

Welcome to the 2023 FRPA Conference!



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Making A Lasting Splash In Aquatics





Sam Elsheikh

selsheikh@olcdesigns.com

Maged Elsheikh

melsheikh@olcdesigns.com

LEARNING OBJECTIVES

1. Recognize how to define and serve your patrons
2. Discuss techniques to help each age group feel comfortable
3. Study Examples through case studies of Aqua Crest, Palm Beach County and the Village of Wellington



The Balancing Act

- Needs
 - Mission and vision
 - Priorities
 - Market analysis
- Wants
 - Staff input
 - Community involvement
 - Stakeholder meetings
- Budget
 - Capital budget
 - Operational budget
 - Revenue/cost recovery



Developing the Program

The Basics
Pool(s), Deck Space, Mechanical Room

**What People Are
Willing to Pay
Extra For**

**What Will Keep
Them Engaged
Longer**

**What Will Make
Them Repeat
Users**

Neighborhood Splashpad

- ▶ Neighborhood-based
- ▶ Fewer amenities
- ▶ Draws on local service area



Neighborhood Swimming Pool

- ▶ Neighborhood-based
- ▶ Fewer amenities
- ▶ Leisure with learn to swim
- ▶ Draws on local service area



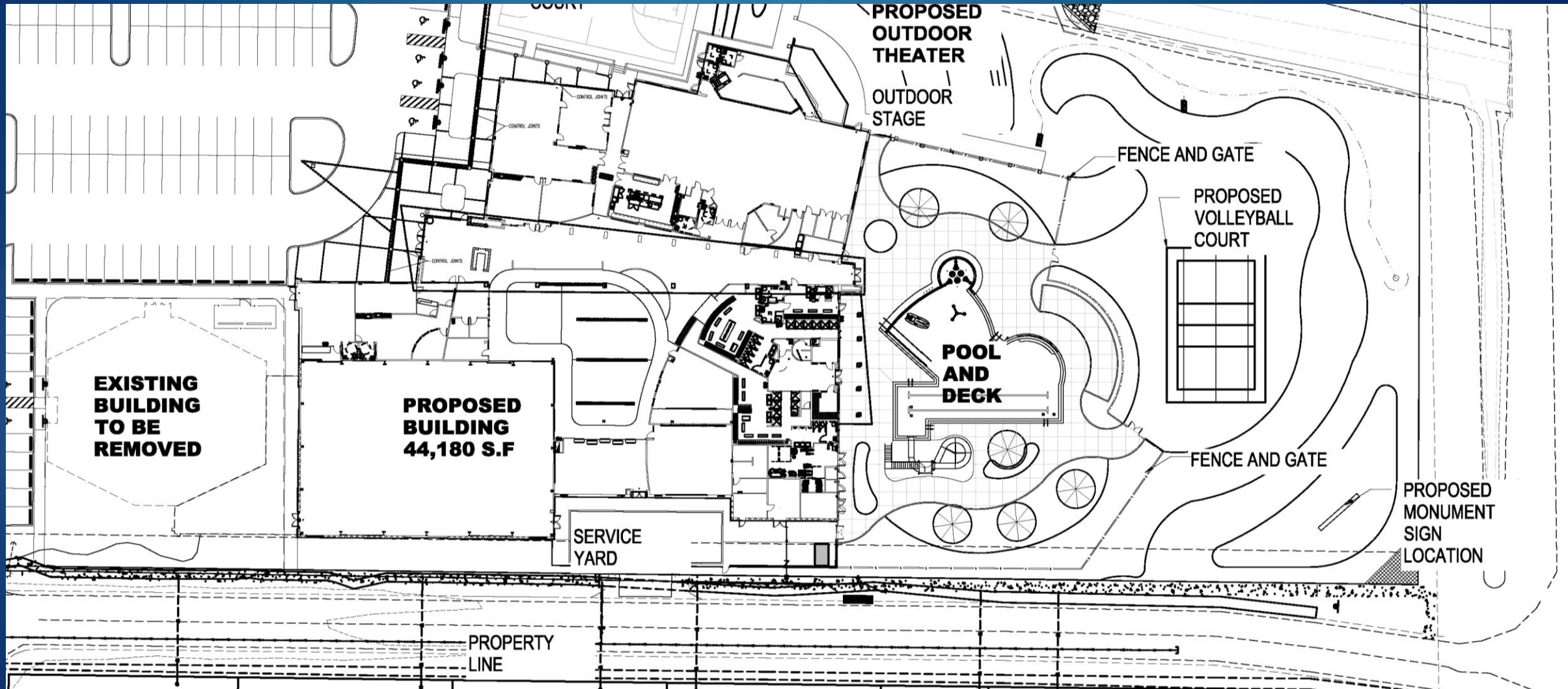
Highland Meadows Pool, Colorado

Robert Taylor Community Center



- ▶ Under \$1 million (2010) → 2.5M (2023)
- ▶ Located at community center
- ▶ Small zero-depth entry
- ▶ 3 lap lanes
- ▶ Single slide

Site Plan



Community Aquatic Center

- ▶ Community-based
- ▶ Variety of amenities
- ▶ Leisure and lap pools
- ▶ Draws on town-wide service area



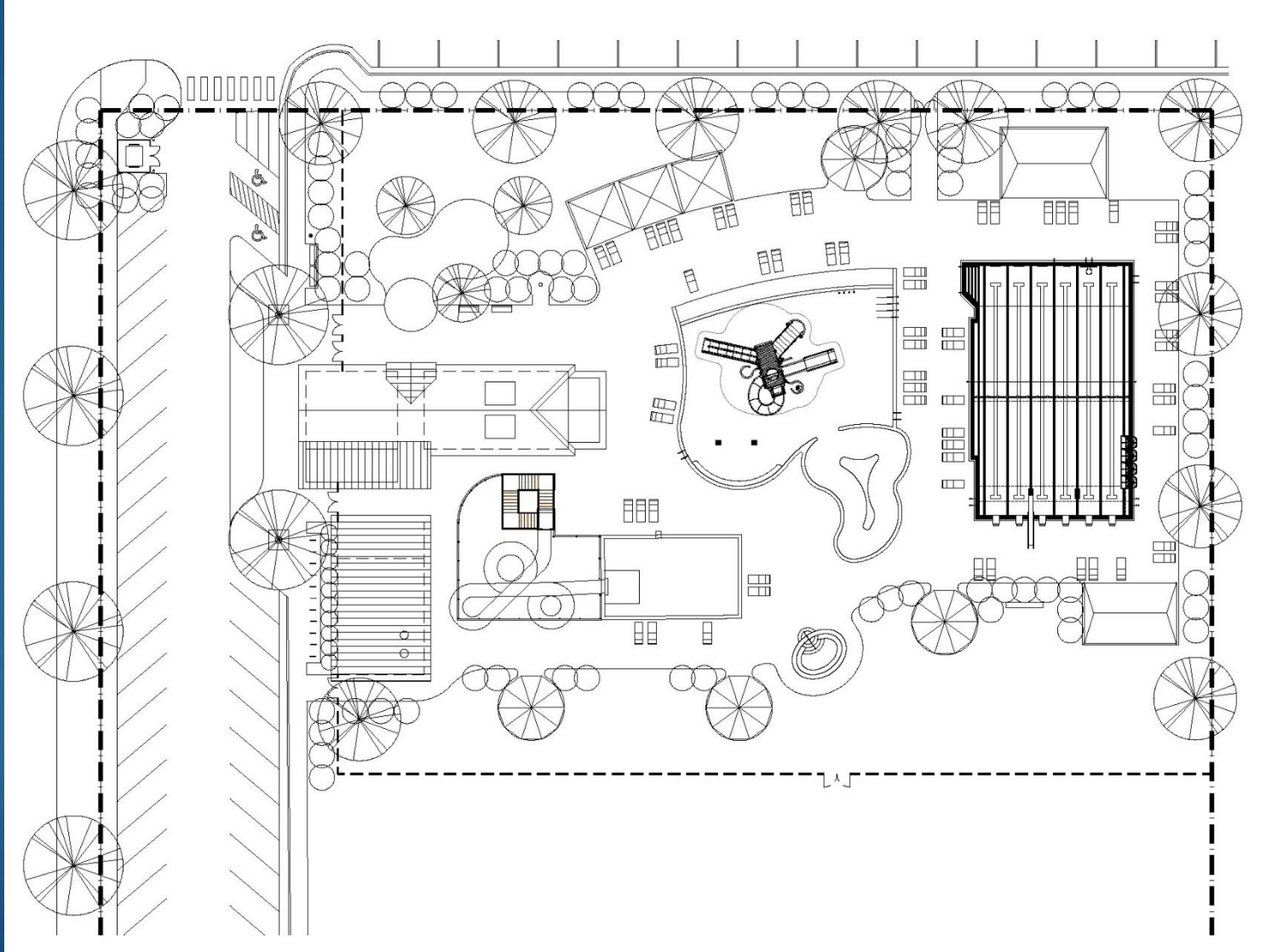
H₂O'Brien Aquatic Park, Colorado

Rifle Metro Pool



- ▶ \$6.5M
- ▶ Renovation and addition
- ▶ Full-service locker rooms
- ▶ Family changing
- ▶ Full-service concessions
- ▶ Lockers for day use and rentals
- ▶ Zero depth entry pool
- ▶ Interactive play structures
- ▶ Family Whirlpool
- ▶ 6 lane x 25-yard competition pool
- ▶ Diving boards
- ▶ 27ft high waterslide and plungepool

Site Plan



Regional Water Park

- ▶ Waterpark-style
- ▶ Lots of amenities
- ▶ Leisure + competition
- ▶ Draws on large service area



Case Study: Sailfish Splash



- ▶ \$11 million
- ▶ → \$28 M
- ▶ Zero-depth entry with large interactive play structure
- ▶ 50M comp. pool
- ▶ 25yd learn to swim/warmup pool
- ▶ Large lazy river/sprays
- ▶ Full-service bathhouse/concessions

Overall site



Current Trends

Leisure Pools



Splash Pads



**Competition
Pools**



Amenities



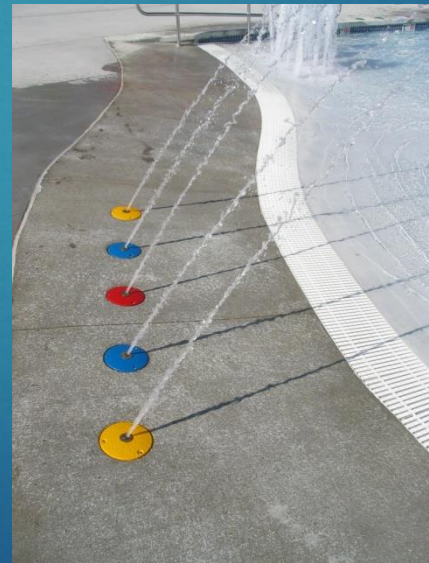
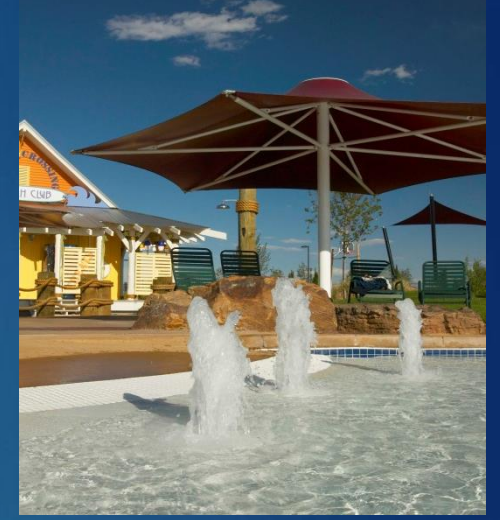
Leisure Pools



Zero-Depth Entry



Interactive Play Features - Small



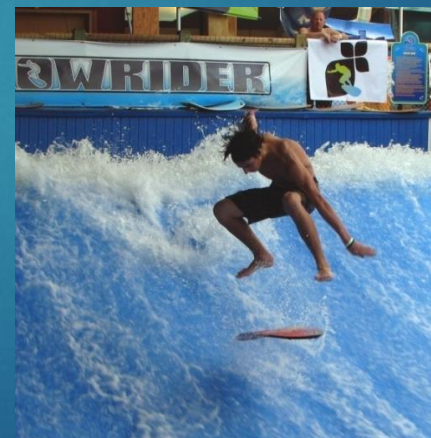
Interactive Play Features - Big



Water Slides



Makin' Waves



Lazy Rivers/Flow Channels



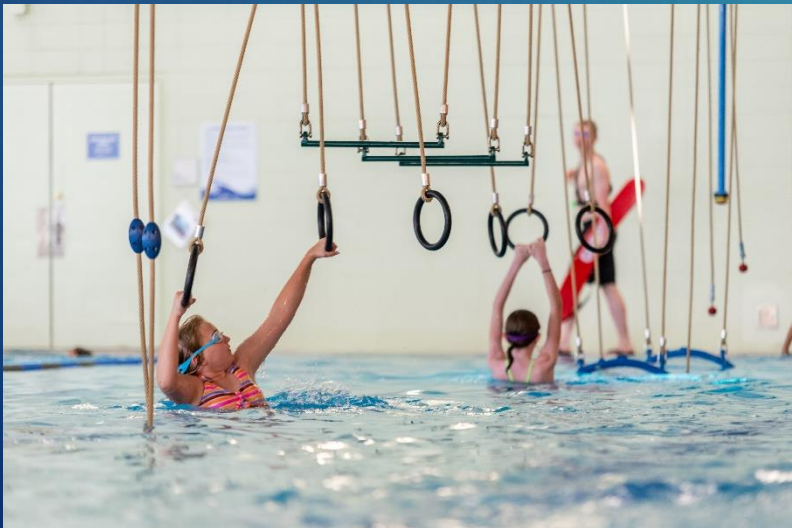
Floatables



Ropes and Zips



NinjaCross



Climbing Wall



Theming



Splash Pads



Splash Pads



Splash Pads



Competitive Venues



Competition Pools



Competition Pools



Competition Pools



Competition Pools



Competition Pools Sizing

Up to 25,000 people in community **or** club size up to 75 swimmers

6 lane 25 yards

Average swimmers served per day **108**

Up to 50,000 people in community **or** club size up to 150 swimmers

8 lane 25 yards

Average swimmers served per day **152**

Up to 100,000 people in community **or** club size up to 200 swimmers

10 lane 25 yards

Average swimmers served per day **200**

Over 100,000 people in community **or** club size over 200 swimmers

22 lane 25 yards

Average swimmers served per day **420**

Over 125,000 people in community **or** club size over 240 swimmers

22 lane 25 yards + Diving Pool

Average swimmers served per day **540**

Competition Pools Seating

HS & NCAA Dual meets 200 – 250
HS Regional & NCAA Invitational meets 600 – 750
HS Championship & NCAA Conf champs meets 1500 - 1800

USA Swim Club Invitationals 400 - 500
USA Sectionals – Pro Series - and similar meets 900 - 1200
USA Swimming National level meets = 1500 - 1800

Masters' invitationals 400 – 500
Masters' championships 650 – 800



Amenities



Shade Structures



Bath Houses/Party Rooms



Concessions/Picnic Areas/Cabanas



Case Study: Aqua Crest Pool

- ▶ Aqua Crest feasibility study
- ▶ Existing 50M pool
- ▶ Aging facility
- ▶ Design options



Case Study: Aqua Crest Pool

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

The project also includes an adequate deck and artificial grass area for picnic tables and sound amplification; non-permeable shade structures; multipurpose party/classroom space with subdivision capabilities; increased visibility; and a new marquee sign with messaging capability.

SIZE

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

COST

\$12-25 M

Site Plan: Option 1

OPTION 1



| Construction budget | | | |
|--|------------------------|------------------------|------------------------|
| | Low | Mid point | High |
| Total Option 1 Budget | \$ 6,147,900.00 | \$ 6,791,077.75 | \$ 7,434,255.50 |
| Demo existing building | \$ 100,000.00 | | \$ 125,000.00 |
| Build new complex entry admin and bath house | \$ 2,250,000.00 | | \$ 2,750,000.00 |
| Refurbish existing lap pool | \$ 1,016,000.00 | | \$ 1,189,570.00 |
| Add new pool equipment room | \$ 360,000.00 | | \$ 450,000.00 |
| Add smaller rec pool | \$ 1,000,000.00 | | \$ 1,200,000.00 |
| Pool deck and Site amenities | \$ 500,000.00 | | \$ 600,000.00 |
| FF&E cost | \$ 120,000.00 | | \$ 150,000.00 |
| Construction Cost | \$ 5,346,000.00 | \$ 5,905,285.00 | \$ 6,464,570.00 |
| Soft Cost 15% | \$ 801,900.00 | \$ 885,792.75 | \$ 969,685.50 |

➤ \$6.4 M (2020)

➔ \$11.3M

➤ Build new complex entry, admin and bathhouse

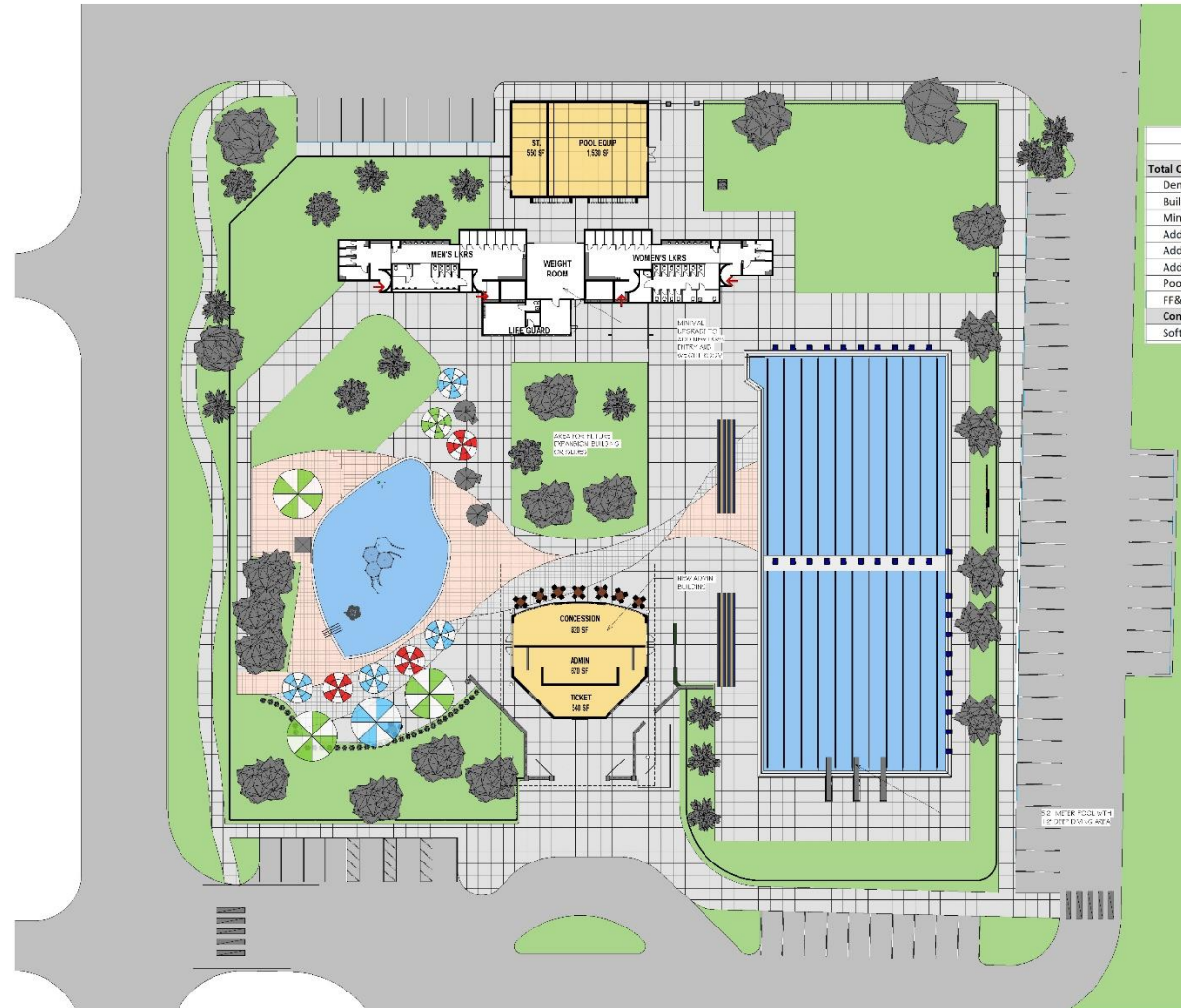
➤ Refurbish existing lap pool

➤ Add new pool equipment room

➤ Add smaller rec pool

➤ Pool deck and site amenities

Site Plan: Option 2



OPTION 2

| Construction budget | | | |
|--|------------------------|------------------------|-------------------------|
| | Low | Mid point | High |
| Total Option 2 Budget | \$ 7,869,639.98 | \$ 8,950,102.98 | \$ 10,030,565.97 |
| Demo existing pool mechanical and pool storage | \$ 50,000.00 | | \$ 75,000.00 |
| Build new complex entry, admin and life guards | \$ 948,000.00 | | \$ 1,100,000.00 |
| Minimal finish upgrades (paint) | \$ 100,000.00 | | \$ 150,000.00 |
| Add new pool equipment room | \$ 420,000.00 | | \$ 460,000.00 |
| Add new 50 meter pool with deep diving section | \$ 3,805,165.20 | | \$ 5,087,231.28 |
| Add smaller rec pool | \$ 1,000,000.00 | | \$ 1,200,000.00 |
| Pool deck and Site amenities | \$ 400,000.00 | | \$ 500,000.00 |
| FF&E cost | \$ 120,000.00 | | \$ 150,000.00 |
| Construction Cost | \$ 6,843,165.20 | \$ 7,782,698.24 | \$ 8,722,231.28 |
| Soft Cost 15% | \$ 1,026,474.78 | \$ 1,167,404.74 | \$ 1,308,334.69 |

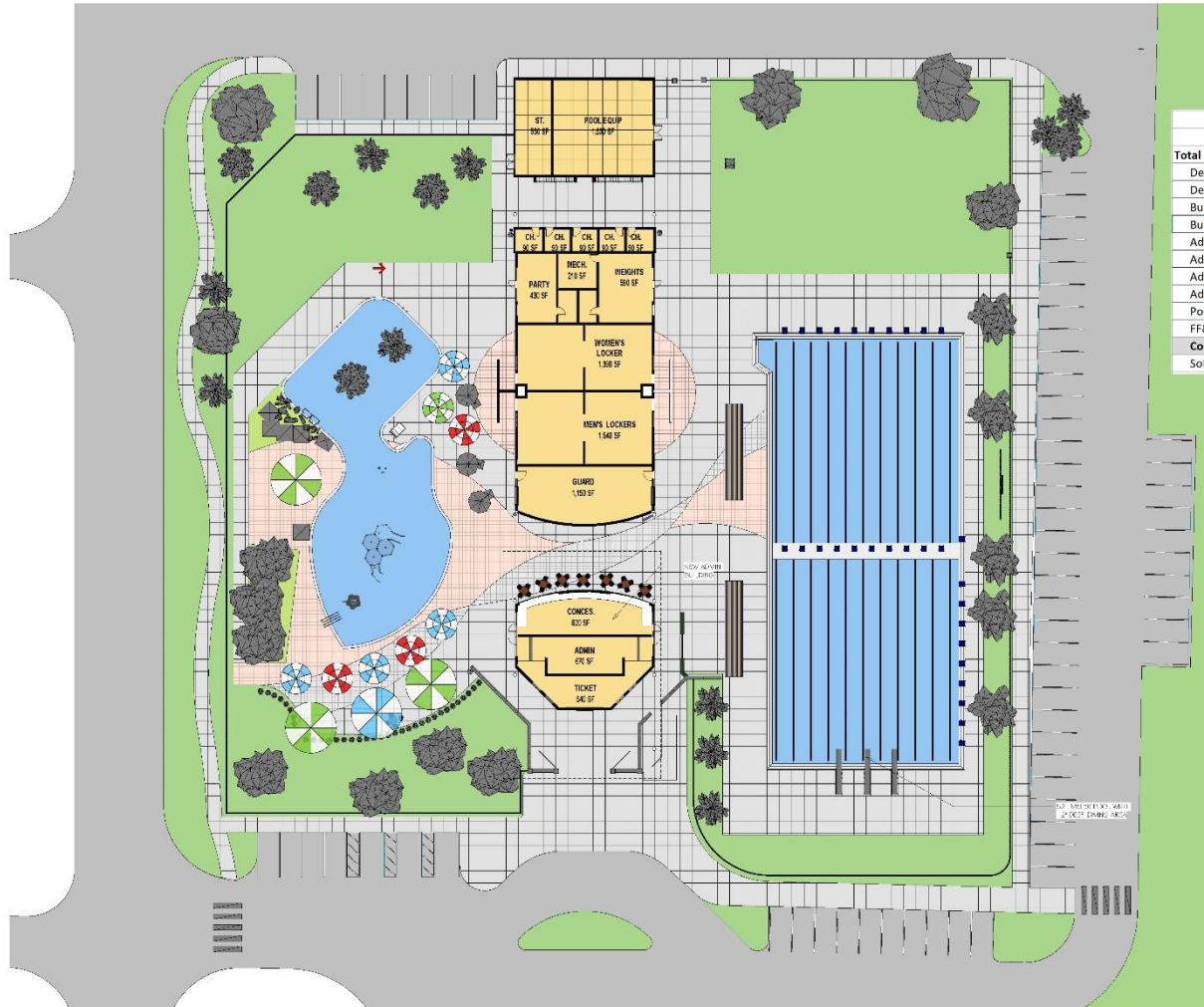
- \$8.7 M (2020)
➔ \$15.2 M (2023)
- Demo existing pool mechanical and pool storage
- Build new complex entry, admin and life guards
- Minimal finish upgrades (paint)
- Add new pool equipment room
- Add new 50 meter pool with deep diving section
- Add smaller rec pool
- Pool deck and site amenities

Site Plan: Option 3

OPTION 3

| | Construction budget | | |
|--|------------------------|-------------------------|-------------------------|
| | Low | Mid point | High |
| Total Option 3 Budget | \$ 9,884,439.98 | \$ 11,179,377.98 | \$ 12,474,315.97 |
| Demo existing pool mechanical room and pool stor | \$ 50,000.00 | | \$ 75,000.00 |
| Demo existing building | \$ 100,000.00 | | \$ 125,000.00 |
| Build new complex entry admin and life guards | \$ 900,000.00 | | \$ 1,100,000.00 |
| Build New lockers/ party rooms | \$ 1,500,000.00 | | \$ 1,800,000.00 |
| Add new pool equipment room | \$ 420,000.00 | | \$ 460,000.00 |
| Add new 50 meter pool | \$ 3,805,165.20 | | \$ 5,087,231.28 |
| Add smaller rec pool that includes an area for learn | \$ 1,000,000.00 | | \$ 1,200,000.00 |
| Add play structure | \$ 200,000.00 | | \$ 250,000.00 |
| Pool deck and site amenities | \$ 500,000.00 | | \$ 600,000.00 |
| FF&E cost | \$ 120,000.00 | | \$ 150,000.00 |
| Construction Cost | \$ 8,595,165.20 | \$ 9,721,198.24 | \$ 10,847,231.28 |
| Soft Cost 15% | \$ 1,289,274.78 | \$ 1,458,179.74 | \$ 1,627,084.69 |

- \$10.8 M (2020)
➔ \$19.2 M (2023)
- Demo existing pool, mechanical room, and pool storage
- Demo existing building
- Build new complex entry admin and lifeguards
- Build new lockers/party rooms
- Add new pool equipment room
- Add new 50-meter pool
- Add a smaller rec pool that includes an area for learning
- Add play structure
- Pool deck and site amenities



Aqua Crest Pools
DELRAY BEACH, FL



A-103

Site Plan: Option 4



OPTION 4

| Construction budget | | | |
|---|-------------------------|-------------------------|-------------------------|
| | Low | Mid point | High |
| Total Option 4 Budget | \$ 11,149,439.98 | \$ 12,559,377.98 | \$ 13,969,315.97 |
| Demo existing pool mechanical room and pool stor | \$ 50,000.00 | | \$ 75,000.00 |
| Demo existing building | \$ 100,000.00 | | \$ 125,000.00 |
| Build new complex entry admin and life guards | \$ 900,000.00 | | \$ 1,100,000.00 |
| Build new lockers, party and concessions changing | \$ 1,500,000.00 | | \$ 1,800,000.00 |
| Add new pool equipment room | \$ 420,000.00 | | \$ 460,000.00 |
| Add new 50 meter pool | \$ 3,805,165.20 | | \$ 5,087,231.28 |
| Add mid size rec pool that includes an area for learn | \$ 1,500,000.00 | | \$ 1,750,000.00 |
| Add play structure | \$ 200,000.00 | | \$ 250,000.00 |
| Pool deck and Site amenities | \$ 650,000.00 | | \$ 750,000.00 |
| Add slides | \$ 450,000.00 | | \$ 600,000.00 |
| FF&E cost | \$ 120,000.00 | | \$ 150,000.00 |
| Construction Cost | \$ 9,695,165.20 | \$ 10,921,198.24 | \$ 12,147,231.28 |
| Soft Cost 15% | \$ 1,454,274.78 | \$ 1,638,179.74 | \$ 1,822,084.69 |

- \$12.1 M (2020)
➔ 21.4M
- Demo existing pool mechanical room and pool storage
- Demo existing building
- Build new complex entry admin and lifeguards
- Build new lockers, party and concessions
- Add new pool equipment room
- Add new 50 meter pool
- Add midsize rec pool that includes an area for learning
- Add play structure
- Pool deck and site amenities
- Add slides

Aqua Crest Pools
DELRAY BEACH, FL



OHLSON LAVOIE COLLABORATIVE
Architecture • Aquatics • Interior Design
2295 S. Hiwassee Rd, Orlando, FL 32835
T: 407.992.0470 F: 407.992.0474

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A-104

SHEET: OPTION 4
DATE: 6-18-2020
SCALE: 1" = 20'-0"
CLO # 20019

Site Plan: Option 5



OPTION 5

| Construction budget | | | |
|--|-------------------------|-------------------------|-------------------------|
| | Low | Mid point | High |
| Total Option 5 Budget | \$ 11,914,189.98 | \$ 13,439,127.98 | \$ 14,964,065.97 |
| Demo existing pool mechanical room and pool storage | \$ 50,000.00 | | \$ 75,000.00 |
| Demo existing building | \$ 100,000.00 | | \$ 125,000.00 |
| Build new complex entry admin and life guards | \$ 900,000.00 | | \$ 1,100,000.00 |
| Build new lockers, party and concessions changing room | \$ 1,500,000.00 | | \$ 1,800,000.00 |
| Add new pool equipment room | \$ 420,000.00 | | \$ 460,000.00 |
| Add new 50 meter pool | \$ 3,805,165.20 | | \$ 5,087,231.28 |
| Add mid size rec pool that includes an area for learning | \$ 1,500,000.00 | | \$ 1,750,000.00 |
| Add play structure | \$ 200,000.00 | | \$ 250,000.00 |
| Pool deck and site amenities | \$ 750,000.00 | | \$ 850,000.00 |
| Add slides | \$ 450,000.00 | | \$ 600,000.00 |
| Add diving well | \$ 565,000.00 | | \$ 765,000.00 |
| FF&E cost | \$ 120,000.00 | | \$ 150,000.00 |
| Construction Cost | \$ 10,360,165.20 | \$ 11,686,198.24 | \$ 13,012,231.28 |
| Soft Cost 15% | \$ 1,554,024.78 | \$ 1,752,929.74 | \$ 1,951,834.69 |

- \$13 M (2020)
→ 23 M
- Demo existing pool mechanical room and pool storage
- Demo existing building
- Build new complex entry admin and lifeguards
- Build new lockers, party and concessions
- Add new pool equipment room
- Add new 50 meter pool
- Add mid size rec pool that includes an area for learning
- Add play structure
- Pool deck and site amenities
- Add slides
- Add diving well

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A-105

SHEET: **OPTION 5**
DATE: **6-18-2020**
SCALE: **1" = 20'-0"**
CLO # **20019**





Case Study: Wellington Aquatic Complex

The Village of Wellington Aquatic Center is a state of the art aquatic facility design to serve the Village residents and surrounding communities, the facility will offer 4 pools that will cover both competitive and recreational needs.

SIZE
TBD

The main competition pool is a 50 meter 7' deep competition pool, with timing system and score board and water polo goals, adjacent to the competition pool an 11' deep diving well with 2 one meter diving board and one 3 meter diving board, with climbing wall, additionally a 6-lane 25 yard multi-purpose pool is planned to serve as learn to swim, water exercise and as a competition warmup pool. Lastly the zero-depth entry pool with play structure, spray features, vortex, and jetted seat is included to accommodate the recreational needs of the community.

COST
\$25 M

The pools will be served by an approximately 10,000 sf air-conditioned pool house including full concession stand, party rooms, locker rooms, individual family changing rooms, admin and support spaces. The building will have an extensive covered overhang and a separate pool equipment building and covered equipment yard. The pools are surrounded by ample deck space with several large shade structures, spectator seating, large shade umbrellas, and rental cabanas, a picnic area and volleyball court and parking facilities for vehicles, buses and bicycles.





VILLAGE OF WELLINGTON
AQUATIC CENTER





CHECK IN QR CODE





Thank You!

Sam Elsheikh

selsheikh@olcdesigns.com

407.992.0470

Maged Elsheikh

melsheikh@olcdesigns.com

407.992.0470

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& PARK ASSOCIATION

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