

HILLSIDE POOL COMPLEX : EXECUTIVE SUMMARY

A. INTRODUCTION TO THE PROJECT

Hillside Pool first opened in 1953, and offered an open community/meeting room on the upper level and enclosed changing rooms for boys and girls on the lower level. This jewel of Lions Park was enjoyed by thousands of patrons and saw even larger use when a water slide was added. However, by 2008, the slide had deteriorated and was removed. In addition, the building lacks accessibility, finishes are in poor condition, and the pool itself has developed mechanical and physical issues that require considerable repair or replacement. Replacement of the existing main pool and existing wading pool of the same sizes and configuration will have a proposed concept cost of \$2,600,000, not including water play features or slides.

B. PUBLIC INPUT/ STAFF NEEDS

Hillside Pool Complex truly is a neighborhood pool; it is frequented by all age groups and abilities. The pool is also a very important component of the Parks & Recreation District's swimming lesson program. This program is filled to capacity District-wide every year, and the deeper water at Hillside is necessary for teaching the higher swimming levels. Additional sources of revenue, like community room rentals & concessions sales, are also important to Hillside's continued success. A list of major updates and requirements includes:

- Replace existing pool structure
- Update community room
- Update bathing facilities
- Bring back slides
- Keep the facility as a "neighborhood pool"
- More deck space for shade & seating
- Addition of concessions
- Accessible, 12-month destination facility
- Mechanical & Pool Filtration replacement

C. JLG RECOMMENDATIONS/ BUILDING OPTIONS

The Hillside design options A, B & D focus on bringing the entire building up to code. This includes accessibility to all floors, increasing the number of men's and women's toilets, and adding family change rooms. We also understand that gathering space is short within the Parks' system, so Options B & D add another community room. Option C proposes a total building demolition and creates a single-story facility. Due to the various options for both building and pool, one must keep in mind that virtually any pool option can be used with any building option. For the purposes of presentation, JLG has selected the most appropriate combinations, but this does not mean that others are not possible. This is ultimately up to the decision makers.

Option A uses the existing building shell, adding a small addition for egress and storage, and providing needed accessibility including an elevator. In order to accommodate a larger pool, toilet fixture counts are increased to satisfy code. The basement contains gathering space and office; the main floor is an expanded version of the existing, with the lifeguard desk having equal views of the entry and pool deck. A concessions window is included for multi-season use. Finally the upper level is a more accessible community room with storage and a serving kitchenette.

Option B is intended to provide all necessary program items in a practical manner. The existing building shell is retained and a center entry structure and new community room is added. This option offers the largest total community gathering space of the Options as a result. The basement has a large amount of storage and gathering space. The main level keeps change rooms in the existing building with new lifeguard desk, public toilet rooms, and smaller community room with access to pool deck. The upper level has a larger community space and its own toilet rooms. Concessions are housed on the main level with access to a controlled outdoor eating space.

Option C removes the existing pool and building and replaces them with all new facilities. The building balances the program needs with a smartly compact footprint. A large open lobby space connects a community room which can be divided into two halves and the rest of the lifeguard and change rooms. Centralized desk allows a common control point for bathers, community events, and even concessions. The building is reoriented to align with the southern exposure and new pool deck.

Option D allows a minimal cost investment while still providing some of the desired functions for the community. Focused on more of a "dry" experience, the renovated existing building uses most of its space for community rooms and their support spaces. The pool deck is intended to be partial splash park and dry play area. This is the only option which is designed to pair with a specific pool option, as the building is not equipped for full bathhouse changing.

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D. JLG RECOMMENDATIONS/ POOL OPTIONS

JLG worked with Doug Jaeger of Associated Pools to propose four different pool options. The current pool is in very bad structural shape, the pool filtration system is not up to current regulations. In addition to these concerns, the popularity of Hillside pool decreased significantly after the slides were removed. The proposed pool options address these concerns in varying size, cost, and approach. Pool Options 1-3 build upon each other in size and scope, and Option 4 takes a different approach to what a community gathering space could be.

Pool Option 1 replaces the existing pool with a similar type of pool, but of a smaller size. It demolishes the existing pool, provides a new pool deck, and builds a new 6,700 sf leisure pool with zero entry and splash play feature, and a 4'-5' deep water lap pool.

Pool Option 2 has more water area than Option 1, and includes additional features to increase the frequency of visits and attracts more visitors of all ages. It demolishes the existing pool, provides a new pool deck, and builds a new 7,900 sf leisure pool with zero entry and splash play feature, a 4'-5' deep water lap pool, 2 slide package with water plunge, as well as a climbing wall with water drop.

Pool Option 3 increases the water area again, and includes a larger slide package than Option 2. It demolishes the existing pool, provides a new pool deck, and builds a new 8,350 sf leisure pool with zero entry and splash play feature, a 4'-5' deep water lap pool, 3 slide package with water plunge, as well as a climbing wall with water drop.

Option 4 takes a different approach and turns Hillside Pool into a destination facility for larger groups and day outings. The pool deck transforms into a playground with a wet splash ground and dry play structures. The facility does not have a perimeter fence, as it is open to all who wish to play, but it does have large shelter structures that are rented out for picnics and parties. This removes standing water from Lions Park, but it increases its ability to provide for larger community gatherings in an alternative way.

E. CONCEPT COST ESTIMATES

BUILDING OPTION A		\$695,000
Existing Building Renovation	\$520,000	
New Addition	\$85,000	
New Elevator	\$90,000	
BUILDING OPTION B		\$1,643,000
Existing Building Renovation	\$525,000	
New Building Addition	\$835,000	
New Elevator	\$90,000	
New Parking Stalls (77)	\$193,000	
BUILDING OPTION C		\$1,998,000
New Construction	\$1,950,000	
19 New Parking Stalls	\$48,000	
BUILDING OPTION D		\$695,000
Existing Building Renovation	\$520,000	
New Addition	\$85,000	
New Elevator	\$90,000	
POOL OPTION 1		\$1,856,000
Demolition, New Pool & Splash Play Feature	\$1,590,000	
Deck Furnishings	\$30,000	
Site Costs	\$236,000	
POOL OPTION 2		\$2,708,000
Demolition, New Pool & Splash Play Feature	\$2,450,000	
Deck Furnishings	\$30,000	
Site Costs	\$228,000	
POOL OPTION 3		\$3,262,000
Demolition, New Pool & Splash Play Feature	\$2,950,000	
Deck Furnishings	\$33,000	
Site Costs	\$279,000	
POOL OPTION 4		\$1,873,000
Demolition, New Dry Playground & Wet Splash Ground	\$1,240,000	
Picnic & Shade Structures	\$33,000	
Site Costs	\$600,000	

HILLSIDE POOL COMPLEX

OPTION A

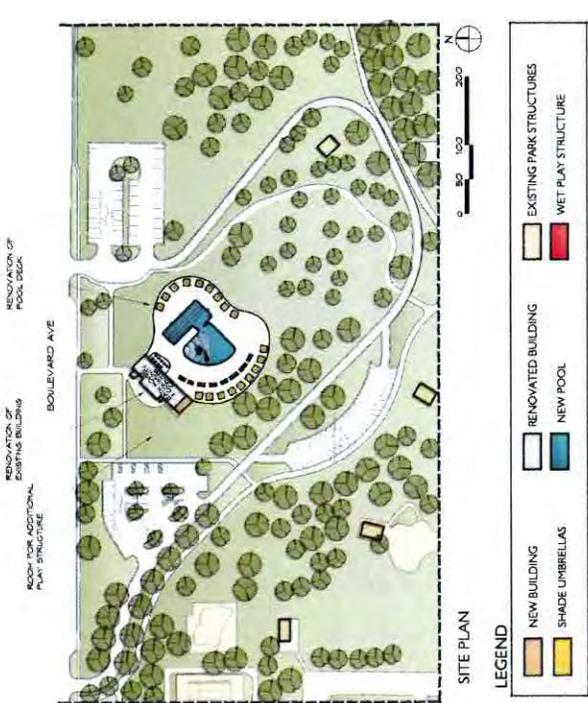
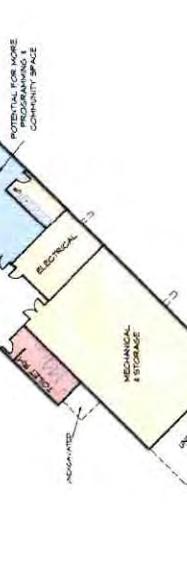
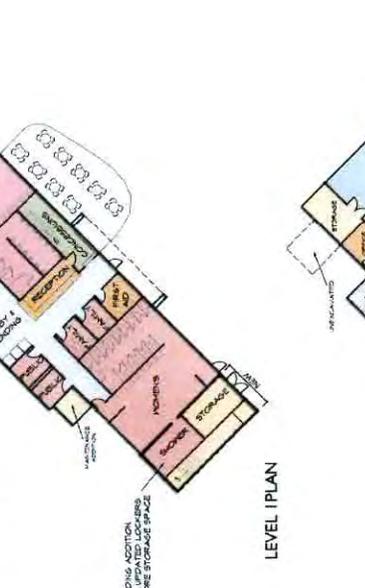
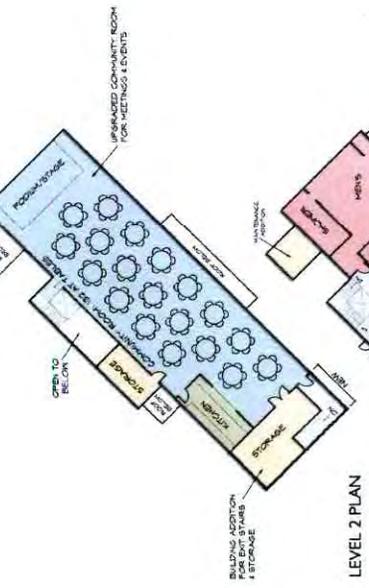
Option A uses the existing building shell, adding a small addition for egress, and providing needed accessibility including an elevator. In order to accommodate a larger pool, toilet fixture counts are increased. The basement contains gathering space and office; the main floor is an expanded version of the existing, with the lifeguard deck having equal views of the entry and pool deck. A concessions window is included for multi-season use. Finally the upper level is a more accessible community room with storage and a serving kitchenette.

- PROPOSED AMENITIES**
- UPDATED & CODE COMPLIANT LOCKER FACILITIES
 - ACCESSIBLE FAMILY FACILITIES
 - UPDATED, ACCESSIBLE COMMUNITY ROOM WITH SEATING FOR 132 PEOPLE
 - EXTERIOR CONCESSIONS WINDOW

- LEGEND**
- ADMINISTRATION
 - LOBBY & CIRCULATION
 - LOCKER ROOMS & TOILETS
 - COMMUNITY ROOM
 - CONCESSIONS & KITCHEN
 - SERVICE

OVERALL BUILDING AREA

EXISTING BASEMENT	8,700 SF
EXISTING FIRST FLOOR	3,700 SF
EXISTING SECOND FLOOR	3,700 SF
TOTAL	16,100 SF
NEW FIRST FLOOR	4,200 SF
NEW SECOND FLOOR	4,200 SF
TOTAL	12,100 SF



HILLSIDE POOL COMPLEX

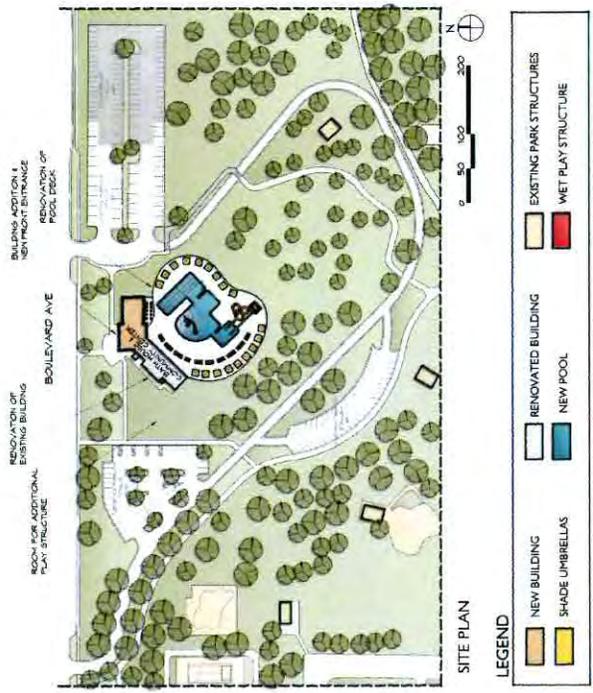
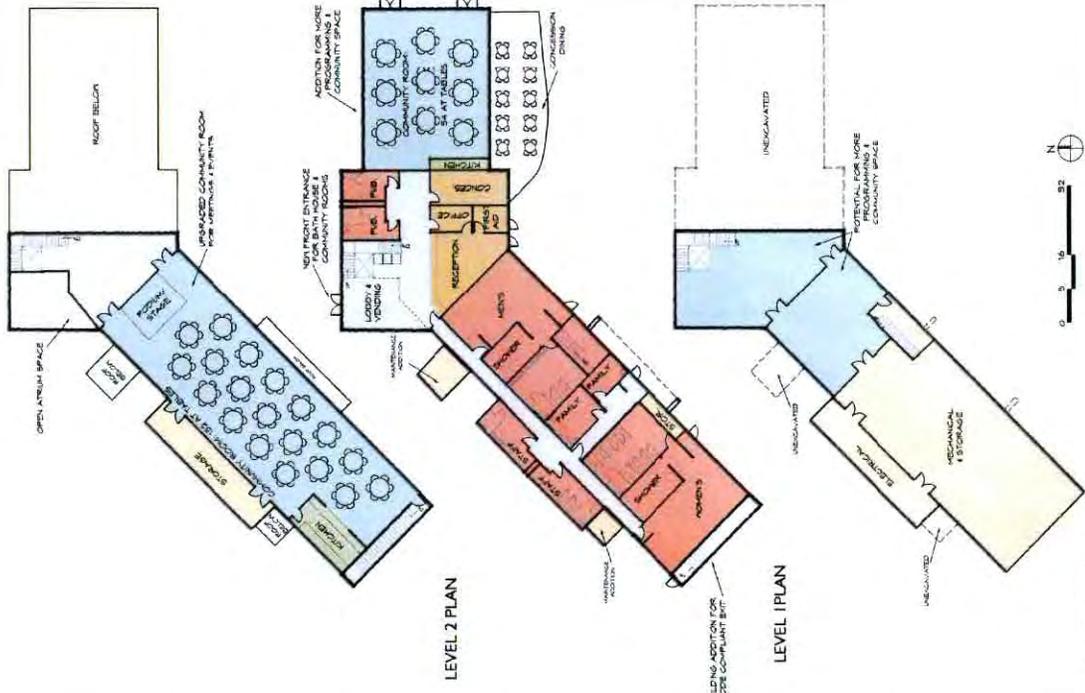
OPTION B

Option B is intended to provide all necessary program items in a practical manner. The existing building shell is retained and a center entry structure and new community room is added. This option offers the largest total community gathering space of the Options as a result. The basement is a large amount of storage and gathering space. The main level keeps change rooms in the existing building with new lifeguard desk, public toilet rooms, and smaller community room with access to pool deck. The upper level has a larger community space and its own toilet rooms. Concessions are housed on the main level with access to a controlled outdoor eating space.

PROPOSED AMENITIES	
- UPDATED LOCKER FACILITIES & CODE COMPLIANT TOILET FACILITIES	
- ACCESSIBLE FAMILY & STAFF FACILITIES	
- TWO UPDATED, ACCESSIBLE COMMUNITY ROOMS WITH SEATING FOR OVER 180 PEOPLE	
- EXTERIOR CONCESSIONS WINDOW	
- ADDITIONAL EVENT PARKING	

LEGEND	
[Color Box]	ADMINISTRATION
[Color Box]	LOBBY & CIRCULATION
[Color Box]	LOCKER ROOMS & TOILETS
[Color Box]	COMMUNITY ROOM
[Color Box]	CONCESSIONS & KITCHEN
[Color Box]	SERVICE

OVERALL BUILDING AREA	
EXISTING BASEMENT	1,700 SF
EXISTING 1ST FLOOR	3,900 SF
EXISTING 2ND FLOOR	3,300 SF
TOTAL	8,900 SF
NEW BASEMENT	4,200 SF
NEW 1ST FLOOR	4,200 SF
NEW 2ND FLOOR	17,070 SF
TOTAL	17,070 SF



CONCEPTUAL IMAGE



HILLSIDE POOL COMPLEX

OPTION D

Option D allows a minimal cost investment while still providing some of the desired functions for the community. Focused on more of a "dry" experience, the renovated existing building uses most of its space for community rooms and their support spaces. The pool deck is intended to be a partial splash park and dry play area. This is the only option which is designed to pair with a specific pool option, as the building is not equipped for full bathhouse changing.

PROPOSED AMENITIES

- ACCESSIBLE PUBLIC TOILET FACILITIES FOR THE PARK
- TWO UPDATED, ACCESSIBLE COMMUNITY ROOMS WITH SEATING FOR OVER 200 PEOPLE
- EXPANDED AMENITIES FOR PARTIES & GROUPS
- EXTERIOR CONCESSIONS WINDOW

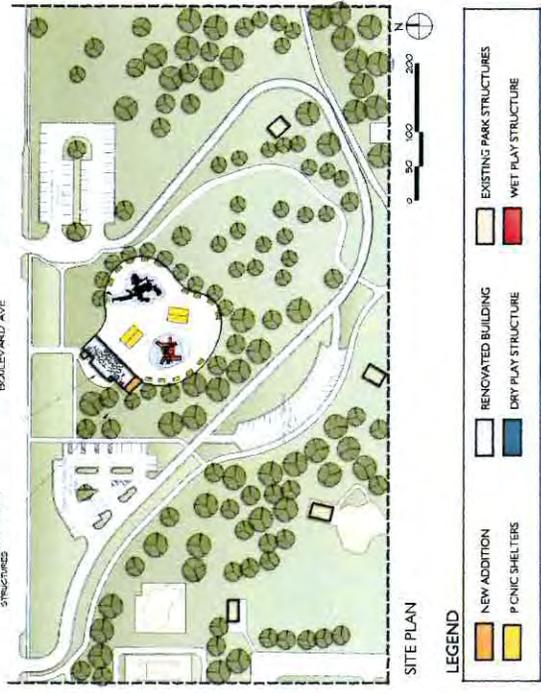
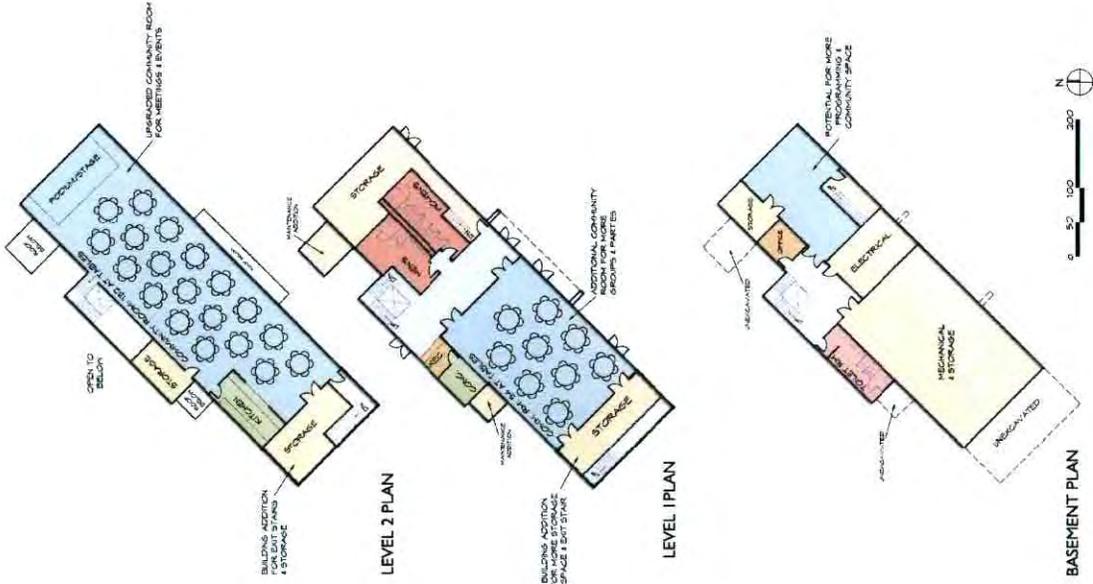
LEGEND

- ADMINISTRATION
- LOBBY & CIRCULATION
- LOCKER ROOMS & TOILETS
- COMMUNITY ROOM
- CONCESSIONS & KITCHEN
- SERVICE

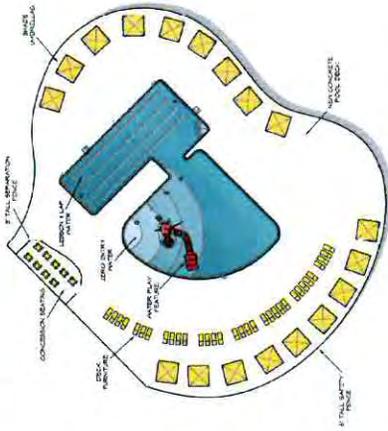
OVERALL BUILDING AREA

EXISTING BASEMENT	3,700 SF
EXISTING FIRST FLOOR	1,700 SF
EXISTING SECOND FLOOR	3,700 SF
TOTAL	9,100 SF

NEW FIRST FLOOR	4,200 SF
NEW SECOND FLOOR	4,200 SF
TOTAL	8,400 SF



POOL OPTION 1



PROPOSED AMENITIES

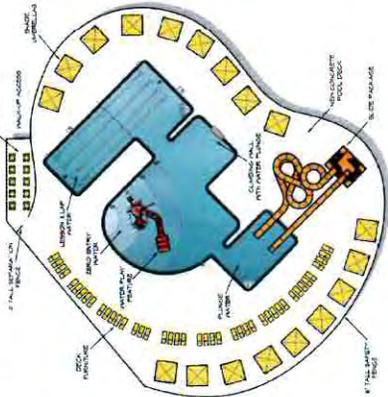
POOL	2400 SF
LESSONS & LAY SWIMMING	3980 SF
ZERO ENTRY TO 3' DEEP	6620 SF
TOTAL	13000 SF
WATER PLAY FEATURE	440
WATER DUMP BUCKETS & SLIDES	150
SHADE UMBRELLAS & DECK FURNITURE	150

CONCEPT DESIGN COST: \$1,600,000
*NONPARKS COST DOES NOT INCLUDE DECK FURNITURE OR SHADE UMBRELLAS



POOL OPTION 1 CONCEPTUAL IMAGE

POOL OPTION 2



PROPOSED AMENITIES

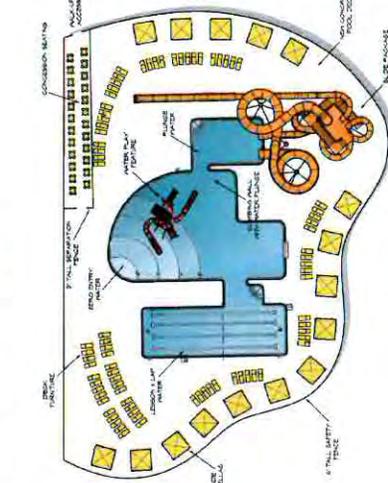
POOL	2400 SF
LESSONS & LAY SWIMMING	4320 SF
ZERO ENTRY TO 3' DEEP	7920 SF
TOTAL	14640 SF
WATER PLAY FEATURE	326
WATER DUMP BUCKETS & SLIDES	150
SHADE UMBRELLAS & DECK FURNITURE	150

CONCEPT DESIGN COST: \$2,500,000
*NONPARKS COST DOES NOT INCLUDE DECK FURNITURE OR SHADE UMBRELLAS



POOL OPTION 2 CONCEPTUAL IMAGE

POOL OPTION 3



PROPOSED AMENITIES

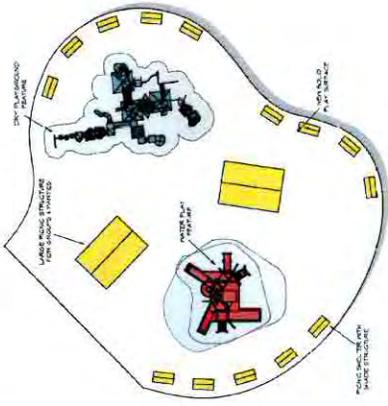
POOL	2400 SF
LESSONS & LAY SWIMMING	4810 SF
ZERO ENTRY TO 3' DEEP	10010 SF
TOTAL	17220 SF
WATER PLAY FEATURE	326
WATER DUMP BUCKETS & SLIDES	150
SHADE UMBRELLAS & DECK FURNITURE	150

CONCEPT DESIGN COST: \$2,950,000
*NONPARKS COST DOES NOT INCLUDE DECK FURNITURE OR SHADE UMBRELLAS



POOL OPTION 3 CONCEPTUAL IMAGE

POOL OPTION 4



PROPOSED AMENITIES

POOL	2400 SF
LESSONS & LAY SWIMMING	4810 SF
ZERO ENTRY TO 3' DEEP	10010 SF
TOTAL	17220 SF
WATER PLAY FEATURE	326
WATER DUMP BUCKETS & SLIDES	150
SHADE UMBRELLAS & DECK FURNITURE	150

CONCEPT DESIGN COST: \$1,240,000
*NONPARKS COST DOES NOT INCLUDE DECK FURNITURE OR SHADE UMBRELLAS



POOL OPTION 4 CONCEPTUAL IMAGE

BISMARCK PARKS & RECREATION DISTRICT | FACILITIES ANALYSIS

BISMARCK, NORTH DAKOTA

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ICE RINK FEASIBILITY ANALYSIS : EXECUTIVE SUMMARY

A. INTRODUCTION TO THE PROJECT

Bismarck's two existing indoor ice arenas are Schaumberg Arena, constructed in 1974 and updated in the 1990s; and VFW All Seasons Arena which was built in 1986 and added to in 1999. Schaumberg is a single ice sheet with seating for approximately 400 spectators. It is used for all levels of Bismarck Parks and Recreation District youth hockey; figure skating; and girls' high school hockey among other uses. The VFW was initially a single ice sheet, intended to be used for spectator-based hockey and ice events (boys' high school, junior hockey) and dry floor community events in the off season. Its use and demand as a competition rink necessitated the addition of a second ice sheet which is mainly used for youth and tournaments. The Capital City Curling Club (CCCC) also added their own curling rink to the building at this time. The VFW is home to all boys High School teams plus the Bismarck Bobcats. Due to the huge demand for ice time (and also locker rooms), the Bobcats have a permanent locker but the high schools do not and must move their gear out each weekend.

B. DATA ANALYSIS

In general, data analysis shows that a comparison between population, number of ice sheets, and program participants was already at a typical balance when Bismarck's second ice sheet opened in 1986. Since that time, population has grown to approximately 64,000 and participants numbered 673. The number of rinks has remained at three. A comparison to other cities in North Dakota shows that Bismarck is being forced to use its three ice sheets to service a larger population and two-thirds the skater numbers with one third the number of ice sheets of cities like Grand Forks. Even allowing for differences in skating culture between Bismarck and other North Dakota cities, Bismarck is clearly maxed out for available ice for the current numbers of participants. There can be no growth given the current lack of ice time and facility space. The community is planning to add another high school by 2015. It can safely be assumed that there will be additional high school hockey teams as a result at some point to accommodate this school.

All of this can be summed up with a few simple observations of participant numbers:

- BPRD youth hockey programs are maximized in their use of available ice time RIGHT NOW.
- Figure skating participants are maximized in their use of available ice time RIGHT NOW. They must turn away potential participants due to lack of facility space and ice time for lessons.
- Adult hockey leagues are turning away potential participants which are the equivalent of at least one team due to lack of available ice time for league play RIGHT NOW.
- High School boys' hockey programs are forced to share the VFW for practices and games. They cannot have permanent locker rooms due to multiple scheduling conflicts at that arena.
- Participant attrition is affected by the lack of ice time and current conditions. Simply put, as they progress through the sport, youth hockey players are more likely to quit due to factors such as poor facilities, crowding, coaching quality, program success, and so on.
- Younger participants are being forced to use ice times that are either too early (6am) or too late (9pm and later).

The costs of operating the existing rinks have varied slightly over the last five years, but in general the BPRD is expending in the neighborhood of \$100,000 to operate both facilities. Although it is a relatively minor portion of the overall costs, at this time the BPRD and youth groups cannot host any more tournaments or events than they currently do. Even a modest number of additional tournaments (4-5) in a year would bring in a tremendous amount of direct revenue as well as indirect revenue to the community in terms of hotels, restaurant, and entertainment patronage.

C. JLG RECOMMENDATIONS/OPTIONS

Since a majority of the issues currently found with the Bismarck rinks are access-based (ice time), the solutions are almost certainly some kind of additional ice sheet(s). Some common criteria should be met in order to justify the addition of ice sheets. Other than age or physical deterioration of existing rinks, lack of available ice time is an obvious leader on this list, however we must look at the ways this might be manifested. Given the current amount of available time, any one of these items can be justification for additional ice.

- Projected growth in population
- Addition of youth programs (hockey, figure skating)
- Addition of High School programs (boys, girls hockey)
- Addition of private programs (adult)
- Inappropriate ice times for younger participants
- Interruptions in schedules due to other events (paid hockey events during youth practices, etc.)
- Hosting of tournaments
- Dry floor/all season events
- Addition to or new rinks for curling¹

As stated earlier, all of these conditions are being experienced at this time or are expected in the near future.

There are some options that can accommodate these justifications. JLG considered how best to utilize existing facilities and augment them, as well as new ice rink space.

1. Add ice sheet to existing facility – Schaumberg, VFW
2. Create new ice facility with options as far as number of ice sheets –
3. Single ice sheet – not typically recommended because cost of equipment, infrastructure, mechanical systems, even staffing is not maximized like it is with multiple sheet facilities.
4. Multiple ice sheet – can be phased to allow growth and fundraising

At this time the projected growth of youth programs, figure skating, and adult hockey are the only uses that can be relied upon. Steady growth in all of these areas has been shown. High school hockey and more tournaments are the wild cards – if these occur then the need increases. Therefore we recommend a single sheet of ice to accommodate the expected growth and an additional sheet of ice if high school team growth and/or a tournament facility is planned. Please note that while the numbers and growth suggest a single ice sheet, a multiple sheet facility can offer savings in operations and initial building cost. A multiple sheet facility is also invaluable for large events such as tournaments.

¹ Curling is included because of possible sharing of certain facilities and amenities. Parking, concessions, refrigeration equipment, meeting rooms, toilet rooms, lobby, and HVAC systems are all examples. By sharing some of these types of spaces, initial costs and operations might be reduced for both entities. However, due to the very specific physical conditions needed for the curling lanes themselves, the idea of actually sharing ice surface space with skating is not recommended. Therefore need for additional curling rinks should not be considered in and of itself justification for new skating/hockey rinks.

SCHAUMBERG ARENA : EXECUTIVE SUMMARY

A. INTRODUCTION TO THE PROJECT

Schaumburg Arena, built in 1974 and added locker rooms in 1990, is a heavily used single ice sheet facility. Aside from the locker room addition, very few improvements have been made to the original arena. A planned Phase 1 project is in the works as of spring 2013 to replace the existing sand floor with a concrete refrigerated slab and will also correct failing piping systems and provide new dasher boards. The options outlined below attempt to satisfy Phase 2 needs that Schaumburg suffers from mostly. These needs include space and infrastructure issues as the following list of renovations and improvements indicates:

B. PUBLIC INPUT/ STAFF NEEDS

Multiple user groups must vie for ice time, including Bismarck Parks youth programs, figure skating programs, adult users, and occasional rentals for the City's high school teams for practices. As indicated by public input surveys and forums, meetings with Park and Recreation District staff members and discussions with ice user groups, these are the existing facility needs:

- Heating equipment upgrades
- Roof Repair
- New overhead door
- New year-round uses
- Dryland hockey training area
- Figure skating offices
- Better parking layout
- Parking lot resurfacing
- Updated locker rooms
- Updated lobby

C. JLG RECOMMENDATIONS/OPTIONS

Due to the conditions and use of Schaumburg, the design explorations focus on ways to provide the basic facility needs while also offering expansion to better serve the greater needs of the Bismarck Parks system. Because these expansion options are relatively large scale and are outside the needs of Schaumburg itself, they are to be considered more in conjunction with overall facility planning options. Several design options have been suggested for this arena in order to balance the needs of Bismarck Parks other facilities and programs. The design team suggested up to five options (A-E), however discussions with BPRD discounted two of them and these options show A, B, and E.

Option A adds one single additional ice sheet and locker rooms to the west of the existing arena. The locker sizing and other spaces are approximately equal to the existing lockers. A new lobby and support spaces to the south act as a bridge between the two arenas, and allow existing lobby to become new dryland and skating offices. A new large parking area is provided to the south.

Option B also adds a single additional ice sheet and spoort spaces to the west of the existing rink. However, the new spaces are angled to align with the new parking and also allow more original parking to stay on the north. This option provides slightly more usable support spaces layout, and could be a common lobby that allows passage through the building from south to north.

Option E is essentially the same orientation, size, and footprint as that of Option B, but provides court spaces in lieu of ice. The 2 additional tennis courts and basketball courts have necessary support spaces and a new main lobby. This option also allows an opportunity to provide an indoor playground.

D. CONCEPT COST ESTIMATES

OPTION A		\$5,391,000
Lobby	\$396,375	
Support Spaces	\$1,729,700	
Ice Area	\$2,265,300	
New ice rink floor/dashers/equipment	\$1,000,000	
OPTION B		\$6,019,000
Lobby	\$455,000	
Support Spaces	\$2,298,800	
Ice Area	\$2,265,300	
New ice rink floor/dashers/equipment	\$1,000,000	
OPTION E		\$5,340,000
Lobby	\$396,375	
Support Spaces	\$1,404,900	
Courts	\$2,865,000	

SCHAUMBERG ARENA

OPTION A

PROPOSED AMENITIES

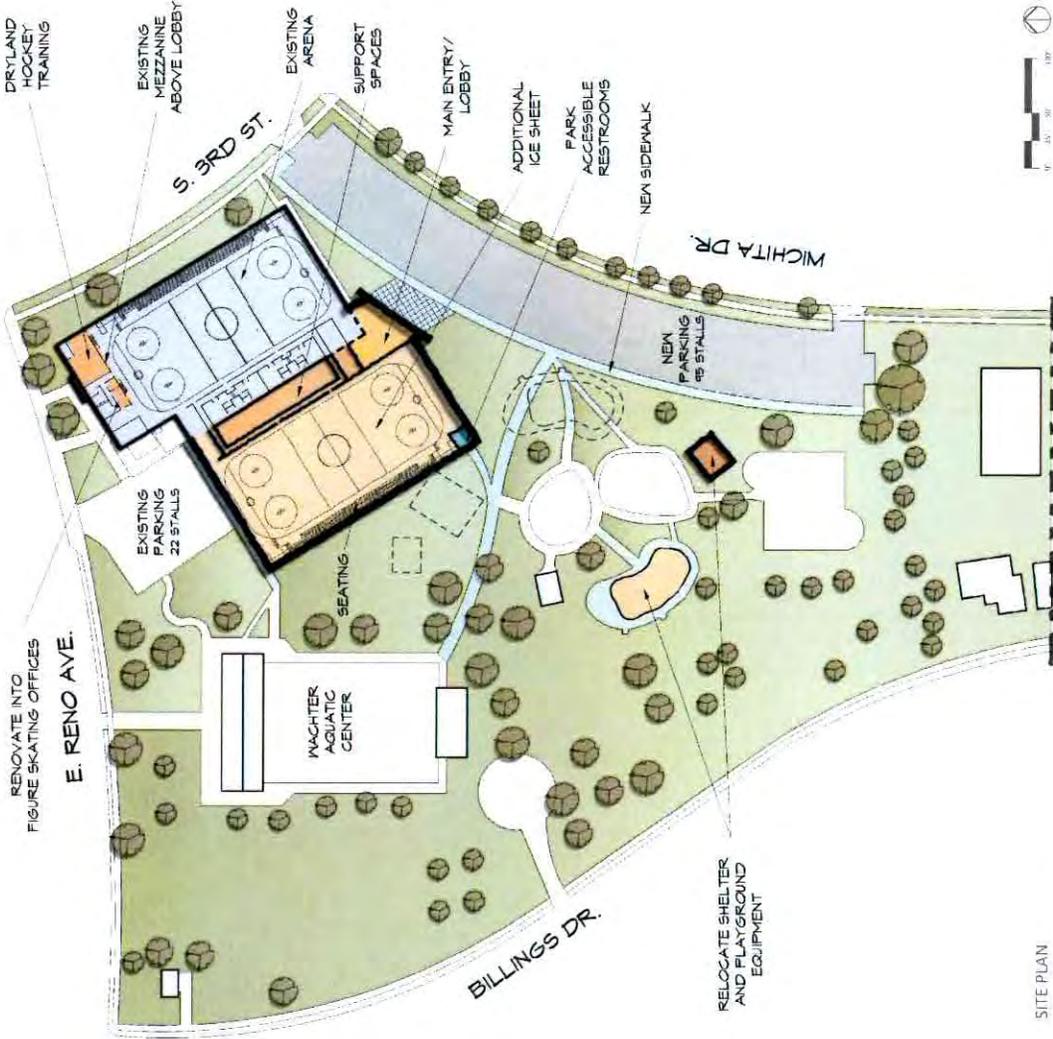
- Adds one extra 85' x 200' ice sheet
- Adds extra locker rooms
- Additional event parking
- Additional seating space
- Minimal relocation of playground equipment and shelters
- Dryland hockey training room
- Figure skating offices
- Accessible restrooms adjacent to park

LEGEND

- EXISTING BUILDING
- NEW PARKING
- NEW SIDEWALK
- NEW ARENA
- CIRCULATION
- SUPPORT SPACES
- PARK-ACCESSIBLE TOILETS
- PARK AMENITIES

OVERALL BUILDING AREA

EXISTING FIRST FLOOR:	31,700 SF
EXISTING MEZZANINE:	2,300 SF
TOTAL:	34,000 SF
NEW FIRST FLOOR:	31,000 SF
TOTAL:	31,000 SF



SITE PLAN

SCHAUMBERG ARENA

OPTION B

PROPOSED AMENITIES

- Adds one extra 85' x 200' ice sheet
- Adds locker rooms
- Additional event parking
- Added lobby
- Relocate playground equipment and shelters
- Dryland hockey training room
- Restrooms
- Accessible restrooms adjacent to park

LEGEND

- EXISTING BUILDING
- NEW PARKING
- NEW SIDEWALK
- HOCKEY RINK
- CIRCULATION
- SUPPORT SPACES
- PARK ACCESSIBLE TOILETS
- PARK AMENITIES

OVERALL BUILDING AREA

EXISTING FIRST FLOOR:	31,700 SF
EXISTING MEZZANINE:	2,300 SF
TOTAL	34,000 SF
NEW FIRST FLOOR:	35,800 SF
TOTAL:	35,800 SF



SITE PLAN

SCHAUMBERG ARENA

OPTION E

PROPOSED AMENITIES	
- Adds 2 indoor tennis courts	
- Adds 2 indoor basketball courts	
- Adds locker rooms/changing rooms	
- Additional event parking	
- Relocate playground equipment and shelters	
- Dryland hockey training room	
- Figure skating offices	
- Accessible restrooms adjacent to park	
LEGEND	
 EXISTING BUILDING	
 NEW PARKING	
 NEW SIDEWALK	
 TENNIS COURTS/BASKETBALL COURTS	
 CIRCULATION	
 SUPPORT SPACES	
 PARK ACCESSIBLE TOILETS	
 PARK AMENITIES	
OVERALL BUILDING AREA	
EXISTING FIRST FLOOR:	31,700 SF
EXISTING MEZZANINE:	2,300 SF
TOTAL:	34,000 SF
NEW FIRST FLOOR:	35,900 SF
TOTAL:	35,200 SF



VFW SPORTS CENTER : EXECUTIVE SUMMARY

A. INTRODUCTION TO THE PROJECT

Originally constructed in 1986, the VFW All Seasons arena had a second ice sheet added in 1999 due to demand. The Capital City Curling Club also became a tenant of the building at this time. The VFW is the only competition-type rink in Bismarck, with capacity for nearly 1,300. Since then, usage has required constant scheduling – major tenants include all the City’s boys high school teams, plus a junior hockey team (Bismarck Bobcats). The arena is bursting at the seams and all additional support spaces such as the curling club’s meeting room and the lower lobby are used to capacity.

B. PUBLIC INPUT/ STAFF NEEDS

The VFW Sports Center currently serves the community with a golf club house, hockey, and curling rinks. As indicated by public input surveys and meetings with Parks and Recreation District staff members it was determined that these are the additional facility needs:

- Expanded lobby and prefunction space
- Additional locker rooms
- Premium seating and club spaces
- Improved storage at ice level
- Medical/athletic trainer spaces
- Improved administrative spaces
- Renovated public meeting and gathering spaces to eliminate conflicts with Curling Club

C. JLG RECOMMENDATIONS/OPTIONS

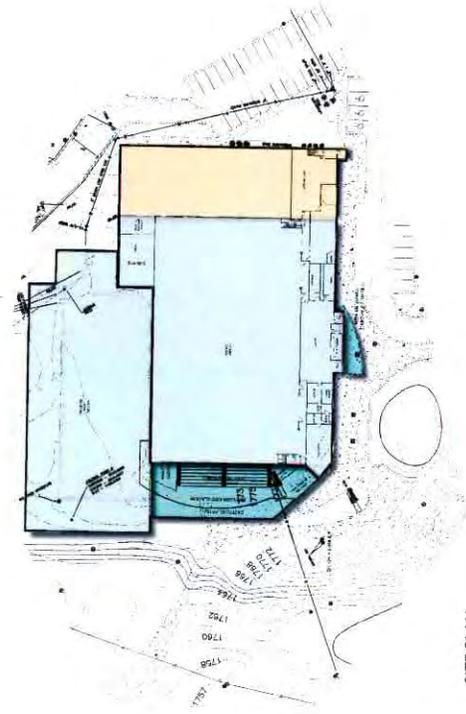
After many discussions with staff members the design team has taken a look at the possibility of adding onto the west end of the arena in order to create additional permanent locker rooms for the high school teams and Bobcats. This will free up the other locker rooms for ice rentals and make tournaments easier. More end seating can be coupled with premium viewing club areas to create more revenue generating space. A minor face lift to the main lobby will go hand in hand with a new outdoor patio overlooking the golf course, and access to concessions for the seasonal golf patrons.

D. CONCEPT COST ESTIMATES

West Expansion	\$2,600,000
12,300 SF	

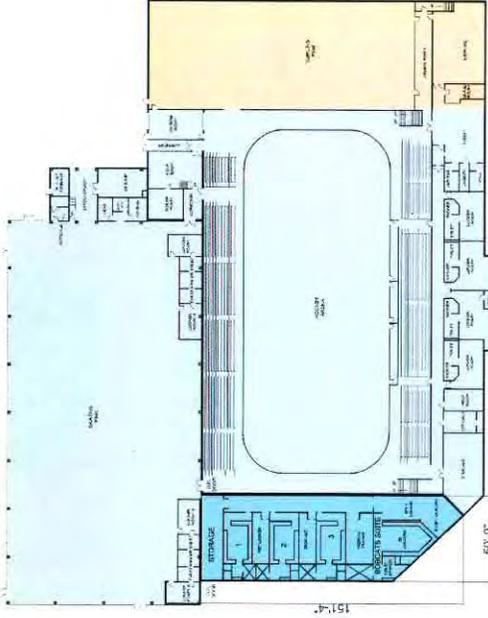
VFW SPORTS CENTER

EXPANSION

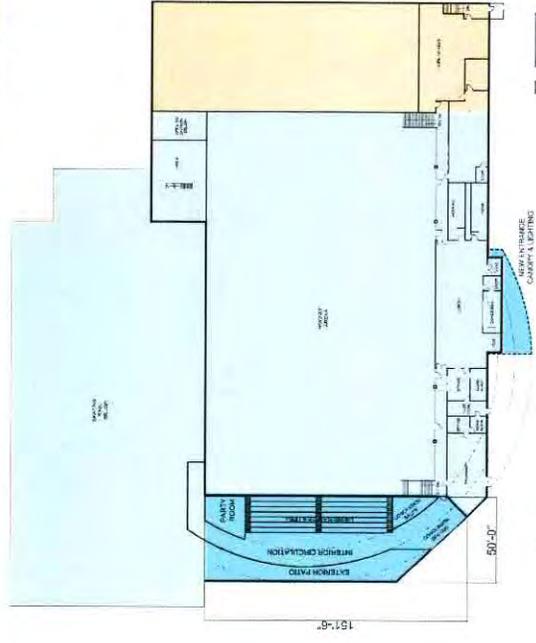


SITE PLAN

PROPOSED AMENITIES	
- Adds new entry lobby	
- Adds new locker rooms for youth and Bobcat teams	
- Adds new concessions and party area	
- Adds storage and medical training area	
- Adds more bleacher seating	
LEGEND	
	EXISTING HOCKEY & GOLF SPACES
	EXISTING CURLING SPACES
	EXPANSION
OVERALL BUILDING AREA	
EXISTING	88,000 SF
LOWER LEVEL EXPANSION	6,800 SF
UPPER LEVEL EXPANSION	5,500 SF
TOTAL:	12,300 SF



LOWER LEVEL



UPPER LEVEL



CAPITAL RACQUET & FITNESS : EXECUTIVE SUMMARY

A. INTRODUCTION TO THE PROJECT

Capital Racquet & Fitness Center was updated in 1989 with the addition of tennis and gymnastics, and is the home of Bismarck Parks and Recreation's indoor tennis courts, multiple racquetball courts, an indoor elevated 1/9 mile track, some fitness and cardio equipment and limited group fitness space. A portion of the building also houses the Bismarck Gymnastics Academy, which has its own entrance. The north Bismarck location and laid back atmosphere is popular with patrons, but the facility is lacking in updated amenities and has outgrown the building. Lack of parking is cited as a top issue by users.

B. PUBLIC INPUT/ STAFF NEEDS

Multiple user groups occupy the facility, including Bismarck Gymnastics Academy, Bismarck-Mandan Tennis Association, fitness club members, child care, high school and college tennis teams, and occasional physical education classes from Century High School. As indicated by public input surveys and forums, meetings with Park and Recreation District staff members and discussions with user groups, these are the existing facility needs:

- Second floor accessibility
- Locker room renovation
- Gymnastics expansion
- Gymnastics locker room renovation
- Administration office expansion
- Fitness area expansion
- Entrance renovation
- Lack of adequate parking
- Tennis needs more courts
- Possible fire protection upgrades

C. JLG RECOMMENDATIONS/OPTIONS

Based on the facility needs, JLG has developed options which provide as much of the list as possible while minimizing physical building expansion. A successful design is one that makes the user's experience more satisfying, so these options focus on amenities, accessibility, and a better sense of common space and wayfinding. The one need which is not addressed is expansion of tennis courts. Due to the large volume of space needed, the existing building is land-locked, and provisions for more court space must occur as part of a completely different design option.

Option A generally improves the spaces within the existing building shell, leaving most areas as they are and providing maximum upgrades without constructing all-new space at the Bismarck Parks portion of the building. This option does allow for expansion of gymnastics if desired. Option A does not provide increased parking, additional tennis courts, or much improvement to the main lobby areas in terms of space.

Option B provides expanded space at most areas within the facility. By sacrificing a few parking spaces, an addition creates a much larger lobby, noticeable entry, elevator and stair for accessibility, and greatly improved square footage for administration, fitness, cardio & weights, locker rooms, and also allows much better viewing into the tennis courts without having to stand on the running track.

D. CONCEPT COST ESTIMATES

OPTION A

\$1,692,000

Lobby Renovation	\$199,000
Locker Room Renovation	\$442,000
Gymnastics Locker Room Renovation	\$162,000
Gymnastics Administration Renovation	\$55,000
Cardio & Weights Area Renovation	\$187,000
Group Fitness Renovation	\$230,000
Administration Renovation	\$170,000
<u>Support Spaces</u>	<u>\$247,000</u>

**Alternate Gymnastics Expansion (not included in total) \$405,000*

OPTION B

\$3,101,000

Reception Expansion and Renovation	\$448,000
Locker Room Renovation	\$286,000
Kid's Area	\$215,000
Gymnastics Locker Room Renovation	\$102,000
Gymnastics Expansion	\$405,000
Cardio & Weights Area	\$680,000
Group Fitness Renovation	\$357,000
Administration Renovation	\$98,000
Support Spaces	\$510,000

CAPITAL RACQUET & FITNESS CENTER

OPTION A



CAPITAL RACQUET & FITNESS CENTER

OPTION **B**

PROPOSED AMENITIES	
- RELOCATED AND EXPANDED RECEPTION & ENTRY	
- IMPROVED VERTICAL CIRCULATION	
- RENOVATED AND EXPANDED LOCKER ROOMS	
- EXPANDED AND RENOVATED GYMNASIUMS LOCKER ROOMS	
- CHILDREN-SPECIFIC AREA	
- EXPANDED STORAGE	
- EXPANDED GYMNASIUMS AREA	

LEGEND	
RECEPTION	
CIRCULATION	
CHILDREN'S AREA	
LOCKER ROOMS	
STORAGE/MECHANICAL	
TOILETS	

OVERALL BUILDING AREA	
FIRST FLOOR	
EXISTING	41,100 SF
EXPANSION	5,800 SF
RENOVATION	8,900 SF
TOTAL	55,800 SF
SECOND FLOOR	
EXISTING	16,950 SF
EXPANSION	5,600 SF
RENOVATION	11,000 SF
TOTAL	33,550 SF



WORLD WAR MEMORIAL BUILDING : EXECUTIVE SUMMARY

A. INTRODUCTION TO THE PROJECT

Built in the 1930s, the World War Memorial Building has been a part of public activities ever since. Through the years the facility has hosted sporting events, armory storage, a gymnastics club, Halloween events, and youth sports jamborees. Current uses include storage for Bismarck Parks and Recreation, some office space for the Bismarck Symphony, and the only open gym space in the Bismarck Parks system.

Besides badly needed cosmetic updates, the building has basic facility needs in addition to exploring possible changes or updates in use.

B. PUBLIC INPUT/ STAFF NEEDS

Multiple user groups occupy the facility, including Bismarck Parks and Recreation Department, Bismarck Mandan Symphony, and overflow space for the Belle Mehus. As indicated by public input surveys, meetings with Parks and Recreation District staff members, and discussions with local arts organizations it was determined that these are the existing facility needs:

- New gymnasium flooring
- Improved accessibility
- Office renovations
- Mechanical system upgrades
- Resolve under used spaces
- Updated athletic spaces
- Extensive finishes and materials
- Updated toilet facilities

C. JLG RECOMMENDATIONS/OPTIONS

After many discussions it was apparent that the complexity and cost of renovations prohibit any major changes in use. The best course of action seems to be a renovation and updates to the necessary basics: HVAC, accessibility, and cosmetics. Two design options have been suggested for this building in order to balance the needs of Bismarck Parks other facilities and programs.

Option A explores what could be done to provide just the needed work to bring WWMB into accessible, clean, and simple upgrades compliance. All major spaces remain in their current configuration and general uses, however this plan does require some removal of interior walls and similar renovations. Users will gain more natural light, easier access for people and freight/storage to all levels of the building, and easier maintenance for staff.

OPTION B includes the same necessary accessibility and infrastructure upgrades, but provides a new home for the arts on the south side of the building - adjacent to the Belle Mehus facility. The upper viewing deck in the main gym is converted to occupied space, and common areas of the building are opened up to provide dual access as needed. Symphony offices move into the new arts space and are replaced by expanded locker and toilet room spaces.

D. CONCEPT COST ESTIMATES

OPTION A		\$2,361,000
Sub-basement renovation	\$633,250	
-Gymnasium Flooring	\$30,200	
Basement	\$408,000	
First floor renovation	\$688,500	
-Gymnasium flooring	\$72,200	
Second floor renovation	\$399,500	
Elevator	\$130,000	
OPTION B		\$5,206,000
Sub-basement gut & remodel	\$1,368,000	
-Gymnasium Flooring	\$30,200	
Basement gut & remodel	\$1,656,000	
First floor gut & remodel	\$990,000	
-Gymnasium flooring	\$72,200	
Second floor gut & remodel	\$960,000	
Elevator	\$130,000	

BSC AQUATIC AND WELLNESS CENTER : EXECUTIVE SUMMARY

A. INTRODUCTION TO THE PROJECT

The BSC Aquatic and Wellness Center is a fairly new facility and the Bismarck Parks facility condition assessment did not review it due to its age and condition. However, upon examination, this location presents an opportunity to provide some of the program spaces that are lacking and/or require expansion within the BPRD system.

B. PUBLIC INPUT/ STAFF NEEDS

The BSC Aquatic and Wellness Center currently provides users with competition, diving, recreation pools, and a wellness center. As indicated by public input surveys and meetings with Parks and Recreation District staff members it was determined that these are the additional facility needs:

- New Entry/reception lobby
- Basketball & volleyball courts
- Additional group fitness studios
- Larger Indoor play area
- Drop-in childcare
- Running/walking track

C. JLG RECOMMENDATIONS/OPTIONS

After many discussions with staff members it was apparent that there is a need for additional courts and indoor recreation space. The best course of action seems to be an addition to the existing facility. Two design options have been suggested for this building in order to balance the needs of Bismarck Parks other facilities and programs.

These design options explore the idea of adding a large volume, 2 story box to the SE corner of the building. The addition provides a light-filled and open gym space for court sports (basketball, volleyball) with an activity track around its upper level. It also allows a new entry lobby and reception for the entire building to be placed in a location that more accurately provides control and entry for users. From this lobby, patrons have access all on one level to fitness, weights and cardio, aquatics seating, and track. A large open stair goes down to a lower level sports lounge which also gives a more inviting path to locker rooms and the pool deck. It is possible to do the gym addition with less square footage given to fitness rooms (see Option B).

D. CONCEPT COST ESTIMATES

OPTION A	\$3,800,000
21,400 SF	
OPTION B	\$2,900,000
16,600 SF	

BSC AQUATIC & WELLNESS CENTER

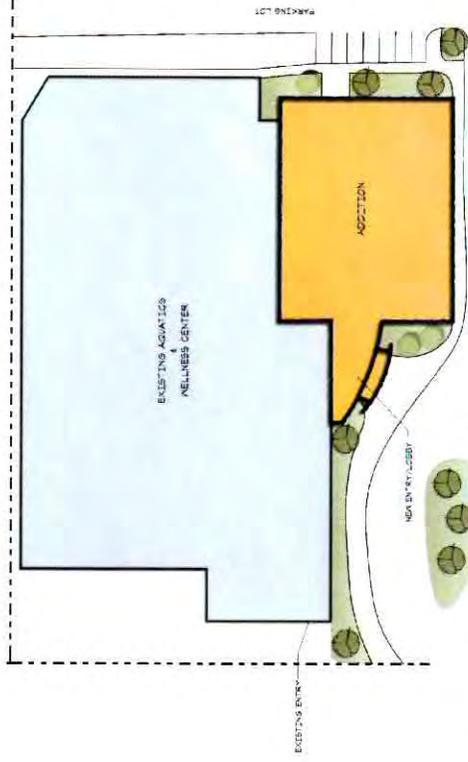
OPTION A

- PROPOSED AMENITIES**
- Adds basketball and volleyball courts
 - Adds new lobby and reception area
 - Adds more group fitness areas
 - Adds drop-in childcare space
 - Adds indoor play area
 - Adds running/walking track

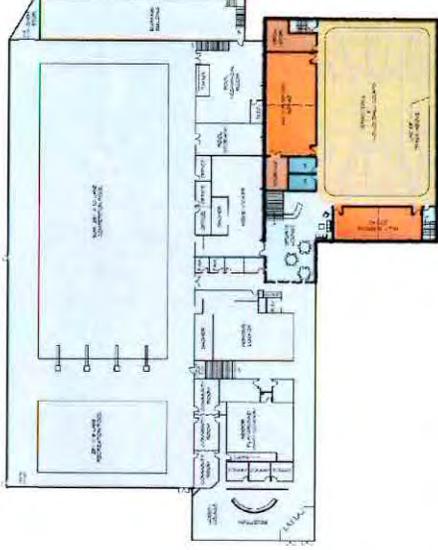
LEGEND

- EXISTING
- COURTS
- CIRCULATION
- FITNESS/WELLNESS SPACE
- TOILETS
- MECHANICAL/STORAGE
- SUPPORT SPACE

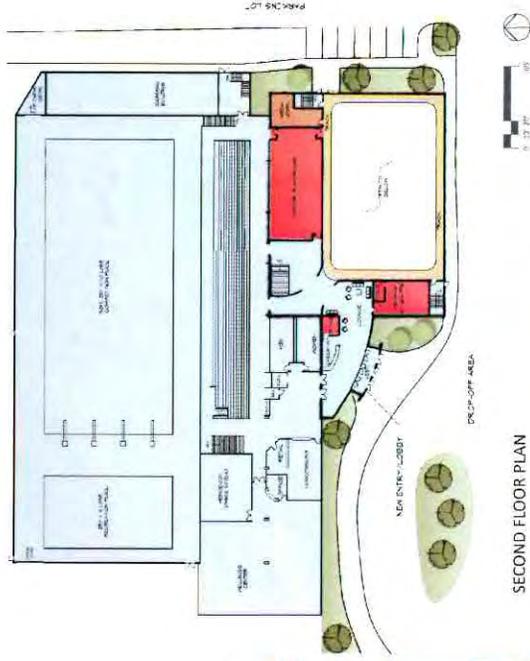
OVERALL BUILDING AREA	60,000 SF
EXISTING	60,000 SF
NEW FIRST FLOOR	13,000 SF
NEW SECOND FLOOR	8,400 SF
TOTAL:	21,400 SF



OPTION A SITE PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



BISMARCK PARKS & RECREATION DISTRICT | FACILITY ANALYSIS

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BISMARCK, NORTH DAKOTA



BSCAQUATIC & WELLNESS CENTER

OPTION B

PROPOSED AMENITIES

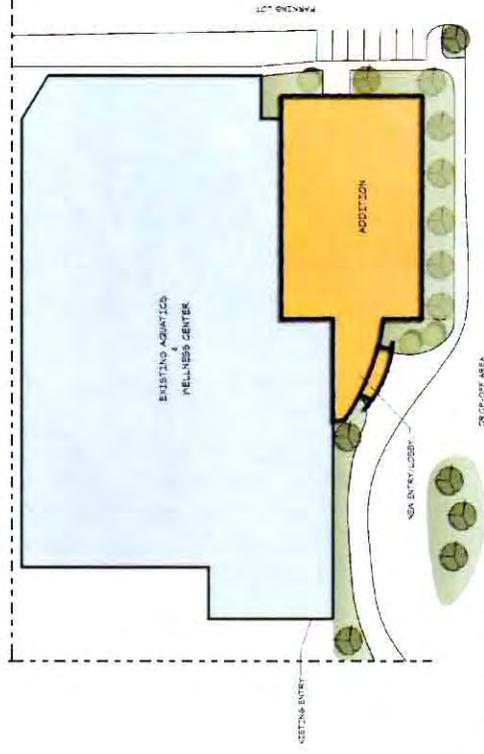
- Adds basketball & volleyball courts
- Adds new entry lobby and reception area
- Adds running/walking track
- Adds drop-in childcare

LEGEND

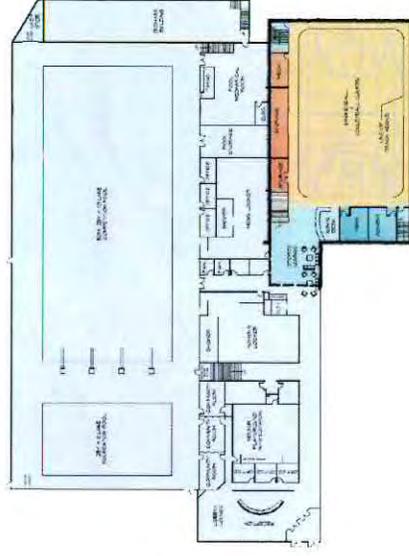
- EXISTING
- COURTS
- CIRCULATION
- TOILETS
- MECHANICAL/STORAGE
- SUPPORT SPACE

OVERALL BUILDING AREA

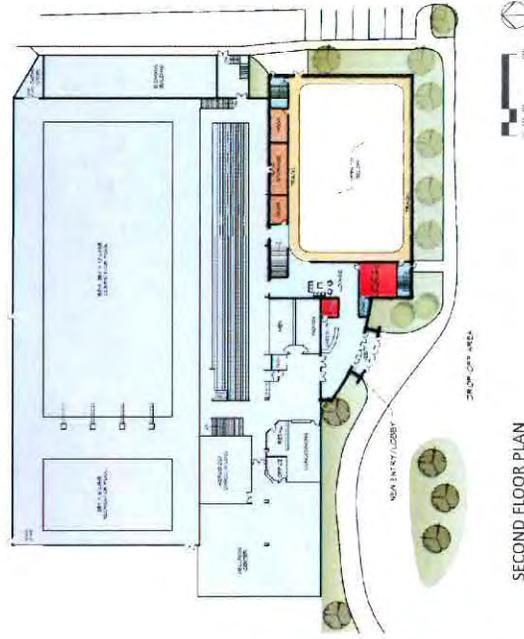
EXISTING	65,000 SF
NEW FIRST FLOOR	10,500 SF
NEW SECOND FLOOR	6,100 SF
TOTAL:	16,600 SF



OPTION B SITE PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

