The end result of this process will be a line-item budget that will take into account staffing, contractual services, commodities, and capital improvement. Additionally, the budget will address revenue projections and provide a 5-year operation projection for the facility along with potential funding sources for project capital. The operational analysis will include:

- Operating Structures and parameters
- Attendance estimates including daily use, programs, rentals, and memberships.
- Fee Structure.
- Facility labor analysis.
- Utility costs.
- Anticipated Cost Recovery.

**Funding Evaluation**

While not specifically asked for in the proposal request, we will also consider and report on funding opportunities. With the pieces in place of public sentiment, site design, building design, cost, operations and a discussion can arise as to what the best mix is to fund the construction if beyond capital improvement, and ongoing operations of the facility. During this phase, we will consider:

- Cost recovery goals.
- Fee structure.
- Public Private Partnership (P3) Opportunities.
- Tourism/Sales Tax.
- Sponsorships
- Not-for-Profit opportunities
- Formation of operations endowments
- GOCO funds
- Property tax
- Donor/other opportunities

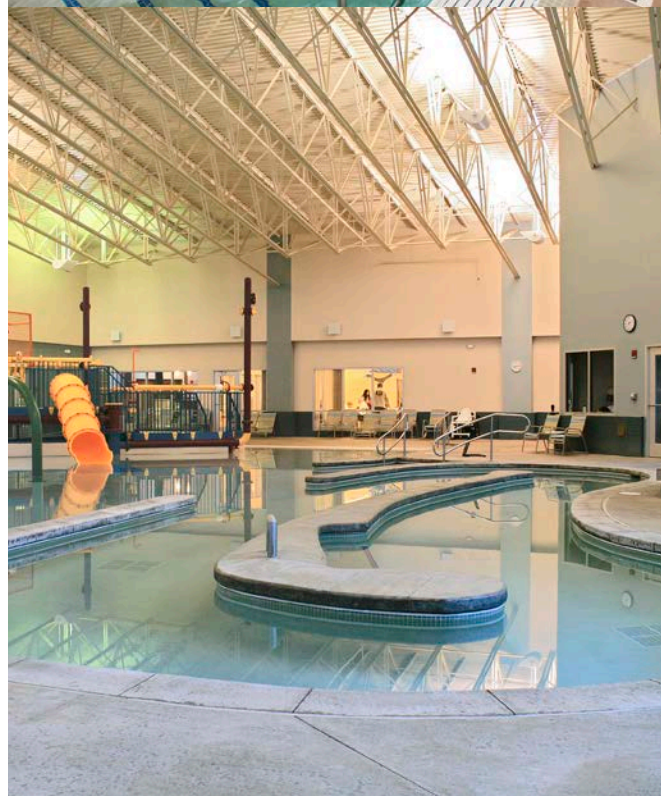
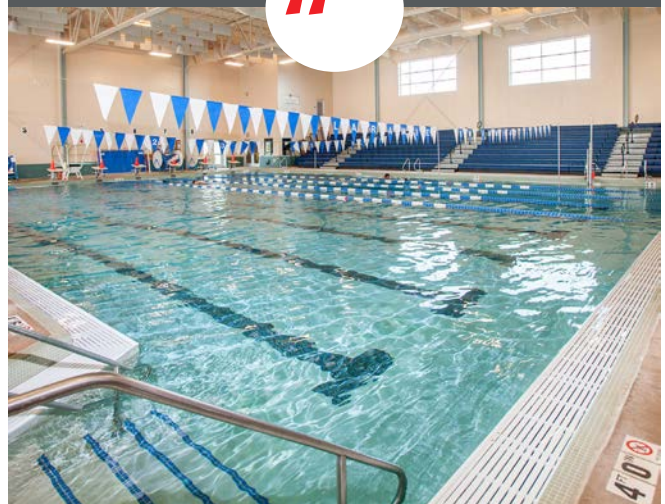
**Final Report**

A final report must not just look good to create excitement in the community, but it must accurately reflect reality. The program must reflect the community's needs; the design must reflect the program; the cost must reflect the design and the ability to spend; and the operational analysis must reflect the ability of customers to pay for use, and the cost recovery goals of the communities it serves. The report will:

- Illuminate all the anticipated project realities.
- Illustrate a world-class design with stunning computer-aided graphics.
- Contain a market study, funding recommendations, and in-depth operational analysis that project leaders can take to the public with confidence.
- Include an oral report for community leaders.

*Bob was our contact on the project and he helped us as we listened to the community needs and desires and then helped us develop a path forward. His ability to respond quickly, help us make sound decisions, and stay on track have been remarkable. Which is honestly why we continue to work with him. I would recommend Bob and OLC to anyone who is looking for a high-quality architectural firm. They are a committed, trustworthy working partner and I just don't think you can go wrong.*

*Jodi Guerin, Recreation Manager  
City of Laramie*



## SUGGESTED SCHEDULE – POOL MASTERPLAN FEASIBILITY STUDY

| PHASE I PROJECT OVERVIEW                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | DURATION                                                                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|
| <p><b>INFORMATION GATHERING</b></p> <ul style="list-style-type: none"> <li>• Finalize Agreement</li> <li>• Gather/review existing documents/data/site constraints</li> <li>• Prepare for kick-off meeting</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <p><b>1 Week</b><br/><b>March 13 - 17, 2023</b></p>                                          |
| <p><b>PROJECT KICK-OFF</b></p> <ul style="list-style-type: none"> <li>• Kick-off Meeting on-site</li> <li>• Identify Roles and Responsibilities</li> <li>• Review and confirm study scope and schedule.</li> <li>• Evaluate budgetary constraints.</li> <li>• Establish design goals/philosophy/parameters.                             <ul style="list-style-type: none"> <li>- Team structure</li> <li>- Define the mission.</li> <li>- Solidify the schedule/approval protocol.</li> <li>- Define stakeholder groups.</li> <li>- Public process strategy</li> <li>- Verify potential availability to meet (ongoing)</li> </ul> </li> </ul> <p><b>Goal: Ascertain mission and vision, strategy, programming information and design influences.</b></p>        | <p><b>1 Day</b><br/><b>March 20, 2023</b></p>                                                |
| PHASE I – MARKET ANALYSIS NEEDS ASSESSMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | DURATION                                                                                     |
| <p><b>MARKET ANALYSIS</b></p> <ul style="list-style-type: none"> <li>• Identify/Develop Service Area</li> <li>• Determine Organizational structure and wage scale.</li> <li>• Review Department policies and procedures</li> <li>• Review demographic characteristics and community profile.</li> <li>• Review existing facilities, existing and desired offerings/ services</li> <li>• Assemble team schedules and usage data; analyze trends.</li> <li>• Document improvements priorities</li> <li>• Assess capital improvements budget.</li> <li>• Inventory other providers in Service Area</li> </ul> <p><b>Goal: Determine the current need for offerings in the community and identify programming priorities and alternative service providers.</b></p> | <p><b>5 Weeks</b><br/><b>March 20 – April 21, 2023</b></p>                                   |
| <p><b>IMPLEMENT CITIZEN PARTICIPATION PLAN/ NEEDS ASSESMENT</b></p> <ul style="list-style-type: none"> <li>• Targeted back-to-back Staff Meetings</li> <li>• Targeted back-to-back Stakeholder Meetings</li> <li>• One open public meeting</li> <li>• Opportunities in Aquatics Slideshow Presentation</li> <li>• Documenting and reporting of information gathered</li> </ul> <p><b>Goal: Identify user groups and staff for public input and define meeting schedule</b></p>                                                                                                                                                                                                                                                                                  | <p><b>2 Days</b><br/><b>April 6-7, 2023</b></p>                                              |
| PHASE II –PROGRAM DEVELOPMENT, MASTER PLAN, CONCEPT DESIGN, PROJECT BUDGET DEVELOPMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | DURATION                                                                                     |
| <p><b>PROGRAM DEVELOPMENT / RESPONSE TO PHASE 1</b></p> <ul style="list-style-type: none"> <li>• Develop Programming Priorities with staff.</li> <li>• Determine all user groups.</li> <li>• Develop Phasing Scenarios for implementation.</li> <li>• Study multi-use opportunities</li> <li>• Determine needed Support Structures</li> <li>• Determine required bodies of water and size</li> <li>• Develop interactive program area summary.</li> </ul> <p><b>Goal: Ascertain appropriate program offerings and required support structures and bodies of water to meet community need as well as priorities for phasing recommendations if needed</b></p>                                                                                                    | <p><b>3 Weeks</b><br/><b>April 24 – May 12, 2023</b></p>                                     |
| <p><b>MASTER PLANNING/ CONCEPT LAYOUT AND DESIGN</b></p> <ul style="list-style-type: none"> <li>• Design charrette with staff and advisory committee</li> <li>• Site zoning diagrams considering all users.</li> <li>• Study and respond to all Site Influences including access, size, visibility, neighbors.</li> <li>• Study 2 potential Phasing Options and how they relate to programming preferences.</li> <li>• Determine Support Building size function, inter-relationship with pools and users.</li> </ul>                                                                                                                                                                                                                                            | <p><b>1 Day Charette/<br/>3 weeks planning response</b><br/><b>May 15 – June 2, 2023</b></p> |

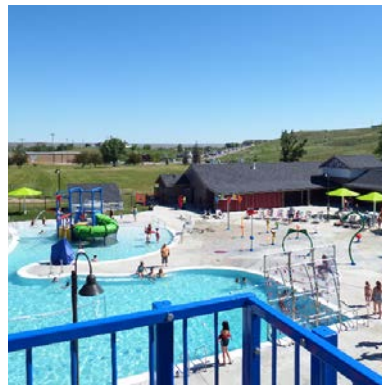


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|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Desired additional recreational site amenities to be included.</li> <li>Create concept site utilization diagrams for each site and list pros and cons for each.</li> <li>Overall Concept Master Plan</li> </ul> <p>Goal: Craft graphic planning options that represent a phased approach to previous program development priorities.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                               |
| <p><b>DETERMINATION OF TOTAL PROJECT CAPITAL COST</b></p> <ul style="list-style-type: none"> <li>Planning Approval</li> <li>Start-up Cost</li> <li>Cost for professional / services</li> <li>Estimates of fixtures, furnishings, and equipment</li> <li>Costs of commissioning</li> <li>Aquatic systems and potential features</li> <li>Capital Construction Costs, including infrastructure, sitework, support buildings, and aquatic amenities.</li> </ul> <p>Goal: Development of anticipated costs for all physical project costs reconciled with the budget and final master plan.</p>                                                                                                                                                                                                                                                                          | <p><b>4 Weeks</b><br/>June 5 – June 30, 2023</p>                                                              |
| <b>PHASE III – LOCATION, OPERATIONS, AND FUNDING OPTIONS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>DURATION</b>                                                                                               |
| <p><b>FINAL CONCEPT DESIGN GRAPHIC PRODUCTION</b></p> <ul style="list-style-type: none"> <li>Determine final location on both sites for preferred programming elements.</li> <li>Provide concept support building plans for preferred location within the two sites.</li> <li>Identify parking locations and requirements within the sites that respond to potential facility and end user requirements.</li> <li>Study theming options and aesthetics</li> <li>Refine vehicular and pedestrian access points to the sites and provide best use studies for visibility, final site utilization and service access.</li> <li>Determine spectator requirements if any, and control and access for teams if needed.</li> </ul> <p>Goal: Finalize land use requirement and functionality for both sites in response to access, all site influences, and constraints.</p> | <p><b>5 Weeks</b><br/>July 3 – Aug 4, 2023</p>                                                                |
| <p><b>OPERATIONAL ANALYSIS</b></p> <ul style="list-style-type: none"> <li>Operating structures and parameters</li> <li>Attendance estimates</li> <li>Fee Structure</li> <li>Sources of income</li> <li>Operating cost projections</li> <li>Revenue generating projections.</li> <li>Revenue/expenditure comparisons</li> <li>Project recommendations/profitability of components</li> <li>Potential Funding scenarios for potential work outside capital improvements</li> </ul> <p>Goal: Ascertain the anticipated financial operating performance of a renovated facility</p>                                                                                                                                                                                                                                                                                      | <p><b>6 weeks</b><br/>June 26 – Aug 4, 2023</p> <p>Concurrent with Capital Costs and Final Concept Design</p> |
| <p><b>PUBLIC MEETING</b></p> <ul style="list-style-type: none"> <li>Present concept masterplan and operational analysis to the Community</li> <li>Receive feedback.</li> </ul> <p>Goal: Informational presentation to the community regarding all study findings.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <p><b>1 Day</b><br/>Aug 9, 2023</p>                                                                           |
| <p><b>PREPARATION OF FINAL PRINTED REPORT/PRESENTATION OF FINDINGS</b></p> <ul style="list-style-type: none"> <li>All anticipated project realities</li> <li>Illustrate world-class design with cutting-edge graphics.</li> <li>Suggested phasing options.</li> <li>Contain a market study, funding recommendations, and in-depth operational analysis.</li> <li>Presentation of findings to Park and Recreation Advisory Board</li> <li>Presentation before Town Council</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                 | <p><b>2 Weeks</b><br/>Aug 7 – Aug 18, 2023</p>                                                                |
| <b>TOTAL FEASIBILITY STUDY SCHEDULE</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>23 WEEKS</b>                                                                                               |



## FEE SCHEDULE

| TASK                                          | OLC             | BALLARD*KING | COUNSILMAN-HUNSAKER |
|-----------------------------------------------|-----------------|--------------|---------------------|
| Project Overview                              | \$ 1,000        | \$ 1,000     | \$ 1,000            |
| Market Analysis and Needs Assessment          |                 | \$ 5,000     | \$ 2,000            |
| Citizen Participation                         | \$ 1,000        | \$ 3,250     | \$ 2,000            |
| Alternate Site Evaluation                     | \$ 7,100        |              | \$ 1,000            |
| Concept Design/Phasing Option                 | \$10,300        |              | \$ 6,480            |
| Programming/Cost Analysis                     | \$ 1,750        |              | \$ 8,000            |
| Operations Analysis                           |                 | \$ 8,500     |                     |
| Existing Facility Lifecycle Survey / Analysis | \$ 3,500        |              | \$ 3,000            |
| Prepare Final Graphics                        | \$ 2,100        |              | \$ 2,000            |
| Compile Final Report                          | \$ 3,000        | \$ 1,000     | \$ 1,000            |
| Subtotals                                     | \$29,750        | \$18,750     | \$26,480            |
|                                               |                 |              |                     |
| <b>Cost Proposal</b>                          | <b>\$74,980</b> |              |                     |
| Reimbursables                                 | \$ 2,000        | \$ 500       | \$ 1,500            |





# 3

## RELEVANT PROJECT EXPERIENCE

|                                                                                                                                          |                                                                                                                    |                                                                                                                    |                                                                                                                      |
|------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|
| <br>61 Years<br>In Business                             | <br>61 Years<br>In Colorado       | <br>11 Countries<br>Worked In     | <br>47 States<br>Worked In          |
| <br>35<br>Employees                                     | <br>1000+<br>CO Projects          | <br>350+<br>Municipal<br>Projects | <br>2500+<br>Recreation<br>Projects |
| <br>5.5M SF<br>of Built Recreation<br>Facility Projects | <br>\$150M/YEAR<br>in Value Built | <br>3<br>LEED AP's                | <br>5<br>LEED Projects              |

We felt as if we were locked into our original feasibility concept as prepared by another Architect. Much to our delight, when the project became real, OLC took a bold approach that was a complete change over the design we had before. Their suggestions improved the overall floor plan, saved us millions through efficient layout, and improved operations. OLC are true professionals, and I strongly recommend them without reservation.

Tom Carosello, Estes Valley Parks & Rec District  
(970) 586-8191 ext. 6, Tomc@evprd.com



## CRAIG AQUATIC FACILITY ASSESSMENT | Craig, CO



**OLC and Councilman-Hunsaker recently completed a similar study for the Craig Swimming Facility Complex in Craig, Colorado.** Along with a team of well-qualified engineering consultants, OLC+CH completed a comprehensive audit of the entire swimming complex, and conducted a full market analysis, programming assessment, conceptual design for a new swimming complex as well as an operational proforma. The study will be a baseline for immediate and future improvements and an implementation plan moving forward.

The recommendations include a new indoor zero-depth entry leisure pool with lazy river, indoor water slide, indoor 25-yard competition/lap pool, and new locker rooms/offices/concessions and party room. The existing wave pool will be maintained as a seasonal outdoor amenity that incorporates many of the elements of the existing park.

**SIZE**  
63,000 sf

**COST**  
\$20 M

**FIRM'S ROLE**  
Architect of Record  
Interior Design  
Aquatic Design

**COMPLETED**  
In Progress

**CLIENT CONTACT**  
City of Craig  
Ryan Dennison  
Parks and Recreation Director  
970.826.2004  
rdennison@ci.craig.co.us



## PARADISE ISLAND AT PIONEER PARK | Commerce City, CO



Paradise Island is a themed municipal outdoor pool project which expands the recreational opportunities at Pioneer Park. Along with a new bathhouse and concession area, there is a zero-depth entry children's pool for toddlers; a larger zero-depth entry pool for families with an aquatic play structure; two sliders with a plunge pool that merges into a lazy river and lap/sport pool; a speed slide with runoff; as well as plenty of shade umbrellas and grassy areas. With limited space within Pioneer Park, the design for this facility utilizes a variety of free-form shapes for the pools and deck space to maximize swimming programs, features, and the guest experience.



**SIZE**  
N/A

**COST**  
\$7.2 M

**COMPLETED**  
2015

**FIRM'S ROLE**  
Architect of Record  
Aquatic Design

**CLIENT CONTACT**  
City of Commerce City  
Carolyn Keith, Director of  
Parks and Recreation  
303.289.3691  
ckeith@c3gov.com

## DEL MAR PARK POOL AND BATH HOUSE | Aurora, CO



Improvements to the pool area included a new bathhouse, and swimming pool complete with play structures and a waterslide. Additional park improvements included the construction of three separate restroom facilities, and drainage features to include a water quality basin, and rain gardens. The main parking lot was also totally reconstructed as part of the overall project.



**SIZE**  
3,860 sf Bath House  
7,230 sf Pool Area  
4,300 sf Splash Pad

**COST**  
\$4.5 M

**COMPLETED**  
2015

**FIRM'S ROLE**  
Architect of Record  
Aquatic Design

**CLIENT CONTACT**  
City of Aurora  
Tracy Young, Project  
Manager  
303.739.7166  
tyoung@auroragov.org



## WEST RIVER COMMUNITY CENTER | Dickinson, ND



104,000 sf center built in Dickinson, a regional center for southwest North Dakota. The facility features modern amenities, but is designed with a “western edge” appearance to blend with the surrounding landscape and utilize local materials. The program areas have been designed to achieve a visual connection between spaces and openness to allow all users a sense of community. The facility maximizes the use of natural light by way of large windows. Designed with the philosophy that the community recreation center should entertain, educate and promote health and well being, amenities include both indoor competitive and leisure pools, two gyms, MAC court, racquetball, two studios, family locker rooms, indoor track, game room and cardio and fitness areas. In summer 2014, the District completed a major expansion of the facility which included fitness space, additional 4-court gymnasium, extended walk/jog track, outdoor water park and an additional ice sheet, lobby and spectator seating at the nearby ice facility.

**SIZE**  
179,000 sf

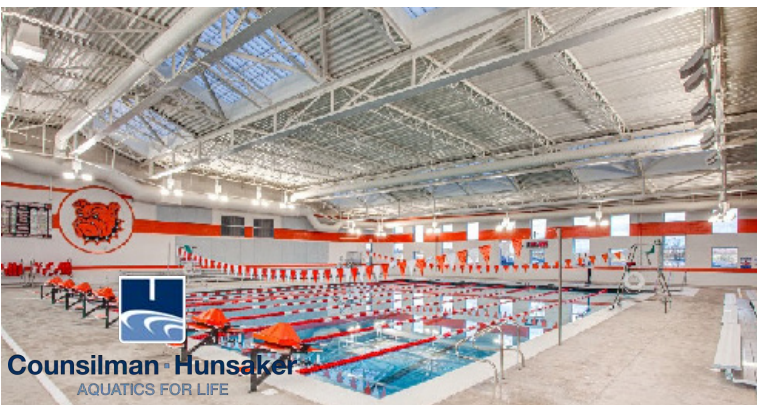
**FIRM’S ROLE**  
Architect of Record

**COST**  
\$38 M

**CLIENT CONTACT**  
Dickinson Parks & Recreation  
James Kramer, Director  
jkramer@dickinsonparks.org  
701.456.2074

**COMPLETED**  
2014

## ARTESIA AQUATIC CENTER | Artesia, NM



Study concepts for a multi-generational, indoor and outdoor community aquatic center. The study addressed a needs assessment, program requirements, capital costs, and financial performance. Three options were developed to meet the aquatic needs of the community and included conceptual drawings, project costs, and pro forma. Pleased with the results of the study, this information was used to help the stakeholders choose a preferred concept for design and begin fundraising for the capital costs of the project to include both indoor and outdoor aquatics. The outdoor recreation pool is in the shape of Artesia’s Bulldog logo and includes a lazy river and three tower slides. The adjacent 2,000 sq. ft. toddler pool features a zero-depth entry with a customized play structure. The 14,300 sq. ft. building houses an indoor eight lane, 25-yard competition pool as well as a three lane, 60 ft. training pool, bathrooms, changing rooms, a party room, and concession area.

**SIZE**  
22,300 sf

**FIRM’S ROLE**  
Aquatic Design and Engineering

**COST**  
\$19 M; Aquatics \$6.6 M

**CLIENT CONTACT**  
PY Foundation  
Sandra Borges  
sborges@pyfoundation.com  
575.736.3264

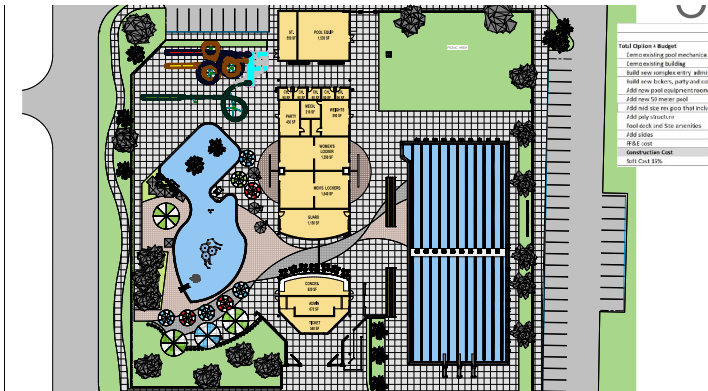
**COMPLETED**  
2019



**PALM BEACH COUNTY AQUA CREST POOL | Delray Beach, FL**



OLC worked with the client to propose the complete demolition of the existing pool site and amenities. The new design will include two zones, the first zone for competitive swimmers, that includes an all-new 52-meter, 25-yard-10-lane pool with a separate dive well, and moveable bulkhead with traditional diving. The family destination of the aquatic center will consist of an interactive zero to 2.5' depth play pool and features that feed into a teaching pool. It will also feature three flume slide. The addition of a new building structure will house administration offices, ticketing, guard room, first aid room, weights training, locker rooms and concessions.



**SIZE**  
5000 sf + 52 meters x 25 yard Competition Pool and Diving Well/2000 sf Leisure Pool/2 Slides/Shade Structures

**COST**  
\$12 M

**COMPLETED**  
2021

**FIRM'S ROLE**  
Architect of Record  
Interior Design

**CLIENT CONTACT**  
Mr. Fernando DelDago  
Director of Capital Improvements  
561.233.5276  
fdeldago@pbcgov.org

**SAILFISH SPLASH PARK | Stuart, FL**



The facility has two distinct areas: one area allocated to competitive swimming and the second area designated for a family oriented aquatic park. The competitive swim area serves as the swimming hub for the county and includes a 50-meter lap pool with 25-yard cross lap swimming and a diving well. The competitive swim area accommodates 900 spectators with room to add rentable bleachers. The family oriented aquatic park features a 6,000 sf zero depth entry pool with large play structure and interactive water spray features, benches and shade structures. Connected to the lazy river is a slide plunge with a 40 ft. high slide tower that serve 2 slides.



**SIZE**  
N/A

**COST**  
\$10 M

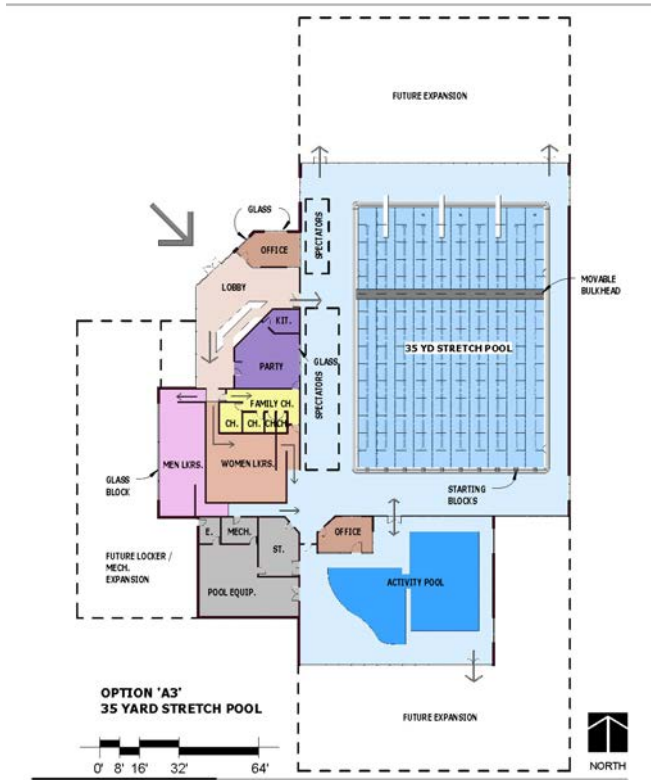
**COMPLETED**  
2012

**FIRM'S ROLE**  
Design Criteria Architect  
Program/Operational Consultant

**CLIENT CONTACT**  
Martin County  
Administrative Center  
Kevin Landry, Facilities Operations Administrator  
772.320.3046  
klandry@martin.fl.us



## CAPE GIRARDEAU AQUATIC FEASIBILITY STUDY | Cape Girardeau, MO



Inconsistent water temperature, failing systems, and poor air quality are among the many maladies that plagued the facility. The swim team is determined to maintain the long course ability of the 50 meter configuration with any new construction that might take place. At the same time, regional demographics suggest there is an immense part of the population that is under served when it comes to recreational swim, and that in fact this segment of the population far eclipses any other when it comes to swim visits per year. The OLC led feasibility study team answered this daunting challenge by suggesting a 35 yard stretch pool that accommodated 95% of the competitive need, had a raised floor in the center for aqua fitness, had leisure amenities, and a separate warm water leisure pool that could be expanded over time. This compromise solution was the overall best fit, and balanced the needs of all users within a diverse aquatics universe.

**SIZE**  
28,000 sf

**COST**  
\$12 M

**COMPLETED**  
2019

**FIRM'S ROLE**  
Architect of Record  
Feasibility

**CLIENT CONTACT**  
City of Cape Girardeau  
Park and Recreation  
Department  
Julia Jones, Director  
573.339.6340  
jjones@cityofcape.org

## MARGARET CARPENTER RECREATION CENTER | Thornton, CO



This \$14 M renovation to the Margaret Carpenter Recreation Center updated and improved the pool programming space and provide an accessible pipe galley for maintenance and repairs. The facility's pools, sauna, steam room, family locker room and associated equipment were replaced with state-of-the-art aquatic environments and amenities to capture the needs of this vibrant community. Improvements include a new 6-Lane Lap Pool with adjacent aqua-exercise pool, wave pool with lazy river and bubble pit, activity pool with zero-depth entry, play structure, geysers and sprays, two water slides and 20-person therapeutic hydro-jet spa.

*Councilman-Hunsaker and OLC worked together on this project.*

**SIZE**  
20,000 sf Renovation  
5,000 sf Addition

**COST**  
\$14 M

**COMPLETED**  
2022

**FIRM'S ROLE**  
Architect of Record  
Interior Design

**CLIENT CONTACT**  
City of Thornton  
Paul Spacese  
303.538.7647  
Paul.Spacese@  
cityofthornton.net



**LCSD#1 EAST HIGH SCHOOL POOL | Cheyenne, WY**



OLC and Councilman-Hunsaker joined forces with Cheyenne firm, Tobin & Associates, to provide architectural design and construction services for the replacement of the existing swimming pool at East High School for Laramie County School District 1. The current pool was well over 50 years old, with only six swim lanes and numerous deficiencies in design and condition. The \$16 M facility is 32,700 sf, and the new pool includes a 75' x 120' stretch with 10 swim lanes and a movable bulkhead; restrooms, shower and locker rooms, mechanical equipment room, pool equipment storage room, spectator seating, and competitor seating areas, and an administrative office and custodial room.

**SIZE**  
32,700 sf

**FIRM'S ROLE**  
Associate Architect

**COST**  
\$16.6 M

**CLIENT CONTACT**  
Laramie County School Dist.  
No. 1  
David Bartlett  
307.771.2663  
david.bartlett@laramie1.org

**COMPLETED**  
2021

**GEORGE J. MEYER'S POOL | Arvada, CO**



The Replacement facility is anticipated to include:

- 50-meter x 25-yard pool with on-deck seating for 300-400
- Separate warmer water and shallower pool for a variety of uses and programming
- Spectator seating for 800
- Locker rooms for men, women and officials, along with universal changing rooms
- Pool mechanical room
- Lobby and office space
- Support space, including added parking approximately 50% larger than existing

**SIZE**  
TBD

**FIRM'S ROLE**  
Architect of Record  
Interior Design

**COST**  
TBD

**CLIENT CONTACT**  
City of Arvada  
Kim Vagher  
Manager of City Facilities  
720.898.7681  
kvagher@arvada.org

**COMPLETED**  
In Progress



## CAMPBELL COUNTY RECREATION CENTER | Gillette, WY



The Campbell County, Wyoming Parks and Recreation Department joined forces with the school district in asking an essential question: “Which scenario would be better in fulfilling the sports and recreational needs of the partners... to renovate an existing aging facility, or build new?” The diversity of the two partners’ needs led to a design solution that paired all the elements of a traditional recreation center with an indoor multi-sports complex and indoor competitive track. At times, the operations called for all amenities to be available to all the partners’ diverse user groups. In the final analysis, a new center prevailed as the preferred option due to cost efficiency, programming ability and constraints associated with the old center. Eventually, the county moved forward with the project’s design and construction resulting in the beautiful facility the community enjoys today. Even now, almost ten years later, the Campbell County Recreation Center serves as a model of everything recreation can be, and more.

**SIZE**  
189,000 sf

**Architect of Record**  
Feasibility  
Aquatic Design

**COST**  
\$51.9 M

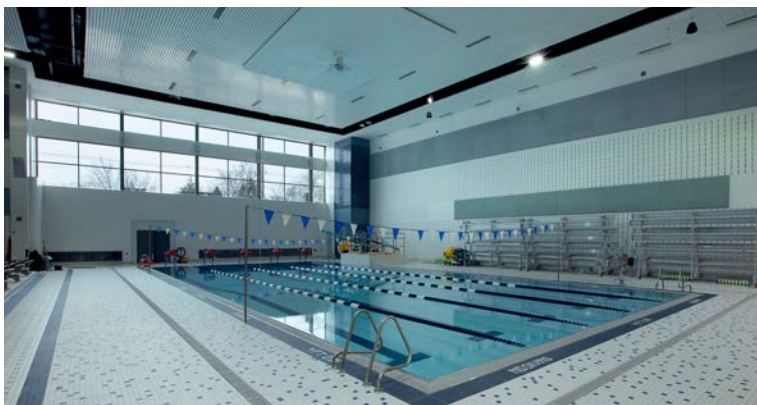
**CLIENT CONTACT**  
Campbell County Park Dist.  
Rick Mansur, Executive  
Director  
307.682.7406

**COMPLETED**  
2010

**FIRM’S ROLE**

rwm77@ccgov.net

## HOLLAND COMMUNITY AQUATIC CENTER | Holland, MI



OLC and AMDG Architects Inc. were selected to design the \$26 M expansion and renovation of the Holland Community Aquatic Center. The new facility will include 37,000 sf of new community space and 14,000 sf of renovated space. The new amenities include swim and leisure pools, whirlpool spa, sauna and steam room. There will also be a new universal changing area, fitness room and expanded spectator seating and pool viewing areas. The current leisure pool will also be replaced with a four-lane warm-up pool. This project is multi-phased so that it can be open during construction to meet the goal of a 2022 completion date. The design improves both the experience of the competitive swimming community as well as the recreation and leisure aquatics users by providing unique spaces that cater to their needs while staying within the project budget.

**SIZE**  
37,000 sf New  
14,000 sf Renovation

**FIRM’S ROLE**  
Associate Architect

**COST**  
\$26 M

**CLIENT CONTACT**  
Holland Community Aquatic  
Center  
Jack Huisingh, Exec. Director  
616.393.7595  
jack@hollandaquaticcenter.  
org

**COMPLETED**  
2022



**ESTES VALLEY COMMUNITY CENTER | Estes Park, CO**



In February 2016, OLC commenced work on a new and exciting design for Estes Valley that the community had attempted to build for 60 years. There had been a concept design in place for voter approval. When OLC took on the design assignment, we generated a plan that was almost 10% more efficient in its ability to accommodate program areas. This allowed the Parks District to enlarge activity areas such as the gymnasiums and fitness areas while reducing the overall square footage. What this means is more programming capacity for less money. The feature areas include extensive multi-purpose/ meeting rooms with a commercial kitchen, arts studio, group exercise rooms, gymnasium, computer/resource area, fitness spaces and locker rooms.



**SIZE**  
63,000 sf

**FIRM'S ROLE**  
Aquatic Design

**COST**  
\$20 M

**CLIENT CONTACT**  
Estes Valley Parks & Rec District  
Tom Carosello  
970.586.8191 ext. 6  
Tomc@evrpd.com

**COMPLETED**  
2017

**MARYLAND HEIGHTS COMMUNITY CENTER | St. Louis, MO**



This new 90,000 sq. ft. facility replaced the old community center which was past its useful life. The City included a greater variety of spaces while maintaining the unique programs of the previous facility: multi-use event space, preschool area, seniors area, meeting space, arts and crafts room, and a police substation. New components include an indoor family lifestyle pool, two multi-use courts, fitness center, three group exercise rooms, and an indoor walking/jogging track. Aquatic amenities include: a 4,700 sq. ft. Leisure Pool with three 25-yard lap lanes; tot area with spray features and tot slide; deep area with two climbing walls; drop slide and stair combined/swim out entry; current channel; underwater bench, stair entry, zero entry ramp, and zip line. The project's greatest challenge was incorporating all the desired program elements within the pool and keeping the overall footprint within the dedicated space for aquatics.



**SIZE**  
6,000 sf

**FIRM'S ROLE**  
Aquatic Design and Engineering

**COST**  
\$30 M; Aquatics \$1.2 M

**CLIENT CONTACT**  
City of Maryland Heights  
Ms. Tracey Anderson  
314.738.2201  
tanderson@marylandheights.com

**COMPLETED**  
2017



**Counsilman Hunsaker**  
AQUATICS FOR LIFE





# 4

## REFERENCES

| Project Title & Location                                                      | Project Owner                              | Point of Contact                      | Phone Number           | Email Address                 |
|-------------------------------------------------------------------------------|--------------------------------------------|---------------------------------------|------------------------|-------------------------------|
| <b>Margaret Carpenter Community Center Aquatic Renovation</b><br>Thornton, CO | City of Thornton                           | Renee Dodson                          | 720.977.5917           | renee.dodson@thorntonco.gov   |
| <b>Craig Aquatic Facility Assessment</b><br>Craig, CO                         | City of Craig                              | Ryan Dennison<br>Director             | 970.826.2004           | rdennison@ci.craig.co.us      |
| <b>Holland Community Aquatic Center</b><br>Holland, MI                        | Holland Community Aquatic Center           | Jack Huisingh,<br>Exec. Director      | 616.393.7595           | jack@hollandaquaticcenter.org |
| <b>Laramie Recreation Center</b><br>Laramie, WY                               | City of Laramie,<br>Wyoming                | Jodi Geurin,<br>Recreation<br>Manager | 307.721.5259           | jguerin@cityoflaramie.org     |
| <b>Estes Valley Community Center</b><br>Estes Park, CO                        | Estes Valley Parks and Recreation District | Tom Carosello,<br>Director            | 970.586.8191<br>ext. 6 | Tomc@evrpd.com                |
| <b>West River Community Center</b><br>Dickinson, ND                           | Dickinson Parks & Recreation               | James Kramer,<br>Director             | 701.456.2074           | jkramer@dickinsonparks.org    |

### BALLARD\*KING REFERENCES

#### Project & Description

#### Reference Contact

##### Estes Valley Recreation and Park District

Ballard\*King was contracted to complete a operation budget for a new recreation center. Specific tasks developing a staffing plan, estimating operational cost and identifying revenue sources and fee recommendations.

Tom Carosello, Director  
Estes Valley Recreation and Park District  
970-586-8191 | tomc@evrpd.com

##### Carbon Valley Parks and Recreation District

Facility assessment including market analysis, program recommendations and feasibility. The study explored expansion opportunities and re-purposing of existing spaces.

Dean Rummel, Executive Director  
Carbon Valley Parks and Recreation District  
720-728-8440 | drummel@cvprd.com

### COUNCILMAN-HUNSAKER REFERENCES

#### Project & Description

#### Reference Contact

##### City of Maryland Heights

New 90,000 sq. ft. facility with an indoor family lifestyle pool, two multi-use activity courts, enhanced fitness center, three group exercise rooms, and an indoor walking/jogging track. Aquatic amenities include: 4,700 sq. ft. Leisure Pool ; Three 25-yard lap lanes; Tot area with spray features and tot slide; Deep area with two climbing walls; Drop slide and stair combined/swim out entry; Current channel; Underwater bench; Stair entry; Zero entry ramp; and Zip line.

Tracey Anderson, City Administrator  
314.738.2201 | tanderson@marylandheights.com

