



AQUATICS FACILITY MASTER PLAN

TOWN OF CARBONDALE
SEPTEMBER 27, 2019

DESIGNWORKSHOP



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Design Workshop, Inc.
Landscape Architecture
Planning
Urban Design
Strategic Services

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September 27, 2019

Town Hall
Parks & Recreation Director's Office
511 Colorado Avenue
Carbondale, Colorado 81623

Re: Town of Carbondale Aquatics Facility Master Plan

Dear Mr. Eric Brendlinger and Selection Committee:

We are pleased to submit our proposal for the Carbondale Aquatics Facility Master Plan. As members of the Carbondale community, we are excited at the opportunity to support efforts to improve a community asset we all love and that plays an important role in the lives of our children. Our project team brings a wealth of planning and design experience to this effort, including:

- **Proven Pool Designs:** Design Workshop leads pool efforts throughout the Roaring Fork Valley and the inter-mountain west. We have served as advisors to the Aspen Recreation Center (ARC) for over a decade and are currently under contract to study alternatives for expansion of their programs and facilities. Our partners in this effort – Water Technology Inc, Ballard King, and BRS Architects - have worked on municipal pools throughout Colorado, including the Gunnison and Breckenridge public pools.
- **Master Plan Experience:** As the consultant for the Carbondale Parks and Recreation Master Plan, we are not only familiar with the Master Plan process, but with how Carbondale is successfully implementing plans. We have worked on various scales of Recreation Master Plans – from the South Suburban Parks system in the south Denver area to the West Gunnison Park Master Plan and understand how to scale appropriately. The Design Workshop team has also completed work as municipal staff members, ranging from the North Boulder Pool to the City of Aspen Offices.
- **Robust Community Engagement:** Your Design Workshop team has successfully led engagement efforts for all manner of projects, including the award-winning engagement strategies for the 2012 Aspen Area Community Plan and the 2015 Carbondale Parks and Recreation Master Plan. We continue to innovate to make engagement fun and meaningful, tailored to communities and the people. Part of the reason we are drawn to this project is it provides another opportunity to build power of Hispanic residents to improve this civic purpose.

I will serve as Principal, providing planning services for a variety of parks and recreation systems throughout Colorado and the country, but none are as much of an honor as your 2015 Parks and Recreation Master Plan. I credit working on this plan with showing me Carbondale is where I want to raise a child, and now my three-year-old takes swimming lessons at this pool. Jessica Garrow, the former Community Development Director for the City of Aspen, will act as Project Manager, and Nicholas DiFrank, a Carbondale P&Z member and former planner for the City of Boulder, will act as the Senior Landscape Architect. Our many years of public and private sector experience situate us well to understand the needs of this project – from big picture conceptualization to the details of ensuring an implementable solution. Our team will lead community engagement efforts, graphics and site planning, meeting materials preparation, and document production.

We are excited to partner with the best aquatics firms in the business. Water Technology, Inc. will lead our pool planning and design efforts; Ballard King will provide detailed financial feasibility of the chosen solution. BRS Architects will ensure the built structures on the site match the overall pool context and meet the needs of the community. I know one measure of success for this plan is in being awarded competitive grants. Having led over two dozen GOCO funded planning efforts, I have a proven track record of projects receiving implementation dollars.

We hope that our proposal materials express both our abilities to bring great value to this effort and also our commitment to Carbondale. We recognize what an important piece the John M. Fleet Swimming Pool is to community vision and improving quality of life for residents. Design Workshop is eager to assist Carbondale in further refining and updating the implementation of a new pool design and funding strategies. It would be an honor to be part of your team to see this project through. Please feel free to contact me on my cell phone at 970-401-1583 with questions or to request additional information.

Respectfully,



Anna Laybourn, AICP
Principal-in-Charge



**Design
Workshop
is dedicated
to creating
Legacy
projects for
our clients,
society and
the well-being
of our planet.**

Design Workshop is an international design studio integrating landscape architecture, urban design, economics and engagement. Since the first 'Workshop' in 1969, the firm continues to innovate with each generation; leading clients through changing economic and environmental conditions impacting their communities.

We are a community of designers, planners and strategists, who share a deep commitment to improving social equity and addressing environmental justice through design.

As we take on new, complex challenges, our conviction to value-based design remains constant.

We design for people – not just today but for future generations. Whether designing a private garden, a campus within a fragile ecosystem, or developing the vision for a 21st century park, we foster connections between people while creating meaningful, distinctive places.

Our Legacy

We understand that the pace of change in our world requires a commitment to resilience and stewardship, which is why we've developed a design process that plans for the future and anticipates trends. Our approach includes four guiding elements-- Environment, Community, Art, and Economics. We call this process DW Legacy Design®.

Environment

We are stewards of the environment and champions for a sustainable future.

Community

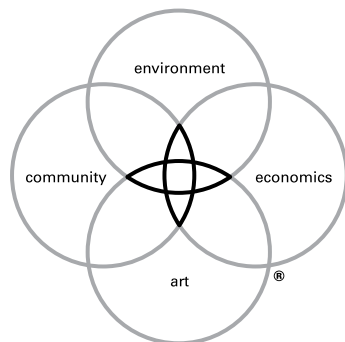
An inclusive engagement process is critical to (re) building the social fabric of the community.

Economics

Projects must be financially sustainable to last generations. We need to consider market reality and return on investment.

Art

Art is an integral part of the human experience; it challenges assumptions and provokes thought while revealing beauty and meaning.



DW Legacy Design®

360+
DESIGN +
PLANNING AWARDS

DW Foundation

We are dedicated to giving back to our communities. We have established the DW Foundation, which offers time and materials to select community projects.

13

Precedent
DW Projects
published by
the Landscape
Architecture
Foundation

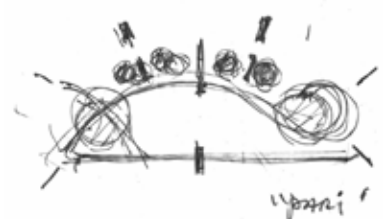
Projects in
30+
countries.

8

DESIGN STUDIOS

THE WORKSHOP

WE SKETCH.
WE MAKE MODELS.
WE BUILD PROTOTYPES.







PROJECT
TEAM



Meet our Project Team

As the consultant for the Carbondale Parks and Recreation Master Plan, we are not only familiar with the Master Plan process, but with how Carbondale is successfully implementing plans. The three firms joining us are trusted partners and proven collaborators, each with a specialization and experiences relevant to this project.

Design Workshop

**Landscape Architecture,
Master Planning &
Community Engagement**

Design Workshop is an international design studio integrating the fields of landscape architecture, urban design, planning, economics and engagement. Since the first 'Workshop' in 1969, the firm continues to innovate with each generation, informed by changing economic context, collective input from a collaborative approach, and the natural systems impacting our communities.

Much of our work is focused in the Inter-mountain West, finding solutions for these special places and people. We design for people – not just today but for future generations.

Ballard King

**Finance, Operations and
Maintenance**

Ballard King & Associates, was established in 1992 by Ken Ballard and Jeff King in response to the need for market-driven and reality-based planning for parks and recreation agencies. B*K has achieved over 26 years of success by realizing that each client's needs are specific and unique. With over 70 combined years of recreation and parks planning experience in the public sector, our consulting firm has been involved with 20 park plan studies and 65 parks and recreation system plans.

We focus our park planning efforts on market assessment, park amenity development, and park operations and maintenance. From pinpointing specifics to broad visions, B*K provides direction to ensure the long-term viability of a parks project.



Water Technology, Inc.

Aquatic Planning & Engineering

The WTI team is a highly qualified group of individuals comprised of creative architects, landscape architects, engineers, designers, business developers and administrators, all with a passion for aquatics. Together, we combine our talents to develop original, aquatic facilities from concept to reality.

Water Technology, Inc.'s (WTI) creative energy and passion embraces the philosophy that aquatic recreation completes communities and makes them a better place to live.

- Waterparks
- Resort and Hotel Pools
- Competition Pools
- Faith Based Community Centers
- Water Playgrounds
- Public Facilities
- Therapy and Wellness Pools
- Schools and Universities

Barker Rinker Seacat Architecture

Recreation Architecture

Designing great places for communities has been the driving passion of Barker Rinker Seacat Architecture since its early beginnings more than 43 years ago. We have assisted more than 250 organizations across the country in the strategic planning, master planning, programming and design of community facilities.

Recreation centers, active adult centers, and athletic complexes are the focus of our practice. The thread that runs through them all is our commitment to an interactive process that includes our clients in the design and development of their project. Decision makers must often navigate through a minefield of stakeholder groups and agency review, trying to balance the needs of all. We help facilitate "best-value" decisions unique to each organization.

Project Team



Education

Master of Urban and Regional Planning, Ohio State University

Bachelor of Science in Environmental Design, University of Minnesota

Accreditations | Certifications

The Effective Facilitator

National Charrette Institute

American Institute of Certified Planners

Professional Affiliations

American Planning Association Small Town and Rural Area Division Vice Chair

YEP! Youth Engagement Planning Board Member

Selected Honors

2019 APA Economic Development Award: Los Alamos Strategic Tourism Plan

2017 APA Small Town Rural Areas Honor Award, Carbondale Parks Plan

2016 APA Colorado Honor Award for General Planning: Colorado Springs Park System Master Plan

2015 Award of Excellence for a Comprehensive Plan: Adams County Open Space, Parks and Trails Master Plan. APA County Planning Division

2014 Award of Excellence in Research ASLA: Finding Connections to the Outdoors for Youth Families in Larimer County

Anna Laybourn

PRINCIPAL IN CHARGE, AICP

Design Workshop

Anna takes a holistic view for integrated thinking for parks, recreation, trails, and open space conservation planning informed by her background in City and Regional Planning and natural resources management. She seeks a profound understanding of the people that she plans for and takes a special interest in engaging the public in innovative planning and design process. Some of the topics she has helped communities strategically address are: community health and wellness, infusing nature in the city, green infrastructure, funding sources and sustainable finance, regional trail connectivity, innovative youth outdoor programming, special events and festival planning, volunteering, visitor services, parks and open space tax voter support, recreation opportunities, and more.

Selected Project Experience

Colorado Springs Parks & Rec Master Plan – Colorado Springs, CO

Anna was the project manager for this master plan that addressed the financial challenges of the city parks department being underfunded to maintain 158 developed parks, trails, and open space for a rapidly growing population of half a million people.

Carbondale Parks, Recreation, Trails, and Open Space Master Plan – Carbondale, CO

Anna served as the project manager, directing the plan content, economic study, and public engagement process.

South Suburban Parks & Rec Master Plan – Centennial, CO

Anna served as the public engagement lead and plan content advisor for this 10-year recreation plan to serve over 100,000 residents.

Joplin Independent Tourism Master Plan – Joplin, MO

Anna utilized her expertise in developing recommendations for recreation, sports, events, creating vibrant downtowns and extracting public benefit from natural settings to create a plan that benefits the community quality of life.

West Gunnison Park Master Plan – Gunnison, CO

Anna was the Principal-in-Charge to create a site plan for affordable housing and a much-needed community park in the City of Gunnison. The process was highly successful in engaging a broad cross-section of the community with targeted youth and senior engagement.



Education

Master of City & Regional Planning;
Ohio State University

Bachelor of Political Science;
University of Colorado

Professional Associations

American Planning Association (APA)
Education Committee

APA Policy Committee

Micro-Credentialing Task Force

APA Divisions Council

Small Town & Rural Division Chair

YEP! Youth Engagement Planning
Board Member

Recent Awards and Honors

2017 Creation of Updated Commercial
Design, Colorado APA Honor Award

2015 New Transportation Mitigation,
Colorado APA Honor Award

2010 Aspen Area Community Plan
Outstanding Planning Initiative,
APA Small Town & Rural Division

2010 Aspen Area Community Plan
Colorado ASLA Merit Award

2009 Aspen Area Community
Plan Colorado APA Community
Engagement Award

Jessica Garrow

PROJECT MANAGER, AICP

Design Workshop

Jessica is a community development professional with nearly fifteen years of experience and a proven track record of successful planning implementation and community engagement. She has effectively managed significant and complex projects and budgets, worked to craft innovative planning policies, and promoted sustainable comprehensive planning. Prior to Design Workshop, Jessica worked as a land use planner and Community Development Director for the City of Aspen, Colorado. During that time she worked on economic development plans, as well as working on award winning and broad community engagement strategies, including on the Comprehensive Plan and a number of overhauls to the Land Use Code. Jessica enjoys collaborating with others to create solutions that respect diverse opinions, promote community values, and protect the characteristics that make communities unique.

Select Project Experience

Aspen Area Community Plan - Aspen, CO *

Managing multiple consultants, tracking a \$250,000 project budget for both the City of Aspen and Pitkin County, completing extensive data analysis, and managing public outreach efforts.

Comprehensive Land Use Code Rewrite – Aspen, CO *

Yearlong land use moratorium process that included a robust community engagement and outreach, managing multiple consultants, and navigating politically contentious conversations, resulting in updated parking and transportation requirements, Commercial Design Standards, affordable housing requirements, and policies to preserve commercial vitality.

Small Lodge Incentive Program – Aspen, CO *

Established an incentive program for Aspen's 14 small lodges based on broad engagement and financial analysis, creating benefits to improve energy efficiency, examine building code compliance, enable expedited city reviews, and establish a deed-restriction and fee reduction program.

Transportation Impact Analysis – Aspen, CO *

Creation of the first comprehensive transportation mitigation system in a rural Colorado community, implementing a consolidated multi-modal level of service (MMLOS) and transportation demand management (TDM) toolkit.

*denotes work done prior to Design Workshop **

Project Team



Education

Master of Landscape Architecture;
University of Colorado Denver

Master of Urban Design; University of
Colorado Denver

Bachelor of Digital Imaging and
Sculptural Installation; Wittenberg
University

Licensure and Certifications

Registered Landscape Architect: State
of Colorado #1359

Professional Affiliations

Commissioner - Carbondale Planning
& Zoning Commission

American Society of Landscape
Architects

American Planning Association
Downtown Colorado Incorporated

Recent Awards and Honors

Colorado APA Merit Award
Community Resilience for Estes Park
Downtown Plan

APWA Medium Community
Engineering Project of the Year for
Croke Reservoir

Colorado American Society of
Landscape Architects Merit Award for
Croke Reservoir

CPRA Design Award for Croke
Reservoir

Nicholas DiFrank

SENIOR LANDSCAPE ARCHITECT, PLA

Design Workshop

Nicholas is a senior landscape architect and project manager with Design Workshop. He brings 15 years of experience in park planning and design, landscape architecture and urban design projects. His work focuses on the thoughtful integration between community values and sophisticated design concepts. He approaches each project with a balance of creativity and practicality to develop innovative solutions that respond to local needs and the dynamic opportunities within each site and its surrounding context. His professional background includes projects in park and recreation facilities, open space planning, civic design, urban design, historic preservation, campus and community design. He brings a thoughtful approach and passion for sustainable, place-based creative process to each project. His practice and professional approach blend his extensive experience in project management, team facilitation, public process and community engagement.

Selected Project Experience

Boulder Reservoir: Capital Projects & Site Management Plan—Boulder, CO

As project manager and lead designer for 700-acre park, aquatic recreation and nature area, Nick led the Boulder community, special interest groups, City staff and facility management personnel through a three-year planning, design, construction and engagement process.

Colorado Mountain College: Campus Master Plan Study - Aspen, CO

Nick served as the project manager for a study of site potential and the expansion of campus facilities. Access and parking improvements, social gathering and outdoor classroom improvements were prioritized during the site programming portion of the project.

Dakota Square Plaza - Boulder, CO

Nick served as the lead designer for master planning and park design. The community space was designed to serve as the epicenter for family and social gatherings, focused on the integration of existing community facilities with park, play and social programming needs for the North Boulder community.

Northwest Open Space - Northglenn, CO

Nick led the master planning effort for City's largest outdoor recreation facility. Based on community engagement and outreach process, a series of design alternatives were implemented that integrated playgrounds, splash-pad features, baseball, football and soccer fields, trails, and bathroom facilities with an ecologically rich wildlife habitat.



Education

Bachelor of Recreation and History,
University of Colorado

Certified Parks & Recreation
Professional

Professional Affiliations

Athletic Business Conference
Advisory Board

Colorado Parks & Recreation
Association

National Recreation & Park
Association

Metropolitan State College of Denver
– Former Adjunct Faculty

Ken Ballard

PRESIDENT, CPRP

Ballard*King & Associates

As a founding partner of Ballard*King & Associates, Ken has over 35 years of experience in parks and recreation planning. Ballard*King & Associates was established in 1992 by Ken Ballard and Jeff King in response to the need for market driven and reality based planning for recreation agencies. Ken has provided planning, feasibility and operations consulting for more than 300 recreation center projects across the country. This includes studies for more than 30 different communities in Colorado. Ken is well known for his vast knowledge of recreation programming, facility development and operations, as well as organizational planning and facility maintenance. His expertise has been developed over the years from a wide breadth of experiences within the parks and recreation field.

Selected Project Experience

- Avon Aquatic/Recreation Center, Avon, CO
- Berthoud Recreation Center Study, Berthoud, CO
- Broomfield Community Center, Broomfield, CO
- Buchanan Park Recreation Center, Evergreen, CO
- Carbon Valley Recreation Center, Frederick, CO
- Erie Recreation Center, Erie, CO
- Ft. Lupton Recreation Center, Ft. Lupton, CO
- Golden Recreation Center Expansion, Golden, CO
- Longmont Recreation Center, Longmont, CO
- Northglenn Recreation Center Study, Northglenn, CO
- Old Town Hot Springs, Steamboat Springs, CO
- Thompson Rivers Recreation Center Study, Milliken, CO
- Wheat Ridge Recreation Center, Wheat Ridge, CO

Project Team



Education

Bachelor of Recreation and History,
University of Colorado

Certified Parks & Recreation
Professional

Professional Affiliations

Athletic Business Conference
Advisory Board

Colorado Parks & Recreation
Association

National Recreation & Park
Association

Metropolitan State College of Denver
– Former Adjunct Faculty

Douglass Whiteaker

PRESIDENT

Water Technology, Inc.

Douglass G. Whiteaker, President and Principal of Water Technology, Inc., has extensive knowledge and experience in the aquatic industry. He is dedicated to the planning, design, engineering and construction of aquatic facilities, and his engaging personality helps to facilitate a two-way sharing process with our clients. Doug helps the team to understand unique project demographics and public needs which ultimately results in team ownership of the project, producing the ultimate in project excellence. He excels in managing integrated project delivery teams, and his hands-on management abilities energize effective collaboration.

Selected Project Experience

- Carbondale Conceptual and Budgetary Efforts 2017 - Carbondale, CO
- Carla Madison Recreation Center - Denver, CO
- Eaton Community Recreation Center - Eaton, CO
- Douglas H. Buck Recreation Center - Littleton, CO
- Moorhead Recreation Center - Aurora, CO
- Town Park Pool - Telluride, CO
- Dove Waterpark - Grapevine, TX
- Reason Water Mine - Fairfax, VA
- Veterans Memorial Pool - Walla Walla, WA



Keith Hayes

Principal-in-Charge, AIA

Barker Rinker Seacat

Education

Master of Architecture,
University of Washington

Bachelor of Environmental Design
University of Colorado at Boulder

Licensure

NCARB, Colorado, Georgia, Michigan,
Nebraska, Nevada, New Mexico, New
Jersey, New York, Ohio, Oklahoma,
Oregon, Washington

Accreditations / Certifications

Green Building Certification Institute
LEED Accreditation

Keith Hayes has been with the firm since 1995 and became a Principal in 1999. He has more than thirty years experience designing public architecture including community and recreation centers, municipal office buildings, visitor centers and schools. Keith's strength lies in his commitment to his clients to assure that they are heard and their facility needs are met. As a Principal and Project Manager, Keith excels in his attention to details and his ability to juggle the many tasks necessary to assure an excellent project. Keith has spoken about a variety of recreation issues at state and national conferences. Keith is a LEED Accredited Professional.

Selected Project Experience

Montrose Recreation Center - Montrose, CO
Berthoud Parks and Recreation Master Plan - Berthoud, CO
Candelas Neighborhood Activity Center - Arvada, CO
Des Moines Aquatic Study - Des Moines, WA
Georgetown Aquatic Facility Feasibility Study - Georgetown, TX
Denver Recreation Facilities Assessment - Denver, CO
Sammamish Community Aquatic Center - Sammamish, WA
Durango Recreation Center - Durango, CO



Jason Ringdahl

Project Manager, RA

Barker Rinker Seacat

Education

Bachelor of Architecture,
North Dakota State University

Bachelor of Environmental Design
North Dakota State University

Licensure

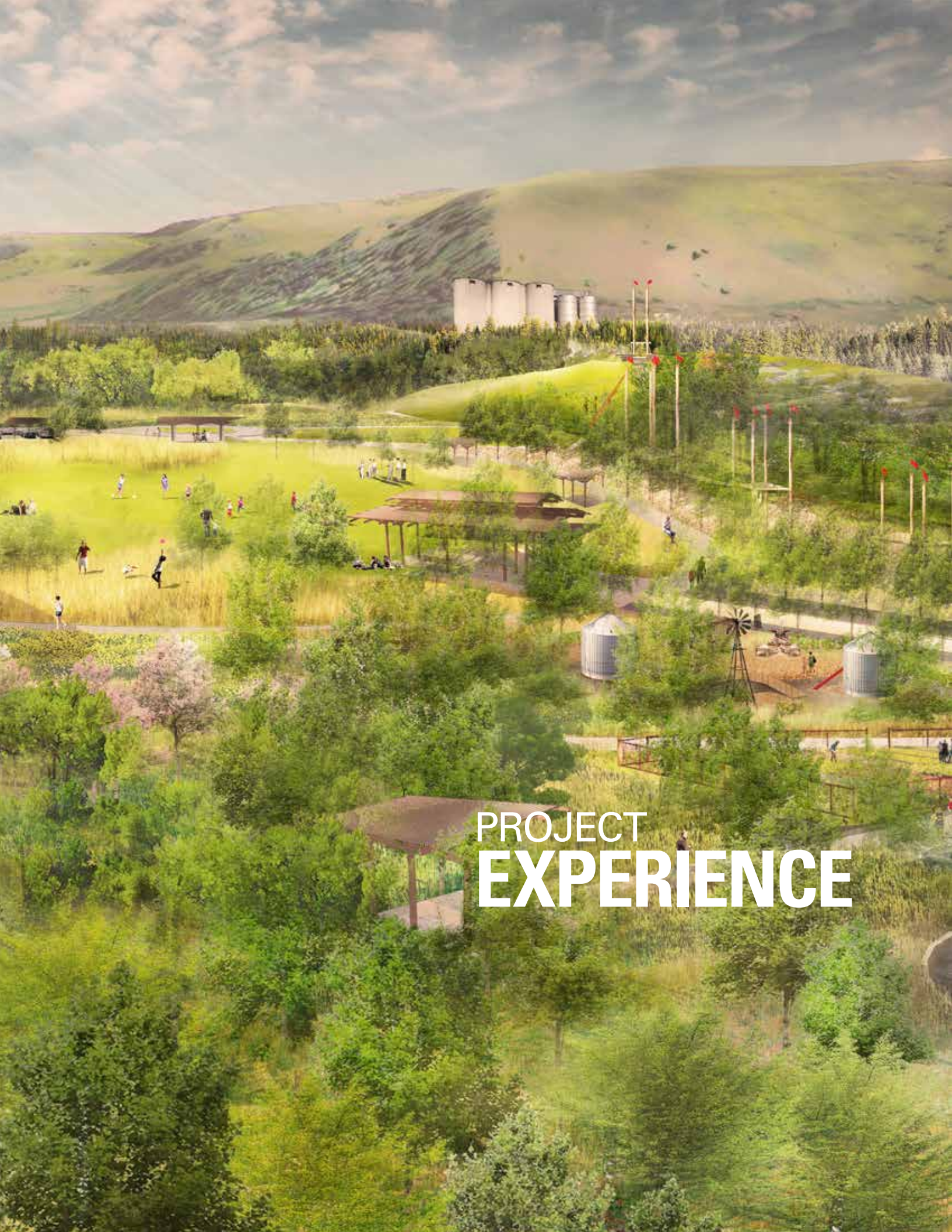
Registered Architect in Colorado

Jason is an experienced architect with extensive Colorado recreation experience. He pays close attention to the day-to-day details involved with putting together a good set of drawings, coordinates with subconsultants, and researches marketing opportunities all in the same day.

Selected Project Experience

Trailwinds Recreation Center - Thornton, CO
Northern Regional Recreation Center - Charlotte, NC
The Center of Recreational Excellence (CORE) - Hobbs, NM
Brighton Adult Recreation Center - Brighton, CO
Olathe Community Center - Olathe, KS
Hatfield-Chilson Recreation/Senior Center Addition & Renovation - Loveland, CO
The REC at Grapevine - Grapevine, TX





PROJECT
EXPERIENCE

Project Experience

OVER 950 PEOPLE ENGAGED IN THE PLANNING PROCESS



Carbondale Parks, Recreation & Trails Master Plan

Carbondale, Colorado

Design Workshop

Design Workshop was selected by the Town of Carbondale to update the 2004 Parks, Recreation & Trails Master Plan. Faced with uncertainty in funding to maintain and improve existing parks and recreation facilities, Design Workshop developed strategies to improve efficiency in service delivery, identify partnerships, and provide recommendations for financing and funding strategies. The public engagement was strategically approached to overcome the challenges of reaching groups of

people that typically have not been involved in past plan creation in Carbondale. Focus groups and survey advertisement methods were tailored to reach Latino/Hispanic populations (nearly 40% of Carbondale’s population), youth, seniors, commuters, and non-residents. As a result, nearly 100 people participated in focus groups, more than double the number of survey responses were received to be statistically valid, and goals for representation of various demographic groups were exceeded. This level of public involvement in the plan creation and understanding of their values and priorities lead to a highly supported Master Plan.

2017 APA COLORADO HONOR AWARD, COMMUNITY ENGAGEMENT

2017 APA SMALL TOWN & RURAL AREA HONOR AWARD, OUTSTANDING PLANNING INITIATIVE



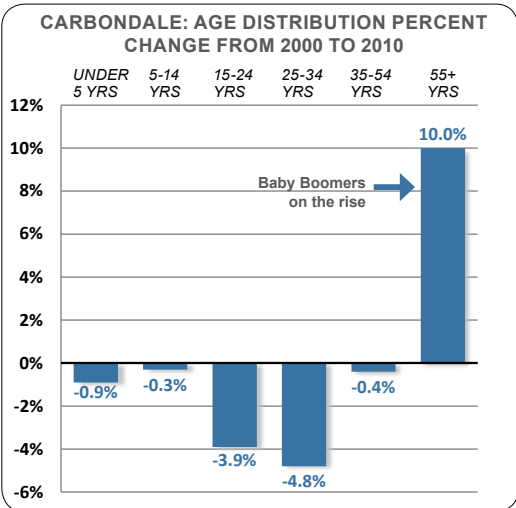
YOUTHS' TOP 3 FAVORITE YOUTH OUTDOOR ACTIVITIES:

1. Road, mountain and BMX biking
2. Running, jogging and trail running
3. Skateboarding



AGE 55+ TOP 3 HIGHEST PARTICIPATION RATES:

1. Fitness activities
2. Outdoor recreation
3. Individual sports – more than team, water or winter sports.



Client

Eric Brendlinger
 Recreation Department
 Director
 Town of Carbondale
 970.510.1277

Town Park Pool

Telluride, Colorado

Water Technology, Inc.

The Town Park Pool project involved the design of a new outdoor swimming pool to replace the existing pool in Telluride. WTI worked with Allison Construction and The Pool Company to perform a design/build delivery of the first phase, a 25 yard, 6-lane pool.

WTI also planned for and did all of the preliminary work for a future leisure pool during the first phase and was hired in 2016 to complete the design and engineering for the construction of the leisure pool.



Outcomes

WTI was proud to work with this beautiful mountain community to efficiently deliver outdoor aquatic space. The new lap pool is well-loved by the community and has a full deck in the summer.

Client

Town of Telluride
Stephanie Jaquet
Parks and
Recreation Director
PO Box 397
Telluride, CO 81345
P. 970.728.8458
sjaquet@telluride-co.
gov

Town of Telluride
Ryan McGovern
Recreation
Supervisor
PO Box 397
Telluride, CO 81345
P. 970.728.8458
rmcgovern@
telluride-co.gov

Cortez Recreation Center

Cortez, Colorado

Ballard*King & Associates

The City of Cortez, a small rural community frequented by visitors to Mesa Verde National Park, offers a variety of activities at this multi-faceted recreation center. The 46,000 SF center is a vibrant element of a 100-acre park complex. With a wide array of components, the recreation center offers a variety of activities for all ages and ensures fun for everyone! The Cortez Recreation Center components include a competition lap pool, family pool with slides, water spouting spray features, a lazy river/resistance pool, 1-meter diving board, and enclosed tube slide. Additionally, there are



two racquet ball courts, a gymnasium, multi-purpose rooms and childcare space.

Ballard*King & Associates provided the programming and operations analysis for this recreation center facility.

Architect

Barker Rinker Seacat
Architecture

Aquatic Planner

Water Technology
Inc.

Facility Planner

Ballard*King &
Associates

Gunnison Community Center Aquatic Addition

Gunnison, Colorado

Barker Rinker Seacat Architecture

The city of Gunnison, Colorado sought to add a new indoor aquatic center to its 26,000- s.f. Gunnison Community Center, built in 2005. Although not the architect for the original building, Barker Rinker Seacat Architecture was selected to develop a conceptual design that would meet the city's budgetary, aquatic programming and sustainability goals while blending with the original building's character.

Gunnison provides an extremely challenging climate in which to build an indoor aquatic



center, with low temperatures reaching -40 degrees Fahrenheit and daytime highs below zero for several consecutive weeks. The annual average temperature is a mere 37.5 degrees.

The 21,757-s.f. addition nearly doubled the size of the facility. Amenities include a six-lane competitive lap pool with a three-meter diving area, multipurpose leisure/therapy pool and two waterslides. The addition included expansion of the men's and women's locker rooms as well as four new, separate cabana locker rooms.

Client

City of Gunnison

Contact

Dan Ampietro,
Director of Parks and
Recreation
970.641.8421

Budget

\$7.6 Million

Completion

2009

Dove Waterpark

Grapevine, Texas

Water Technology, Inc.

Water Technology, Inc. (WTI) was hired by the City of Grapevine in 2012 for the renovation of its existing pool located in Dove Park. The six lane, L-shaped swimming pool with attached diving and a small children's pool no longer met the needs of the growing community of Grapevine. Grapevine, Texas, located between Dallas and Fort Worth, has a population of 50,514, grows to over 120,000 people during the day time and encompasses an area of approximately 35.85 square miles.

The new pool opened May 25, 2013 to a full crowd despite the cloudy weather. The \$2.7 million dollar renovation rivals neighboring pools with an expanded swimming area, zero depth entry with interactive play structure and shade,



water spray tunnel, and geysers; activity pool with floatable play features, water walk, aqua climbing wall, a drop slide and runout side. The pool also has plenty of shade and lounge opportunities for guests including underwater bench seating, a wet deck lounge with chairs.

Outcomes

The pool renovation preserved local history that was cherished by the community while offering updated aquatic amenities for today's sophisticated users.

2013 TRAPS RECREATION FACILITY DESIGN FOR THE NORTH TEXAS REGION

Client

Grapevine Parks &
Recreation
Chris Smith, Deputy
Director
1175 Municipal Way
Grapevine, TX 76051
P. 817.410.3473
chriiss@
grapevinetexas.gov

South Suburban Parks & Recreation Master Plan

Centennial, Colorado

Design Workshop & Barker Rinker Seacat Architecture

This largest parks and recreation Special District in the state of Colorado needed a Master Plan to transparently communicate to its over 155,000 residents how their taxes would be wisely used to improve outdoor and indoor offerings over the next 10 years. They also needed to better understand the expectations and variety of needs in six communities and three counties they serve. In addition to a Master Plan, the District requested a companion Strategic Plan; an internally-focused plan that helps SSPRD identify and address its



mission, vision, goals and develop strategies for operations. Design Workshop engaged more than 2,4000 citizens in providing input and also the majority of their 1,500 staff and Board members. As the first comprehensive District-wide Master Plan, research and partnership meetings were important to align efforts throughout the region. Action steps and measurements for success are established in these plans to guide the District in reaching their goals. These plans were utilized to leverage support for two voter ballot measures for funding, both of which passed by large margins (80% and 70%).

Client

Rob Hanna,
Executive Director
South Suburban
Park & Recreation
District
303-798-5131

Flagstaff Aquaplex

Flagstaff, Arizona

Ballard*King & Associates

The Aquaplex is a multi-generational, multi-function recreation center with aquatics and so much more. The recreation center was designed to serve both the local community and also tourists. The center includes a large fitness and aerobic area overlooking the pool, cardio equipment, gymnasium, classrooms, 2 story rock climbing wall, lounge with fireplace, meeting and banquet space with catering kitchen, an elevated walk/jog track, childcare space, game room, vending machines and birthday party room.

The aquatic components of the center include a 8,643 square foot solar heated leisure pool, a lazy river current channel with vortex, kid's



splash area with zero depth entry and play features, plus 3 lane lap pool and 2 slides.

Outcomes

In conjunction with an architectural team, B*K completed for the City of Flagstaff a comprehensive feasibility study for this aquatic and multi-generational recreation facility. B*K's scope of services included the following: partnerships, focus groups, market analysis, programming, stakeholder meetings and operations pro-forma.

Woodland Aquatic Center

Woodland Park, Colorado

Barker Rinker Seacat Architecture

Barker Rinker Seacat Architecture worked with the City and residents to define key program elements, coordinate site selection, and design a facility that serves the needs of the community and the region. The final site is adjacent to Woodland Park High School to support a new team, and saved millions of dollars in site development costs.

Following the City's mission for the project, the design of the new aquatic center includes a six-lane lap pool with one-meter diving board, a leisure/play pool, multi-purpose/party rooms, child watch, locker rooms and



family cabanas, and support and administration spaces to facilitate a variety of activities. The facility will support competitive swim meets, youth swimming instruction, adult swimming instruction, lifeguard training, water aerobics, lazy river warm water therapy, water slide, scuba training, kayak training, paddle boarding, and aqua recovery.

Client

City of Woodland

Contact

Cindy Keating;
Parks & Recreation
Director

719.687.5225

ckeating@city-woodlandpark.org

Budget

\$12.1 Million
(Construction)

Size

24,530 SF

Completion

October 2017

Water Mine Waterpark Addition

Reston, Virginia

Water Technology, Inc.

Water Technology, Inc. (WTI) was hired to provide programming and design services for the renovation and addition of aquatic amenities to the existing Water Mine Family Swimmin' Hole waterpark. WTI performed a series of programming meetings with the owner, and a market analysis completed by Ballard * King and Associates, to determine the next additions for the waterpark.

From the initial studies, WTI designed the addition of two outdoor spray pads adjacent to the existing lazy river. Both the Tot Spray pad and the Activity Spray pad carry the "old west" theme and bring new thrills to Lake Fairfax.



Outcomes

The design team collaborated to repurpose a previously underused space by creating age and zone specific spray pads that would entertain a variety of ages and abilities. The new spray pads offer exciting amenities with reduced operating costs because of the lack of standing water.

Client

Fairfax County Park
Authority
Melissa Emory, PE

12055 Government
Center Pkwy

Fairfax, VA 22035

P. 703.324.8752

melissa.emory@fairfaxcounty.gov

Montrose Community Recreation Center & Field House

Montrose, Colorado

Barker Rinker Seacat Architecture

The design of the Montrose Recreation District's Community Recreation Center is the result of several previous planning assignments where Barker Rinker Seacat Architecture was contracted to help with developing a program, design and building community support for the new recreation facility.

The final design of the 80,103-s.f. center is equally divided between the Aquatics, Sports and Fitness portions of the building, featuring a 5,500-s.f. leisure pool, a 10-lane, 25 yard



2017 COLUMBINE AWARD
NEW FACILITIES COLORADO PARKS & RECREATION ASSOCIATION

Client

Montrose Recreation District

Contact

Ken Sherbenou;
Grand Junction Parks & Recreation Director

970.254.3866

Budget

\$28.8 Million

x 8 lane, 25 meter competitive pool, three gymnasiums, large family game area, children's indoor play area, a second level fitness area, track and support spaces. The competitive pool will be the largest public pool on the western slope and is designed to include both highly competitive and recreational uses to provide swimming for all the citizens of the district.

Veterans Memorial Pool

Walla Walla, Washington

Water Technology, Inc.

After much anticipation, the City of Walla Walla reopened the Veterans Memorial Pool to an excited community for the first time in over ten years. Multiple attempts were made to acquire a bond for the repairs and in February 2015 the \$5.8 million bond was passed to build a 50-meter by 25-yard pool.

Alongside the prime architect, WTI was proud to deliver design and engineering services to the City of Walla Walla. The rejuvenation of this facility was truly one-of-a-kind with attention being given to each and every swimmer's needs. From slack lines to floatables, from water slides to zero depth entry areas, each



2018 AWARD
WPRA SPOTLIGHT AWARD

2019 ATHLETIC BUSINESS
AQUATIC DESIGN PORTFOLIO FEATURE

activity is designed to appeal to different user groups.

Outcomes

This cost effective pool was designed with sustainability in mind. By utilizing part of the existing pool shell, Walla Walla was able to save \$200,000 over new construction.

Client

City of Walla Walla
Jim Dumont,
Parks & Recreation Director

55 Moore Street
Walla Walla, WA
99362

P. 509.527.4527

Sidney Aquatic Center

Sidney, Nebraska

Barker Rinker Seacat Architecture

The City of Sidney hired Barker Rinker Seacat Architecture to determine the feasibility of constructing a new municipal swimming pool/aquatic complex for the citizens of Sidney.

The project consisted of the analysis of three sites, user group and public meetings, as well as working directly with the City Council to determine best options. The result was multiple options for satisfying the needs of the community. The components investigated included outdoor competitive swimming, outdoor leisure swimming, an indoor wellness pool, locker rooms and support facilities.



In 2014, the City hired BRS again to complete the design for the first phase of the feasibility study - the Sidney Aquatic Center. The Aquatic center features a 6 lap lap pool as well as a leisure pool with zero depth entry, splash zone, lazy river, and a water slide. The bathhouse and mechanical building are modest and make the maximize the small budget by using pops of color and exposed wood in the entryway.

Client

City of Sidney,
Nebraska

Contact

Gary Person; City
Manager

308.254.4444

garyperson@
cityofsidney.org

Budget

\$4.0 Million

Completion

Feasibility Study -
2014

Construction - 2016

Matchett Park Master Plan

Grand Junction, Colorado

Design Workshop

The 1992 Grand Junction Parks, Recreation, and Open Space Master Plan identified the need for a regional park in the north-central area of the City, resulting in the acquisition of the 205 acre Matchett Park property in 1996. Today a majority of the park is operated under a farm lease, with many neighbors using the farm roads for walking, running, disc golf, and biking. The City's other parks and recreation facilities are seeing intense use, and demand for facilities has continued to increase. Matchett Park provides the opportunity to meet the needs of the local and regional population in a state of the art park. The master planning process



included a rigid public engagement process to help the community prioritize its needs, visions, and goals for the future of Matchett Park. The master plan will be used as a blueprint for the long-range vision of the park's development. It will also provide detail to assist the City in applying for grants and outside funding to implement portions of the design.

Client

Traci Wieland,
Recreation
Superintendent

City of Grand
Junction
traciw@ci.grandjct.
co.us
970.925.3846





PROJECT
APPROACH

LIVING

This Master Plan represents an opportunity to create an aquatics facility for the next 40 years.

Project Understanding and Approach

Creating an Aquatics Facility Master Plan for the Town of Carbondale is an important step in aligning the community, aquatics stakeholders, Town staff, the Parks & Recreation Commission, and Pool Steering Committee Members toward an updated aquatics facility. The Parks & Recreation Commission and Town staff have laid important groundwork in moving this effort forward, and we look forward to building on the support and engagement completed to date. This Master Planning effort will create a framework for decision-making and budgeting over the next 5-10 years and will position the Town of Carbondale to implement a successful pool update. For this project, we propose a scope of work that will support you in addressing these critical factors:

- Lead Effective Community Engagement (inclusive of families, youth, individuals with special needs, senior population, representatives of our diverse community)
- Develop a Comprehensive Aquatic Facility Concept Plan
- Understand Costs and Financial Feasibility
- Identify Funding Opportunities
- Understand Environmental Considerations

Lead Effective Community Engagement

Issue Definition

The community engagement efforts in 2018 successfully set the Town up for the Great Outdoors Colorado Grant that is funding this Master Plan effort. The Town engaged aquatics user groups, and while there is clear support to move forward, there are varying interests among these groups yet to be reconciled. A critical aspect of our work will be to distill the many desires into an implementable project that a majority of the



Historic Parks Master Plan | Colorado Springs, CO



SITE IMAGE, Carbondale Pool | Design Workshop, Inc.

community and user groups can support. The town's commitment to providing activities, exercise, social gathering for everyone should be celebrated with this opportunity to create something special with a legacy for many generations.

How we will Address this Issue

The following is our commitment to supporting you in a meaningful and inclusive input process. We are committed to:

- **Proof-** we will work with you to define goals for demographic and representational inclusivity and develop methodology for tracking achievement of those goals.
- **Transparency-** we will synthesize input and show how the linkage of public and decision-maker input is used in the Master Plan.
- **Strategic-** we will be thoughtful in the types of questions and means

of outreach being appropriate for the audience and project stage.

- **FUN!**- Carbondale's personality exudes creativity and sociability. We live in this town and our children are learning to swim at this pool. The survey and public events should be engaging and enjoyable. We often utilize methods such as visual preference activities, keypad polling, and board-game like activities to make meetings efficient and fun.

Develop a Comprehensive Aquatic Facility Concept Plan

Issue Definition

This Master Plan represents an opportunity to create an aquatic facility for the next 40 years. It should be a civic gem as one enters town and sees it from Main Street. There are many designs that could be considered as part of the overall

aquatics design, including the size, function and location of the pool, the seasonality of the pool, the bathhouse and other built needs. Fun new features to consider include kiddie pool, splash zone, shade and amenities for using the spaces around the pool, ability to host more classes, integration with the surroundings, safety, and security.

The different user groups will have different expectations of the key items needed for the project to be deemed a success, as has been seen in the 2018 survey work completed by the Town. Similarly, the refinement of the length of the pool season and the built structure required to accommodate longer seasons is a critical factor that should be addressed. The RFP mentions a potential different, though unidentified, location for the pool, as well as options for refurbishment or replacement. This is an important



Bartholomew Pool | Austin, TX

issue that needs to be clearly addressed early in the process to ensure continued progress. Given these diverse potential paths, ensuring alignment throughout the process and providing clear options will be important.

How we will Address this Issue

It is critical for the process to identify options for the pool design and refine them quickly to move toward an aligned vision and implementable Master Plan. Using our combined expertise, the project team will work with the Steering Committee to identify any critical items for inclusion in the final concept plan. Additionally, we recognize that not all

options, no matter how interesting, are viable. Our approach enables different options to be considered and discussed and then move to refine those that should move forward.

Our proposed team combines national expertise with small town familiarity and experience. We have a long history of working together and look forward to bringing our highly collaborative approach to Carbondale.

Water Technology Inc. has a track record of creating high quality community-specific pool designs, including the draft concept plans created for the John M Fleet Pool in 2015.

Ballard King has a keen ability to understand and project operating costs and feasibility related to operations, on-going maintenance, and construction.

BRS Architects has extensive experience working in mountain communities to create the associated building amenities to support the needs of aquatic users.

Design Workshop has built a reputation for its ability to assimilate complex ideas and design elements into implementable designs. Our work on the Carbondale Parks and Recreation Master Plan is just one example of our local master planning work that has been effectively



West Enfield Pool Renovation | Wimberley, TX

implemented due to inclusive community engagement and drafting with an eye toward feasibility. We have extensive experience with built pool projects in both the public and private realms and are known for accuracy in our design knowledge and financial feasibility.

Understand Costs and Financial Feasibility

Issue Definition

Perhaps the most critical factor for this project is understanding the cost for ongoing maintenance and programs, as well as the final design. If the cost of programs and maintenance is not understood, a design approach could miss a critical factor or could be

unviable. Similarly, if the final cost for the design is not estimated accurately, future funding could be more difficult to secure.

How we will Address this Issue

Though our work designing and constructing pools locally, and our project team’s experience in operations of public aquatics facilities throughout the state, we can provide the Town with accurate financial numbers that reflect the conceptual design ideas. Our project team will provide a realistic project budget for the different design scenarios, as well as ongoing operations and maintenance. Additionally, our experience enables us to include basic

financial information throughout the refinement of the conceptual designs to ensure the Steering Committee and community have a thorough understanding on what each design concept may cost to implement.

Identify Funding Opportunities

Issue Definition

Timing for this project is critical to ensure the maximum funding options are available. In order to move forward, the Town needs a realistic scope of amenities that can then be used to understand the scale of funding needed. This will enable the project team to assist in identification of potential funding options.

Project Approach

We recognize the cost recovery is not always a goal of a facility that provide a vital service to the community, such as swim lessons to youth, rehabilitation for the injured, senior health, first aid and water safety training, etc. However, it is important to ensure fees are calibrated appropriately with the pool enhancements.

How we will Address this Issue

Our team has extensive experience working through funding opportunities for similar projects throughout Colorado. Led by Ballard King and Design Workshop, we will identify potential funding opportunities, including:

- An analysis of the opportunities for new bonding authority given the expected expiration of the Recreation Center Bond.
- Recommendations on grant funding sources, include GoCo Grants, Garfield County, the Robert Wood Johnson Foundation, Step Into Swim, USDA Community Facilities Program, Outdoor Recreation, and local fundraising. Our team has a proven track record of creating Master Plans that successfully receive grant funding from various entities, including GoCo.
- Update and refinement of recommendations on increasing the ½ dedicated sales tax in the Parks and Rec Master Plan.
- Recommendations, made in consultation with the Town's Finance Director and Recreation Director, regarding the subsidy levels for the aquatics facility.
- Recommendations on moving forward with fundraising opportunities and structure.

Understand Environmental Considerations

Issue Definition

Carbondale has made a commitment to environmental sustainability. The existing pool was not designed at a time when eco-design was a focus and its operations efficiency continues to be challenged as it ages.

How we will Address this Issue

We have worked on projects that are on the cutting edge of environmental design. This project will consider green energy opportunities for solar, heat exchange, and efficient equipment systems. We will look at ways to reduce water demands, limit construction impacts, integrate water-wise and reduced maintenance landscape treatments, and address user safety and comfort through reducing chemical reliance and providing for shade.



GUARDS ONLY



WORK PLAN

LIFE

GUARD



Work Plan

Scope of Services

The following narrative describes a comprehensive list of services required to prepare an analysis of existing data; support engagement of the general public, stakeholders, and user groups; develop a conceptual plan; assess financial feasibility and funding options; and prepare a final Aquatics Facility Master Plan document that will guide the redevelopment of the John M Fleet Pool. While the following scope is organized in a linear manner, many of the tasks may actually proceed in a parallel or concurrent fashion.

The project will be divided into five Phases, per the RFP:

- I. Project Initiation and Administration
- II. Research, Evaluation, and Data Analysis
- III. Community Engagement and Needs Assessment
- IV. Financial Feasibility Assessment
- V. Plan Documentation and Adoption



Phase 1 Project Initiation and Administration

Task 1.1 Project Kickoff

Design Workshop will launch the effort with a Project Kickoff meeting with the Town of Carbondale staff to identify the key individuals and groups that should be involved in the Master Plan process, as well as identify data needs and sources. While we are very familiar with the pool as users ourselves, a guided site tour at this phase will assist in understanding the space from a more fine-grained perspective.

Objectives of the Project Kickoff will include:

- Introduce the team and our planning process. The Design Workshop team will be present in person, and the teams from Water Technology Inc., Ballard King, and BRS will be available by phone.
- Confirm the project work plan, stakeholder engagement and schedule
- Obtain input from Town staff at the project onset.
- Pinpoint the topics for additional research and evaluation, particularly as it relates to additional location options.
- Initial review of pool records related to use and financials implications.
- Understand critical success factors of this project.
- Establish project goals and outcomes.
- Begin scheduling engagement opportunities, particularly for future meetings with the Parks and Recreation Board and the Board of Trustees.
- Site tour to establish common understanding of the site for Town staff and the consultant team.
- Discuss the Steering Committee make-up and schedule. We propose that the consultant team assist the Town in identifying key groups and individuals with specific types of knowledge or representing the population be included on the Steering Committee. In our experience, this helps refine the overall goals of a steering committee process and sets the project on a positive path forward.

- Discussion of a suggested list of community outreach methods and advertisement avenues.

Deliverables:

- Meeting agenda and meeting notes
- Detailed project work plan and schedule
- Internal communication plans
- One day kickoff meeting
- Public outreach/advertisement strategies list

Anticipated Town Responsibilities

- Identification of Steering Committee members and their appointment process
- Identify Town attendees for Kick-off
- Attendance and participation in topics discussed at the Kick-off meeting and site tour
- Meeting space support

Task 1.2 Meetings, Project Management and Reporting

Every phase will involve project management from Design Workshop's Principal-in-Charge and the Project Manager. Design Workshop strives to ensure quality through clear communication and dialogue with our clients and amongst our team. We believe progress meetings with the project manager should be held at least once every month or more according to major milestones. This schedule would be determined in the kick-off meeting identified in Task 1.1.

It is important that the initial framework and process be informed by the key stakeholders, including the Steering Committee, as well as the

Parks and Recreation Board and Board of Trustees. For this reason, we propose Kick off Meetings with these groups as well. These meetings would be facilitated by Design Workshop with staff as support.

We propose a kick-off meeting with the Board of Trustees and the Parks & Recreation Commission at a joint work session. This will enable these key stakeholders to meet together and identify the goals and objectives of the Aquatics Facility Master Plan Process. In order to ensure these groups are updated about the project, we propose additional in-person check-ins at the draft and final phases of the project.

The following Steering Committee Meeting participation by the Design Workshop team is anticipated. These will have Design Workshop staff in-person, and would include other team members via phone as appropriate. We anticipate being involved in up to 5 steering committee meetings taking place roughly every 2 months. The schedule would be determined as part of the kick-off meeting identified in Task 1.1. Topics for the meetings might include:

1. Steering Committee Kick-off Meeting including Goals and Introductions (representatives from Water Technology Inc, Ballard King, and BRS Architects via phone)
2. Review of the Data Analysis
3. Public Engagement Preparation
4. Review of Financial Feasibility Analysis
5. Framework Plan and Recommendations Review (representatives from Water

Technology Inc, Ballard King, and BRS Architects via phone)

Deliverables:

- Meeting participation with Board of Trustees and Parks & Recreation Board (3)
- Meeting participation with the Steering Committee (5)
- Percentage complete project report by task and monthly invoices (once a month)
- Project Management calls / meetings with Town project manager (10)

Anticipated Town Responsibilities

- Assembly of a Steering Committee
- Attendance and participation in topics discussed at project management meetings
- Meeting space reservation
- Review of percentage complete project report and invoices

Phase 2 Research, Evaluation, and Data Analysis

Task 2.1 Research and Base Map Inventory

Data collection and review will occur throughout Task 2 to assess the availability and completeness of information to be utilized in the plan creation. We will map key existing conditions at the John M Fleet Pool based on available survey and GIS information, including property lines and setbacks, easements and access ways to adjacent parcels, tree and landscape features, and the existing aquatics facilities.

Work Plan

We will also gather any additional relevant materials at this phase, including anticipated level of service, staffing levels, operational budget information, pool usage records, general town budget information, and any existing studies or data identified as critical during the Kickoff Meeting. As authors of the 2015 Parks & Recreation Master Plan, we are familiar with the document's recommendations for the aquatics facilities. We can provide a summary of this chapter, including areas for potential further refinement or implementation.

Review of all data will be summarized and displayed in a series of maps and narratives establishing the existing conditions and anticipated trends in population and growth. All maps will be prepared for review by the staff and Steering Committee prior to public release.

The overall approach to this phase of work will be highly informed by the recent pool engagement efforts. We propose a summary report for the community feedback gathered to date to inform the community engagement efforts for this project.

The following individual items will be prepared:

1. Demographic Trends: Relevant last 5 years' worth of pool and recreation user data and overall demographics trends in Carbondale.
2. Community Engagement: Narrative and graphic summary of the community engagement efforts completed to date.
3. Site Plan: Utilizing exhibit survey data to create map diagrams of

the existing conditions, including landscape and vegetation, utilities, and access points to street and adjacent parcels.

4. Land Use Map: Mapping of zoning, land use, transportation, and proposed future development on adjacent parcels.
5. Budget Trends: Review of current financial information, general fund subsidies, and summary of current funding sources.
6. Operational Overview: Narrative Summary of operations data and use information for the existing aquatic center, including the type of programs and services that are offered, and a review of staffing numbers and maintenance practices.
7. Existing Planning Summary: a summary and early identification of potential next steps related to the Aquatics chapter in the Parks and Recreation Master Plan.

Deliverables:

- Narrative summary of relevant report background information
- PDF color maps at an appropriate scale (24"x36") - large enough for use at public meetings, presentations, etc.
- PDF Color maps at 11"x17" size for inclusion in the summary document

Anticipated Town Responsibilities

- Data collection support and release of pertinent information, including complete site survey and GIS data, as-built drawings, as well as any available site geotechnical analysis and reports

- Review and verification of data and mapping

Optional Task: Additional Property Investigations

Should additional locations be determined by the Town as viable options to pursue in this process, similar mapping exercises could occur, for an additional fee. For purposes of anticipating services, we assume in this optional task investigation of up to two (2) additional sites if required. Evaluation criteria for comparing location options will be created that take into account high-level financial implications and design opportunities.

Task 2.2 Interviews and Benchmarking

We will conduct interviews of key stakeholders to understand existing pool programming, funding and reporting. These will include interviews with the Pool Manager, Recreation Director, and Finance Director. If additional interviews are needed, these would be identified as part of the Project Kick-Off meeting. The interviews will focus on existing staffing, management and operations, budget and funding, and general user trends. A standard set of interview questions will be developed for Town review, to enable the consultant team to interview different town staff members. For instance, it may be most appropriate for Ballard King to complete interviews with the Finance Director, and Design Workshop or Water Technology Inc to complete interviews with the Pool Manager. As part of the interviews, Ballard King will complete a deeper dive tour of the facility with available Town staff.

As part of this data gathering and analysis task, we will complete benchmarking for up to three (3) other communities. These will be identified in consultation with Town staff and the Steering Committee, but our initial ideas include Silverthorne, Gunnison, and Rifle. The benchmarking will include a profile of demographic and economic trends. The benchmarks will be used to inform creation of a profile of existing and projected community demographic user groups and future economics.

Deliverables:

- Standardized Interview Questions
- Narrative summary of interviews
- Narrative summary of 3 benchmark communities

Anticipated Town Responsibilities

- Participation as interviewees and scheduling of staff
- Interview space support
- Confirmation of benchmark communities

Task 2.3 Data Summary Report and Initial Design Alternatives

Informed by Tasks 2.1 – 2.2, we will provide a brief overall summary report, which will include:

- Financial Summary of the existing funding, staffing, and management issues.
- Engagement Summary of the community engagement efforts undertaken to date, including the 2018 Pool Survey and Pool Forum.
- Benchmark Summary of the communities researched and their demographic and economic trends compared to Carbondale.

This summary report will assist in identifying key questions for the survey and other engagement opportunities identified in Task 3.

Additionally, we will provide initial Design Alternatives at this stage that respond to the site analysis, are based on previous community engagement, and identify program elements based on preliminary financial analysis. These would not necessarily be two specific alternatives, but would include a “kit of parts,” including different options for pool amenities, pool shape, initial site planning, shading, programming, etc. Input from the entire consultant team will be used in this phase to ensure robust alternatives. The

Design Alternatives would be reviewed by Town Staff and the Steering Committee, who will identify any preferred concept alternatives or elements, including the preferred site location for use in the Task 3 community engagement opportunities.

Deliverables:

- Narrative summary report
- Initial Design Alternatives presented to Town staff and Steering Committee

Anticipated Town Responsibilities

- Review of summary reports and Design Alternatives



Phase 3 Community Engagement and Needs Assessment

Task 3.1 Public Engagement Plan

Our team will assist in the identification of key stakeholder groups and recommend the best methods and materials for stakeholder and general public engagement tailored to their interests, convenience of participating, and stage of the project. In addition to the Steering Committee meetings in Task 1.2, Design Workshop staff will assist with one Community Capture Event, and one Design Charrette. Our team’s role will be active listeners, facilitators, and activity leaders.

Work Plan



We recommend a day of scheduled interviews or focus groups for the key aquatic user groups, including lap swimmers, day camps and summer school programs, class participants in Water Aerobics, Aqua Zumba and Aqua Zen, class participants and their parents in the “learn to swim” programs, parents and extended family members who purchase season pool passes, locally-based teen and adult recovery programs, and employee lifeguards and pool managers. We recognize that the community engagement opportunities should be completed in both English and Spanish. We have the ability to provide written translation services within the Design Workshop team and have two staff members able to provide in person Spanish translation at the Public Open House and Conceptual Design Charrette. Should additional services be identified as part of the Project Kick-Off, we suggest using community partners, such as English in Action.

Additionally, we recommend that advertisement for the survey and community open house be on the many free community / business bulletin boards throughout the community, as well as on KDNK, in the Sopris Sun, LatinX outlets, and on the Town of Carbondale outlets (such as: the Town website, Facebook page, etc.). Using the Parks and Recreation Board, Town email lists, and Steering Committee networks will also be an important avenue to spread the word about engagement opportunities.

Finally, we recommend the creation of a “Meeting in a Box” that would enable community organizations, interested citizens, and even classrooms to provide their feedback. We would create a standard kit that would include activities, questions, and a format for recording feedback. This will allow groups to participate in their own meetings or settings such as school groups, senior rec programs, library programs, and groups such as English in Action. These would

be collected after the Community Capture Event identified in Task 3.3.

Deliverables:

- Overall Engagement Plan, with final dates for the Survey, Community Input Capture Event and Design Charrette
- Advertisement text and graphics for use in print, online, and radio media
- One day of focus group meetings with user groups
- “Meeting in a Box” materials

Anticipated Town Responsibilities

- Meeting space support
- Identification, scheduling, and advertising costs
- Identification of additional translation service needs
- Identification of community organizations

Task 3.2 Online Survey

Based on past experience developing surveys for parks, recreation, and open space prioritization, we will work with you to craft survey language and will host an online survey to complement the proposed public engagement. This will help ensure that community members not able to attend the scheduled in-person meetings will have an opportunity to share their input on the final concept designs. We utilize software called Qualtrics, an online survey platform, that has been successful in similar communities and allows for complexity of questions that may include visuals. The survey would be available in both English and Spanish.

We proposed that the bulk of the surveying be completed online, as this

tends to be the most cost effective and can help increase response rates. However, we also recommend that targeted paper surveys be available at key outreach events and for key populations, including seniors. Town staff or volunteers would be tasked with inputting and hard copy survey responses. The Town has indicated in the RFP the ability to send surveys via mail, so we recommend a notice and link for the survey be sent in a postcard format, or as part of the utility billing process.

Deliverables:

- Survey question options draft
- Survey draft online format and advertising prompts
- Spanish translation of survey
- Online survey hosting for 3-week period
- Summary results tables

Anticipated Town Responsibilities

- Review and revisions to survey questions
- Outreach and advertisement to publicize the survey
- Review of survey results
- Distribution of survey

Task 3.3 Community Input Capture Event

As part of the effort to engage a broad segment of the community and involve them in the survey capture, we will create an opportunity for input at an existing community event. Depending on the final schedule determined at the Project Kick-Off meeting, we recommend this either be a pool party event at the John M Fleet Pool, or be part of a First Friday Event.

Anticipating your schedule aligns best with a First Friday event or other community event we would like to work with Town staff to establish a booth with volunteer support to gather feedback on exhibit boards with visual preference questions that were included in the survey. This will allow for youth and those that are less likely to participate in a survey to provide input. We will also hand out project business cards to encourage people participate in the online survey and sign up for project updates. Other activities to engage youth, such as interactive games, model building or vision coloring will be used to broaden the types of input collected and people engaged.

Deliverables:

- One (1) Community Input Capture Event with all associated boards and engagement materials.

Anticipated Town Responsibilities

- Event space support
- Door Prizes, such as Day Passes to the Rec Center/Swimming Pool, or other Town of Carbondale specific swag
- Event volunteers
- Event booth and project banner

Task 3.4 Conceptual Design Charrette

In order to further refine the work and create a robust final plan, a Conceptual Design Charrette to refine ideas into a Master Plan document is critical. This Charrette will focus on engaging key stakeholders, as well as general community members interested in the progress of the work.

Using the feedback from the Survey and the Community Event, staff will

bring a set of Preferred Alternatives to the Steering Committee for review. The feedback from the Town Staff and Steering Committee will guide the preferred alternative and options included in the Conceptual Design Charrette. At the end of the Charrette we would have a Preferred Option that will become the basis for the Aquatics Master Plan and final deliverables in Task 5.

The Workshop will focus on aquatic programming and design, with participation from staff of both Water Technologies Inc and Design Workshop. Using the Design Alternatives identified in Task 2.3, the primary goal of the Charrette is to begin to develop and refine an aquatic program consisting of prioritized aquatic goals, objectives and intended activities and uses of the aquatic spaces and features informed by the Steering Committee's work and the previous community engagement. The Charrette will include the following elements:

- Discuss and Confirm Aquatic Goals, Objectives, Activities and Uses
- Discuss and Confirm Opportunities, Needs, and Constraints
- Develop Aquatic Program and Capacities
- Discuss Number of Pools, Pool Zones and Depths
- Discuss Potential Funding Mechanisms

Deliverables:

- Half-a-day Charrette with all associated boards and engagement materials.

Anticipated Town Responsibilities

- Meeting space support
- Invitations to stakeholders

Phase 4 Financial Feasibility Assessment**Task 4.1 Operations Analysis**

We will work closely with the Town throughout the process to ensure we have the right data to develop a comprehensive Operations Analysis. This will include ensuring that we understand the existing management, operations, and maintenance needs, as well as tracking how those might change through the Design Alternatives and Preferred Option identified in Tasks 2 and 3.

We will develop an overall Operations Analysis that addresses the financial feasibility of the preferred solutions. Led by Ballard King, an operations plan for the proposed new aquatic center will identify:

- All operating costs,
- Hours of operation,
- Revenue sources, and
- Fee structure for the facility

Deliverables:

- Financial Assessment, including operations and overall funding.

Anticipated Town Responsibilities

- Review of draft assessment



Bartholomew Pool | Austin, TX

Phase 5 Plan Documentation and Adoption

Task 5.1 Draft Master Plan

A draft Master Plan package will be developed to describe the preferred design goals, intent and program as developed through the concept development process. The document will include:

- Identification of Preliminary Water Activities and Features for the Preferred Option
- Development of Rough Order of Magnitude (ROM) Aquatic Cost Opinion
- Assessment of possible funding sources for capital construction and any anticipated operational shortfall
- Updated schedule and pricing information for the Preferred Option
- Mapping and graphics to support the plan
- Summary of community engagement
- Summary of process and data gathered
- Rendered concept plan

The draft will be presented to Town staff and the Steering Committee for review and comments. We also propose that the plan be provided to the Parks and Recreation Board and the Board of Trustees to ensure they support the overall direction and ideas in the Draft Plan. This could

be done via a staff presentation or as an informational memo. The Project Manager will be available to attend a meeting to assist in the presentation and discussion.

Deliverables:

- Draft Master Plan, including maps and graphics.
- 1 rendered concept plan and 1 rendered perspective illustration
- Powerpoint presentation for use with the Parks and Rec Recreation Board and the Board of Trustees

Anticipated Town Responsibilities

- Review of draft Master Plan package

Task 5.2 Final Master Plan

Based on comments from the Steering Committee and Town Staff, we will finalize the report and prepare a cover memo for adoption by the Parks and Recreation Board and the Board of Trustees.

Deliverables:

- Final Master Plan, including maps and graphics.
- Cover memo to accompany the plan's review with the Parks and Recreation Board and the Board of Trustees

Anticipated Town Responsibilities

- Review of Final Master Plan
- Comments compilation and direction
- Scheduling Parks and Rec Board and Board of Trustees Review



Assumptions

WTI will base design upon standard soils conditions with an assumed bearing capacity of 2,500 pounds per square foot. If soil conditions differ, or include expansive, environmental, high groundwater, organics or other deleterious conditions, additional structural services and fees may be required.

The Town will provide site survey files that are complete and align with GIS data files.

Schedule

We are able to meet the 10-month timeframe identified for this RFP. Assuming a contract approval in October, our team would complete the project by the end of August 2020. Additionally, in consultation with the Steering Committee and Town staff, as part of the Final Master Plan we will create an overall implementation timeline that the Town can use to implement the preferred design and funding opportunities.

During the project, we propose monthly check ins with the Project Manager from the Town to ensure the project is on the right track and we are anticipating any items that may come up. Our proposal includes five meetings with the Steering Committee, three meetings with the Board of Trustees and Parks and Recreation Board, and two community events.

	OCT		NOV				DEC					JAN				FEB		
WEEKS	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Project Award	○																	
Phase 1: Project Intitiation & Administration																		
Task 1.1 Project Kick-Off			○															
Task 1.2 Meetings, Project Management and Reporting							○								○			
Phase 2: Research, Evaluation & Data Analysis																		
Task 2.1 Research and Base Map Inventory																		
Task 2.2 Interviews and Benchmarking																		
Task 2.3 Data Summary Report																		
Phase 3: Community Engagement & Needs Assessment																		
Task 3.1 Public Engagement Plan																		
Task 3.2 Online Survey																		
Task 3.3 Public Open House																		
Task 3.4 Conceptual Design Charrette																		
Phase 4: Financial Feasibility Assessment																		
Task 4.1 Operations Analysis																		
Phase 5 Plan Recommendations & Deliverables																		
Task 5.1 Draft Master Plan																		
Task 5.2 Final Master Plan																		

○ Meetings

Schedule

Our schedule is outlined by week and shows the key meetings. The key meetings are proposed as follows:

- Week 1 – Project Award and Approval by Board of Trustees (Oct 22)
- Week 3 - Kick-Off meeting with Town Staff (Week of Nov 4)
- Week 7 –Kick Off Meeting with Steering Committee, Parks and Recreation Board, and Board of Trustees (Week of Dec 2)
- Week 16 – Steering Committee Meeting (Week of Jan 27)
- Week 17 – Community Input Capture Event (February 7 First Friday)
- Week 25 – Steering Committee Meeting (Week of April 6)
- Week 26 – Design Charette (Week of April 13)
- Week 33 – Steering Committee Meeting (Week of June 1)
- Week 34 – Work Session with Parks and Recreation Board and Board of Trustees to review Draft Plan (Week of June 8)
- Week 42 – Steering Committee Meeting (Week of Aug 3)
- Week 43 – Final Plan review with Parks and Recreation Board (Week of Aug 10)
- Week 45 – Final Plan Adoption with Board of Trustees (Week of Aug 17)

		MAR					APR				MAY				JUN				JUL				AUG					
	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46
							○							○									○					
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Fees

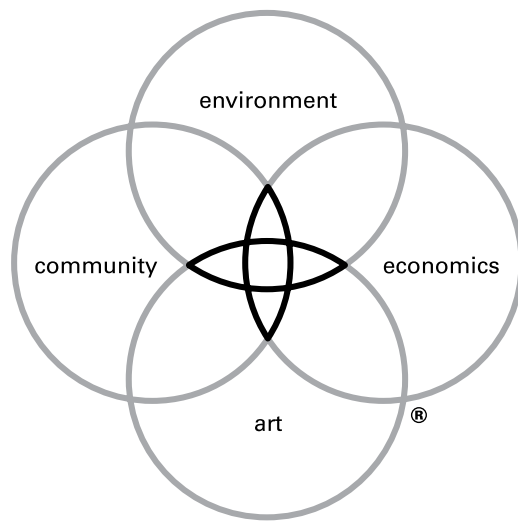
The below assignment of fees is based on our understanding of the scope. It includes a breakdown by task and for each of our sub consultants. We are able to refine this breakdown as needed during the project award negotiation.

We have also identified an optional task for Additional Property Investigations, should the Town be interested in exploring different locations in more detail than is outlined in Task 2 of our proposed Scope of Work.

Phase 1: Project Initiation & Administration		\$5,930
Task 1.1	Project Kickoff	\$2,430
Task 1.2	Research, Evaluation & Data Analysis	\$3,500
Phase 2: Research, Evaluation & Data Analysis		\$17,955
Task 2.1	Research and Base Map Inventory	\$7,890
Task 2.2	Interviews and Benchmarking	\$3,725
Task 2.3	Data Summary Report and Initial Design Alternatives	\$6,340
Phase 3: Community Engagement & Needs Assessment		\$19,280
Task 3.1	Public Engagement Plan	\$2,000
Task 3.2	Online Survey	\$3,660
Task 3.3	Community Input Capture Event	\$4,230
Task 3.4	Conceptual Design Charrette	\$9,390
Phase 4: Financial Feasibility Assessment		\$6,800
Task 4.1	Operations Analysis	\$6,800
Phase 5 Plan Recommendations & Deliverables		\$21,480
Task 5.1	Draft Master Plan	\$17,560
Task 5.2	Final Master Plan	\$3,920
		Fees
		\$71,445
Estimated Reimbursable Expenses (travel, printing, meeting materials)		\$3,500
		Total Fees
		\$74,945
Optional Task: Additional Property Investigations		\$4,000

Project Fee Breakdown

Design Workshop	\$41,445
Principal in Charge	\$6,000
Project Manager	\$18,400
Landscape Architect	\$10,675
Project Assistant	6,370
Sub-consultants	
Water Technology, Inc.	\$10,000
Ballard*King	\$15,000
BRS Architects	\$5,000
Reimbursable Expenses	\$3,500
Total Fees and Expenses	\$74,945



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It is the foundation of the firm's workshop culture and guides all projects.