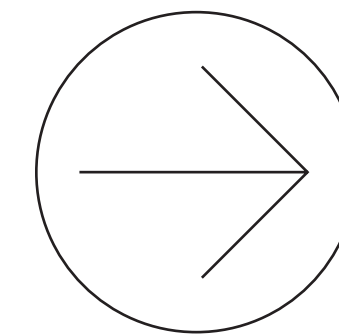


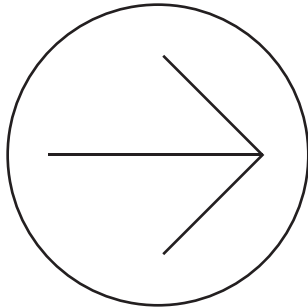


City of Marina



**Aquatic and Sports Center
Community Engagement**

PROJECT TEAM



Matt Kingdon
EXECUTIVE PRINCIPAL
COAR

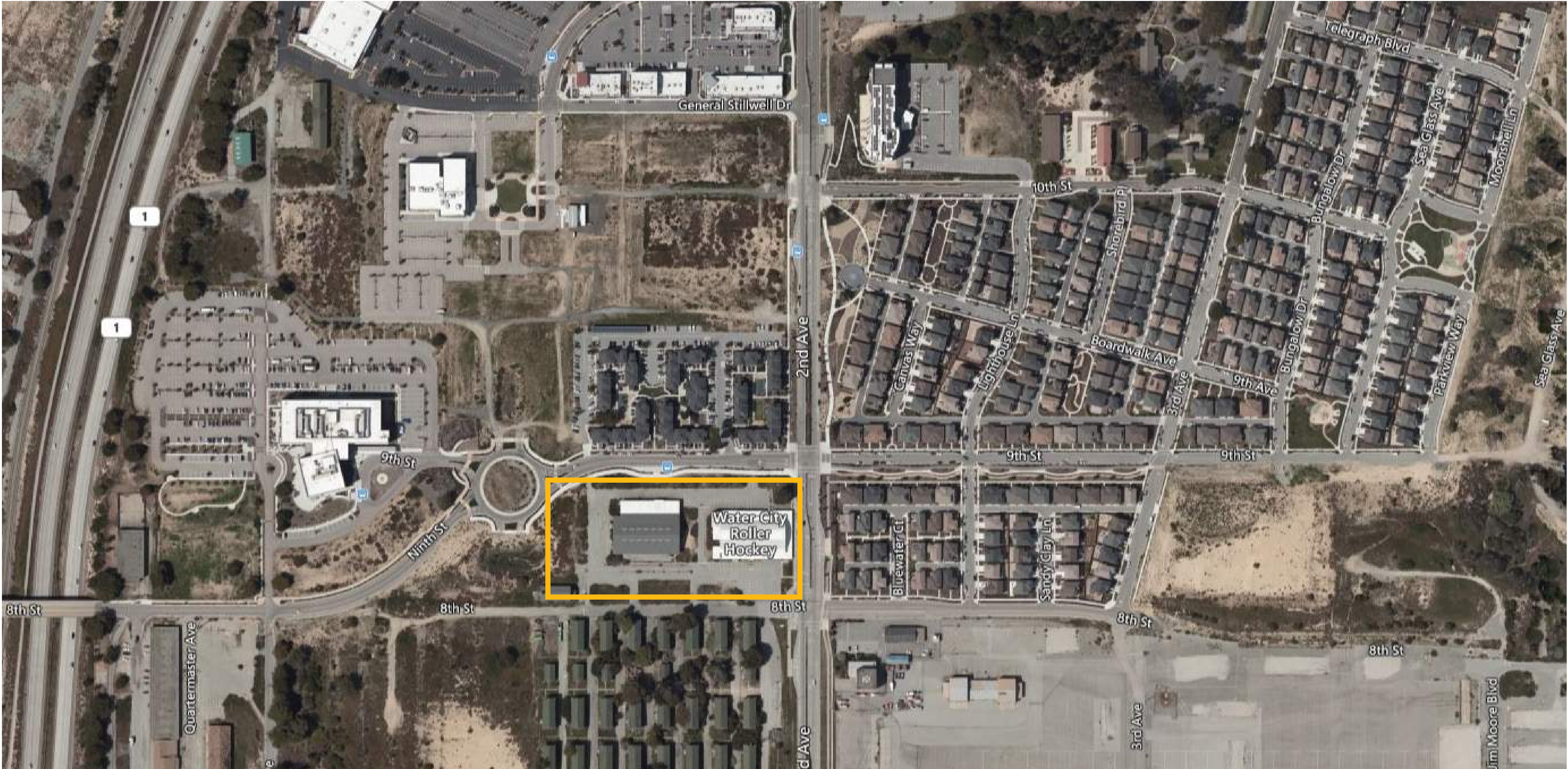


Courtney Sluder
COAR

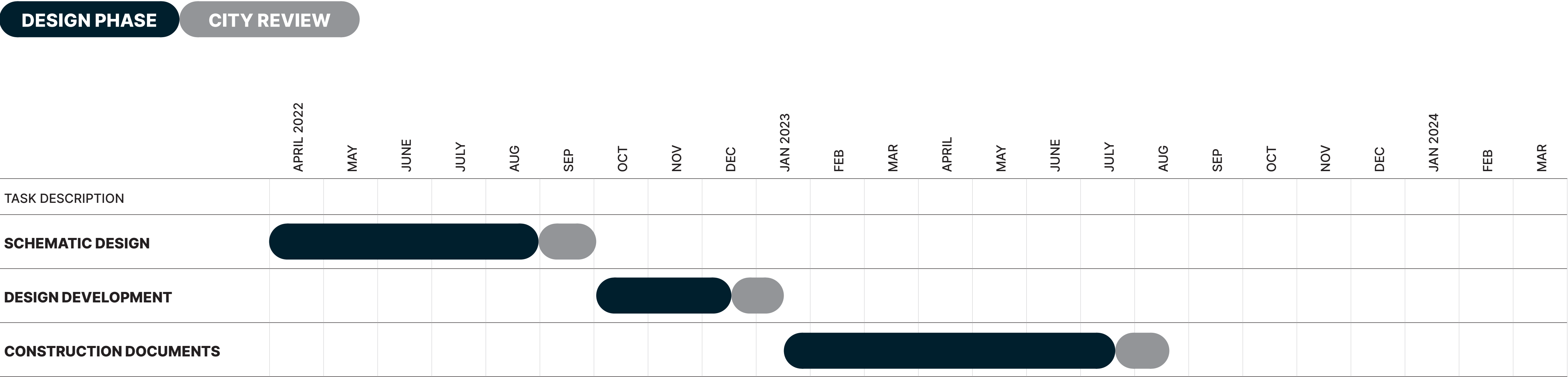


Stuart Isaac
The Isaac Sports Group

PROJECT LOCATION



PROJECT SCHEDULE



SITE PLAN - OVERALL

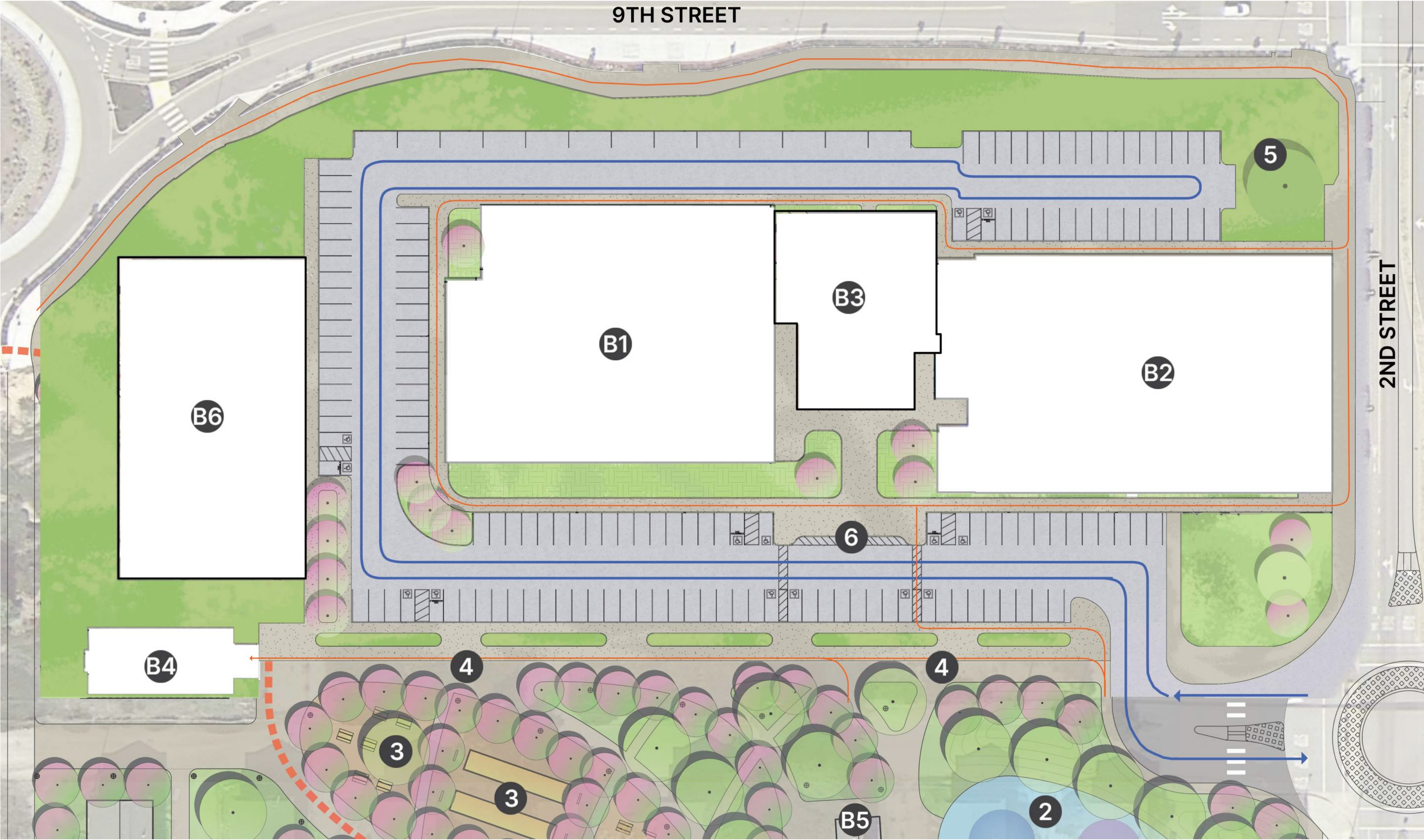
Conceptual Plan by
Verde Design



- | | | | | | |
|-------------------------------------|---|--|--|---|--|
| (B1) RENOVATED INDOOR SWIMMING POOL | (B6) ADAPTIVE REUSE OF EXISTING BARRACK BUILDINGS | (2) TATUM'S TREEHOUSE PLAYGROUND (30,000 SF) | (6) BASKETBALL COURT | (10) FUTURE OVERPASS OR UNDERPASS OVER 2ND STREET FOR UNINTERRUPTED FORTAG TRAIL CONNECTION | *ITEMS NOT SHOW DUE TO SCALE : TRASH BINS, BICYCLE RACKS, DRINKING FOUNTAINS

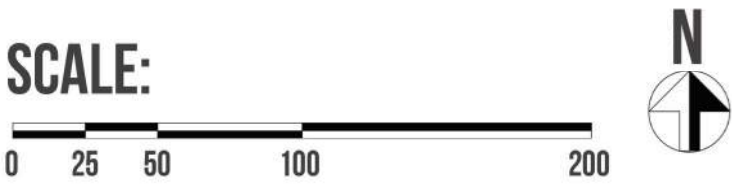
 |
| (B2) RENOVATED SPORTS CENTER | (1) MULTI-USE FIELD WITH MULTI-AGE BASEBALL/SOFTBALL AND (2) 70X 110 YARD SOCCER FIELDS WITH DUGOUTS, SAFETY NETTING, AND SPORTS LIGHTING | (3) PICNIC AREA | (7) PEDESTRIAN PLAZA WALKWAY WITH SPACE FOR FOOD TRUCK/VENODRS | (10) FORTAG TRAIL (PROPOSED SPUR, CLASS 0, PAVED) | |
| (B3) FUTURE SPORTS CENTER ANNEX | | (4) BOCCIE COURT AREA | (8) RESTROOM PLAZA | (10) FORTAG TRAIL (EXISTING SPUR, CLASS II, PAVED) | |
| (B4) CHAPEL/COMMUNITY BUILDING | | (5) TENNIS/PICKLEBALL/VOLLEYBALL COURT | (9) EXISTING TREE WITH NEW BENCH | | |
| (B5) RESTROOM/CONCESSIONS BUILDING | | | | | |

SITE PLAN

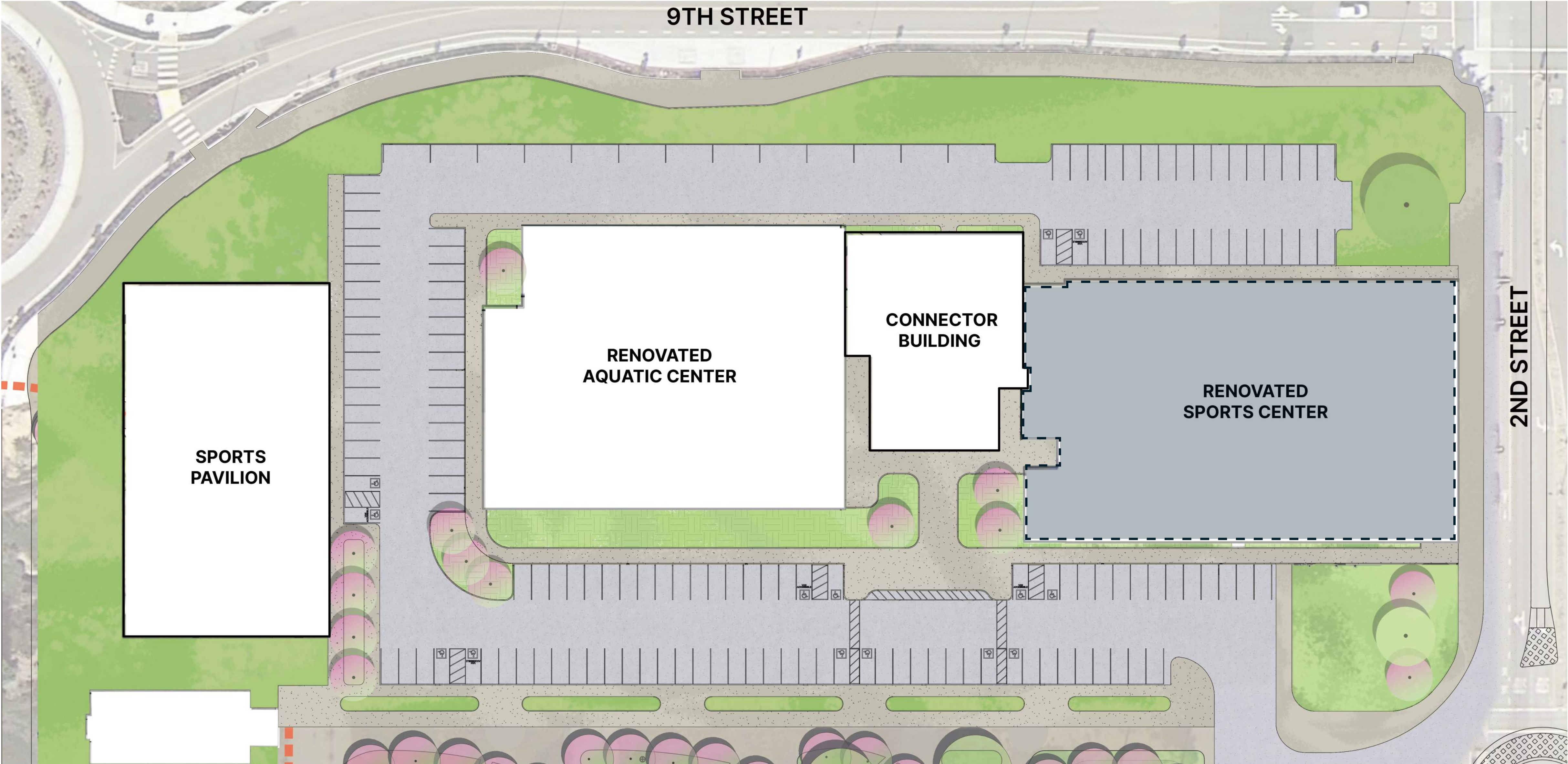


LEGEND

- UTIL: USE FIELD
- LAY: LOUND
- CN: / LAWN GAMES AREA
- ED: RIAN PLAZA WALKWAY
- XIST: G TREE WITH NEW BENCH
- ASSE: GER DROP-OFF / PICK-UP
- RECO: VATED AQUATIC CENTER
- RECO: VATED SPORTS CENTER
- CON: TIAL CONNECTOR BUILDING
- BAPE: . / COMMUNITY BUILDING
- EST: ROOM
- PAV: S PAVILION
- VEHICLE CIRCULATION
- PEDESTRIAN CIRCULATION



SITE PLAN



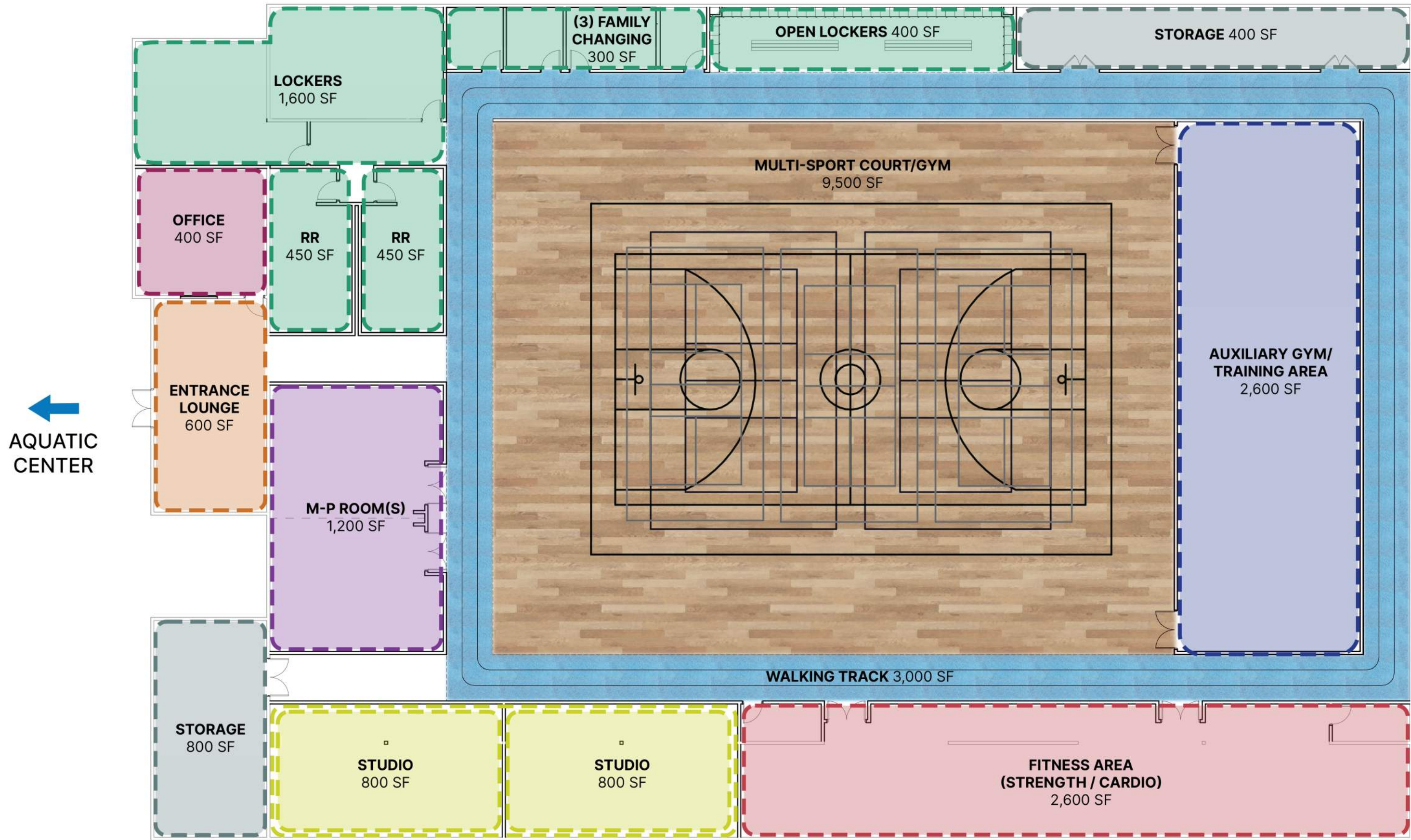


SPORTS CENTER GOALS

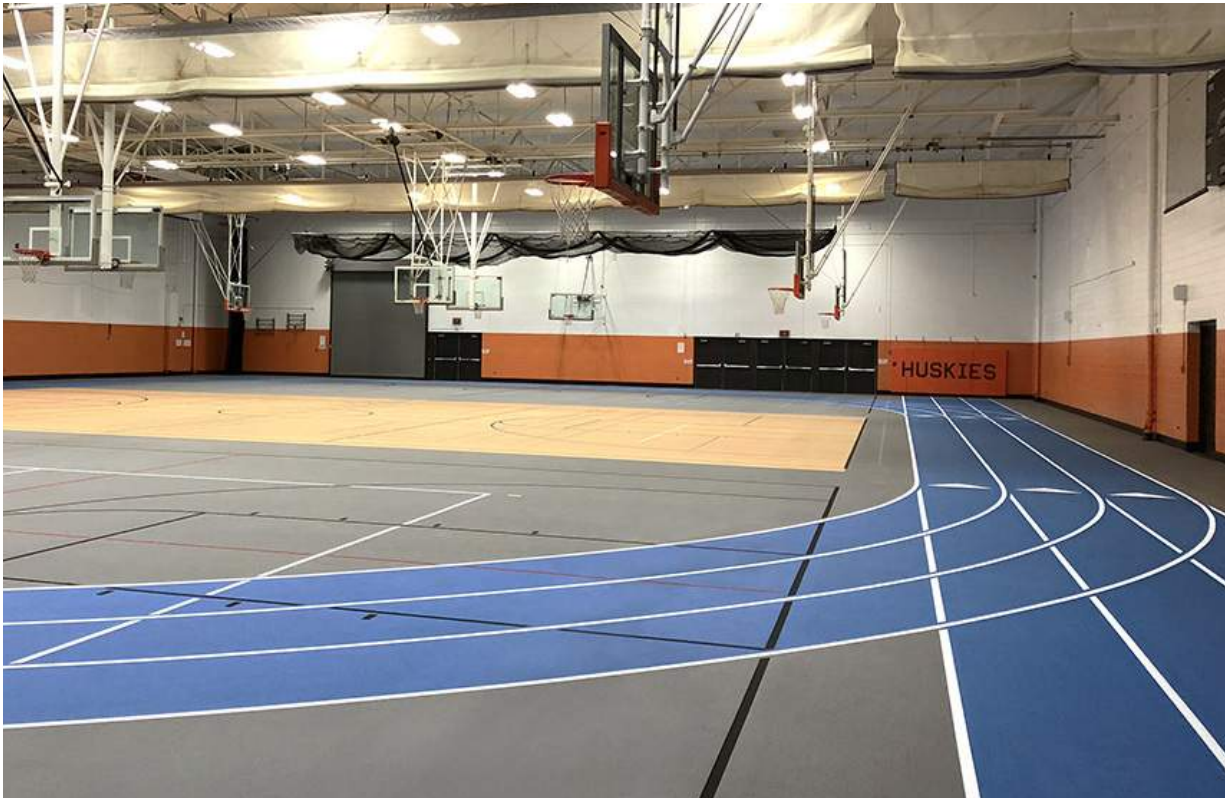
- SIGNIFICANTLY EXPAND THE USE OF THE SPORTS CENTER TO ADDRESS THE LACK OF RECREATIONAL/ SPORTS PROGRAMMING IN THE CITY
- PROVIDE EXPANDED SPORT AND RECREATIONAL ACTIVITIES TO A MUCH BROADER AND INCLUSIVE RANGE OF MARINA RESIDENTS
- PROVIDE EXPANDED ACCESS, USE, AND MULTI GENERATIONAL PROGRAMS THROUGHOUT THE DAY/WEEK
- SUPPLEMENT EXISTING SPORT FACILITIES AVAILABLE IN THE CITY, INCLUDING SCHOOL DISTRICT AND COLLEGIATE FACILITIES OPEN TO PUBLIC USE



SPORTS CENTER - FLOOR PLAN



SPORTS CENTER - PROGRAM

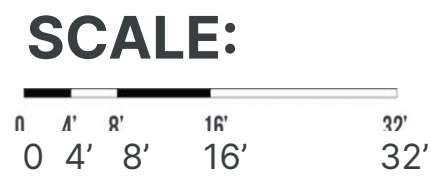


SPORTS CENTER - EXTERIOR RENDERING



SPORTS CENTER - ELEVATIONS & MATERIALS

- 1 WOOD-LOOK SIDING
- 2 CORRUGATED METAL PANEL
- 3 METAL ROOF
- 4 ENTRANCE SIGNAGE
- 5 FIXED WINDOW
- 6 STUCCO



WOOD-LOOK SIDING



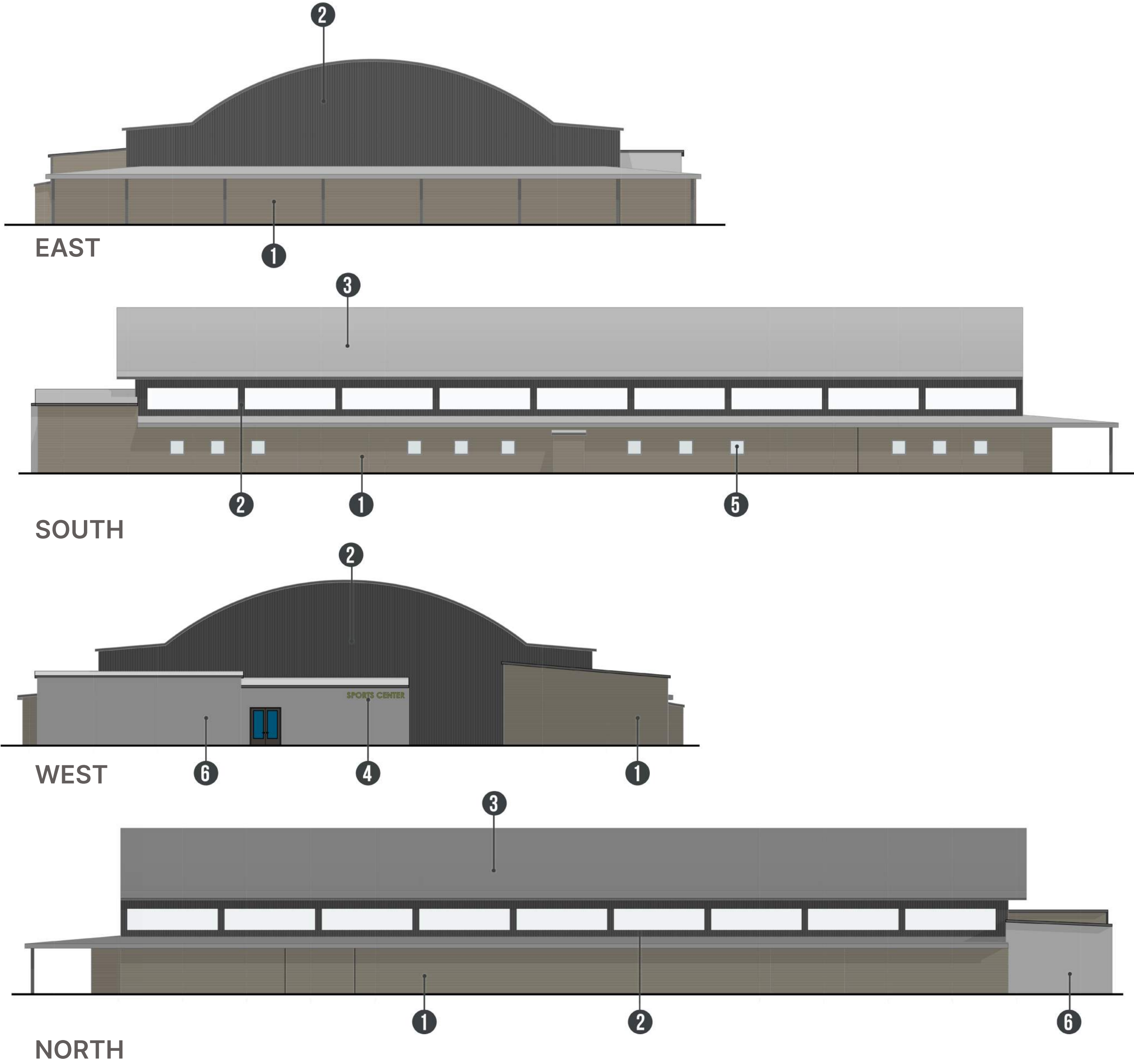
STUCCO



GLASS STOREFRONT



CORRUGATED METAL PANEL



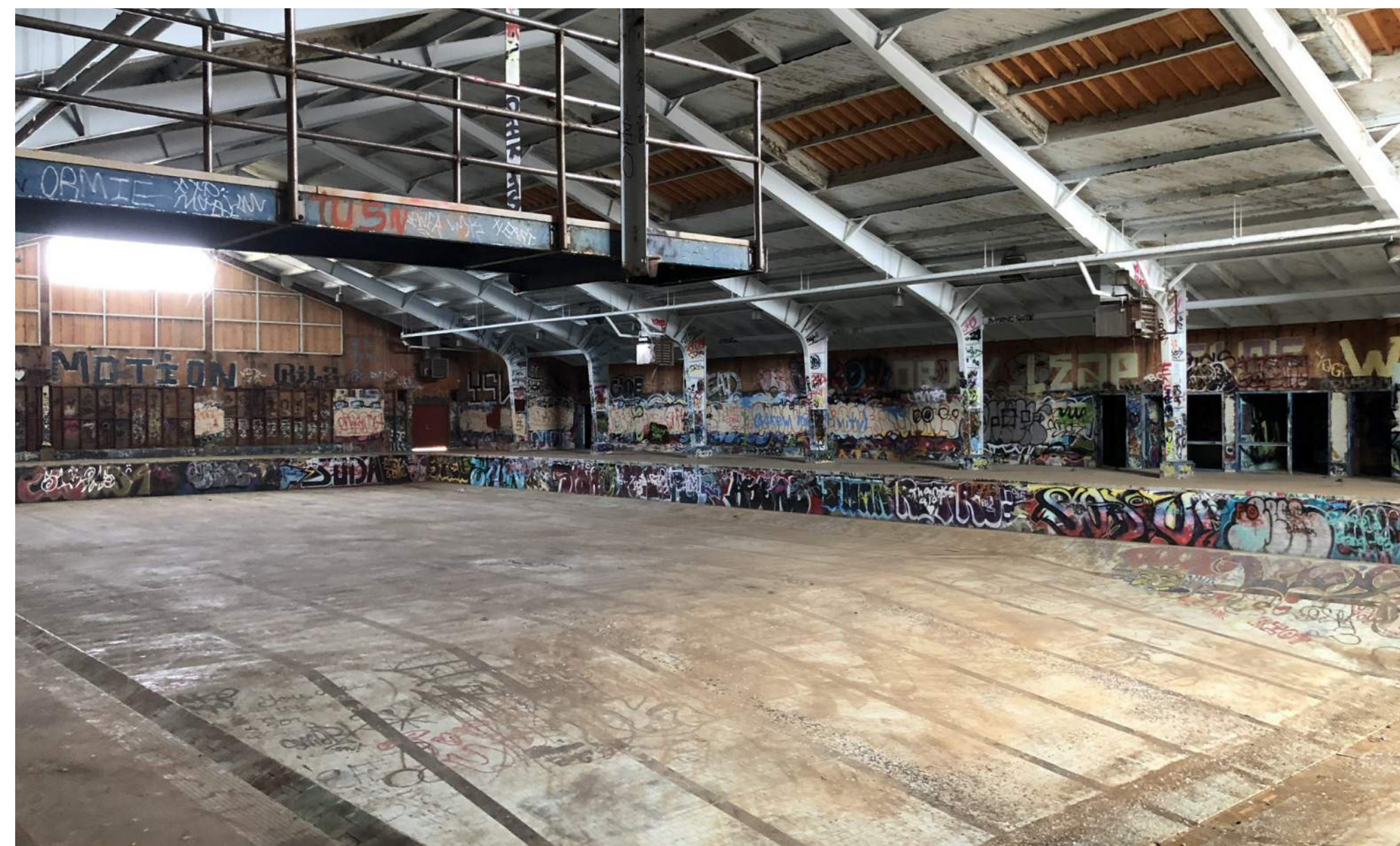
SITE PLAN





AQUATIC DESIGN GOALS

- **NEW POOLS CONSTRUCTED IN EXISTING POOL FOOTPRINT**
- **WIDE RANGE OF WATER TEMPS AND DEPTHS**
- **INCORPORATE RECREATIONAL ACTIVITIES WITH AQUATIC SPORTS**
- **MAXIMIZE 'WATERTAINMENT' POTENTIAL**
- **PROVIDE PROGRAM FLEXIBILITY**
- **CONCURRENT PROGRAMMING**
- **ACCOMMODATE USERS OF ALL AGES, ABILITIES, AND SPECIAL NEEDS**



AQUATIC CENTER - FLOOR PLAN

- 1

POOL LIFT
- 2

GEYSERS
- 3

BEACH ENTRY & SHALLOW WATER PLAY | 1190SF
- 4

VOLLEYBALL
- 5

PLAY STRUCTURE
- 6

BASKETBALL
- 7

WALL SPRAYS
- 13

20Y LAP SWIM POOL | 1415SF
- 14

UNDERWATER BENCH
- 15

15' DIA. VORTEX
- 16

WELLNESS/INSTRUCTIONAL AREA | 530SF
- 17

MASSAGE JETS
- 18

CURRENT CHANNEL | 73SF
- 19

DONUT SPRAYS
- 20

THERAPY BENCH/SOCIAL AREA | 306SF
- 21

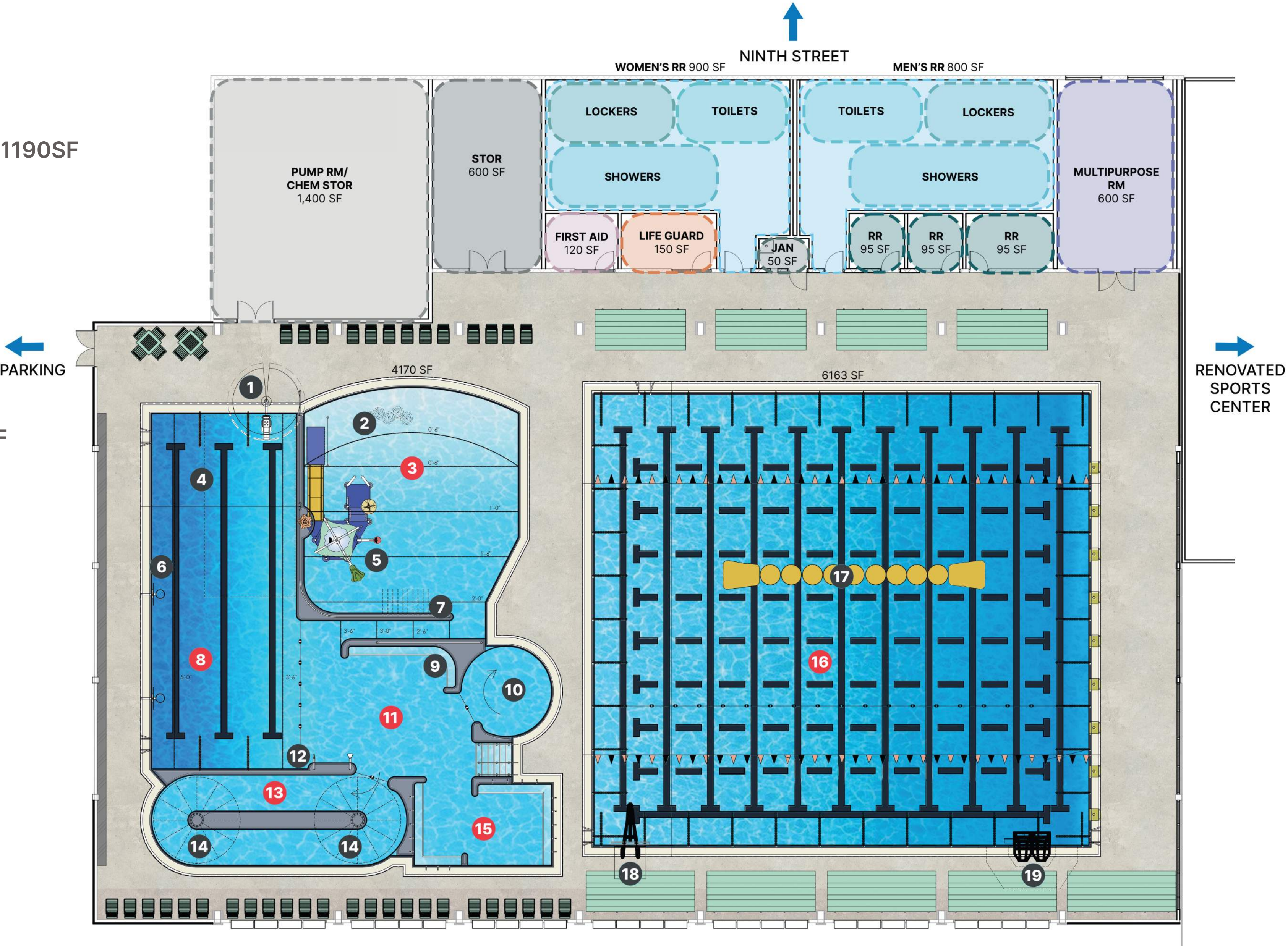
10 LANE X 11 LANE, 25Y X 25M
COMPETITION POOL | 6163SF
- 22

WIBIT INFLATABLE BRIDGE
- 23

ZIP-N
- 24

CLIMBING WALL
- 25

SEATING



AQUATIC CENTER - PROGRAM



AQUATIC CENTER - INTERIOR RENDERING

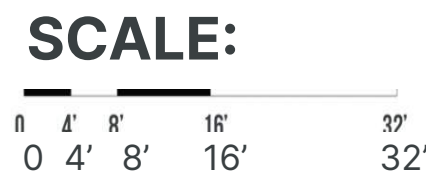


AQUATIC CENTER - EXTERIOR RENDERING



AQUATIC CENTER ELEVATIONS & MATERIALS

- 1 GLASS STOREFRONT
- 2 CORRUGATED METAL PANEL
- 3 TRANSLUCENT FIBERGLASS WALL PANEL
- 4 ENTRANCE SIGNAGE
- 5 SHINGLE ROOF
- 6 TRANSLUCENT FIBERGLASS SKYLIGHT
- 7 FIXED WINDOW
- 8 LOUVERS
- 9 STUCCO
- 10 FROSTED WINDOWS WITH HORIZONTAL SUNSHADE
- 11 METAL PANEL SIDING
- 12 POTENTIAL EXPANSION / CONNECTOR BUILDING



HORIZONTAL SUN SHADE



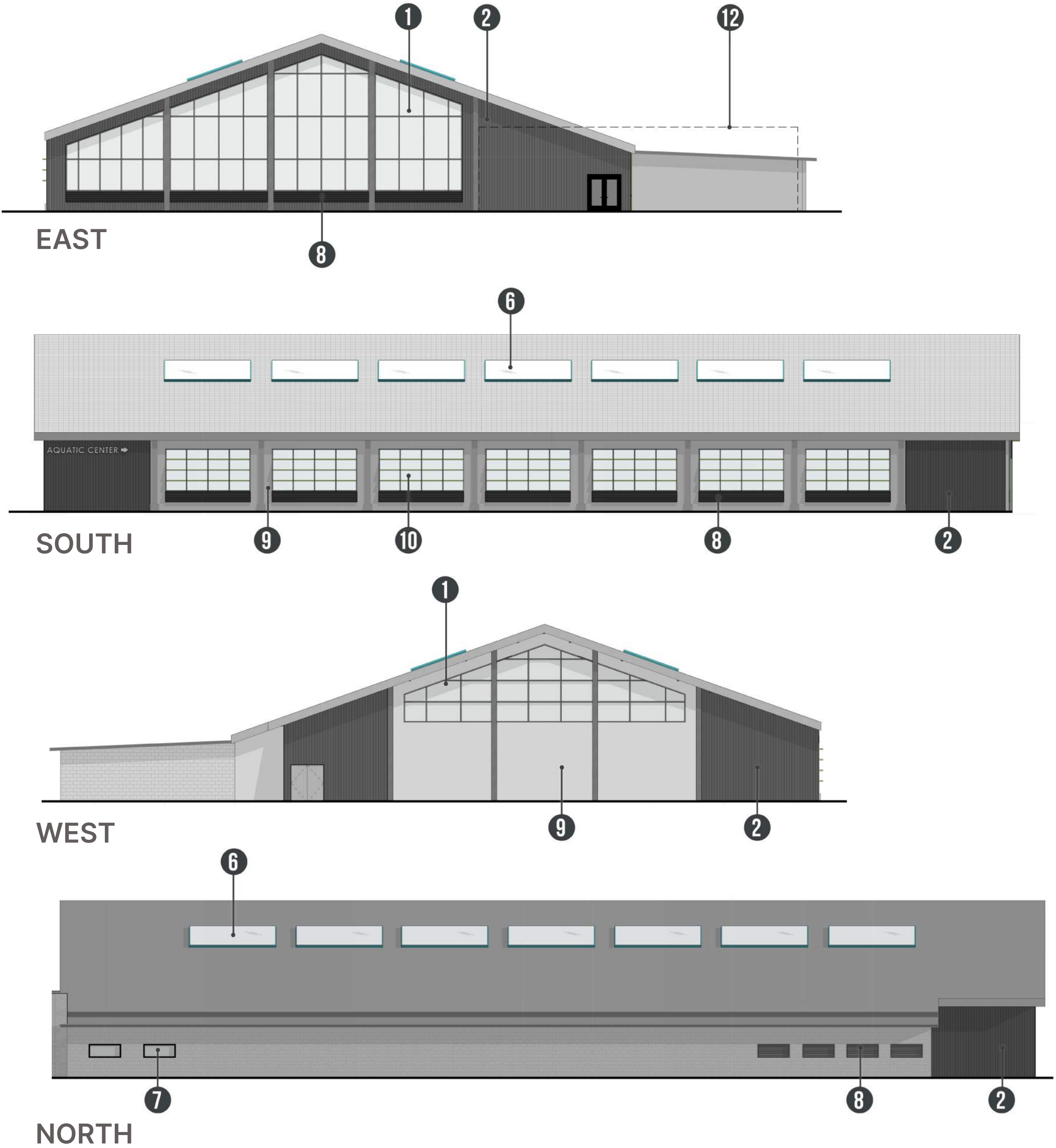
TRANSLUCENT FIBERGLASS PANEL



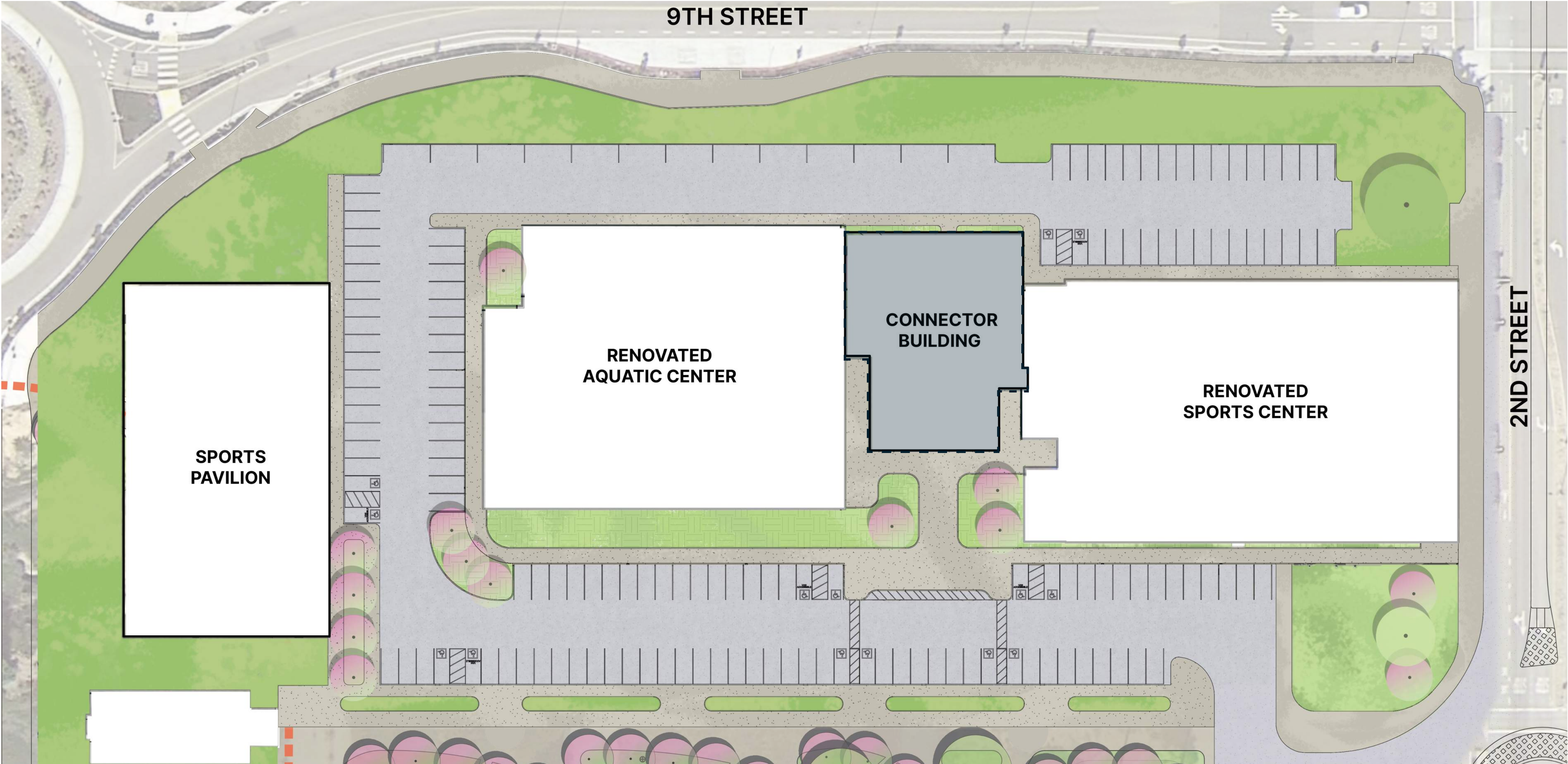
GLASS STOREFRONT



CORRUGATED METAL PANEL

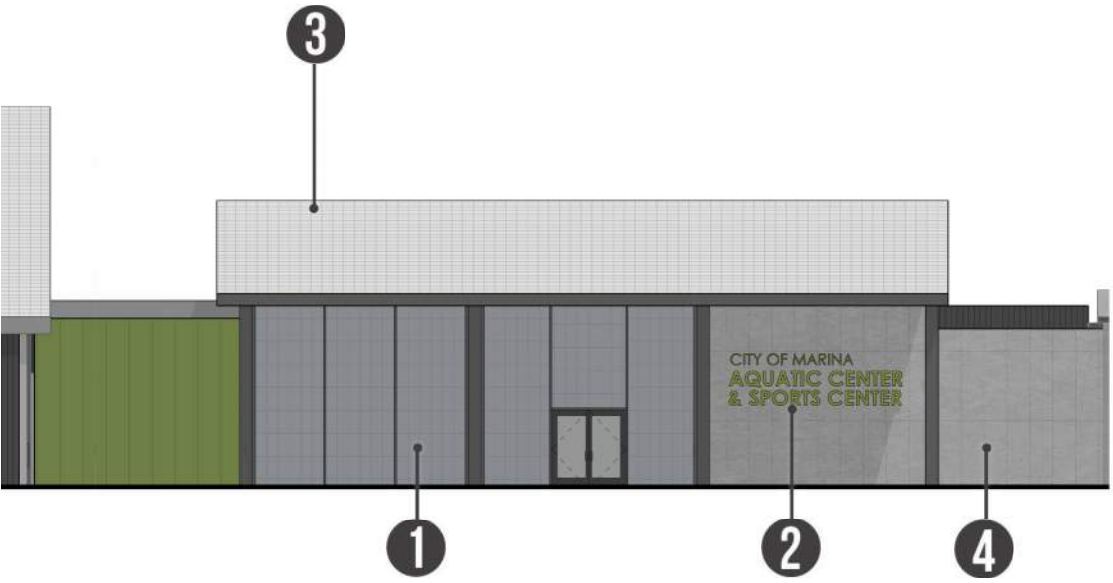


SITE PLAN



CONNECTOR BUILDING - FLOOR PLAN & ELEVATIONS

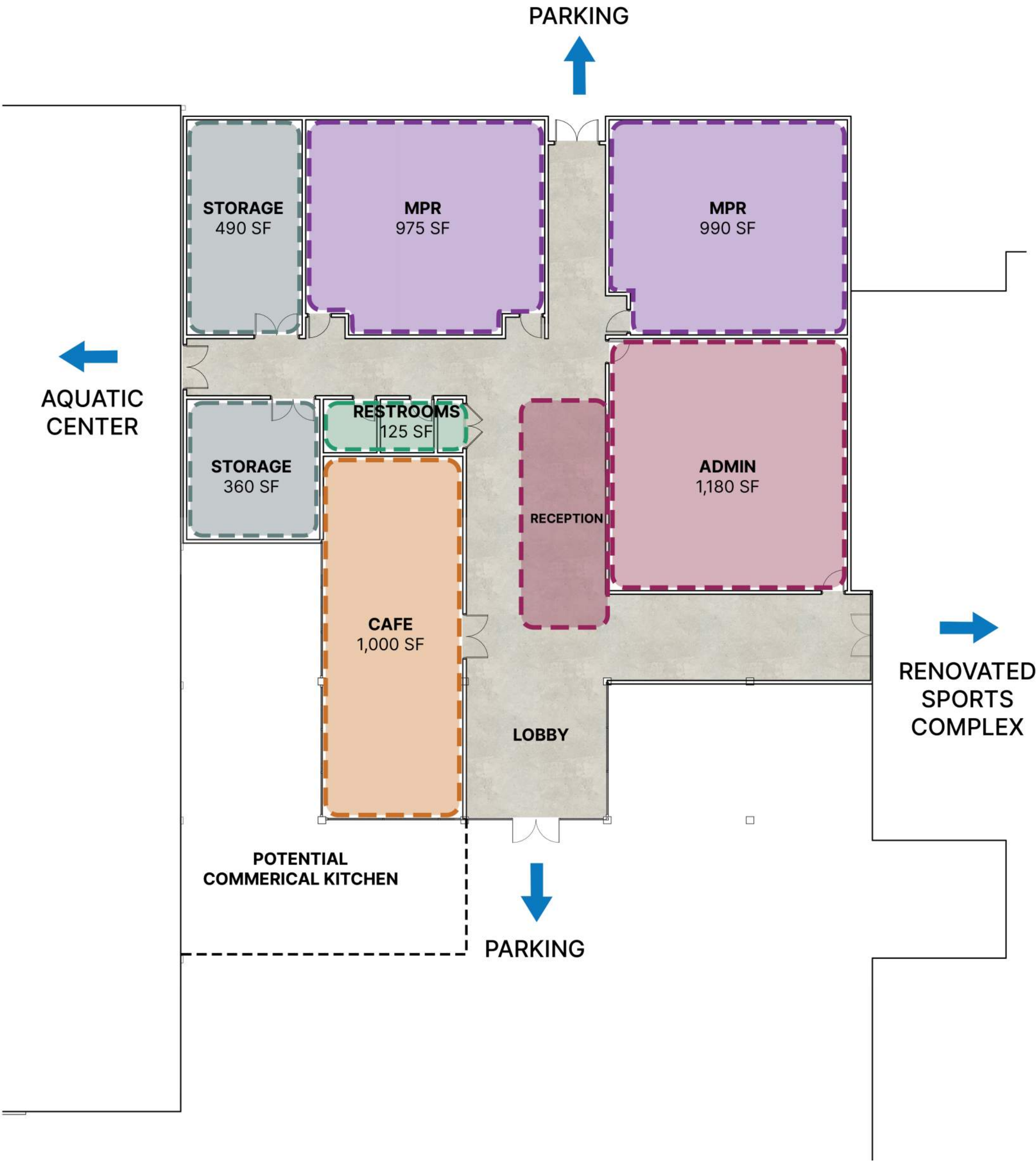
- 1 TRANSLUCENT FIBERGLASS WALL PANEL
- 2 ENTRANCE SIGNAGE
- 3 SHINGLE ROOF
- 4 METAL PANEL SIDING



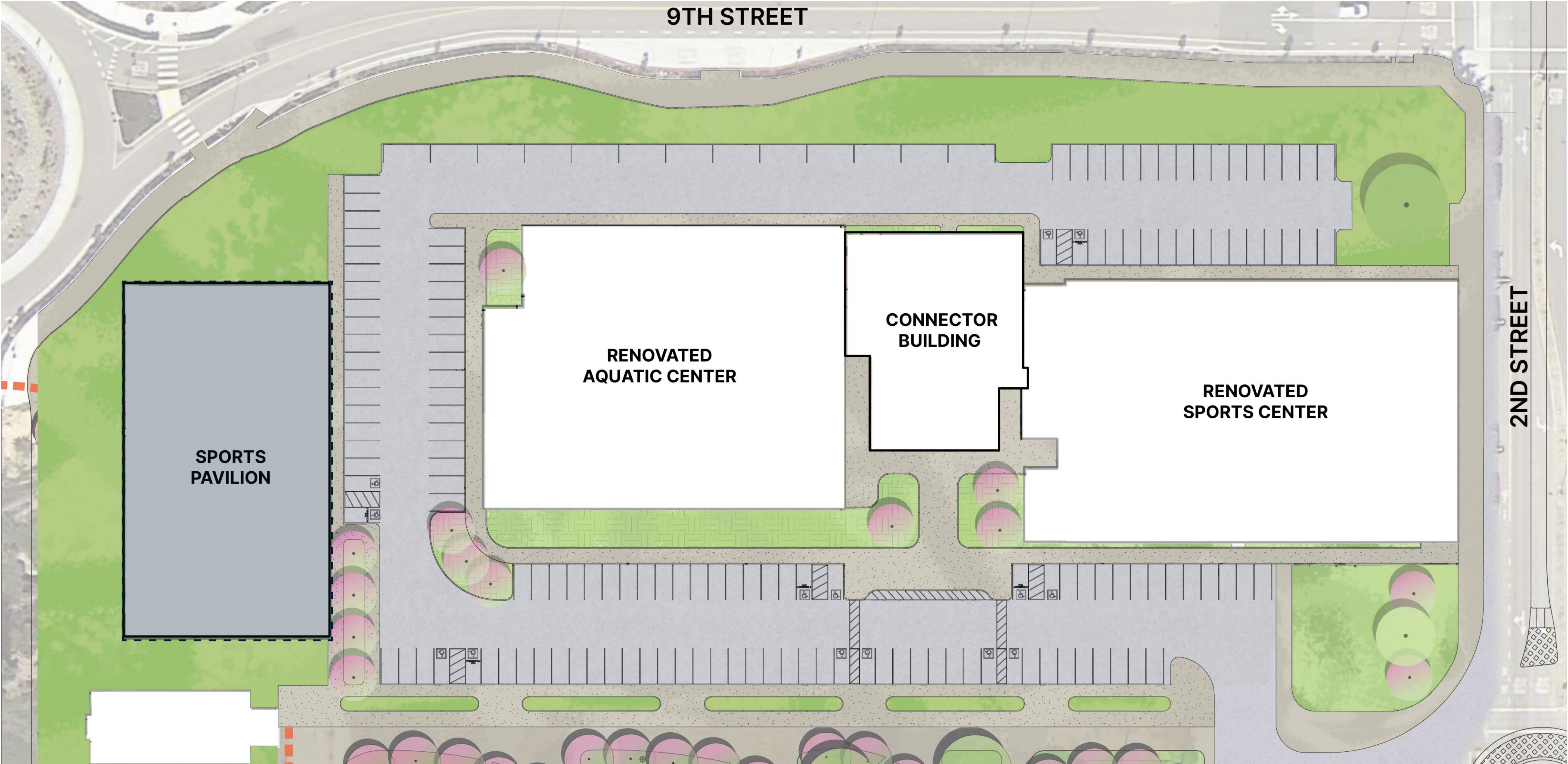
SOUTH



NORTH



SITE PLAN





Conceptual Plan by
Verde Design



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

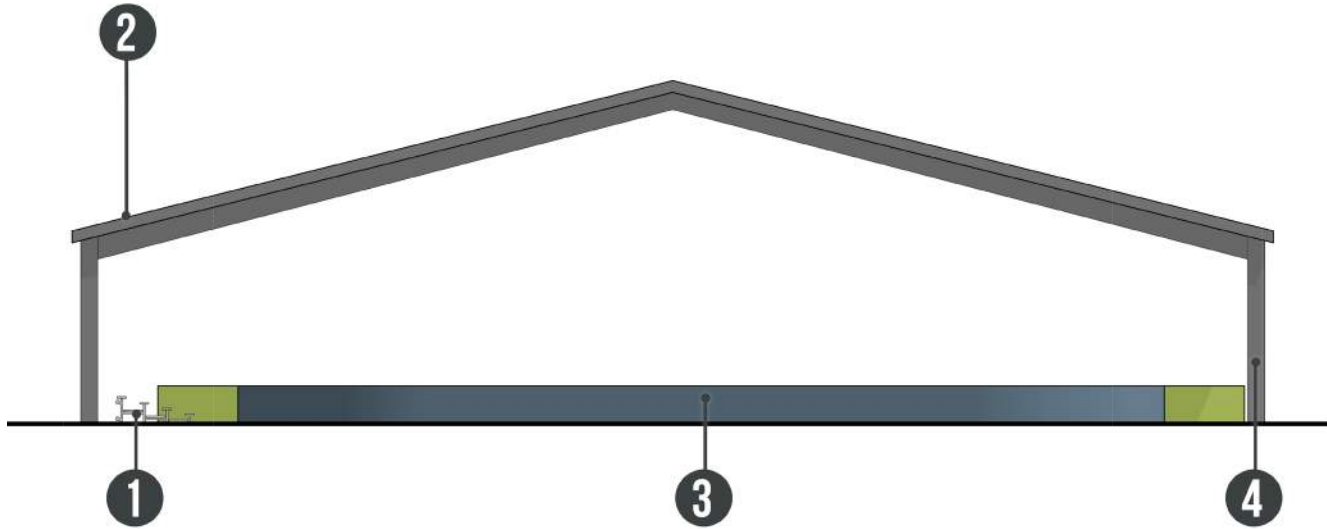
SPORTS PAVILION STUDY

- **THERE IS LIMITED SPACE ON CURRENT SITE FOR A PAVILION AND WOULD REQUIRE RELOCATING THE FORTAG TRAIL**
- **PROPOSED OUTDOOR ROLLER RINK AT NEARBY PARK, LOCATED AT 2ND AVENUE AND 3RD STREET**
- **SIZE:**
 - 180FT X 105FT OVERALL
 - 164FT X 80 FT
- **ROLLER SPORTS PRIORITY USE**
- **PAVILION CAN BE USED FOR OTHER USES INCLUDING:**
 - INDOOR SOCCER & LACROSSE
 - PICKLE BALL OVERFLOW
 - FLEXIBLE COURT SPACE
 - OPEN AIR EVENT SPACE

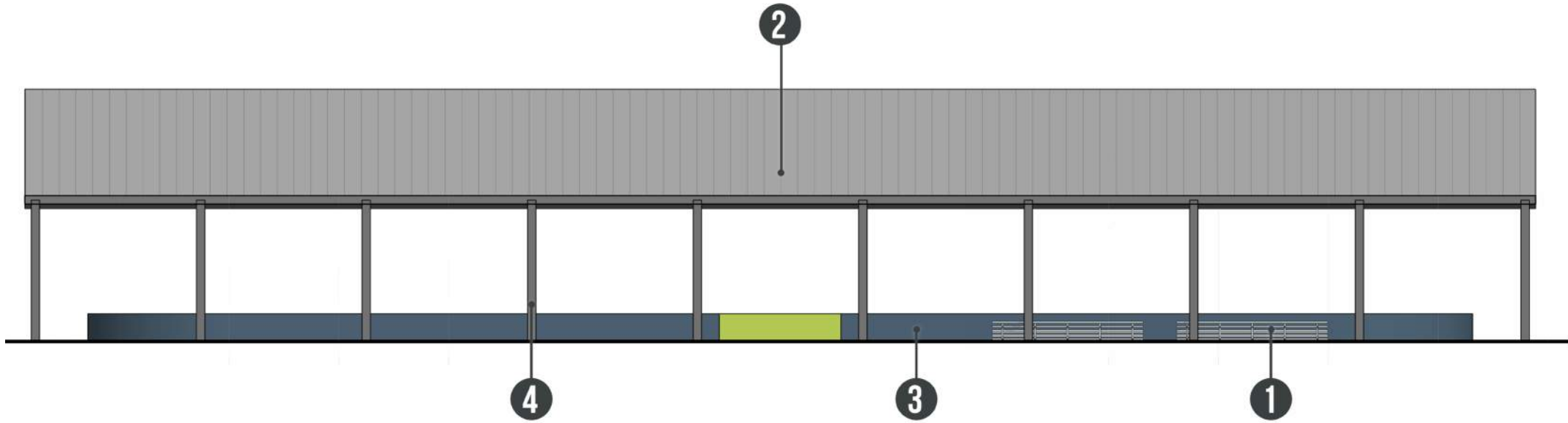


SPORTS PAVILION - FLOOR PLAN & ELEVATIONS

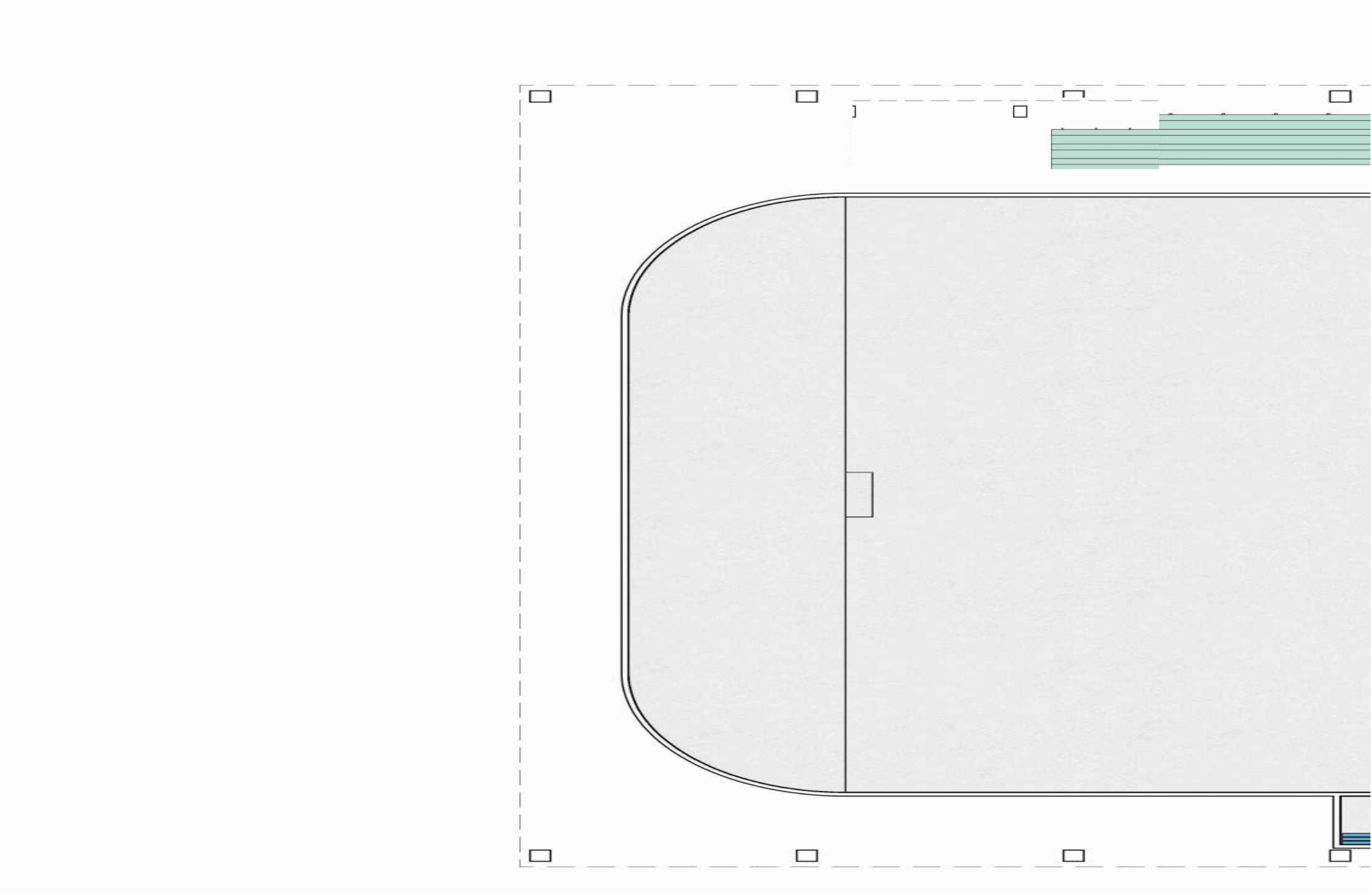
- 1 SPECTATOR SEATING
- 2 METAL ROOF
- 3 STEEL STRUCTURE
- 4 ROLLER RINK



SOUTH



WEST



OVERALL FLOOR PLAN



OVERALL - BUILDING DESIGN - EXTERIOR RENDERING



Marina Sports Center: With Sports Pavilion

School Year

WEEKDAYS

July 17, 2022

Program/Use

Color Codes

SPORTS & YOUTH PROGRAMS	FITNESS PROGRAMS		COMMUNITY PROGRAMS	OPEN ACCESS	SPORTS PAVILION-Option
Basketball-Outside Group Rental	Fitness Classes		Special Needs/Adaptive PE	Main Open Gym	Lacrosse
Volleyball-Outside Group Rental	Senior Programs		After School Programs	(Multiple Setups)	Roller Sports-Hockey/Derby
Pickleball-Outside Group Rental	Special Needs/Adaptive PE		Home School Programs	Aux Open Gym	Soccer
Pickleball-In-House Program	Personal Training		Rec Programs & Classes	Open Access & Family	Archery-Outside User Rental
In-House Leagues	Sport Training-Outside Groups or In-House		Boys & Girls Club	Open Cardio & Strength	Summer Camp
Archery-Outside User Rental	Veteran's Programs		Veteran's Programs	Open Skating	Special Olympics
Soccer-Outside User Rental	After School Programs		Senior Center Programs	Outside Rentals	Basketball
Lacrosse	Home School Programs		Youth Center Programs		Youth Sports Classes
Roller Sports (Hockey/Roller Derby)	Open Cardio & Strength		Teen Center Programs		Pickleball
Veteran's Programs	STUDIO PROGRAMS		Parties and Functions		Open Skating
Summer Camp	Yoga	Barre	Parties and Functions		
Table Tennis	Pilates	Spinning			
Special Olympics/Para-Sports	Martial Arts	"Latest Trend"			
Youth Sports Classes	Dance	Much More			
Badminton					

	Main Gym Space				Auxiliary/Training Gym				Walking Track	Fitness Spaces		Exercise Spaces		Function Room	Sports Pavilion				
	Multi-Purpose Sport Court Floor				Turf Floor Surface										Dividable	Covered Open Air Arena			
	Sub-Dividable Courts/Spaces				Sub-Dividable Training Areas							Studios				Dividable Sections			
	1	2	3	4	1	2	3	4		Cardio & Strength		#1	#2	1 2	1	2	3	3	
5:00																			
5:30	Open Gym				Open Gym				Open	Open Access-Indiv. Use									
6:00	Pickup Gym				Sport Specific Training				Walking	Can also include specific programs		Fitness Classes		Open Access	Flex Space as needed				
6:30																			
7:00						Personal Training				Personal Training				Classes or Rental	Can Support Pickle Ball Overflow				
7:30																			
8:00						Available				Available		Senior Fitness		Senior					
8:30						Group Classes				Senior Fit									
9:00	Pickle Ball					Fitness				Programs		Programs		Programs & Classes					
9:30	In House (or outside organization)					Or Sport													
10:00	Home School		Senior												Flex Space as needed				
10:30	PE		Programs																
11:00						Personal Training				Personal Training		Home School Fitness Program		Open Access					
11:30	Open Gym		Lunch Time							Available		Fitness Classes		Classes or Rental					
12:00			Pickup Gym																
12:30												Space can be rented by Outside programs & Instructors							
1:00																			
1:30																			
2:00																			
2:30																			
3:00	Youth Center Programs		Teen Center Programs		Sport Team & Cross Training		Special Needs Adaptive PE			Open Individual Use	After School				After School Programs Youth and Teen Center Overflow				
3:30																			
4:00					In-House or Outside Groups						Training & Fitness	After School Fitness		Teen Center Programs	Open Skate				
4:30																			
5:00	Open Gym		Special Olympics Paralympics							Personal Training	Fitness Classes & Personal Training				Roller Sports or other				
5:30					Youth Sport Programs														
6:00	Outside Group Program										Special Needs			Open Access	Arena Court sport user/rentals				
6:30			Veterans' Programs																
7:00	Rental or In-House				Outside User Groups OR						Veterans Programs	Space can be rented by Outside programs & Instructors		Classes or Rental	Roller Sports several days/week Other Days:				
7:30																			
8:00	or Programs				Sport Team & Cross Training						Sport Training				"Indoor" Soccer, Box Lacrosse Or other rink/court sports				
8:30																			
9:00	Basketball, Volleyball, Pickle Ball				In-House or Outside Groups						Outside Team use				Can also support pickle ball and Basketball overflow				
9:30	Soccer, badminton or other sport																		
10:00	users depending on season & need																		
10:30																			

PROGRAM SCHEDULE MATRIX

- PROVIDES A VISUAL TO HELP THE COMMUNITY UNDERSTAND THE WIDE RANGE OF PROGRAMMING THE SPORTS CENTER CAN SUPPORT.
- PROVIDES A GRAPHIC ANALYSIS OF SPACE AVAILABLE TO HELP DEVELOP THE FINANCIAL OPERATING MODEL
 - QUANTIFIES RENTAL SPACE AND REVENUE GENERATING PROGRAM SPACE
 - HELPS DETERMINE STAFF NEEDED TO MANAGE
- QUANTIFYING RENTAL SPACE AND REVENUE GENERATING PROGRAM SPACE AS WELL AS HELPING DETERMINE THE STAFF NEEDED TO MANAGE
- PROVIDES A VISUAL PROGRAM SCHEDULE TO UTILIZE IN FINAL DESIGN CONCEPT DEVELOPMENT TO ENSURE THE DESIGN CONCEPTS SUPPORT THE PROGRAM AND USE GOALS, OBJECTIVES, DEMAND, AND OPPORTUNITIES

City of Marina Aquatic Center
School Year High School Teams in Season
WEEKDAYS

July 17, 2022

Color Codes

Sports & User Groups	Community Programs and Organizations	
Club Team Training	Swim Lessons	After School Programs (Youth & Teen Center)
Marina HS Swim Team	Lap Lanes	Summer Camp
Pre-Team Program	Rec Programs/Classes (kayak, scuba, lifeguard, etc.)	Home School Prog.
Marina/Seaside HS Water Polo	(In-house and Outside Providers)	Senior Programs (SR. Center Potential)
Masters/Triathlon	Special Needs & Adaptive PE Programs	Open Time: Community Open and Recreation Swim
Club Diving	Aquatic Fitness	Includes Party Rentals, etc.
High School Diving	Deep Water Fitness	Organizations: Scouts, B & G Club, etc.
Rec Team: Sum/Wint	Aquatic Fitness	Day Care Program (outside day care programs providing aquatics)
Club Water Polo Teams	School Dist Programs	
Artistic Swimming	Therapy/Rehab (Outside Provider)	
Other HS Teams		

PROGRAM SCHEDULE MATRIX

- CONCURRENT PROGRAMMING
- LAP SWIM THROUGHOUT THE DAY
- BALANCE RECREATION/LEISURE WITH AQUATIC SPORTS
- MAXIMUM PROGRAM FLEXIBILITY
- AQUATIC PROGRAMMING FOR ENTIRE COMMUNITY

	Main Pool Depth: 6'7" to 9.0' Temp: 80° to 81° 25 yard Lanes												Leisure/Program Pool Depth: 0' to 4.5' Temp: 84°-86° Stations											
	1	2	3	4	5	6	7	8	9	10	11		Lanes	Therapy	Current	Fun								
5:00																								
5:30																								
6:00	Lap			Masters				Club Training					Lap											
6:30	Lanes			Triathlon									Swim											
7:00														Therapy										
7:30																								
8:00									Deep				Fitness		Fitness									
8:30									Water															
9:00									Fitness															
9:30																								
10:00									Home/Charter				Lessons		Open									
10:30									Schools						Community									
11:00													Fitness											
11:30						Masters			Open															
12:00													Lap Swim		Fitness									
12:30																								
1:00																								
1:30																								
2:00													Lessons		Open									
2:30															Community									
3:00															Recreation									
3:30	After School			HS Swim Team																				
4:00	Activities			or WP based on season																				
4:30	Rec features												Special Needs											
5:00													Adaptive PE											
5:30																								
6:00				Club Team Training									Open											
6:30				Swimming or Water Polo									Community											
7:00		Masters																						
7:30																								
8:00																								
8:30																								
9:00				Rec Program Classes																				
9:30																								
10:00																								
10:30																								

CONSTRUCTION COST ANALYSIS



SPORTS CENTER

BASELINE BUDGET
APPROX. \$3.0M

PROPOSED BUDGET
\$3.7M - \$4.9M

NEW BUILD BUDGET
APPROX. \$8.0M

AQUATIC CENTER

BASELINE BUDGET
APPROX. \$9.0M

PROPOSED BUDGET
\$10.0M - \$11.0M

NEW BUILD BUDGET
APPROX. \$17.0M

CONNECTOR BUILDING

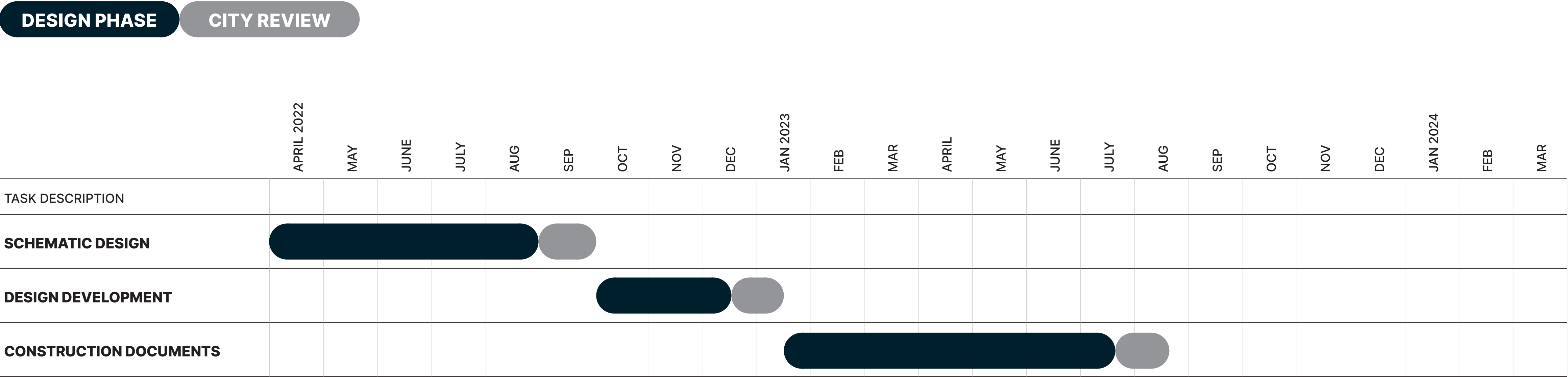
PROPOSED BUDGET
\$2.0M - \$2.25M

SPORTS PAVILION

PROPOSED BUDGET
\$3.0M - \$3.5M

- The estimates above include construction cost for the sports center building only and do not include surrounding site improvements or infrastructure. These costs are hard to quantify at this time due to the changing park master plan and design impact of the adjacent aquatic center.
- The immediate site improvements and utility upgrades necessary for both the sports and aquatic centers is likely to be \$500k to \$1m.
- The site area around the aquatic center and sports center including required parking, site circulation to access the building from the right of way, and site utilities to serve both buildings should be analyzed cohesively to avoid additional costs in the future.

PROJECT SCHEDULE



Thank You.