

# Garden City Aquatic Facility

City Meeting – October 1, 2019



# Agenda

## **1. Introductions / Agenda Review**

## **2. Project / Process & Timeline Overview**

## **3. What We've Learned**

- **Existing Facility Condition Review**
- **Existing Facility Operational Analysis**
- **Market Analysis Preliminary Review**
- **Community Input Survey**

## **4. Comparing Facilities**

- **Programming Comparisons**
- **Construction Cost / Budget**

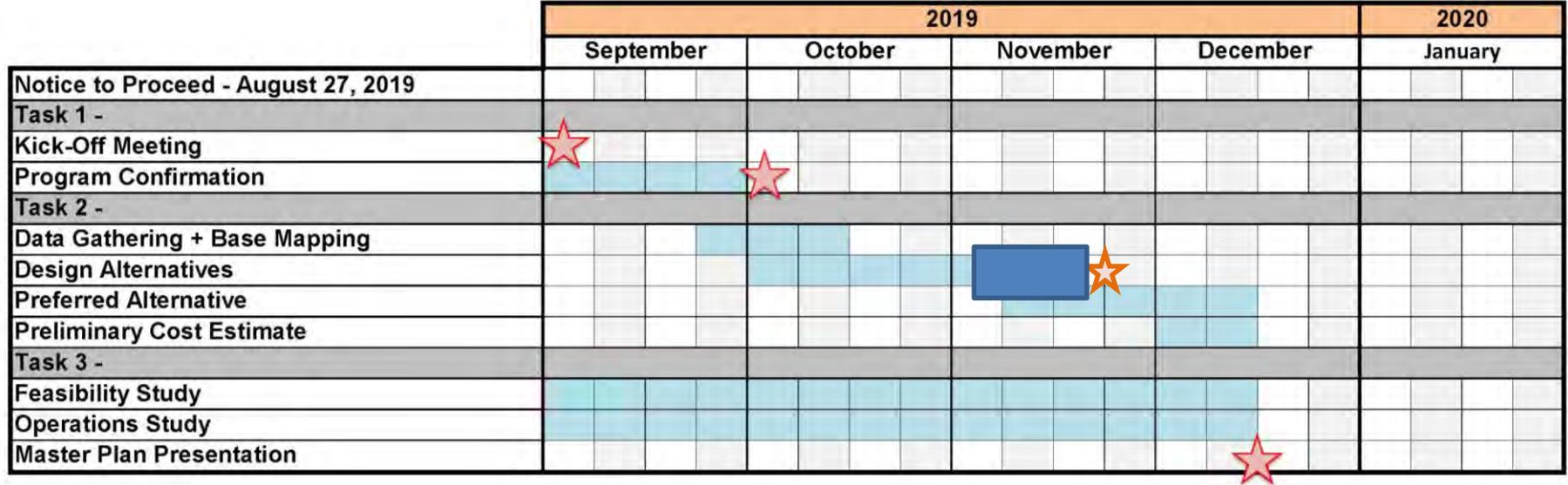
## **5. Setting Goals**

- **Purpose + Goal Statement**
- **Keys to Success / Priorities**

## **6. Summarize / Recap**

## **7. Next Steps**

# Project / Process & Timeline Overview

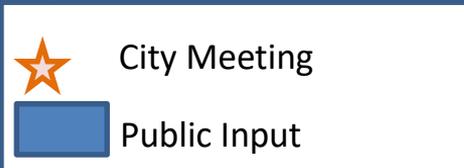


## Upcoming Meetings:

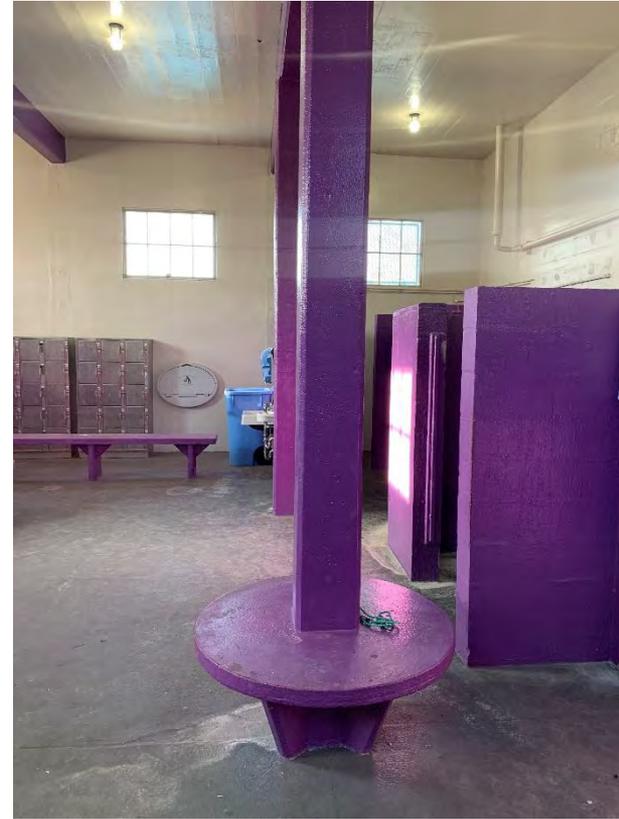
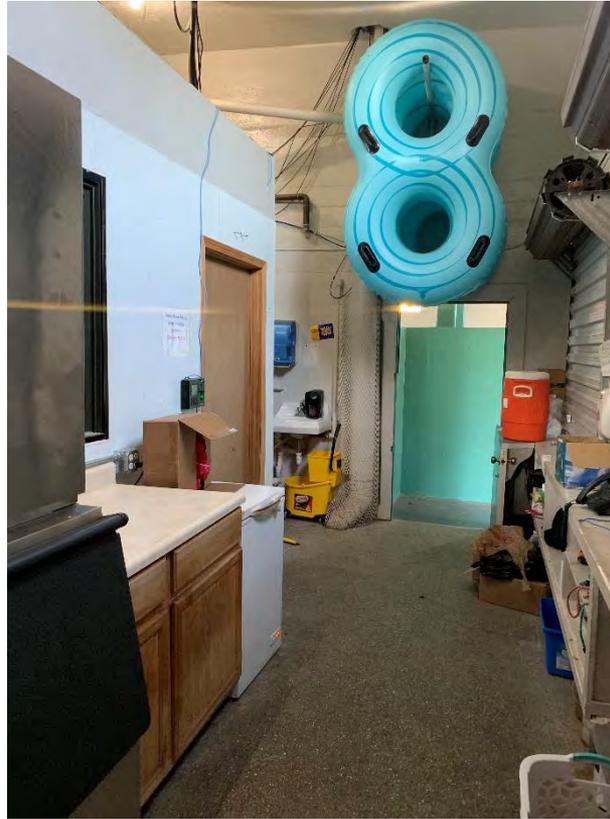
November: 11/19/2019

December TBD

## Legend:



# What We've Learned



# The Big Pool a Rich History

## Timeline

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



# The Big Pool a Rich History



1920's



# The Big Pool a Rich History



1962- Water Skiing



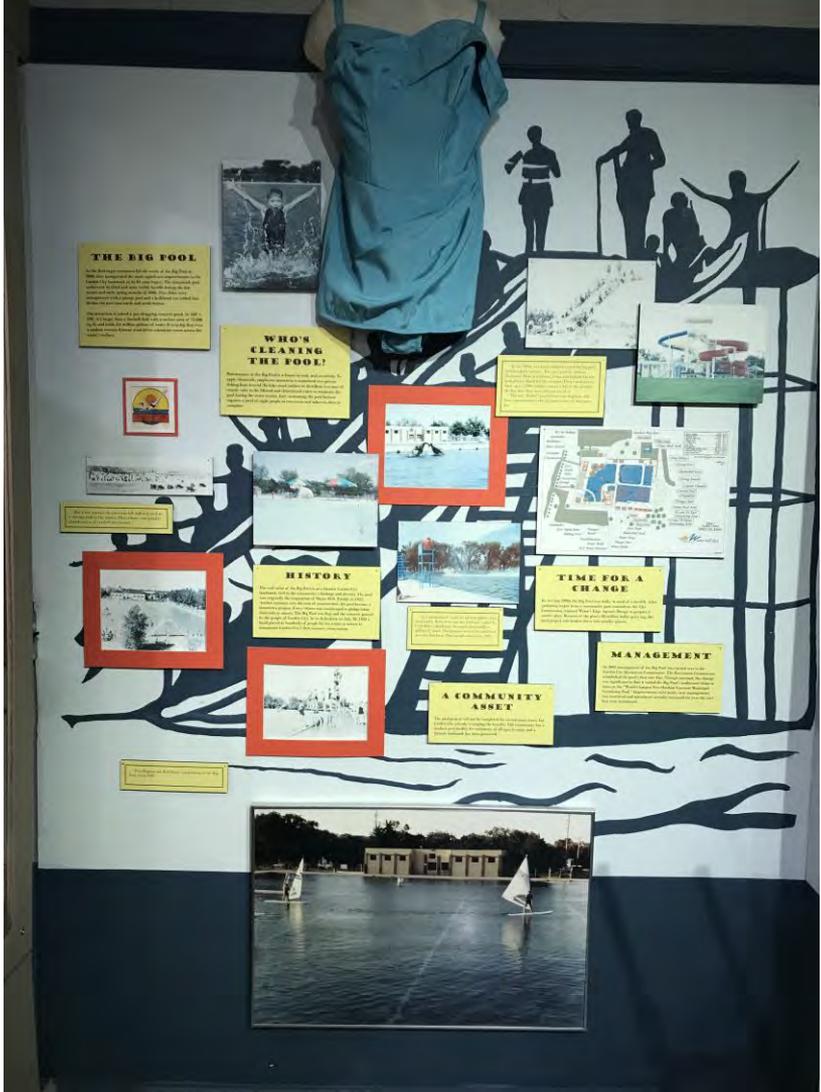
1990's Moki & Chana



1982 Windsurfing

# The Big Pool an Iconic Community Destination

Part of the History Museum



# Existing Facility Condition Review



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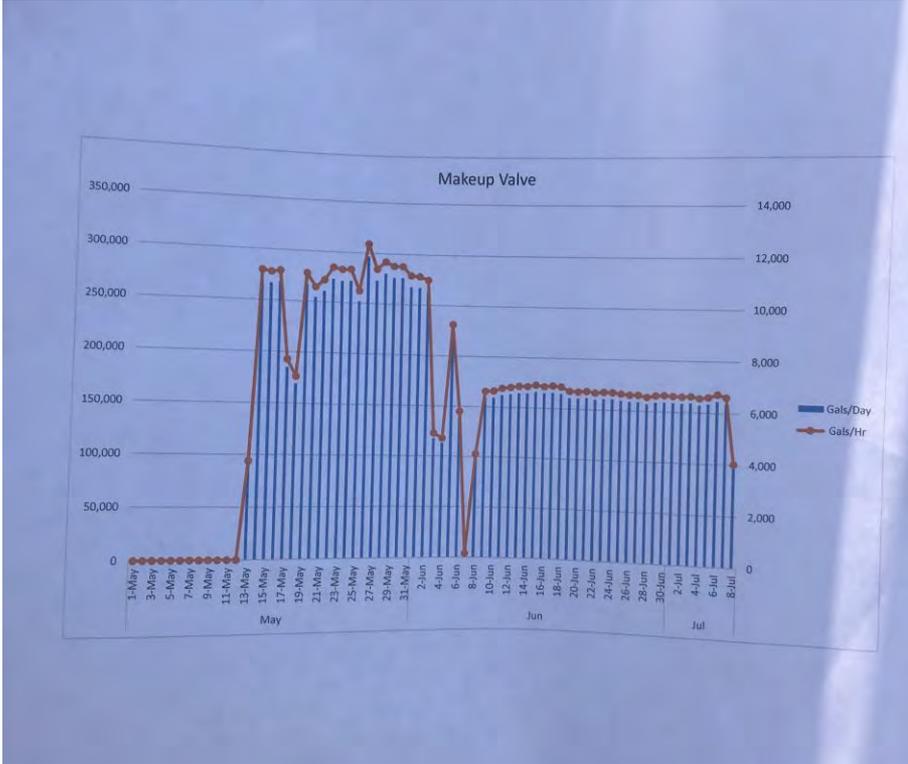
# Existing Facility Condition Review

## Challenges

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



# The Big Leak



# The Big Leak

## Metrics –

### Data from Fred Jones and the Water Resource Staff

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

Water level in Big Pool over 14 days. (On 9-9-19 at 14:30 the water level was just skimming in South East Corner when makeup water is off, valves are closed and Drain valve remain closed. (for the year 2019)

Day of the 14 days	Date	Time	Inches measured in ref. to top of skimmer in South east corner	Inches the water level dropped since last measured.	Day of the week	Rain or no rain		
1	9/10/2019	8:55:00 AM	4"	4"	Tues.	no rain		
2	9/11/2019	8:50:00 AM	9"	5"	Wed.	no rain		
3	9/12/2019	8:50:00 AM	15"	6"	Thurs.	no rain		
4	9/13/2019	9:15:00 AM	20"	5"	Fri.	no rain		
5	9/14/2019				Sat.	no rain	Water Production steadily didn't make it to pool.	
6	9/15/2019				Sun.	no rain	Water steadily went topped but didn't have a stop measure.	
7	9/16/2019	8:30:00 AM	35.5"	15.5"	Mon.	no rain		
8	9/17/2019	8:30:00 AM	40"	4.5"	Tues.	no rain		
9	9/18/2019	10:45:00 AM	44.5"	4.5"	Wed.	no rain		
10	9/19/2019	9:30:00 AM	47.5"	3"	Thurs.	no rain		
11	9/20/2019	9:30:00 AM	50"	2.5"	Fri.	no rain		
12	9/21/2019	11:30:00 AM	52.5'	2.5'	Sat.	no rain		
13	9/22/2019	9:50:00 AM	54.5'	2"	Sun.	no rain		
14	9/23/2019	10:00:00 AM	56.5'	2'	Mon.	no rain		

# EXISTING BATH HOUSE ASSESSMENT

- Structure remains sound.



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- Plumbing fixtures are inadequate to meet today's code requirements.
- Current water and sewer service is inadequate for the bather load.



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# EXISTING BATH HOUSE ASSESSMENT

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



# Existing Facility Condition Review

## Big Pool Metrics

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



# Preliminary Existing Facility Operational Analysis

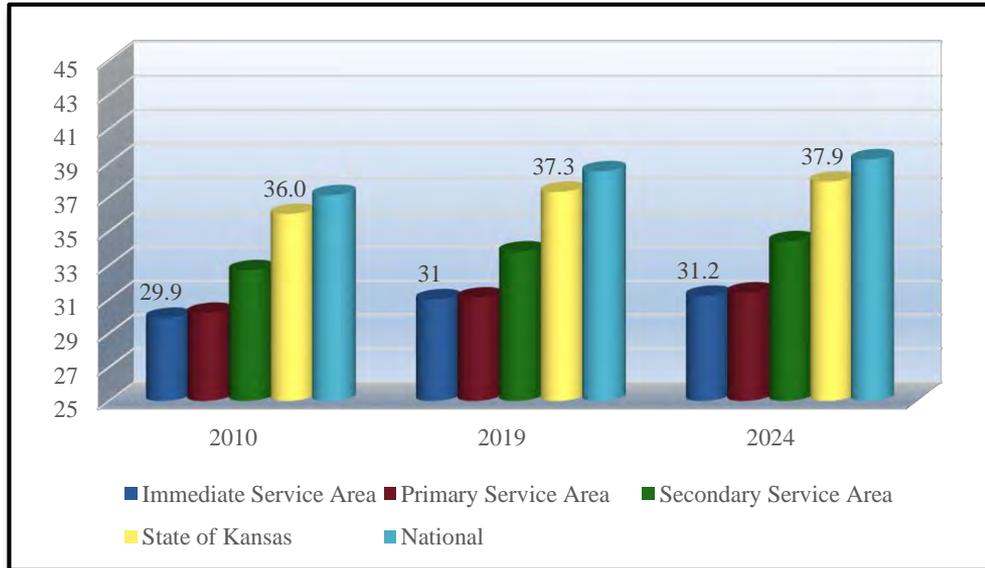
- What we know:
  - Staff Cost increased 77% between 2017 and 2019
  - Operation supplies increased 274% between 2017 and 2019
  - Building Repairs are over \$120,000 annually.
  - Chemical costs are \$187,000 annually
  - Reduced Water/Sewer/Utility
  - Potential savings of \$200,000-\$300,000





# Median Age

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



*Draft – Information to be coordinated with Garden City*

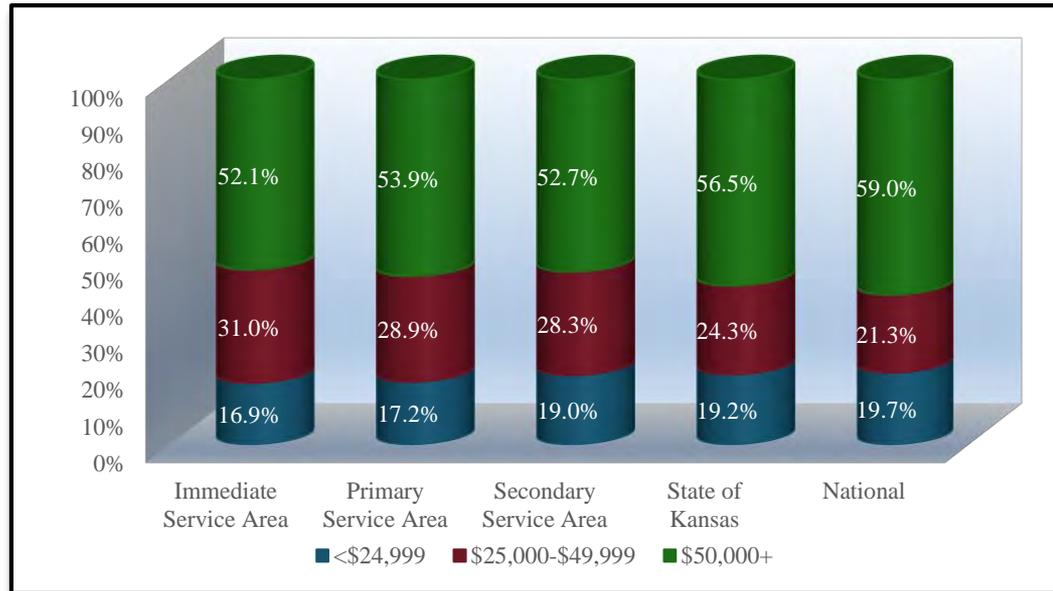
# Households with Children

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

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be coordinated with  
Garden City*

# Median HH Income

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



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# Housing Expense SPI

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

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

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# Age Group Distribution

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

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

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# Race and Ethnicity

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

Ethnicity	Total Population	Median Age	% of Population	% of KS Population
Hispanic	14,386	24.4	52.3%	12.4%

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# Participation Estimate

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

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# Swimming Participation

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

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

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

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# Activity Ranking

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

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# Activity Trends - Up

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

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# Activity Trends - Down

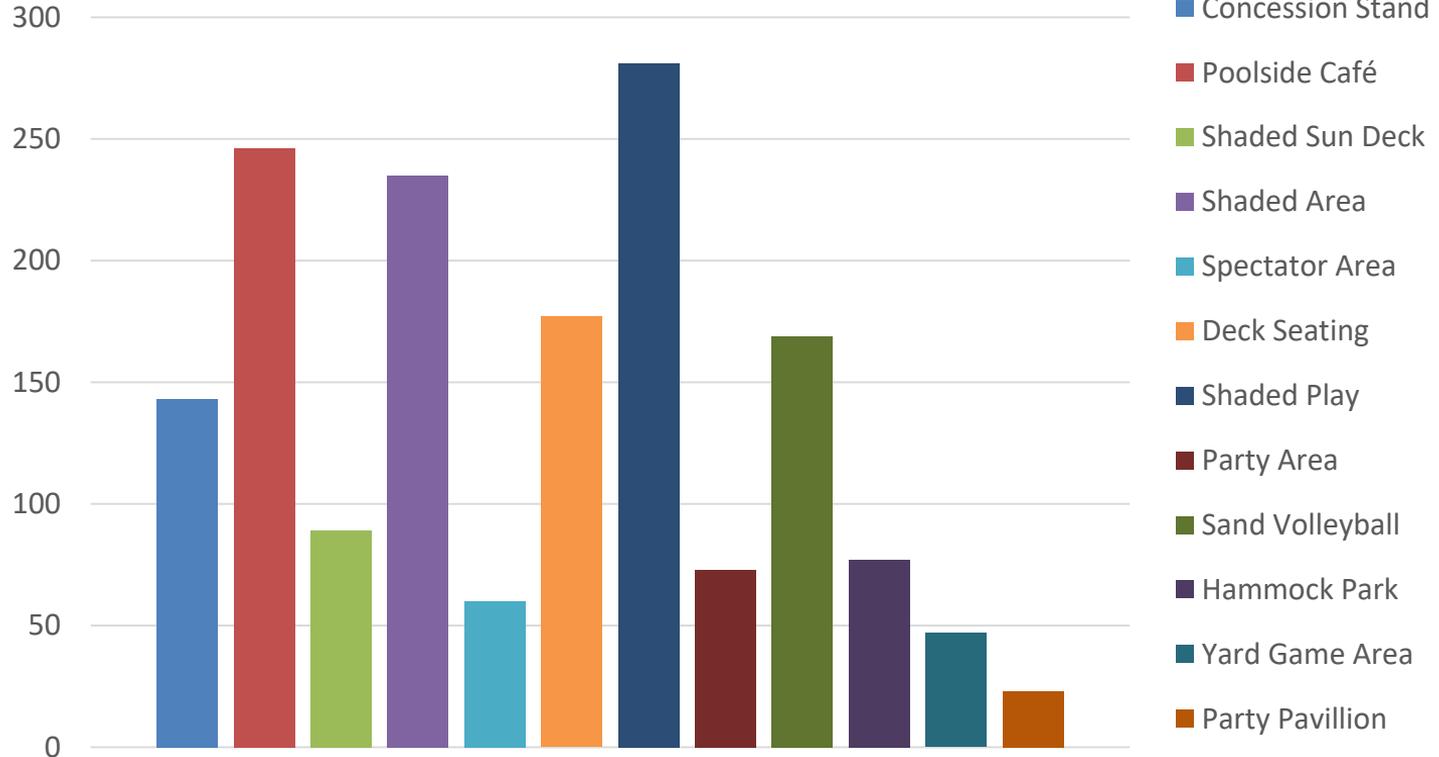
	2009 Participation	2018 Participation	Percent Change
Football (touch)	9.3	9.2	-1.1%
Exercising w/ Equipment	57.2	55.5	-1.2%
Workout @ Club	38.3	37.4	-1.8%
Bicycle Riding	38.1	36.4	-2.6%
Volleyball	10.7	10.5	-5.6%
Football (flag)	6.7	6.3	-6.0%
Swimming	50.2	47.9	-6.2%
Martial Arts / MMA	6.4	6.0	-6.3%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

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# Community Input Survey

## Dot Board Exercise

## Community Pool Amenities



# Community Input Survey

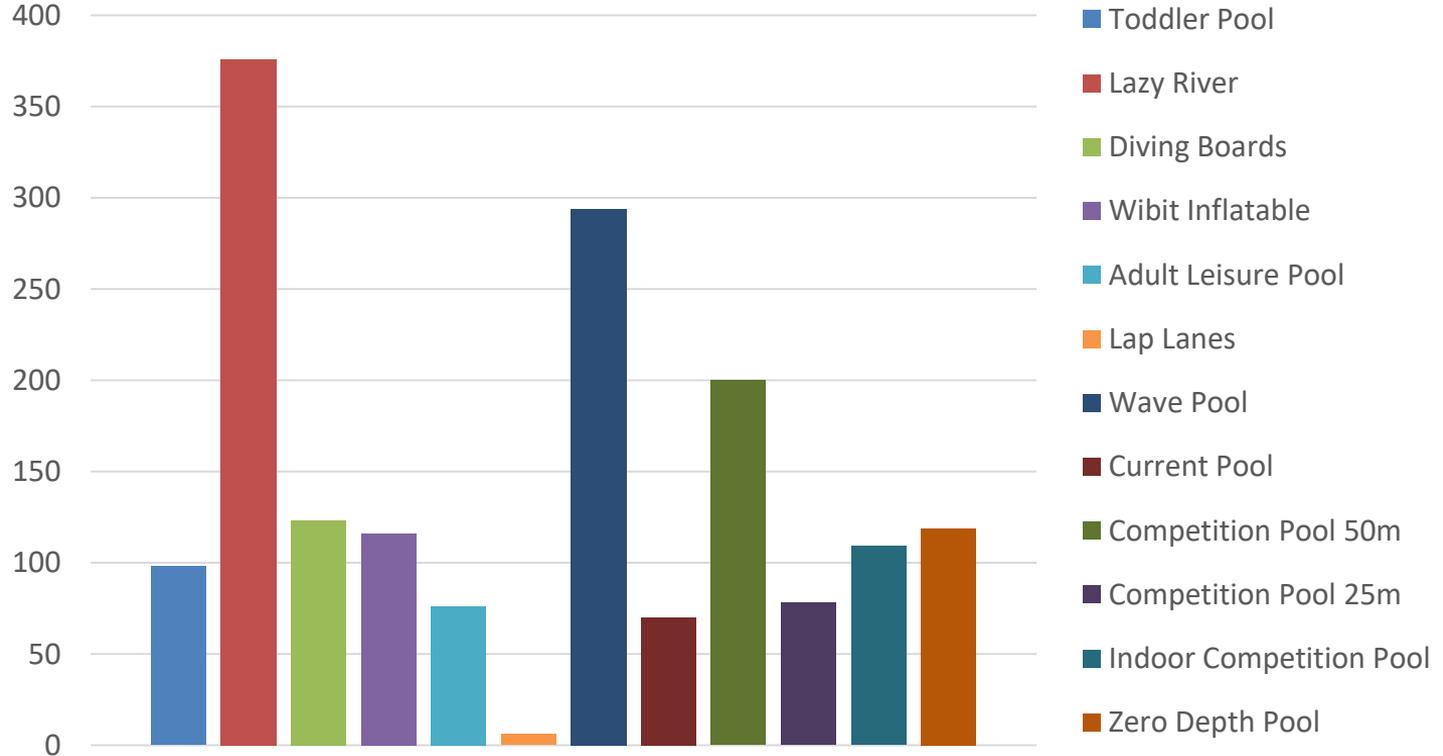
## COMMUNITY POOL AMENITIES



# Community Input Survey

## Dot Board Exercise

## Family Pool Leisure Activity



# Community Input Survey

## FAMILY POOL LEISURE ACTIVITIES



LAZY RIVER



WAVE POOL



50M POOL

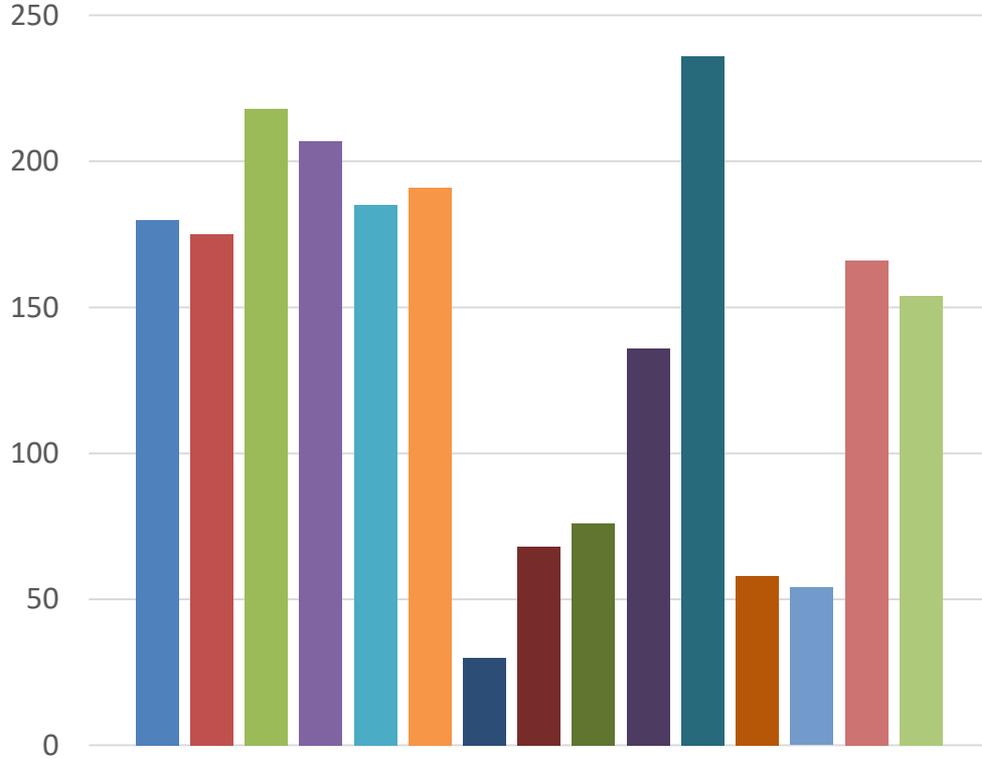


DIVING BOARDS

# Community Input Survey

## Dot Board Exercise

## Water Recreation Elements



- Family Slide
- Drop Slide
- Tube Slide
- Multiple Slides
- Bowl Slide
- Surf Simulator
- Stand Up Slide
- Rock Climbing Wall
- Water Basketball
- Zorb
- Zip Line
- Lilypad Crossing
- In-Water Climbing Structure
- Movie Screen
- Racing Slide

# Community Input Survey

## WATER RECREATION ELEMENTS



ZIP LINE



SPLASH BOWL



MULTIPLE SLIDES

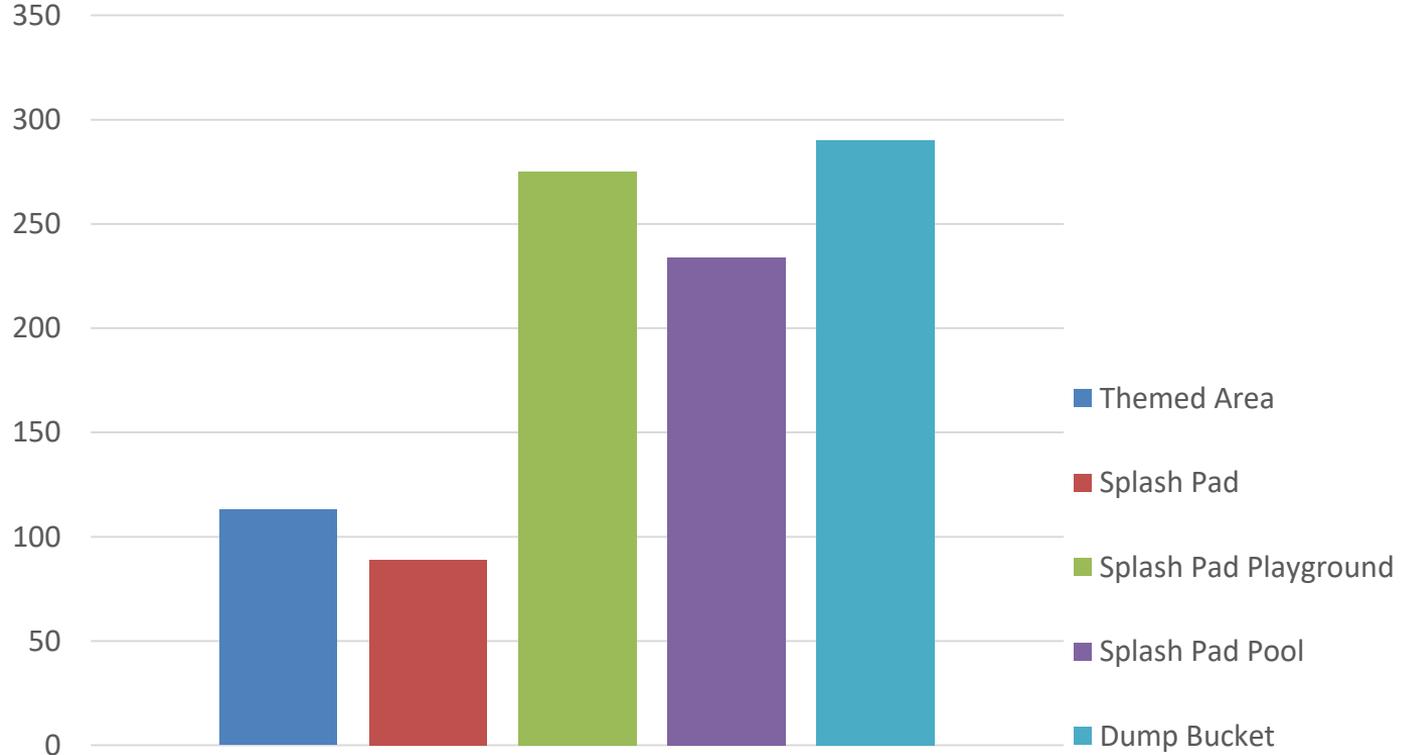


WAVE RIDER

# Community Input Survey

## Dot Board Exercise

## Splash Elements



# Community Input Survey

## SPLASH ELEMENTS



DUMP BUCKET



SPLASH PAD PLAYGROUND



SPLASH PAD POOL

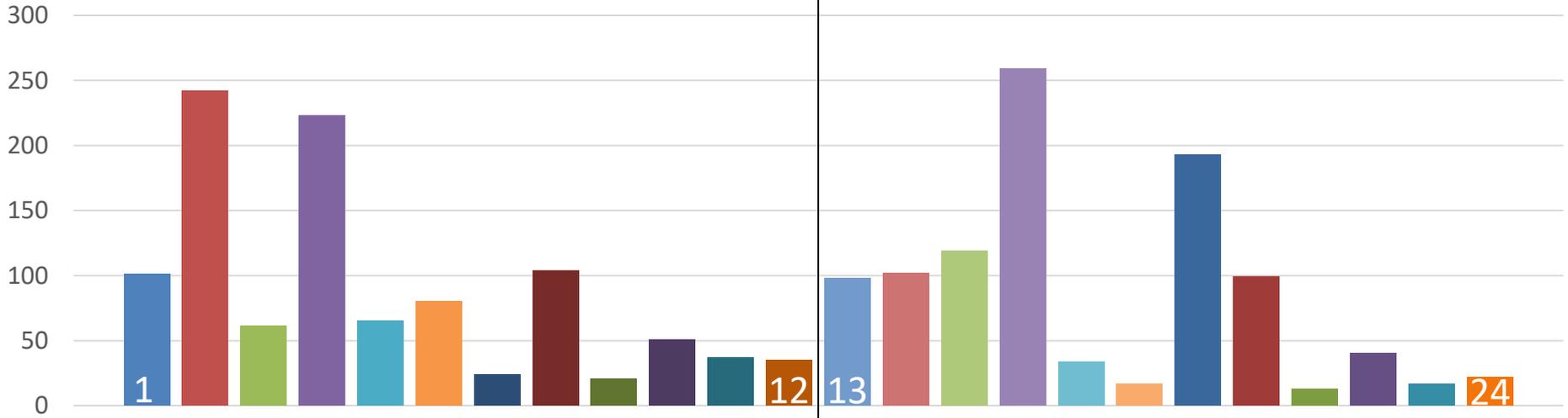


THEMED AREA

# Community Input Survey

## Dot Board Exercise

## Building Aesthetic



# Community Input Survey

## BUILDING AESTHETICS



# Comparing Facilities

## Dodge City, KS (Long Branch Lagoon)

**Architect:** Water's Edge Aquatic Design

**Construction Cost:** \$14 million

**Operational Cost:** \$XXXX

**Square Feet:** 3.6 acres

**Occupancy:** May 2016

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



# Comparing Facilities

## Liberal, KS (Adventure Bay Water Park)

**Construction Cost:** \$XXX Million

**Operational Cost:** \$500,000

**Occupancy:** 2008

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



# Comparing Facilities

## Aberdeen, SD (Aberdeen FAC)

**Aquatic Designer:** Water Technology

**Construction Date:** 2007

**Construction Cost:** \$7.2 million

**Population:** 28,388

**Attendance:** 57,234

**Operational Cost:** \$391,995

**Revenue:** \$375,290.00

**Cost Recovery:** (\$16,705)

**Square Feet:** 5.2 acres

**Occupancy:** 1,050

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



# Comparing Facilities

## Brooking, SD (Hillcrest Aquatic Center)

**Aquatic Designer:** Water Technology

**Construction Date:**

**Construction Cost:** \$5.4 million

**Population:** 22,500

**Attendance:** 45,980

**Operational Cost:** \$316,925

**Revenue:** \$ 285,720

**Cost Recovery:** (\$31,205)

**Square Feet:** 2.4 acres

**Occupancy:** 825

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



# Comparing Facilities

## Martin County, FL (Sailfish Splash Water Park)

**Aquatic Designer:** Water Technology

**Construction Date:** 2012

**Construction Cost:** \$9.2 million

**Population:** 146,320

**Attendance:** 205,245

**Operational Cost:** \$265,438

**Revenue:** \$ 282,260

**Cost Recovery:** \$16,822

**Square Feet:** 8.2 acres

**Occupancy:** 1475

**Program Elements:** 50 M by 25Y

Competition pool, Splash Pad, Leisure Pool,

Lazy River, Multiple Slides



# Comparing Facilities

## Brighton, CO (Brighton Oasis Family Aquatic Park)

**Aquatic Designer:** BRS and WTI

**Construction Date:** 2011

**Construction Cost:** \$5.4 million

**Population:** 40,560

**Attendance:** 600

**Operational Cost:** \$225,750

**Revenue:** \$196,165

**Cost Recovery:** (\$29,585)

**Square Feet:** 2.9 acres

**Occupancy:** May 2016

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



# Comparing Facilities

## Mesa, AZ (Mesa High School AC)

**Aquatic Designer:** Water Technology

**Construction Date:** 2015

**Construction Cost:** \$6.9 million

**Population:** 496,400

**Attendance:** 78,210

**Operational Cost:** \$296,820

**Revenue:** \$162,250

**Cost Recovery:** (\$134,570)

**Square Feet:** 2.6 acres

**Occupancy:** May 2016

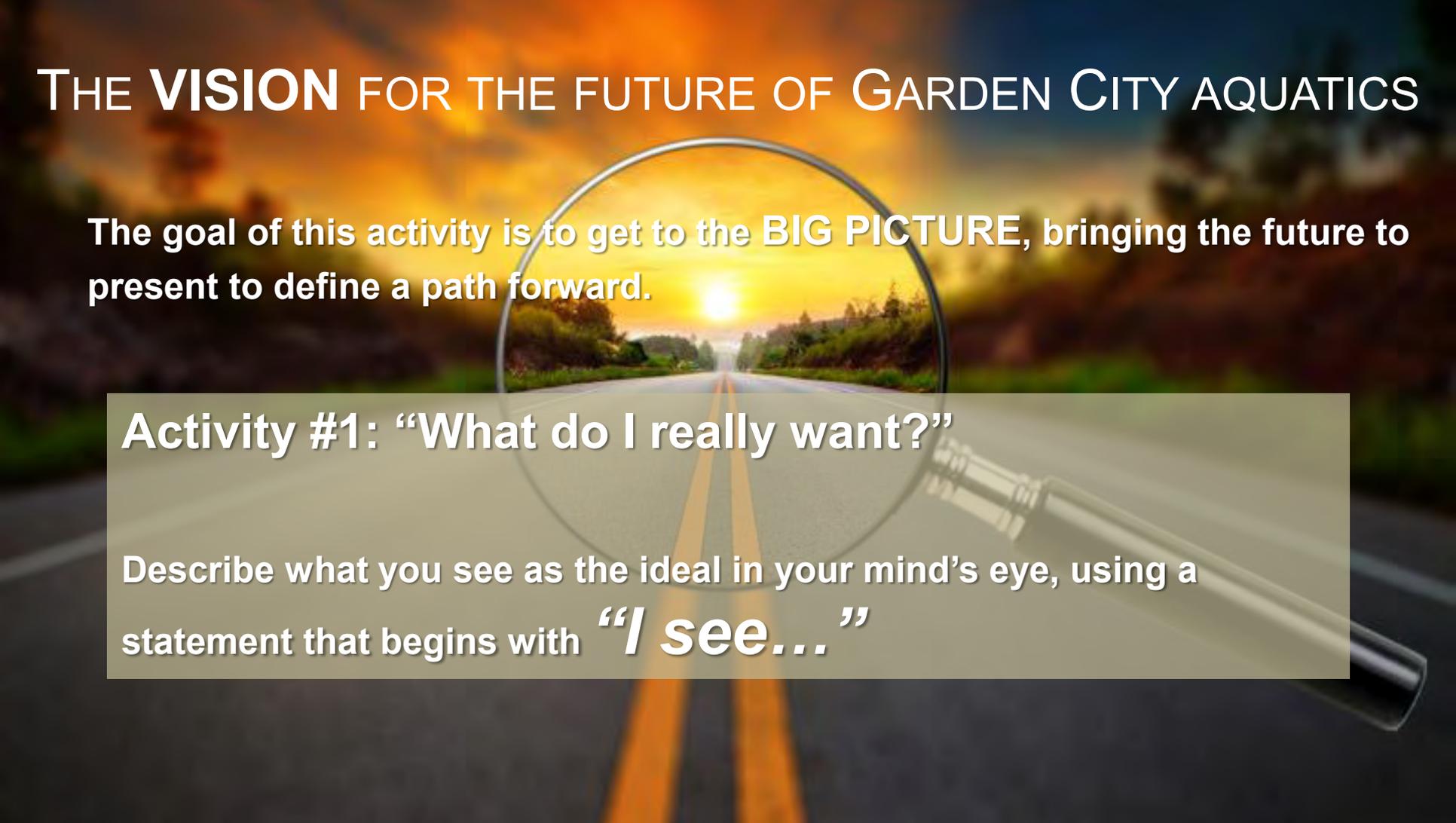
**Program Elements:** Competition pool with diving well, Zero Depth entry with Lazy River.



# VISION + KEYS TO SUCCESS



# THE **VISION** FOR THE FUTURE OF GARDEN CITY AQUATICS

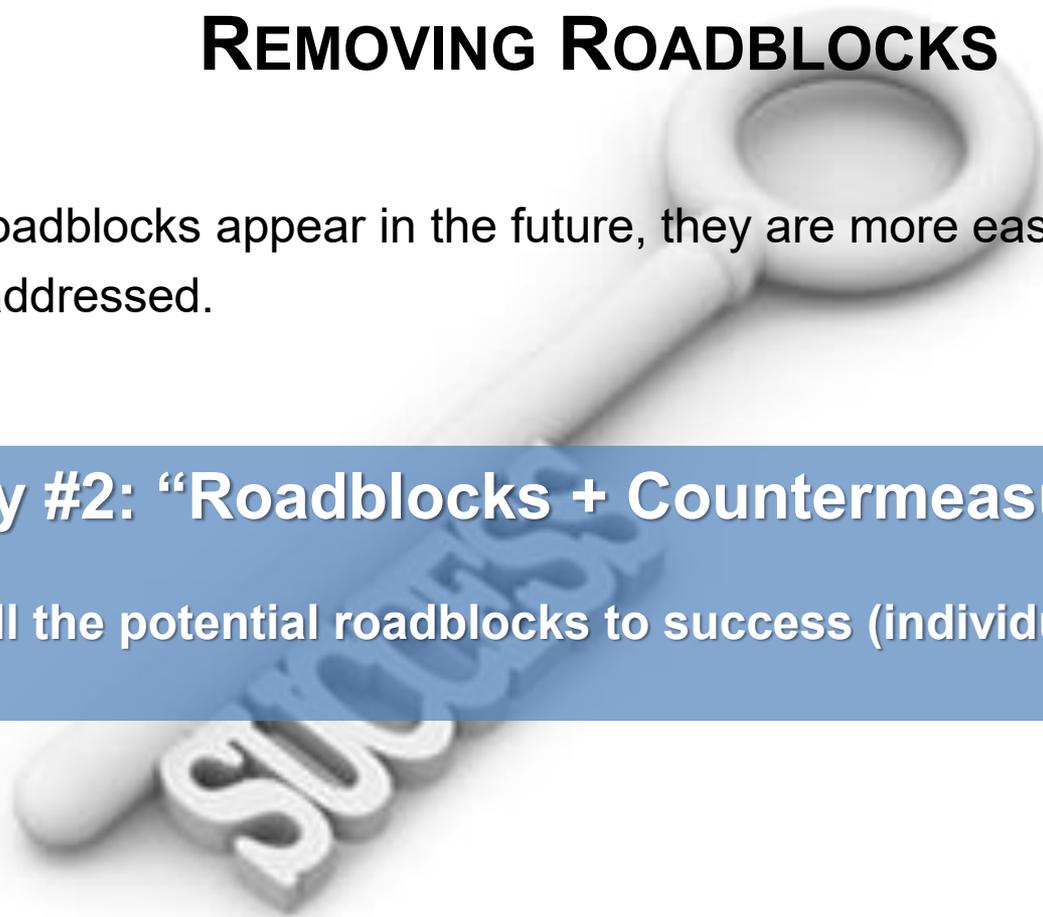
A magnifying glass is positioned over a road that leads towards a bright sunset. The sun is low on the horizon, casting a warm, golden glow over the scene. The road has a double yellow line down the center and is flanked by greenery. The magnifying glass's lens is centered on the road, and its handle extends towards the bottom right corner of the image.

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

## **Activity #1: “What do I really want?”**

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

# REMOVING ROADBLOCKS

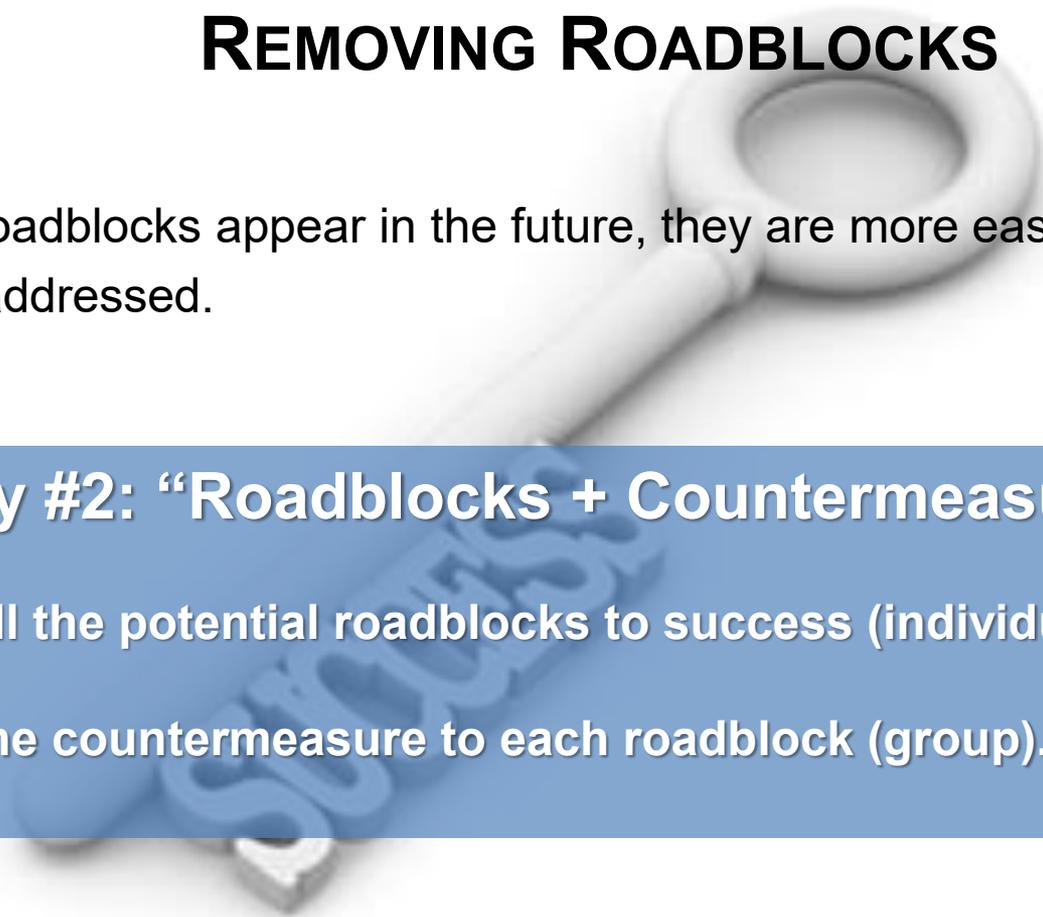
A white magnifying glass is positioned diagonally across the upper right portion of the slide. Below it, the word 'SUCCESS' is written in large, white, 3D block letters, appearing to be part of a larger graphic or background element.

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

## Activity #2: “Roadblocks + Countermeasures”

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

# REMOVING ROADBLOCKS



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

## Activity #2: “Roadblocks + Countermeasures”

1. List all the potential roadblocks to success (individual).
2. List the countermeasure to each roadblock (group).



**Next Meeting: November 19th**