

CACHE COUNTY COUNCIL

10/08/2024 at 5:00 p.m. - Cache County Chamber at 199 North Main, Logan, Utah.

In accordance with the requirements of Utah Code Annotated Section 52-4-203, the County Clerk records in the minutes the names of all persons who appear and speak at a County Council meeting and the substance "in brief" of their comments. Such statements may include opinions or purported facts. The County does not verify the accuracy or truth of any statement but includes it as part of the record pursuant to State law.

MEMBERS PRESENT: Chair David Erickson (phone), Vice-Chair Barbara Tidwell, Councilmember Sandi Goodlander (phone), Councilmember Karl Ward, Councilmember Nolan Gunnell, Councilmember Mark Hurd, Councilmember Kathryn Beus.

MEMBERS EXCUSED:

STAFF PRESENT:

OTHER ATTENDANCE:

Council Meeting

1. **Call to Order 5:00p.m. – [0:00](#)**
2. **Opening Remarks and Pledge of Allegiance – [:12](#)** Councilmember Kathryn Beus gave brief remarks to Domestic Violence month.
3. **Review and Approval of Agenda APPROVED [2:46](#)**
Action: Motion made by Councilmember Nolan Gunnell to approve the amended agenda; seconded by Councilmember Karl Ward.
Motion passes.
Aye: 7 David Erickson, Barbara Tidwell, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Karl Ward, Mark Hurd
Nay: 0
4. **Review and Approval of Minutes APPROVED [3:01](#)**
Action: Motion made by Councilmember Karl Ward to approve the minutes; seconded by Councilmember Kathryn Beus
Motion passes.
Aye: 7 David Erickson, Barbara Tidwell, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Karl Ward, Mark Hurd
Nay: 0
5. **Report of the County Executive**
Appointment/Discussion [3:42](#) Dirk Anderson spoke in place of Executive Zook and thanked Finance Director Wes Bingham and staff for all efforts made to pull in the budget.
6. **Items of Special Interest [4:07](#)**
 - A. Intermountain Healthcare, Gift to Community Presentation – Brandon McBride and Emilio Rodriguez – [4:28](#) (Technical issues) [6:01](#) Brandon McBride spoke to Council about Logan Regional's Mission to the Community and the contributions made by services to the valley. [15:30](#) Emilio spoke about the community health needs and the partnership with BRMH. [16:38](#) Councilmember Mark Hurd expressed gratitude for the work they do and the personal impact it has had on him. [17:13](#) Vice Chair Barbara Tidwell echoed the gratitude. [17:25](#) Brandon said growth is on the way. [18:34](#) Councilmember Nolan Gunnell thanked Brandon and Emilio for their work.
 - B. Domestic Violence Awareness Month Presentation – James Boyd, CAPSA Chief Development Officer [19:10](#) James Boyd described the mission of CAPSA and told a story of a local victim. He encouraged those who can support the victims and businesses who partner with CAPSA to please do. Councilmember Karl Ward thanked James for the vital work.
 - C. Discussion of Proposed Fee Schedule Update – Stephen Nelson Development Services Director [25:19](#) Stephen Nelson presented the fee schedule for zoning. [34:56](#) Councilmember Karl Ward asked Stephen to explain the preliminary plat and final plat subdivision sections. [35:18](#) Stephen said there would be two separate fees. [35:45](#) Councilmember

Kathryn Beus asked if he had idea of difference in revenue based from this year's numbers. [35:57](#) Stephen said figures from 2023 were used. [36:46](#) Vice Chair Barbara Tidwell asked if there is a checklist to give the client. [37:14](#) Stephen answered the applications now include a checklist of everything that is required to submit and a site plan. He proceeded back into fee schedule and recommended moving forward with proposed fee 1. [38:59](#) Dirk Anderson asked to understand the overall nature of the clients and who these fees affect. [39:23](#) Stephen said it is rare for repeat customers. Dirk followed up and asked how these compare to other counties. [40:22](#) Stephen answered the fee is reasonable and justifiable to the applicants. [41:02](#) Councilmember Nolan Gunnell said he would agree with proposed fee 1 however inquired what happens to those who do not follow the requirements. [41:24](#) Stephen answered those who violate will have a different fee schedule. He said currently a civil system is in place for a misdemeanor charge or a citation of \$100/day which is not always motivating and noted there are a couple property owners going through the justice court for collection. [43:11](#) Vice Chair Barbara Tidwell opened for questions from Chair Erickson or Councilmember Sandi Goodlander. No comments. [43:23](#) Stephen continued and explained the building fees. [47:19](#) Stephen moved to GIS and talked about the proposed increase changes. [51:37](#) Vice Chair Barbara Tidwell asked Micah (intended Stephen?) to research other counties fees first. [51:59](#) Councilmember Nolan Gunnell clarified the fees were compared already. Stephen replied yes. [52:16](#) Councilmember Nolan Gunnell said that was one of his concerns but he understood we were behind. [52:40](#) Vice Chair Barbara Tidwell asked if approval could wait until Oct. 22. [52:48](#) Stephen answered most of the fee schedule is not approved yet. (Discussion moved to 9A)

- D. RAPZ Funding Request for Indoor Recreation Center Feasibility Study – Stephen Nelson, Development Services Director [1:01:00](#) Stephen Nelson gave summary of the rec center feasibility study processes and what has developed in plans so far. He asked for additional RAPZ funding and said his staff's recommendation is RAPZ to fund the entire project. [1:10:58](#) Councilmember Nolan Gunnell asked why zero is listed under BCBO budget. [1:11:03](#) Stephen answered they were the most expensive and also scored the lowest. [1:11:26](#) Councilmember Nolan Gunnell asked why they scored high on timelines. [1:11:32](#) Stephen answered there was an error. [1:12:04](#) Councilmember Karl Ward said location is one the main reasons he has struggled with a county wide rec center. He inquired how the study takes into account the wide spread population of the county. [1:13:38](#) Stephen said after the review it was intended to request more information from the applicant about ownership. He explained VCBO has worked with special recreation districts and county ownership for local municipalities. [1:15:06](#) Councilmember Nolan Gunnell asked if VCBO had any other identifying traits that met Cache County in other studies they have done with widespread areas. [1:15:18](#) Stephen said he was unsure if anyone had that experience. [1:15:28](#) Councilmember Nolan Gunnell asked if any other recreation facility covering a swath as big. [1:15:40](#) Stephen responded their letter states they have experience with Salt Lake County. He added the references were highly met. [1:16:34](#) Councilmember Nolan Gunnell asked how management is run with so many entities. [1:16:45](#) Stephen answered they have worked with special districts, county ownership, local municipalities, and co-ownership. [1:17:57](#) Councilmember Nolan Gunnell asked if the committee agreed with the recommendation or if that is something staff came to. [1:18:06](#) Stephen said he has not talked with everyone on the committee yet. He believed it would be fairer to the cities that may not be in a position to contribute. [1:18:36](#) Councilmember Nolan Gunnell said depending on how funding falls out. [1:18:42](#) Councilmember Kathryn Beus clarified the option to start with phase 1 and see how the results go before going to phase 2. [1:18:52](#) Stephen replied yes that is an option. [1:19:25](#) Dirk Anderson asked what the difference in cost is. [1:19:28](#) Stephen responded phase 1 - \$58,000 and phase 2 -\$87,000. [1:19:36](#) Councilmember Karl Ward suggested phase 1 done first before determining feasible to go further. [1:19:46](#) Vice Chair Barbara Tidwell said she agrees with phase 1 and asked if RAPZ funds need to be requested again next year for the second part. Alma answered yes. [1:20:13](#) Councilmember Sandi Goodlander said her recommendation is to fund the whole study and get it done right. [1:21:35](#) Councilmember Kathryn Beus said she agreed. She wondered if it is worth much to do phase 1 without phase 2 and added the money for just one would be spent in vain. [1:22:08](#) Chair Erickson asked if other cities were participating or doing a study themselves. [1:22:29](#) Stephen answered Nibley is doing their own study and North Logan and Logan have contributed funds. [1:23:00](#) Chair Erickson said he agreed with starting just phase 1. [1:23:19](#) Councilmember Karl Ward agreed. [1:24:36](#) Councilmember Mark Hurd asked if phase 1 gave enough information for scope and diversity of things the rec center would include in the program for Council to make informed decisions. He agreed with Councilmembers Sandi and Kathryn for the whole project. [1:25:32](#) Stephen said phase 1 is the big picture and phase 2 provides the details. [1:27:23](#) Councilmember Kathryn Bues added phase 1 is the wish list and phase 2 is the

costs and operation reality. [1:27:52](#) Stephen agreed and said that is the way the study is designed which is why the costs are so different. [1:28:10](#) Councilmember Karl Ward argued that is why he believes it is better to start with phase 1 to see if it is feasible and something that should be done. [1:28:47](#) Councilmember Mark Hurd asked if there is any extra cost with delaying phase 2. [1:28:51](#) Stephen answered no and added we can enter into contract with both of them and place a subject to receipt of funds for phase 2 in the future. [1:29:10](#) Vice Chair Barbara Tidwell asked how long phase 1 will take. Stephen answered 16 weeks for phase 1 and 12 weeks for phase 2. [1:29:38](#) Councilmember Mark Hurd said there are programs the county already provides and manages and asked if phase 1 allows that. [1:30:02](#) Stephen responded comparables to other sites has been requested. [1:30:49](#) Vice Chair Barbara Tidwell confirmed two different opinions and asked Micah for counsel. [1:32:41](#) Councilmember Sandi Goodlander pushed for the full thing. [1:33:20](#) Vice Chair Barbara recapped motion and called for vote.

Action: [1:31:02](#) Motion made by Councilmember Karl Ward to approve phase 1 funding and accept VCBO; seconded by Councilmember Nolan Gunnell.

Motion passes.

Aye: 5 David Erickson, Barbara Tidwell, Nolan Gunnell, Sandi Goodlander, Karl Ward

Nay: 2 Kathryn Beus, Mark Hurd

7. Tax Relief

a. **Hardships** – [1:34:22](#) Dianna Schaeffer presented applicant – 0015 with recommendation for approval.

Action: Motion made by Councilmember Karl Ward to accept application; seconded by Councilmember Kathryn Beus.

Motion passes.

Aye: 7 David Erickson, Barbara Tidwell, Nolan Gunnell, Sandi Goodlander, Karl Ward, Kathryn Beus, Mark Hurd

Nay: 0

Dianna Schaeffer presented applicant – 840015 with recommendation for approval.

Action: Motion made by Councilmember Kathryn Beus to accept application; seconded by Councilmember Mark Hurd.

Motion passes.

Aye: 7 David Erickson, Barbara Tidwell, Nolan Gunnell, Sandi Goodlander, Karl Ward, Kathryn Beus, Mark Hurd

Nay: 0

Dianna Schaeffer presented applicant – 0003 and did not recommend approval. [1:37:05](#) Councilmember Nolan Gunnell asked how long they have been on a reverse mortgage. [1:37:28](#) Dianna answered she was unsure how long and that is not taken into account for income. [1:37:28](#) Councilmember Nolan Gunnell asked if this is by household or individual.

[1:37:38](#) Dianna answered all tax relief is based on household income and explained qualifications.

Action: Motion made by Councilmember Nolan Gunnell to deny application; seconded by Councilmember Karl Ward.

Motion passes.

Aye: 7 David Erickson, Barbara Tidwell, Nolan Gunnell, Sandi Goodlander, Karl Ward, Kathryn Beus, Mark Hurd

Nay: 0

8. Board of Equalization

a. **Ratification of 2024 Board of Equalization Decisions** [1:40:06](#) Vice Chair Barbara Tidwell said this will be held Oct. 22.

9. Public hearings [53:10](#) Vice Chair Barbara Tidwell opened for hearing.

A. **Public hearing – Public Hearing to discuss a Permanent Community Impact Fund (CIB) Grant for a Feasibility Study for a new Cache County Senior Center** – [53:36](#) Alma Burgess presented proposal of the application to give some financial examples. [55:56](#) Vice Chair Barbara Tidwell opened for public hearing. [56:19](#) Councilmember Kathryn Beus clarified funds would be received from a grant and there would also be matched funds. [56:32](#) Alma answered the CIB requires a 50% match. [57:05](#) Councilmember Sandi Goodlander said she supports this.

Action: [56:03](#) Motion made by Councilmember Karl Ward to close public hearing; seconded by Councilmember Nolan Gunnell.

Motion passes.

Aye: 7 David Erickson, Barbara Tidwell, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Karl Ward, Mark Hurd

Nay: 0

- B. Public Hearing – Resolution 2024-23 – Adopting the 2025 Budget [57:42](#)** Vice Chair Barbara Tidwell opened for comments.

Discussion: [58:01](#) Micah gave a brief overview of timeline and what to expect. [58:53](#) Wes said there will be some other things personnel related. [59:22](#) Vice Chair Barbara Tidwell opened for public comments. None. [59:47](#) Vice Chair Barbara Tidwell clarified the budget is not ready to be adopted. [59:59](#) Councilmember Karl Ward said he is not ready. [1:00:05](#) Councilmember Mark Hurd said other departments still need to be heard from still. [1:00:15](#) Micah added one more budget workshop is scheduled. [1:00:25](#) Micah (inaudible). (Discussion moved to 9D)

Action: [59:31](#) Motion made by Councilmember Nolan Gunnell to close public hearing; seconded by Councilmember Mark Hurd.

Motion passes.

Aye: 7 David Erickson, Barbara Tidwell, Kathryn Beus, Nolan Gunnell, Sandi Goodlander, Karl Ward, Mark Hurd

Nay: 0

10. Pending Action - None

11. Initial Proposals for Consideration of Action

A. Resolution 2024-23 – Adopting the 2025 Annual Budget

Discussion: [1:40:33](#) Vice Chair Barbara Tidwell recapped this is on hold.

B. Ordinance 2024-18 – An Ordinance Updating the Cache County Fee Schedule Regarding Building Fee [1:40:46](#)

Discussion: [1:40:58](#) Stephen asked if there were any questions about ordinance itself. [1:41:12](#) Councilmember Nolan Gunnell clarified the fee will increase as the square footage increases. [1:41:12](#) Stephen responded the current building fee structure is like that and the difference now is putting similar size homes in same cost bracket. [1:42:51](#) Councilmember Nolan Gunnell said it would seem that increasing the size and needing more checks from the inspector the cost should go up but he is seeing it go down on the scale. [1:43:07](#) Stephen answered the goal is to bracket them together. He added currently homes on the high end of the proposed end will be cheaper, and homes on the low will be more expensive. Councilmember Nolan Gunnell said he was trying to wrap his head around it. [1:43:28](#) Stephen answered overall a bigger house will be more expensive once that bracket is reached. [1:43:40](#) Councilmember Mark Hurd clarified the bracket is being driven to ensure fees are capturing the costs to our obligations. [1:44:05](#) Stephen answered that is correct. [1:44:42](#) Councilmember Nolan Gunnell asked how the cost is narrowed down and who it comes from. [1:44:53](#) Stephen replied each square foot is worth a value and the fee won't depend on what the homeowner values it as. [1:45:26](#) Chair Erickson said he would like to see other comparisons first. [1:45:51](#) Councilmember Karl Ward agreed. [1:45:59](#) Vice Chair Barbara Tidwell stated this would wait until next meeting.

12. Other Business

- A. Notice of Proposed Tax Increase, as required by Utah Code Ann. (59-2-919(3)(a)-(b)).** Cache County is proposing a 20% property tax increase of \$3,580,300 for 2025 to meet competitive wage increases, additional staffing needs, infrastructure projects, and inflationary costs of goods. Cache County has not increased property taxes since 2020. -

[1:46:26](#) Vice Chair Barbara Tidwell read tax overview statement. No discussion

- B.** USU Homecoming Parade October 12, 2024 at 10:00 am
[1:50:11](#) *Karl, Dave, Barbara, (Mark and Kathryn maybe)*
- C.** USACCC Fall Conference November 14-15 at Ruby's Inn
[1:50:49](#) *Karl, Mark, Dave, Sandi*
- D.** May – August Expenses Reports
[1:51:00](#)
- E.** September Building Permits

[1:51:04](#)

13. Councilmember Reports

David Erickson – None

Sandi Goodlander – None

Karl Ward – None

Barbara Tidwell – [1:51:50](#) Caselle training is something to look into.

Kathryn Beus – None

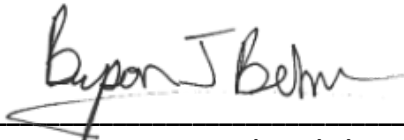
Nolan Gunnell – None

Mark Hurd – [1:51:29](#) Expected a busy week with board meetings.

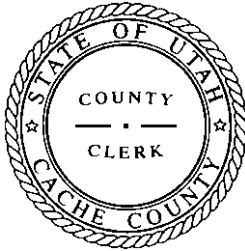
Adjourn: 7:30 PM [1:52:26](#)



APPROVAL: David Erickson, Chair
Cache County Council



ATTEST: Bryson Behm, Clerk
Cache County Council





Stephen Nelson <stephen.nelson@cachecounty.gov>

Recreation Center Proposal

Brigitta Anderson <branderson@vcbo.com>

Wed, Sep 18, 2024 at 5:49 PM

To: Stephen Nelson <stephen.nelson@cachecounty.gov>

Hello Stephen,

It's great to hear from you! I have attached a breakdown of our fee proposal. Additionally, here is the response to your question regarding your question about recreation center ownership:

In response to the selection committees' question about how we would assist the County and its partners in deciding who should own and maintain a future recreation center, we would first share with you that VCBO Architecture has assisted in the planning and development of multiple ownership and operation options. Below is a selection of these partners and options:

Special Recreation Districts:

- South Davis Recreation District
- Oquirrh Park Recreation District
- Cottonwood Park Special Recreation District
- Alta Canyon Recreation District

County Ownership:

- Salt Lake County- Dimple Dell Recreation Center
- County Ice Sheet
- Accord Ice Arena

Local Municipalities:

- Payson City
- Spanish Fork City
- Springville City
- Provo City
- Lindon City
- Sandy City
- West Valley City
- Park City

Co-Owners/Operators:

- South Davis Recreation Center (City, County, School District)
- Peaks Ice Arena (County & City)
- Tooele Aquatic Center (City & School District)

As demonstrated above, we have a good knowledge base of ownership and operation configurations. We not only have the ability to make recommendations as to what approach or approaches are best suited for Cache County residents, but we can share the pitfalls and rewards that each option renders. We also bring a national perspective to the question of ownership and operation through our partner, Ballard King * Associates, who have been involved in hundreds of projects with differing structures.

Cache County has an unusual dynamic to how the ownership and operation should best be handled for the following reasons:

- Lack of current indoor recreation offerings
- The separation of Logan City Recreation from the school district
- The large geographic area of the County

- Differing levels of willingness to support recreation by the major parties throughout the County

We will come to the project without any preconceived notions of the right fit in this situation.

First, we will invest our efforts in interviewing the stakeholders and developing different models. Then, we will create an economic report of options and a listing of tangible benefits and shortcomings for the choices. In the end, we are willing to provide recommendations for what we believe will be the best alternative for Cache County residents based on our research into your individual situation.

Please let me know if there's anything else I can do for you!

Best Wishes,

[Quoted text hidden]



VCBO Detailed Fee.pdf

110K

Phase I

- Information Gathering – \$4,500
- Site Evaluation - \$6,500
- Stakeholder Workshops - \$8,500
- Market Needs Assessment - \$9,500
- Public Outreach and visioning - \$12,000
- Concept Design - \$12,000
- Cost Analysis - \$2,000
- Reimbursable - \$3,000

Phase I Fee = \$58,000

Phase II

- Operational Analysis - \$16,000
- Detailed Concept Design & Renderings - \$18,500
- Detailed Cost Estimate - \$6,000
- Statically Valid Survey - \$25,000
- Funding Model & Recommendation - \$16,500
- Reimbursables - \$5,000

Phase II Fee = \$87,000

Total Fee = \$145,000

VCBO

ARCHITECTURE

PLANNING

PROPOSAL

09 SEPTEMBER 2024



Indoor Recreation Feasibility Study

For Cache County

Dear Stephen Nelson and Cache County,

RE

We are excited for the opportunity to aid Cache County with this feasibility study. VCBO has unprecedented local public recreation experience. For four decades, we have helped communities across Utah plan for the future. This experience has prepared us with expertise to identify Cache County's recreation needs, support the creation of an achievable vision for recreation in your community well into the future, and provide county leaders with the data needed to guide recreation investments.

This feasibility study is an important step to enriching the lives of Cache County residents by providing them with year-round recreation opportunities to improve their physical, mental, and social wellbeing. At the end of this study, we will provide the county with a clear plan of what the facility (or facilities) could include, how much it will cost, and what it will take to make it a reality.

Through the years, we have honed our recreation planning and design approach.

Indoor Recreation Feasibility Study

Cache County

We Listen

We know the value of listening carefully to achieve successful outcomes. We will take careful notes of all stakeholders and the issues brought forward. This input will enhance our planning efforts to achieve an effective feasibility study and concept that reflects you, your vision, and your needs.

We Engage

Our vast experience in public recreation allows us to ask the right questions at the right time. Working on similar projects over the last four decades, we've developed strategies to extract specific information from the general public, stakeholders, and steering committee.

We Provide the Best Value

This project is a huge undertaking, and it needs to provide the best value for the county. Value is measured by providing attention, service, detailed research, a clear and understandable narrative and graphics, along with realistic financial models and cost recovery potential.

09 September 2024

179 North Main Street
Logan, UT 84321

From our work with Nibley City in the development of their recreation feasibility study, we will work efficiently and combine county knowledge to make the most of your RAPZ funds and provide the best value for your money with this feasibility study.

We Plan with Implementation in Mind

This feasibility study is the road map for Cache County to implement future improvements. We understand the nuances of recreation design and the unique elements associated with recreation programs the county seeks to provide.

This knowledge underpins each recommendation in our feasibility studies, ensuring each concept is ready to transition seamlessly into reality.

We Value Your Expertise

We firmly believe that you as the client have the best background in knowing the needs of your community. As community leaders, county staff, and the community at large, you will be a critical

part of our plan to deliver a study with clear directions for the future of indoor recreation in Cache County.

We're excited to work with your steering committee to ensure this feasibility study represents Cache County's current and future needs. We have experience working with steering committees composed of county leadership and key community players.

We also work closely with project partners, stakeholders, and community advocates throughout the process. We know utilizing your expertise is the best way to establish a clear vision for the feasibility study.

We Develop Creative Solutions

Our creativity is what most significantly separates us from our competitors. We know recreation and aquatics! We invest our professional development time into keeping abreast of current recreation trends, as well as what is working and what is not.

As members of the National Recreation and Parks Association (NRPA), we participate in forums and conferences such as the Athletic Business

Conference and NRPA Congress, as well as locally being an active participant in the Utah Recreation & Parks Association (URPA).

Our Team

Along with our seasoned internal staff, VCBO has assembled the most qualified professionals, including Ballard King Associates and Y2 Analytics, leading experts in their respective fields, to provide the best knowledge and service to Cache County. We have previous experience working with all of these specialists, having worked together on similar previous projects.

Sincerely,



Brent Tippetts, AIA
Principal in Charge
btippetts@vcbo.com
801.560.4950

Executive Summary of Proposal Content

Project Understanding & Local Relevant Projects	We have worked in Cache Valley for many years, including projects with Logan City, Utah State University, Nibley City, and others.
Project Management & Key Staff	Our proposed team includes three VCBO Principals, who each have decades of experience working in planning and recreation. You will see throughout this proposal that this team has worked together on many recreation center feasibility studies and designs. Our management strategies will make sure the study progresses on schedule and ends with a fully implementable recreation center plan.
Relevant Experience	We have completed over 40 recreation feasibility studies and designed dozens of community wellness and recreation center buildings. We will bring knowledge of programs, materials, and design strategies that will help make a Cache County recreation center budget friendly and maintainable for years.
Budget	We work diligently to put our clients first. That means we strive to charge fair rates for our work, and we require the same of our subconsultants. We also ensure our designs are budget-friendly, easily maintainable, and financially viable.
Timeline / Schedule	VCBO commits our time to this important project. We will work with the county to finalize the proposed schedule and will meet your deadlines.
Approach Methodology	We have honed our planning approach to a four-step process meant to gather and refine all the information needed to successfully establish the next steps for a feasible recreation center project. Additionally, we propose splitting the feasibility study into two phases, which will give the county more flexibility with schedule and budget.



03	Organizational Chart
04	Proposer Qualifications
09	Approach Methodology
15	Fee
16	Appendix A: Resumes
21	Appendix B: Past Projects
28	Appendix C: Work Sample

Table of Contents

Organizational Chart

Cache County

— 1857 —



Brent Tippetts, AIA
Principal in Charge | VCBO

As a seasoned architect and recognized thought leader in recreation planning and design, Brent will lead the VCBO team and our subconsultants with a thoughtful design approach through every step of the planning process.



Nathan Leavitt, AIA
Project Architect | VCBO

Known for his attention to detail, high-quality drawings, and precise documentation, Nathan will ensure every decision is thought out and executed with exactness. His extensive experience in recreation design makes him a sought after team member from repeat VCBO clients.



Whitney Ward, AIA
Planning Manager | VCBO

Whitney's experience spans programming, facility planning, community master planning, sustainable design, public outreach, and community-driven design. She will champion your planning and community outreach initiatives to make this project a success.

▣ **Darin Barr**

[Market Analysis Consultant](#) | Ballard *King

Darin will support the market analysis, operations analysis, and financing approach.

▣ **Kris Larsen, CPE**

[Project Cost Estimator](#) | Construction Control Corp

Kris' experience with similar projects will ensure accurate cost estimates to keep the facility on budget.

▣ **Kyrene Gibb**

[Community Outreach Specialist](#) | Y2 Analytics

Kyrene will support planning and bond support.

All work will be completed locally from our Salt Lake City office.

Proposer Qualifications



Clyde Recreation Center

We Are Recreation Center Experts

VCBO brings decades of experience helping clients across the Mountain West plan for and deliver top-tier recreational opportunities. This experience has prepared us to strategically identify and achieve Cache County's vision, the needs of its residents, and the best long-term value for the available budget.

Our team has the experience to create a comprehensive feasibility study and will advise on successful approaches and the pitfalls to avoid. We are professionals prepared to assist and guide you through every possible problem and challenge. The result: a well-thought out study that will be the guidebook to answering the critical questions that will be asked by stakeholder groups as the project moves into the next phases.

70+ Recreation clients served

50+ Years of experience

100+ Pools

30+ Recreation feasibility studies

60+ LEED & net-zero projects

Qualifications

VCBO creates strong relationships with our clients. Many of our projects span years, from initial planning through design and construction administration and throughout the life of the building. Below, we highlight a small sample of our long-term client relationships and the work we've done with them over the years through planning, construction, and upgrades.

Nibley City Recreation Feasibility Study

Earlier this year, VCBO was hired to conduct a recreation feasibility study for Nibley City. Work is currently underway to provide the City with a comprehensive study of their options for a community recreation center. Much of this work overlaps with Cache County's goals, and the information gathered from this effort can be effectively inserted into the larger Cache County Recreation Feasibility Study.

Our current efforts with Nibley City involve conversations with surrounding communities such as Wellsville, Hyrum, and Providence and will provide valuable insight into the recreation landscape of southern Cache County.

VCBO's efforts with Nibley City can be seamlessly integrated into the Cache County study. We have already begun to look at county-wide recreation to help Nibley determine its best strategies. This knowledge will carry into your feasibility study, saving time and money, reducing duplication of efforts, and relieving the burden and possible confusion of residents taking part in two simultaneous studies.



South Davis Recreation Center



Provo Recreation Center

Team Experience



BRENT



NATHAN



WHITNEY

Nibley Recreation Center Feasibility Study	•	•	•
Provo Recreation Center	•	•	•
Springville (Clyde) Recreation Center	•	•	•
Spanish Fork Recreation Center	•	•	
Marshall N. White Community Center	•	•	•
Farmington Gymnasium & Playfields	•	•	
Monticello Seasonal Swimming Pool	•		
South Weber Recreation Center	•		
South Summit Aquatic & Recreation Center	•		
Pinedale Aquatic Center	•	•	
South Davis Recreation Department Master Plan	•	•	•
Bullhead City Multi-Generational Facility Master Plan	•		
Park City MARC Master Plan, Feasibility Study, & Design	•	•	•
Casper Aquatic Center	•		
Teton Valley Aquatic Center Feasibility Study	•		•
Carson City Multi-Purpose Athletic Center	•	•	
Wasatch Aquatic Center	•		
Beaver Valley Hospital Wellness Center	•	•	•
American Fork Recreation Center Concept Development	•	•	
Syracuse Community Center	•		
Apache Junction Multi-Generational Facility	•		•

MORE DETAILS ABOUT THE HIGHLIGHTED PROJECTS CAN BE FOUND IN APPENDIX B.

Provo Community Recreation Center: Comprehensive Planning and Design

Our work with Provo City began in 2007 with a comprehensive feasibility study and development plan. This document enabled the City to make critical decisions to move the project forward through a bond initiative, design, and construction of a facility regarded as one of the finest in the state of Utah.

This study was based on extensive research, data collection, public surveys, and a thorough market analysis. It also included recommendations for allocating and reusing current infrastructure resources, an operational cost analysis, an analysis of potential site locations, a study of funding opportunities, and estimates of construction cost.

Throughout the process, VCBO held many workshops with City department representatives and community stakeholder groups while also engaging the public through community events. Quality conceptual graphics were instrumental in gaining community understanding and buy-in.

A thorough summation was published at the study's conclusion, which explained the effort, allowing the City to prove due diligence and serve as a road map to a successful recreation plan for the city.

Provo City and VCBO eventually used this plan to guide the design of an award-winning recreation facility that boasts more than 1.8 million annual visitors.

Marshall N. White Community Center: Preserving History and Community

The original Marshall N. White Community Center has been a community landmark and hub since it opened in 1968. Serving a diverse community, the MNW Center is more than a building; it is a symbol of diversity and cultural unity.

As the facility aged, improvements were necessary. VCBO was tasked with investigating several options, including renovation and relocation, and developed a detailed feasibility study.

VCBO held workshops with the City and community stakeholder groups and several public outreach events. The team listened to input from these groups and processed the information to help project leaders understand the pertinent issues and important voices. The result was a plan to rebuild the center on the same site with more robust offerings for public and cultural engagement.

The new community center will include a fitness area, gymnasium, indoor pool, fieldhouse, indoor running track, and various community spaces, which will house programs such as cooking seminars and fitness classes. Ogden City chose to continue with VCBO to complete the design and ensure the community support and vision we developed during the study were carried through design and construction.

Park City Municipal Athletic and Recreation Center: Ongoing Dedication

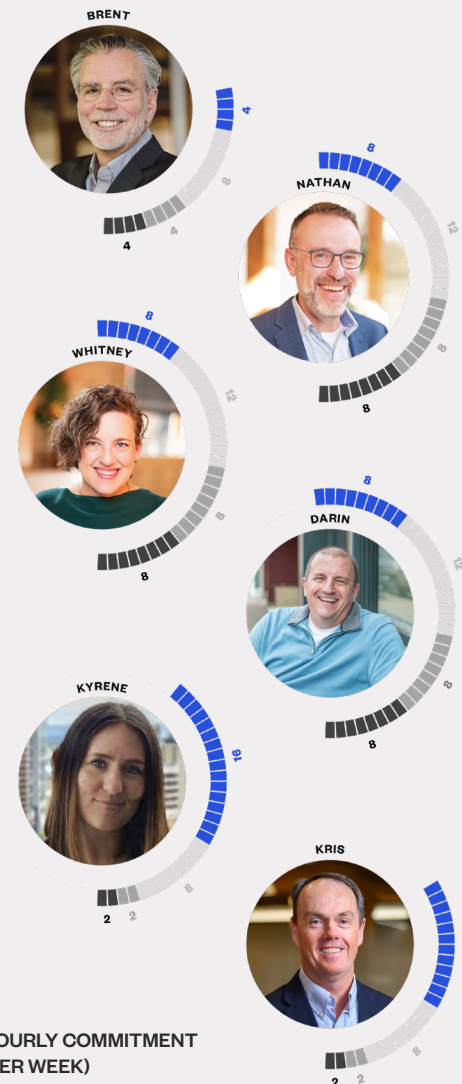
VCBO began our relationship with Park City in 2004, performing a feasibility study to determine a strategy to meet their recreation needs. This study led to the Park City MARC facility. VCBO has maintained a strong working relationship with the City's recreation leadership team ever since, supporting miscellaneous needs to maintain and improve the facility.

In 2022, VCBO was chosen to implement the latest round of Park City recreation master planning efforts. After conducting an existing facility assessment, VCBO identified several imminent needs for the City's recreational programs and recommended improvements/expansions to aquatic, fitness, and pickleball facilities. The final master plan recommended improvements at both the MARC and the Park City Sports Complex at Quinn's Junction to meet the area's growing demand for recreational programs.

The master plan was crafted to be flexible enough to be easily modified based on changing demands, yet specific enough to guide early-phase implementation.

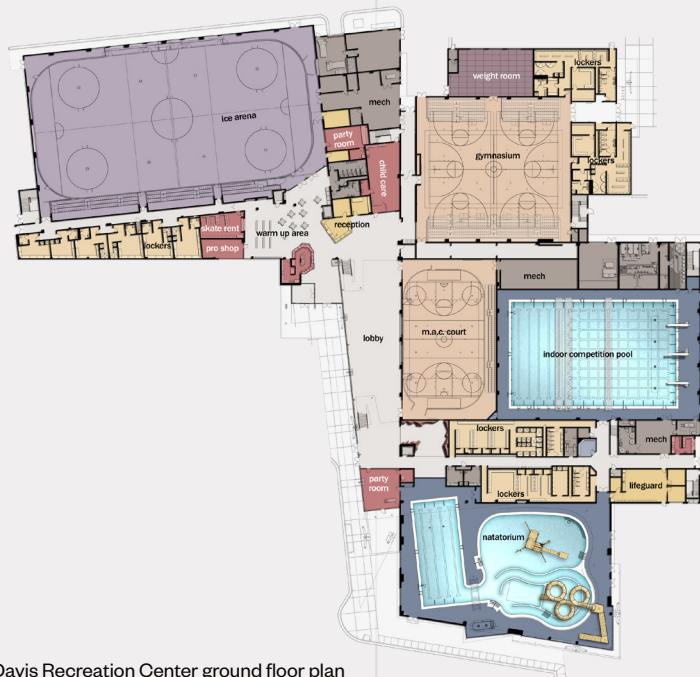
VCBO is currently working with Park City to implement portions of this master plan. The initial work involves improving and replacing several outdoor pools and facilities.

Our Commitment to Cache County



HOURLY COMMITMENT (PER WEEK)

- Information Gathering
- Visioning
- Data Assessment & Concept Development
- Detailed Funding Analysis



South Davis Recreation Center ground floor plan

References

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801.921.9810

Chad Wright

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Nibley, UT 84321

chad@nibleycity.com
801.360.3183

South Davis Recreation Center: Enhancing a Beloved Facility

Designed by VCBO in 2006, the South Davis Recreation Center gained instant popularity within the community. It is used by the Davis School District and the five cities that comprise the recreation district. This facility has exceeded expectations and experienced more use than ever anticipated.

In 2021, the South Davis Recreation District collaborated with VCBO to create a Recreation District Master Plan to address the need for additional recreation programs and space. This plan both assesses the existing South Davis Recreation Center and identifies future needs and opportunities for programs and amenities within the Recreation District.

Recommendations and priorities included improvements to the existing recreation center, construction of a new satellite facility, and expanded programming to meet evolving recreational trends. To solicit feedback from existing users and community members, VCBO held a series of community engagement events, including a digital survey, open house, and informational tables within the facility.



Payson Recreation Feasibility Study

Project Understanding & Local Familiarity

VCBO Architecture has supported communities in evaluating, envisioning, and building recreation centers for over 40 years. By creating feasibility studies like the one you are looking for today, we have turned projects from hopes and dreams into realities, enhancing the quality of life for hundreds of thousands of Utahans.

An effective feasibility study will create a clear vision that can be embraced by the broad community and concepts that represent a financially-feasible approach to meeting the county's recreation needs.

This study must include a robust needs assessment with clear direction from the public on the most important amenities and programs. It will consist of an operational analysis to help county leadership and the public understand the costs to construct and operate the facility(ies) needed to provide these programs, an architectural concept or concepts that build excitement about the facility(ies), and a clear and achievable implementation plan.

We are committed to working with Cache County and the various municipalities to understand the recreation goals, needs, and desires and ensure that the study provides a clear road map for Cache County moving forward.

VCBO has also worked with communities within the county to understand and address recreation needs over the years. Our efforts have included:

- Working with **Logan City** to understand the municipal pool needs and help guide investment decisions
- Supporting **Logan School District** in assessing the viability of recreation and aquatic infrastructure to support sport and recreation needs
- Creating concepts that **Logan City** could use for a public/private partnership in recreation
- Helping **Nibley City** understand the viability of providing indoor and year-round recreation opportunities for the community

These projects give us a solid foundation of knowledge from which to build. We are excited to bring this experience to support Cache County in creating a feasibility study to guide recreation investment into the future.



Provo Recreation Center

Approach & Methodology

Planning Process

As shown in our schedule, we propose splitting the feasibility study in two phases. Phase One will consist of high-level information gathering, community outreach, visioning, a cost and benefit analysis, and concept development.

At this point, Cache County can decide whether to move forward with Phase Two, which will consist of a detailed funding analysis, operational analysis, statistically valid survey, and support to move the project from study to reality.

1. Information Gathering

Our team has honed our approach to ensure we gather crucial project information early, and efficiently.

Stakeholder Engagement

We drive stakeholder engagement through collaborative workshops. Our planners bring a high level of curiosity and experience to ask questions that elicit valuable information and feedback.

The process will begin with listening sessions with key project stakeholders. These meetings will include a meeting with Cache County leadership and representatives to understand the following:

- The current recreation facilities across the county, what is working, and what can be improved to serve the needs of the residents
- The efforts that have informed the community's recreation needs and desires
- The plans, programs, and policies created to support recreation within Cache County
- The key takeaways and goals from previous studies and plans
- Outcomes from past surveys
- Current and previous recreation partnerships

Next, we will host a series of listening sessions with county stakeholders. These meetings will cover the goals and desires of the communities and solicit a better understanding of the broad county needs. Participants in these meetings may include:

- Cache County municipal representatives, including but not limited to mayors, council members, and recreation directors
- Utah State University representatives
- Cache Valley & Logan City School District representatives
- Community influencers such as engaged citizens, PTA leadership, and other groups who can

positively influence and support the recreation facility as the study progresses

- Others, as recommended by Cache County

We will collectively determine an appropriate meeting schedule to best guide the study process.

Market Analysis & Needs Assessment

VCBO will dive into the forces that have shaped Cache County and the area's unique attributes to inform our plan.

We will assess current demographics, future growth, household budget, recreation spending index, tapestry segments, community age, and income to determine the county's current and future recreation needs. Examining the surrounding communities will help us understand how the future facility(ies) can best serve the county.

Site Analysis

As the study progresses, we will identify a range of potential sites for recreation facilities within the county. As these sites emerge, we will evaluate the size, orientation, physical and visual accessibility, ability to accommodate

growth, and utility capacity for each site. We will also identify any potential benefits or pitfalls for the surrounding communities that should be considered prior to a formal site selection.



South Summit Recreation Center



Payson City Pool

2. Visioning

Stakeholder Engagement

VCBO will begin visioning once we have gathered the previously completed work, site analysis data, and market assessment. This will ensure that the project vision does not conflict with project realities and limitations.

We will facilitate a visioning session with the steering committee and key stakeholders to define the county's vision and goals. This session will be interactive, and each attendee will be able to influence the vision.

Community Outreach

To generate community support, we will share this vision through digital outreach and physical boards displayed at various community facilities throughout Cache County.

We will generate clear and measurable goals to support concept assessment and decision-making in future project phases.



Provo Recreation Center

3. Data Assessment & Concept Development

Program Recommendations & Operational Analysis

Our team will identify trends, gaps, and opportunities for Cache County based on the established vision and market analysis. We will then recommend potential programs and amenities. This program evaluation will include a high-level cost/benefit analysis for the potential programs.

Concept Development

The team will develop architectural concepts for the various sites based on the proposed program. These concepts will allow the steering committee to consider various agencies, program scales, and priorities.

These concepts will also support an assessment of future growth and adaptation. During this concept development phase, the team will use a high-level cost-per-square-foot assessment for each program element to understand potential construction costs.

Site Analysis

We will then place the concepts on the various sites and support selecting a preferred site for the project.

This phase will culminate with the steering committee determining the preferred concept(s) and site location(s).

4. Detailed Funding Analysis

Final Deliverables

The final feasibility study documents and visualizations will be developed based on the decisions made throughout the planning process. During this final phase, VCBO will work to finalize the following deliverables:

Project Visualizations

Our team of architectural visualization specialists who will work with the steering committee to create renderings and animations that show the vision for the recreation center(s). This will continue to build support and excitement within the community and enhance support from both decision-makers and project partners.

Operational Analysis

The in-depth operational analysis will contain a full breakdown of the staffing plan, facility operational costs, program operations costs, program revenues, facility rental fees, and fee structure options to support the goal of a perpetually financially sustainable facility(ies).

Cost Estimate

The final construction cost estimate will include both the hard and soft costs (including design fees, furniture & equipment, inspection fees, etc.), contingencies, and escalation assumptions associated with the proposed implementation timeline.

Funding Models

VCBO and Ballard King will provide funding opportunities that will be most viable for the development of different recreation options offerings in Cache County.

Final Presentation

Through this process, you will receive a comprehensive feasibility study that includes a recommended site, detailed market analysis, complete facility program, conceptual design with plans and renderings, probable cost estimate, operational analysis, and funding model and recommendations.

The final plan will be presented to the community at a community celebration. This might be an event hosted specifically for this project or be part of a larger community activity. The content for this event will include the final recommendations and the implementation strategy.

5. Support

VCBO can also provide bonding support and financial advising to the project if needed during the process. We have worked with Zions Bank and LRB Public Finance Advisors, who know the Cache County market well and can help create a financing approach for the implementation phase.

We have also included Y2 Analytics to support a statistically-valid voter-based survey to evaluate bond support once the project funding requirements have been determined.

Additionally, VCBO can create flyers, door hangers, social media posts, and website content to distribute to the community in advance of a bond, if this is the preferred project path. These elements will provide factual information

and resources for community members to learn more about the project. This data will also reflect information learned from the survey distributed during the study. We will assist community efforts to support the bond as appropriate.

Community Engagement Plan

Information Gathering

Engaging the community at the information-gathering stage will ensure that they are part of this exciting project and feel engaged, heard, and supported throughout planning and design.

We will help create a project website to share relevant information and develop a social media approach to share project content and updates. Social media outreach also provides an excellent opportunity to validate the programs and priorities from the survey. We also recommend attending community events and activities. We have used local high school sports events as a great outreach opportunity to reach more community members.

Visioning & Concept Development

As we work, the preferred concepts and site considerations (as appropriate) will be presented in a series of public and

online open-house events. The team will share project progress and solicit feedback from the community to refine the recommendations for the final phase of work.

Synthesis & Refinement

We will work with Y2 Analytics to conduct a statistically valid survey of Cache County's voters to assess the study recommendations and potential financial impacts. With the steering committee, we will create a set of questions for online and phone-based surveys.

These questions will address the proposed amenities, the potential costs, and the likelihood of voting for a bond. The outcome of this survey will influence the final deliverable to set Cache County up for success.

Innovative & Creative Solutions

Cost Control

Our design experience will help the county plan for a cost-effective facility. The feasibility study will provide information to move forward with a feasible, effective, and durable recreation center.

Feasibility

The operational analysis and cost estimates will be true to the market and include inflation and projections to the best of our ability. It is vital that the cost data at the feasibility study phase set the project up for success and reflect the realities of the market. Our extensive experience will help ensure that our information aligns with market realities.

Design

Throughout the design process, our team will focus our attention on areas that will impact the facility's longevity and comfort. We have experience working with contractors to design constructible, cost-effective designs through tried and tested construction techniques and the selection of durable materials.

Construction Administration

Thorough construction drawings help reduce project costs by limiting unknown conditions and changes through construction. Not only is VCBO known for our high-quality construction

documents, we will work to ensure the building meets quality and performance standards. Our ongoing engagement helps support the contractor team by providing timely responses to questions and support working through challenges.

Designing for Effective Operations

Our planning and design services will support your recreation center's long-term operations, creating optimal user experiences that keep residents returning to the facility year after year. We design to minimize staffing needs and withstand wear and tear, saving you money over the life of the building.

Operational Effectiveness

In addition to specific research into the Cache County community, we can draw upon decades of work to direct our planning. We have spent years developing a detailed database of regional recreation centers, which allows us to analyze typical recreation programs nearby and throughout the Intermountain West. This data helps our team understand gaps in service, popular programs, and opportunities to provide unique amenities. We couple this information with current market trends and opportunities for innovation, which we track regionally, nationally, and internationally.

Along with our existing recreation facilities and amenities database, VCBO and our partner, Ballard*King, have also created a cost/benefit analysis for various recreation programs.

For example, we know the revenue potential is much higher for recreational aquatics than competitive aquatic facilities and that multi-use fitness spaces, like cardio studios, have higher revenue potential than smaller-use spaces like racquetball courts.

We will summarize the value of the recommended programs for the steering committee.

Our planning and design services will support your recreation center's long-term operations, creating optimal user experiences that keep residents returning to the facility year after year.



Park City MARC

Innovation in Family-Focused Design

Over the years, VCBO has honed our approach to focus on providing an exceptional experience for the whole family.

Activities for All Ages & Abilities

As children grow, they want more exciting activities. Creating both comfortable and challenging opportunities in aquatics and recreation gives everyone the opportunity to challenge themselves when they choose. Deep water pools for diving, water slides, and adaptable features such as ninja courses offer a range of excitement.

From zero-entry pools and child watch spaces to playgrounds and gymnastic spaces, we ensure children have a blast when they come to our facilities.

Basketball and volleyball are also wonderful sports for children to grow into and participate in as teens.

Young adults seek opportunities both for fitness and social engagement. Fitness classes and pick-up or adult league sports are a great way to provide both.

Designing an effective walking and jogging track to accommodate parents with strollers and senior citizens ensures a safe and inviting year-round amenity.

Parents want to ensure their child has a safe space while they exercise. Placing child watch facilities near fitness studios helps parents feel confident in their child's security.

Providing space and equipment for physical therapy and partnering with healthcare providers/organizations can enhance the value of the recreation center for the community.

A Safe & Comfortable Space

A visitor's experience begins before they even enter the building. From walking, biking, or driving to the premises to all the activities within, we design to ensure a safe, comfortable, and positive experience. A visible and accessible entry, inviting front desk, and easy circulation all promote visitor comfort.

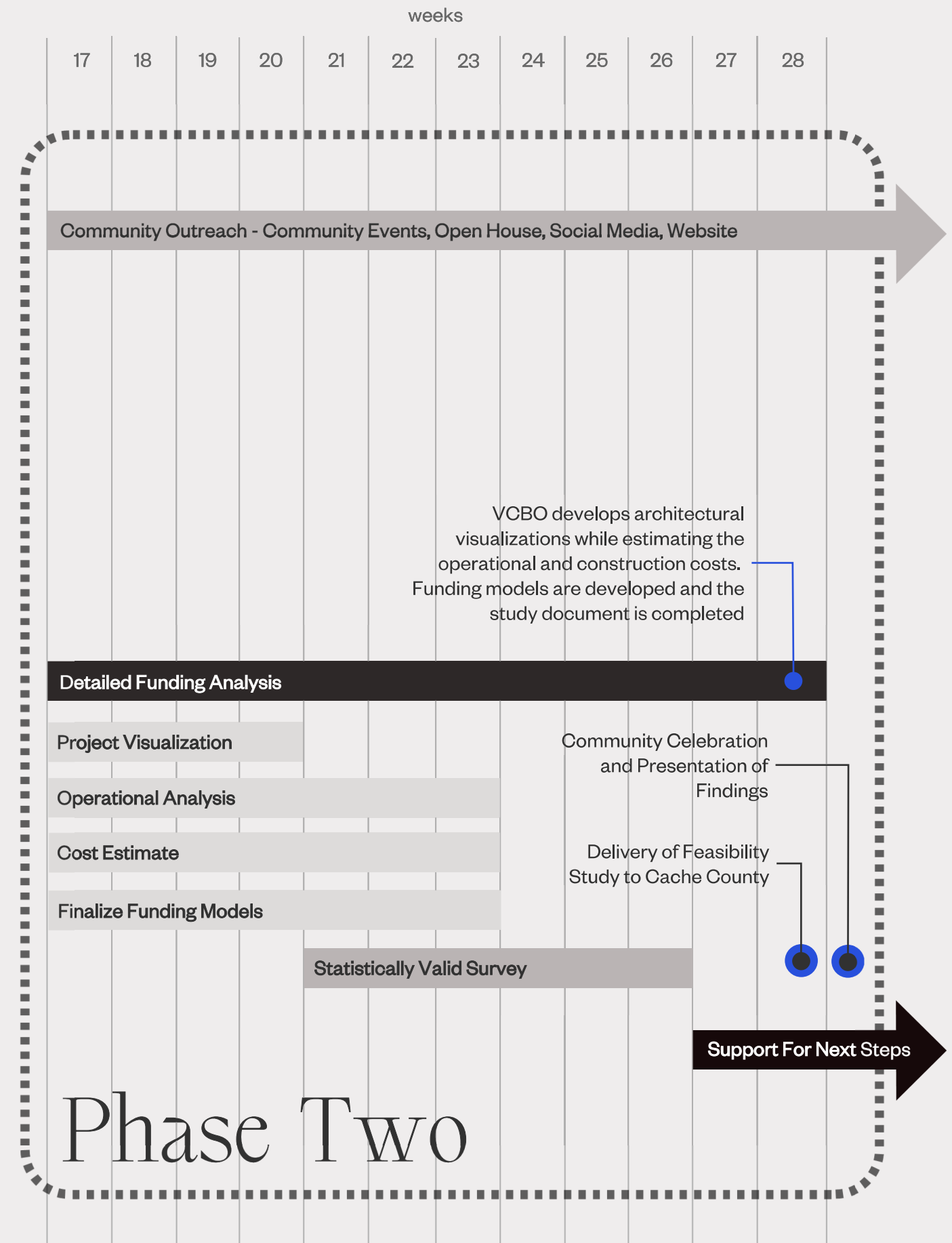
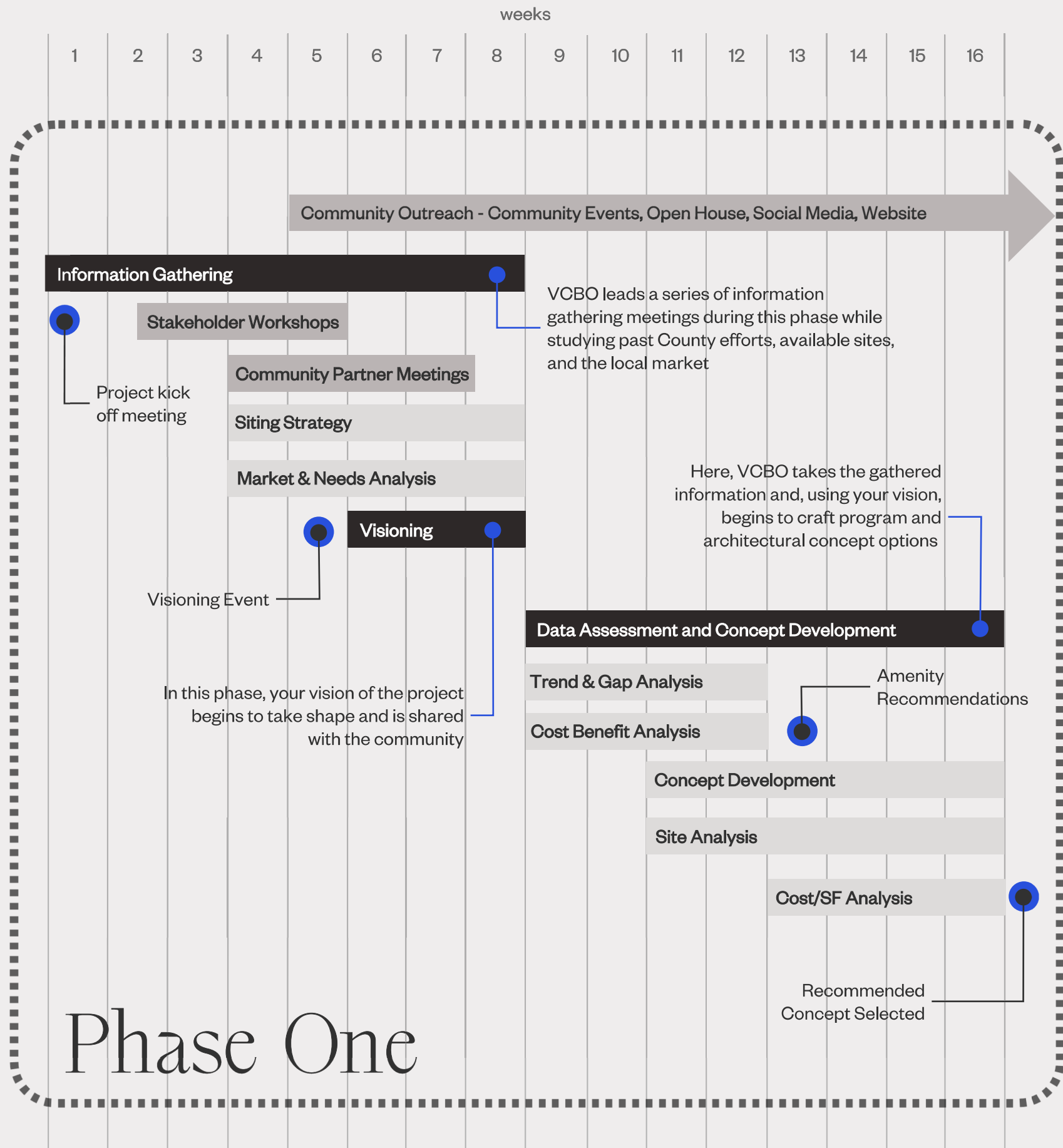
A family locker lounge with individual showers and change rooms provides an enhanced experience for all users, and is especially valuable for families. This setup allows parents to be with their children throughout the changing process. It also allows all individuals to be more comfortable and secure in private changing areas.

A design team with experience in creating these environments is vital to ensure visibility, safety protocols, and best design practices are implemented.

Year-Round Activities

Providing a range of indoor activities and diverse spaces ensures that everyone can have something to do throughout the year, keeping families excited and engaged.







Fee

VCBO has developed a strategy to break the scope of work into two phases, allowing Cache County to review the initial Phase One information and project viability before making a determination about moving the feasibility study forward into Phase Two. If the county determines for any reason that they do not want to move forward, they will not be under obligation for Phase Two costs.

Phase One

- Information gathering
- Site evaluation
- Stakeholder workshops
- Market needs analysis
- Public outreach and visioning
- Concept design
- Cost analysis

Phase One Fee: \$58,000

Phase Two

- Operational analysis
- Detailed concept design & renderings
- Detailed cost estimate
- Statistically valid survey
- Funding model & recommendation

Phase Two Fee: \$87,000

Total Fee: \$145,000

Appendix A: Resumes

Brent Tippetts, AIA

Principal in Charge



Education

Architectural Study | University of Utah

Licenses & Certifications

Licensed Architect | Utah, Arizona,
Wyoming, Texas, Colorado

Professional Affiliations

Member | American Institute of
Architects (AIA)

Member | Utah Recreation & Parks
Association

Member | National Recreation & Parks
Association

A seasoned architect whose designs have transformed the recreation landscape throughout the Intermountain West since 1984, Brent is a recognized thought leader in recreation, aquatics, and sports design. Brent's dynamic personality and thoughtful design approach enable him to guide complex projects to elegant solutions. Through his portfolio of work, you can see the strong mark he has left on community recreation throughout the western United States.

Selected Experience

- Nibley Recreation Center Feasibility Study | Nibley, UT
- Logan City Municipool Feasibility Study | Logan, UT
- Provo Community Recreation Center Feasibility Study | Provo, UT
- Clearfield Recreation Center Feasibility Study & Master Plan | Clearfield, UT
- Eagle Mountain Recreation Center Feasibility Study & Master Plan | Eagle Mountain, UT
- Holbrook Community Recreation Center Feasibility Study | Holbrook, AZ
- Lehi Outdoor Pool Feasibility Study | Lehi, UT
- Park City Municipal Athletic and Recreation Center (MARC) | Park City, UT
- Clyde Recreation Center | Springville, UT
- South Davis Recreation Center & Master Plan | Bountiful, UT
- Spanish Fork Recreation Center | Spanish Fork, UT
- Lindon City Pool | Lindon, UT
- Pinedale Aquatic and Recreation Center | Pinedale, WY
- Piñon Unified School District No. 4 Gymnasium and Auditorium Remodel & Addition | Piñon, AZ
- Wasatch Aquatic Center | Heber, UT
- Apache Junction Multi-Generational / Recreation Center | Apache Junction, AZ
- Bullhead City Recreation & Aquatic Center Feasibility Study | Bullhead City, AZ
- Carbon County Community Center Program & Feasibility Study | Price, UT
- Casper Aquatics and Recreation Center | Casper, WY
- Farmington Gymnasium & Playfields | Farmington, UT
- Foothills Recreation Center | Glendale, AZ
- Freestone Recreation Center | Gilbert, AZ
- Ganado Aquatic Center | Ganado, AZ
- Lindon City Pool | Lindon, UT
- Payson City Pool | Payson, UT
- South Summit Aquatic & Fitness Center | Kamas, UT
- South Weber Recreation Center | South Weber, UT

Nathan Leavitt, AIA

Project Architect



Education

Bachelor of Architecture | Southern Polytechnic State University

Licenses & Certifications

Licensed Architect | Utah, Nevada
NCARB Certified

Professional Affiliations

Member | American Institute of Architects (AIA)

Working with city, county, and state agencies, Nathan has been integral to numerous projects recognized by local and national design awards. His work includes facilities for sports and recreation, aquatic centers, law enforcement, and buildings for city and state government. The experience and attention to detail he delivers to the most complicated projects have become highly sought after by VCBO's many repeat clients. As a leader at VCBO, he champions technological innovations within the firm and prides himself on the quality of drawings and documentation produced by his teams. Nathan is passionate about great recreational design and believes it can significantly increase the health and happiness of our communities.

Selected Experience

- Nibley Recreation Center Feasibility Study | Nibley, UT
- Northwest Recreation Center Feasibility Study & Master Plan | Salt Lake City, UT
- Park City MARC Master Plan | Park City, UT
- Austin Aquatic and Sports Complex | Austin, TX
- Carson City Recreation Center | Carson City, NV

- Cline Family YMCA | Beckley, WV
- Foothills Recreation and Aquatics Center | Glendale, AZ
- Ganado Aquatic Center | Ganado, AZ
- Lindon City Pool | Lindon, UT
- North Summit County Recreation District Conceptual Design | Coalville, UT
- Payson City Pool | Payson, UT
- Pinedale Aquatic Center | Pinedale, WY
- Provo Recreation Center | Provo, UT
- South Davis Recreation Center | Bountiful, UT
- Springville Recreation Center | Springville, UT
- West Valley Family Fitness Center | West Valley City, UT
- Weber State University East Stadium Upgrades | Ogden, UT
- Hogle Zoo Rocky Shores Water Park | Salt Lake City, UT
- University of Utah Huntsman Center Arena Renovation | Salt Lake City, UT
- Weber State University North End Zone Football Facility | Ogden, UT
- Seven Peaks Ice Arena | Provo, UT
- Weber State University Wildcat Center | Ogden, UT
- Wasatch County Library & Senior Center | Heber, UT

Whitney Ward, AIA, LEED^{BD+C}, EDAC, NCARB

Planning Manager



Education

Master of Architecture | Montana State University

Licenses & Certifications

Licensed Architect | Utah, Idaho

NCARB Certified

LEED^{BD+C} Accredited

Professional Affiliations

President Elect | American Institute of Architects (AIA)

Member, Past Board Member | Women in Architecture Utah

Past Board Chair | US Green Building Council, Utah Chapter

Advisory Council | Montana State University School of Architecture

Dean's Advisory Council | University of Utah College of Architecture + Planning

Having honed both the architectural and planning disciplines, Whitney embraces a holistic design approach. With experience in programming, facility planning, and community master planning, she ensures that functionality, flexibility, and durability are at the forefront of her projects.

Whitney leads in community-driven design as a public outreach expert. She also advocates for sustainable design and provides expertise in the planning, design, and documentation processes for sustainable buildings. In her spare time, Whitney teaches as an adjunct professor with the University of Utah City and Metropolitan Planning Department.

Selected Experience

- Nibley Recreation Center Feasibility Study | Nibley, UT
- Provo Recreation Center | Provo, UT
- South Davis Recreation District Master Plan | Bountiful, UT
- Marshall N. White Community Center | Ogden, UT
- Clyde Recreation Center | Springville, UT
- Park City MARC Master Plan | Park City, UT

- Teton Valley Aquatic Center Facility Study | Driggs, ID
- Beaver Valley Hospital Wellness Center | Beaver, UT
- Apache Junction Multi-Generational Facility | Apache Junction, AZ
- University of Utah Recreation, Athletics, and College of Health Strategic Facilities Study | Salt Lake City, UT
- Utah State University LAUB Athletic Center | Logan, UT
- West Jordan Aquatic & Recreation Center | West Jordan, UT

Darin Barr | Ballard*King

Market Analysis Consultant



Education

Master of Public Administration | State University of New York, Brockport

Professional Affiliations

Member | National Intramural Recreational Sports Association

Member | New York State Parks & Recreation Society

Member | Missouri Parks & Recreation Association

Darin's passion for the parks and recreation industry has allowed him to successfully serve agencies nationwide. He utilizes a multi-layer approach when working on projects and believes in the importance of listening to stake holders, agency administration, and staff members. A key part of his process is helping clients utilize statistical data and public input to understand the difference between needs and wants.

Selected Experience

- Nibley Recreation Center Feasibility Study | Nibley, UT
- Basin Recreation District Master Plan | Park City, UT
- Moab Aquatic Assessment | Moab, UT
- Sun River Resort Aquatic Study | St. George, UT
- Kenmore Recreation Center Feasibility Study | Kenmore, WA
- Kirkland Recreation Center Feasibility Study | Kirkland, WA
- Bozeman Recreation Center Feasibility Study | Bozeman, MT
- Salvation Army Kroc Center | Coeur d' Alene, ID



Kris Larson, CPE | Construction Control

Project Cost Estimator

Certified Professional Estimator | 2007

Selected Experience

- Nibley Recreation Center Feasibility Study | Nibley, UT
- Saratoga Springs Community Center | Saratoga Springs, UT
- South Jordan Community Center | South Jordan, UT
- Legacy Event Center Remodel | Ogden, UT
- Rowland Hall Sports Complex | Salt Lake City, UT
- Springville City Community Phase 2 | Springville, UT
- Pleasant Grove City Center Master Plan & Community Center | Pleasant Grove, UT
- Herriman City Hall & Recreation Center | Herriman, UT



Kyrene Gibb | Y2 Analytics

Community Outreach Specialist

Bachelor of Political Science | Brigham Young University

Selected Experience

- Nibley Recreation Center Feasibility Study | Nibley, UT
- South Davis Recreation District Survey | Bountiful, UT
- Bluffdale City Parks, Trails, and Recreation Survey | Bluffdale, UT
- Salt Lake County Zoo, Arts, & Parks 2014 Renewal Committee Survey | Salt Lake City, UT
- Davis School District 2015 School Bond Survey | Farmington, UT
- City of Cottonwood Heights Quality of Life Survey | Cottonwood Heights, UT
- City of Holladay Community Outreach Survey | Holladay, UT
- City of South Jordan Resident Satisfaction Survey | South Jordan, UT
- Utah League of Cities and Towns Housing Survey | Salt Lake City, UT

Appendix B: Past Projects



Selected Experience

We have unparalleled experience designing local and regional recreation facilities. Below is a sample of our past projects. The five projects in blue are highlighted in this proposal.

- **Nibley Recreation Center Feasibility Study**
- American Fork Fitness Center Feasibility Study
- Apache Junction Multi-Generational Facility
- Austin Aquatics and Sports Academy
- Bear River High School B.E.A.R. Center
- Bear River High School Natatorium Renovation
- Beaver Valley Hospital Wellness Center
- Box Elder High School Natatorium
- Renovation
- Brigham Young University Richards Building Competition Pools
- Brigham Young University Athletic Facilities Master Plan
- Bullhead City Recreation and Aquatic Center Feasibility Study
- Carbon County Recreation Center Program
- Carson City Multi-Purpose Athletic Center
- Casper Aquatic Center
- Clearfield Recreation Center - Feasibility Study & Master Plan
- **Clyde Recreation Center**
- Dimple Dell Recreation Center
- Eagle Mountain City Recreation Center Feasibility Study

- East Millcreek Library and Senior Center Program
- Farmington Gymnasium and Playfields
- Foothills Recreation Center
- Freestone Recreation Center
- Ft. Duchesne Community Center
- Ganado Unified School District No. 20 Aquatic Center
- Glendale Recreation Center Expansion
- Green Valley Sports Center
- Hess Recreation Center
- Holbrook Community Recreation Center Feasibility Study & Master Plan
- Kaysville Recreation Center Feasibility Study
- Leigh Pratt Aquatic Center
- Lindon Aquatic and Recreation Center Program
- Lindon City Pool
- **Marshall N. White Community Center**
- Mesquite Recreation Center
- Monticello Seasonal Swimming Pool
- Nephi Recreation Center Feasibility Study
- North Summit Community Center
- Northwest Recreation Center Master Plan
- Oquirrh Park Fitness Center
- Park City MARC
- Paul Stock Aquatics & Recreation Center
- Payson City Pool
- Pinedale Aquatic Center
- Piñon Unified School District No. 4 Practice Gymnasium Addition
- **Provo Recreation Center**
- Snowflake High School Gymnasium
- Sorenson Unity Center
- South Davis Recreation Center & Master Plan
- South Weber Family Activity Center
- South Summit Aquatic & Recreation Center
- Southern Utah University Athletic Facilities Program
- **Spanish Fork Recreation Center**
- Springville Recreation Center Feasibility Study
- Syracuse Community Center
- Teton Valley Aquatic Center Feasibility Study
- Uintah Recreation District Master Plan
- University of Utah Eccles Football Center
- University of Utah Huntsman Center Master Plan
- University of Utah Indoor Practice Facility
- University of Utah Recreation Athletics, and College of Health Master Plan
- Utah Winter Sports Park, Bear Hollow
- Utah State University Laub Athletics-Academics Complex
- Utah State University Strength and Conditioning Facility Study
- Wasatch Aquatic Center
- Wasatch Springs Plunge Feasibility Study



Nibley Recreation Feasibility Study

CHAD WRIGHT
chad@nibleycity.com
801.360.3183

Brent Tippetts	Nathan Leavitt	Whitney Ward
Principal in Charge	Project Architect	Planning Manager



Provo Community Recreation Center

SCOTT HENDERSON
shenderson@provo.utah.gov
801.369.0267

Brent Tippetts	Nathan Leavitt	Whitney Ward
Principal in Charge	Project Architect	Planning Manager



Clyde Recreation Center

TROY FITZGERALD
tfitzgerald@springville.org
801.420.7205

Brent Tippetts	Nathan Leavitt	Whitney Ward
Principal in Charge	Project Architect	Planning Manager

Project Contacts & Team Involvement



Spanish Fork Recreation Center

DALE ROBINSON
daler@spanishfork.org
801.921.9810

Brent Tippetts	Nathan Leavitt	Whitney Ward
Principal in Charge	Project Architect	Planning Manager



Marshall N. White Community Center

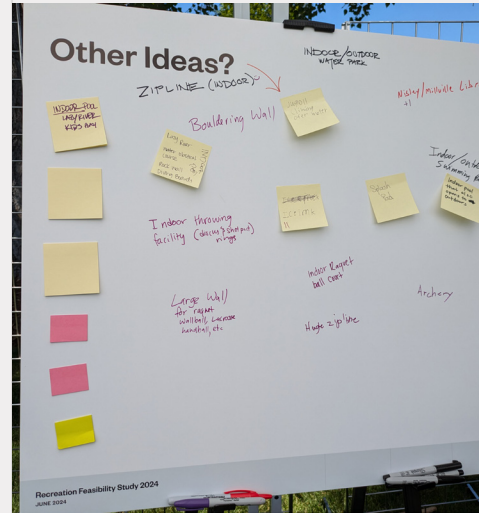
EDD BRIDGE
eddbridge@ogdencity.com
801.629.8924

Brent Tippetts	Nathan Leavitt	Whitney Ward
Principal in Charge	Project Architect	Planning Manager

OWNER
Nibley City

LOCATION
Nibley, UT

COMPLETED
2025



The study includes a survey of Cache County residents and a deep dive into the recreation needs and desires of valley residents.





Provo Community Recreation Center

Showcasing a modern approach to aquatics and recreation design, the Provo Community Recreation Center highlights a range of community-inspired amenities and demonstrates VCBO's capacity for imaginative design. This forward-thinking facility reaches beyond the standard recreation center, delivering a holistic recreation experience for the local community.

Intensive workshops with local community members and stakeholders led to the development of innovative design features. The facility's teen pool features a rope swing, deep-water wet climbing, and a cliff jumping experience reminiscent of Lake Powell in southern Utah. In addition to multiple pools, the recreation center also features a full gymnasium, innovative locker rooms, state-of-the-art racquetball courts, community rooms, a senior center with craft and classrooms, and an outdoor skate park — providing an integrated experience under one roof.



OWNER
Provo City

LOCATION
Provo, UT

SIZE
160,000 SqFt

COMPLETED
2013



Clyde Recreation Center

The Springville (Clyde) Recreation Center was built to be the premier facility of its kind in the area, with full-service amenities to engage and attract the growing Springville community. The center boasts four separate pools – both indoor and outdoor – which feature a water slide, high and low dives, a children's splash pool with themed play features, a lazy river with a bubble couch, a lap/competition pool, and an aerobics pool. In addition to the comprehensive aquatics suite, the facility also features a full-sized gymnasium, dance studio, running track, and multiple cardio areas and classrooms.

Through efforts to engage the community and gather feedback, VCBO heard the expressed desire for increased privacy and featured multiple family changing rooms in the design. The facility also has a dedicated space for childcare to meet community needs. All these features are enhanced by natural daylight from large windows that surround the entirety of the building and look out over the breathtaking Wasatch Mountains.

OWNER
Springville City

LOCATION
Springville, UT

SIZE
65,800 SqFt

COMPLETED
2019

Spanish Fork Recreation Center

OWNER

Spanish Fork City

LOCATION

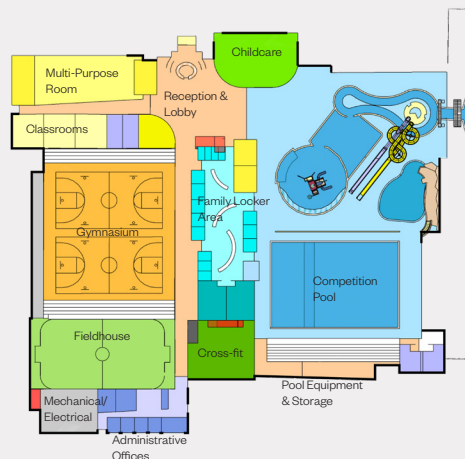
Spanish Fork, UT

SIZE

130,000 SqFt

COMPLETED

Estimated 2025



As one VCBO's ongoing projects, plans for the Spanish Fork Recreation Center exhibit some of the most cutting-edge ideas at the forefront of aquatics and recreation architecture.

During early planning, VCBO responded to community desire for a vibrant, open, and transparent facility that allowed for 360-degree views of the surrounding landscape and internal activities. It was also important the facility provide all-season accessibility with both indoor and outdoor amenities.

This state-of-the-art center will feature indoor and outdoor pools, fitness space, a double gymnasium, indoor pickleball courts, a suspended walking and jogging track, and a community and senior center. Designed to fit in the pioneer heritage of the Spanish Fork community, the new venue will serve this tight-knit community of 45,000 residents. This highly anticipated facility will be located at the existing Spanish Fork Sports Complex and will provide a much-needed recreation element to the city and its community members.





Marshall N. White Community Center

The Marshall N. White Community Center opened its doors in 1968 and stands as Ogden's sole community recreation center to date. Since opening, the center has served as a community hub and recreation space for children, adults, and seniors. However, it has not undergone any significant renovations since opening and has become worn and outdated.

Working with Ogden City, VCBO developed a comprehensive plan and design for a new facility. The new space will host a diverse range of features including an exercise area, gym, pool, fieldhouse, and running track. In addition to recreation utilities, it will also offer various community programs including cooking seminars and fitness classes.

As a beloved community center, it was important the new facility reflect the unique history of the center while better-serving the community. The Marshall N. White Community Center is set for a transformative upgrade that will positively impact Ogden residents.



OWNER
Ogden City

LOCATION
Ogden, UT

SIZE
68,000 SqFt

COMPLETED
Estimated 2025

Appendix C: Work Sample



PROVO RECREATION CENTER

F e a s i b i l i t y S t u d y





Table of Contents

Approvals

Acknowledgements

1.0 Executive Summary

2.0 Study Principles

2.1 Goals

2.2 Objectives

3.0 Public Input

3.1 Public Survey

3.2 Public Open House

3.3 Focus Group Input

3.4 Stake Holder Input

3.5 Implementation Committee Input

4.0 Existing Facilities Survey

4.1 Provo Recreation Center

4.2 The Center

4.3 Eldred Senior Center

5.0 Site Analysis

5.1 Provo Rotary Park

5.2 North Park

5.3 Sertoma Park

5.4 Kiwanis Park

5.5 Provo Recreation Center

5.6 Peaks Ice Arena

5.7 Site Recommendation

6.0 Facility Program



TABLE OF CONTENTS

7.0 Building Requirements

- 7.1 Architectural Planning Principles
- 7.2 Structural Design Criteria
- 7.3 Mechanical Design Criteria
- 7.4 Plumbing Design Criteria
- 7.5 Electrical Design Criteria
- 7.6 Pool Design Criteria
- 7.7 Site Design Criteria
- 7.8 Fire Protection System
- 7.9 Landscape Design Criteria
- 7.10 Sustainable Design Criteria

8.0 Concept Design

- 8.1 Site Plan
- 8.2 Main Level Floor Plan
- 8.3 Upper Level Floor Plan
- 8.4 Perspective Views

9.0 Project Costs

- 9.1 Project Cost Summary
- 9.2 Construction Costs

10.0 Operations Pro-Forma

11.0 Conclusions

12.0 Appendix

- A. Public Survey
- B. Summary of Public Input
- C. Demographic Analysis
- D. Existing Facility Analysis
 - Structural Evaluation Report (ARW Engineers)
 - Mechanical Evaluation Report (Van Boerum & Frank Engineers)
 - Pool Evaluation (Water Design)
- E. Operations Pro-Forma
- F. Implementation Committee Documents
 - Agenda and Minutes of 06-29-09
 - Agenda and Minutes of 07-06-09
 - Agenda and Minutes of 07-13-09
 - Agenda and Minutes of 07-20-09
 - Agenda and Minutes of 07-27-09
 - Agenda and Minutes of 08-03-09



Approvals

This Feasibility Study has been prepared by VCBO Architecture LLC in cooperation with the Provo City Parks and Recreation Department.

Mayor's Office

REVIEW SIGNATURE

I have reviewed the report and warrant that it adequately represents our request for a facility to fulfill our mission and programmatic needs. All appropriate parties in the agency have reviewed it for completeness and accuracy.

Wayne C. Parker, Chief Administrative Officer

2 March 2010

Date

Provo City Parks and Recreation

REVIEW SIGNATURE

We have reviewed the report, jointly prepared with VCBO Architecture LLC for completeness and accuracy. These signatures do not necessarily represent an endorsement for the need of the requested space at this time.

Roger L. Thomas, Director of Parks and Recreation

2 March 2010

Date

Scott Henderson, Assistant Director of Recreation

3/2/10

Date



Acknowledgements

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Patti Kiser	C. Frank King
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Steve Turley	Harold Paulos
Tina Paulos	Odell Miner
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Howard Stone	Sherman White
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Marco Maria	Howard Stone
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Dattle Jolley	Ruby Young
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ARW Engineers

Brent L. White

Water Design

Thomas P. Anderson

Ballard King & Associates

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Ron Vine



1.0 Executive Summary

In 2008, VCBO Architecture was retained to perform a study investigating the feasibility, need and viability of developing a new Community Recreation Center for the use and benefit of Provo City residents. What was originally anticipated to be a 4 month study grew into a 2 year in depth look into both the development options and the political implications of developing a new public recreation venue for Provo City residents.

In 2000, a similar study was commissioned by Provo City and conducted by Barker Rinker Seacat Architecture. The 2000 study conducted a public survey, investigated 9 different sites and developed a facility program and concept for a new recreation center. Although the report showed favorable community support, development beyond the study was not acted on.

As with the earlier study, the current study also conducted a public survey with questions related to the need, interest and willingness of residents to support a new community recreation center. A total of 27 questions were incorporated into the latest survey. The questionnaire was randomly mailed to 2,000 households throughout the Provo City limits with the goal of receiving back 400 responses. A total of 451 responses were ultimately obtained. With a 95% confidence level, the survey showed a strong interest in supporting and developing a new facility. The results from the survey provided insight into the most favorable amenities that should be included if a new facility was to be built. These facilities included: indoor leisure aquatics, gymnasium space, fitness areas and exercise studio space.

Beyond the public survey, other efforts were made to seek public input relating to the proposed facility, these efforts included a public open house, meetings and interviews with stake holders and focus groups including senior citizens, youth and adult recreation leagues, and the Provo City School District. The overwhelming take away from these meetings and interviews was that there is strong support for development of a new community recreation facility. As anticipated, special interest groups voiced strong opinion for amenities relating to their respective groups. One concern that was noted in these sessions was by the senior community who did not want to lose the facilities and programs that they currently are afforded at the Eldred Senior Center. With the understanding that a new facility would provide similar programs and space for their interest, they also were supportive of the concept.

VCBO Architecture along with a team of engineers conducted an existing facilities assessment that investigated the condition of the Provo Recreation Center, The Center and Eldred Senior Center. This assessment revealed several code deficiencies, building deterioration, upcoming maintenance issues, and functional inefficiencies. In general, the buildings were noted to be aging and near their life expectancy. The assessment also noted that upcoming short and long term needs would require a substantial investment in upgrading the structures and that possible closure due to their condition could be anticipated. This was particularly true at the Provo Recreation Center where the pool is out of current code compliance and the building itself is showing evidence of structural failure. Because of the age of the existing facilities and building systems, it was further noted that there were better opportunities for reducing energy consumption and implementing sustainable principles if new facilities were provided opposed to caring for the aging structures.



EXECUTIVE SUMMARY

Six sites provided by staff, that were deemed potential locations for development of a community recreation center were investigated by the planning team. These sites were Kiwanis Park, Provo Rotary Park, North Park, Sertoma Park, the Provo Recreation Center at Provo High School and the Peaks Ice Arena. All of the sites were analyzed as to development potential and best benefit to the city at large. It was the opinion of the planning team that the North Park site offered the best overall benefits for development and was the most central location to City residents.

Several programmed space alternatives were investigated, discussed with staff and reviewed by an Implementation Committee. Additionally, conceptual site and floor plan test layouts were developed at both the North Park site and the Peaks Ice Arena. Section 8.0 presents the final recommendation of spaces which constitutes a 156,608 square foot, two story facility that has a direct connection with the existing Veterans Memorial Pool at the North Park site.

During the spring of 2009, an Implementation Committee was formed under the direction of the Mayor's Office with representation from notable community members and focus groups. The 13 member committee met weekly for several weeks reviewing the earlier assembled data, developing and reviewing funding options and touring recreation facilities in other communities. Several recommendations were developed by this committee including the following:

1. Constructing a new Provo City Community Recreation Center would provide the best fiscally prudent options for Provo City residents versus maintaining and operating the aging existing facilities or renovating existing facilities.
2. A general obligation bond requiring resident approval would be the most viable funding option for financing new facilities.
3. North Park compared with the other identified sites provided the best development potential, primarily because of available acreage and the benefits of co-locating new facilities with the existing Veterans Memorial Pool.
4. Three existing recreation venues within the City should be razed if a new facility comes on line and that the existing subsidy required for maintaining and operating these facilities should be applied to the development and operation of a new community recreation center.
5. The programmed elements as detailed in this report (see section 6.0) should be provided.
6. Because of the current building climate and low interest and bond rates, the project should move forward as expeditiously as possible.



2.0 Study Principles

The purpose and objectives for Provo City undertaking this study to investigate the viability of developing a new community recreation facility is delineated as follows:



2.1 Goals

- To enhance the quality of life for the residents of Provo City
- To provide year-round recreational opportunities for the community
- To create a venue that encourages and facilitates community social interaction
- To provide a focal point for “fun” in the city
- To develop a program that serves the broadest spectrum of users from toddler to senior, and from family to individual
- To continue to provide amenities that are currently only offered by the City or to implement the ability to provide amenities that the City currently does not have at its disposal
- To maximize community and recreational needs (flexibility and multi-function)

2.2 Objectives

- Determine whether a new facility would be more financially viable than renovating or upgrading existing facilities
- Determine the greater Provo community’s recreational interests and needs
- Determine the optimal facility location that best meets the needs of the community at large
- Investigate whether developing a new facility would be more sustainable than retrofitting existing facilities and if it might reduce energy consumption
- Determine the cost implications, both the initial capital investment and on-going operation expenses associated with a new facility
- Anticipate future needs for the community’s recreation



3.0 Community Input

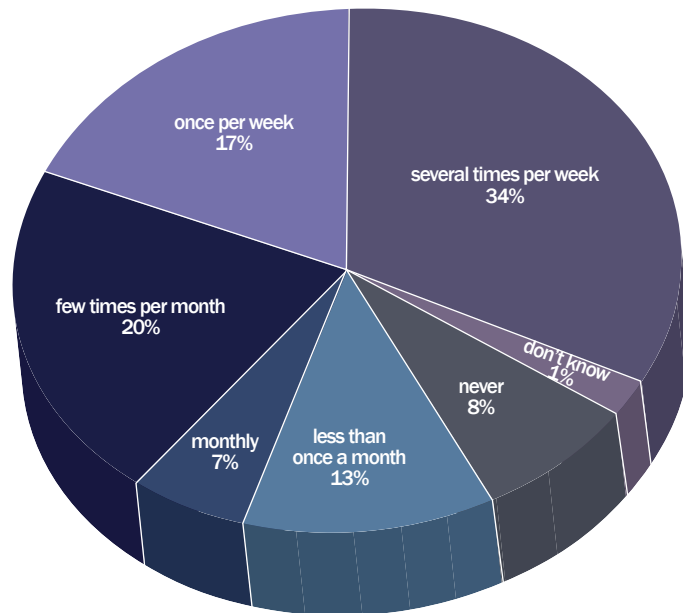
3.1 Public Survey

The planning team conducted a survey of citizens who would be impacted by the proposed facilities. Similar to earlier studies, the results indicated a high level of interest and approval among community members. Pertinent details of the survey demonstrated a high need for these facilities, a strong user base, a willingness to financially support and an overall request that the City make this a high priority vs. other community needs.

The frequency with which respondent households would visit a new indoor community recreation center with the features they most prefer was also studied. A statistically high number of citizens responding to the survey said they would use the facility at least once a month (72%).

78% of residents would use a community recreation center at least once a month

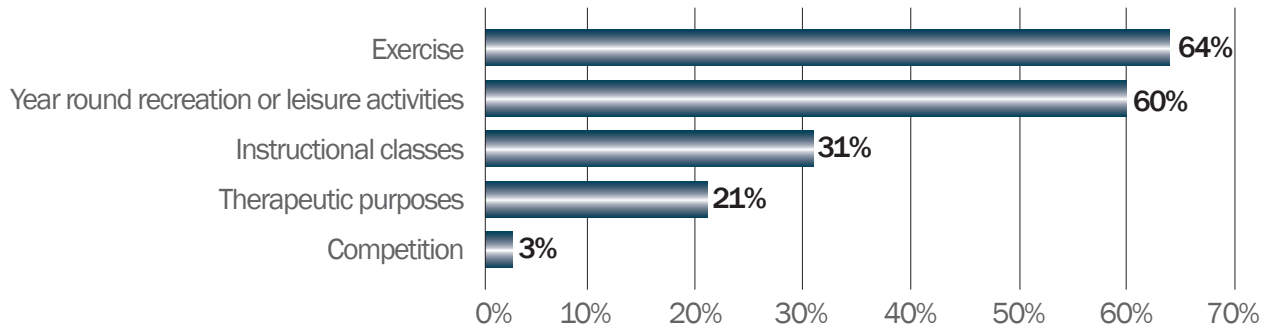
How often respondent households would visit a new indoor community recreation center with the features they most prefer.





The top reasons respondent households would use indoor aquatic program spaces were ranked as follows:

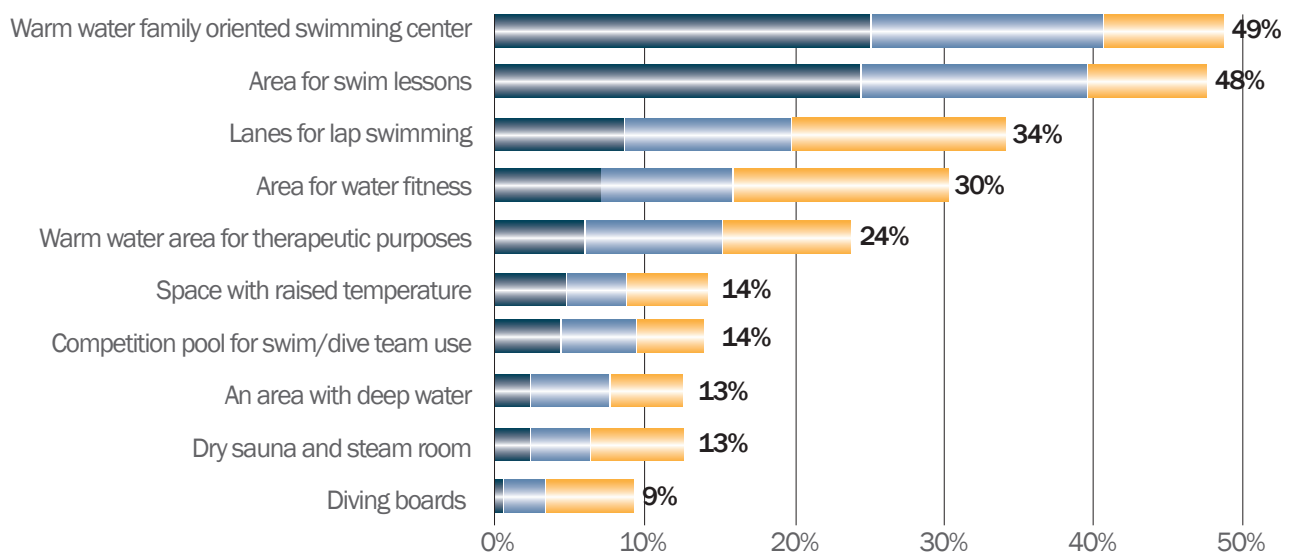
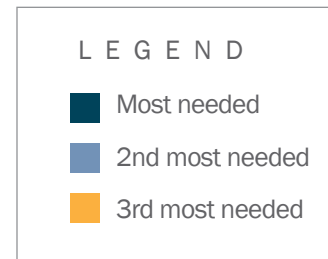
- Exercise (64%)
- Year-round recreational or leisure activities (60%)
- Classes (31%)
- Therapeutic purposes (21%)



Indoor aquatics were selected as the most popular feature that Provo residents want to see in their recreation center.

The indoor aquatic features that respondent households feel are most needed in Provo include:

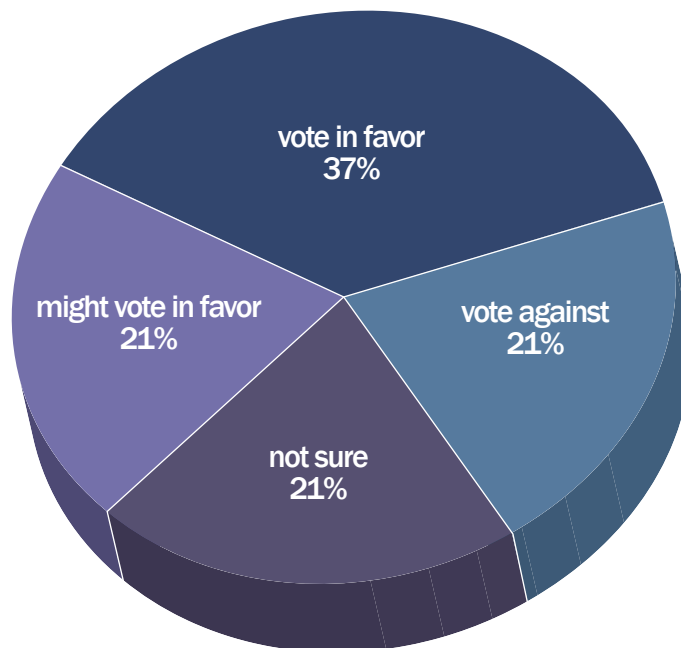
- Warm water family-oriented swimming center (49%)
- Area for swim lessons (48%)
- Lanes for lap swimming (35%)
- Water fitness area (30%)
- Warm water for therapeutic purposes (24%)
- Competition pool for swim/dive team use (12%)
- A deep water area (12%)
- Dry sauna and steam room (13%)
- Diving boards (9%)





A key question addressed how respondents would vote on a tax increase to fund a new indoor community recreation center. 37% of respondents indicated they would vote in favor of the increase, 21% stated that they might vote in favor of a tax increase, and 21% were unsure. This suggests that achieving an overall positive response in the voting booth is both possible and likely, with an appropriate education campaign toward the public.

How respondents would vote on a tax increase for the dollar amount they would support to pay to construct and operate a new indoor community recreation center with the features their household most prefers.





3.2 Public Open House

In July of 2008, a public open house was held at the Eldred Senior Center where the community was invited to come out and learn about what the vision would be for a new community recreation center and to provide input into the planning process. A presentation was made showing potential components that could be incorporated into a new facility followed up by a question and answer period. Images of other facilities were displayed at the open house for education and discussion purposes. Comment cards were distributed and comments were assembled, see Appendix B for a summary of comment results.



3.3 Focus Group Input

In addition to the citizen survey, several workshop meetings were held to further gain input from the community, focus groups and stakeholders. Focus groups and stakeholders that were involved in these sessions included the Provo Municipal Council; Provo City Mayor, Lewis K. Billings; City Administrator, Wayne C. Parker; Provo City School District Superintendent, Randall J. Merrill; Provo City School District Facilities Director, Philip Lott; representatives from the senior citizen community; youth sports leagues; and private fitness providers.



The fact that such a wide swath of diverse special interests represented by these community representatives, the recreation priorities expressed in these sessions were varied. However, a few of the key issues expressed by these groups included a strong awareness of the need for competition swimming, an interest in the time frame, i.e., how soon could it happen, and will it eliminate any of the existing programs currently offered by Provo City.



Focus group input honed in specifically on the priorities below:

- The need for competition swimming both 25 yard and 50 meter
- Skate boarding and roller blading
- Maintaining senior/community spaces that are currently available
- Minimizing disruption of services during construction



3.4 Stakeholder Input

Stakeholder input emphasized a strong desire to see that capital costs were maintained so that no additional taxation would be required, and that care would be taken to reduce impact to private fitness facilities within the city.

There was a great deal of discussion primarily between the Provo City Recreation Division and the Provo City School District concerning the need for a competitive swimming venue, how that relates to the existing partnership between the two parties and whether such a venue should be provided at this location. The end result, though not conclusive, was that if financially a new facility could provide such a venue, that it would be located within the new community recreation center.





3.5 Implementation Committee Input

During the spring of 2009, an Implementation Committee was formed under the direction of the Mayor's Office with representation from notable community members and focus groups. The 13 member committee met weekly for several weeks reviewing the earlier assembled data, developing and reviewing funding options and touring recreation facilities in other communities. Several recommendations were developed by this Committee including the following:

1. Constructing a new Provo City Community Recreation Center would provide the best fiscally prudent options for Provo City residents versus maintaining and operating the aging existing facilities or renovating existing facilities.
2. A general obligation bond requiring resident approval would be the most viable funding option for financing new facilities.
3. North Park compared with the other identified sites provided the best development potential, primarily because of available acreage and the benefits of co-locating new facilities with the existing Veterans Memorial Pool.
4. The three major recreation venues within the City should be razed as a new facility comes on line and that the existing subsidy required for maintaining and operating these facilities should be applied to the development and operation of a new community recreation center.
5. The programmed elements as detailed in this report (see section 6.0) should be provided.
6. Because of the current building climate and low interest and bond rates, the project should move forward as expeditiously as possible.





4.0 Existing Facilities Survey

An extensive review of the City's existing resources found that all of these facilities are aging and need attention. These facilities currently require substantial subsidies to maintain at the current level. In addition, due to age and other factors, none of these facilities meet current ADA Guidelines. If existing facilities are not replaced, the City of Provo will soon be facing costly, major physical facility upgrades to repair or replace roofing and mechanical systems, as well as costs to reach current seismic and code regulations.

4.1 Provo Recreation Center



- Partnership with the Provo City School District
- Built around 1975
- One pool "U" shaped 75' x 82', primarily a lap swimming and diving pool
- 12 racquetball courts, which of the 12, 10 are currently being used for racquetball. Two have been retrofitted for other functions such as fitness/weight areas, cardio and basketball.
- Men and Women locker area finishes are in severe need of upgrade. There are no family change rooms.
- Front reception area is tight



DEFICIENCIES

- Accessibility: doors, wheelchair clearance, pool access, locker, shower and toilet facilities and access to the upper levels
- Pool gutter does not prevent body entrapment
- Inadequate water depth for 3 meter diving
- Improper signage
- Pool piping is deteriorating
- Inadequate pool water circulation and filtration
- Concrete walls are cracking and spalling
- Roof structure does not meet modern code requirements for seismic restraint
- No family change rooms
- Overall finishes are in severe need of upgrade



4.2 The Center

Originally constructed in the 1950's as a National Guard Armory. The facility was remodeled on several occasions and used for many different functions over the years. Currently it is used primarily for youth and adult programs and other community events.

DEFICIENCIES

- No general or family locker facilities
- Lack of accessibility
- No sports flooring (concrete floor)
- Limited fitness and recreation offerings
- Aging building systems (mechanical, roofing, electrical)
- Poor insulation
- Lack of safety for most recreation activities





4.3 Eldred Senior Center

Originally constructed in the 1960's, the facility has undergone several remodels and additions. It is currently utilized by the Senior and Historical Services Division, Veterans Council and the community.



DEFICIENCIES

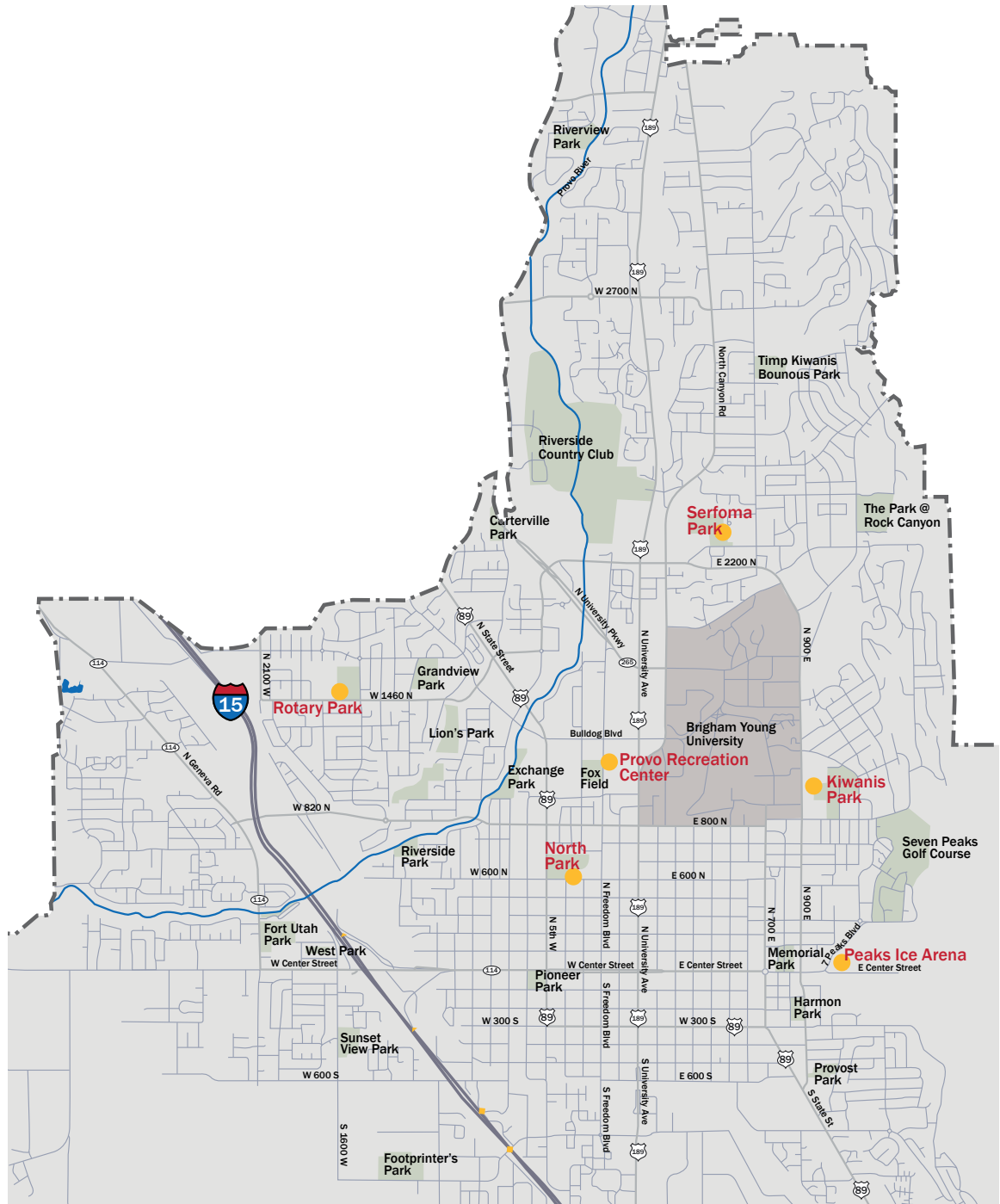
- High utility user
- Most of the facility is currently under utilized
- Aging building systems (mechanical, roofing, electrical)
- Lack of accessibility
- Kitchen is outdated and has poor flow with multi-use room





5.0 Site Analysis

As part of the planning process, six potential sites were identified by staff that were suitable locations for development of a new community recreation center. These sites were investigated by the planning team. These sites included: Provo Rotary Park, North Park, Sertoma Park, Kiwanis Park, the Provo Recreation Center at Provo High School and the Peaks Ice Arena. All of the sites were analyzed as to development potential and best benefit to the City at large.





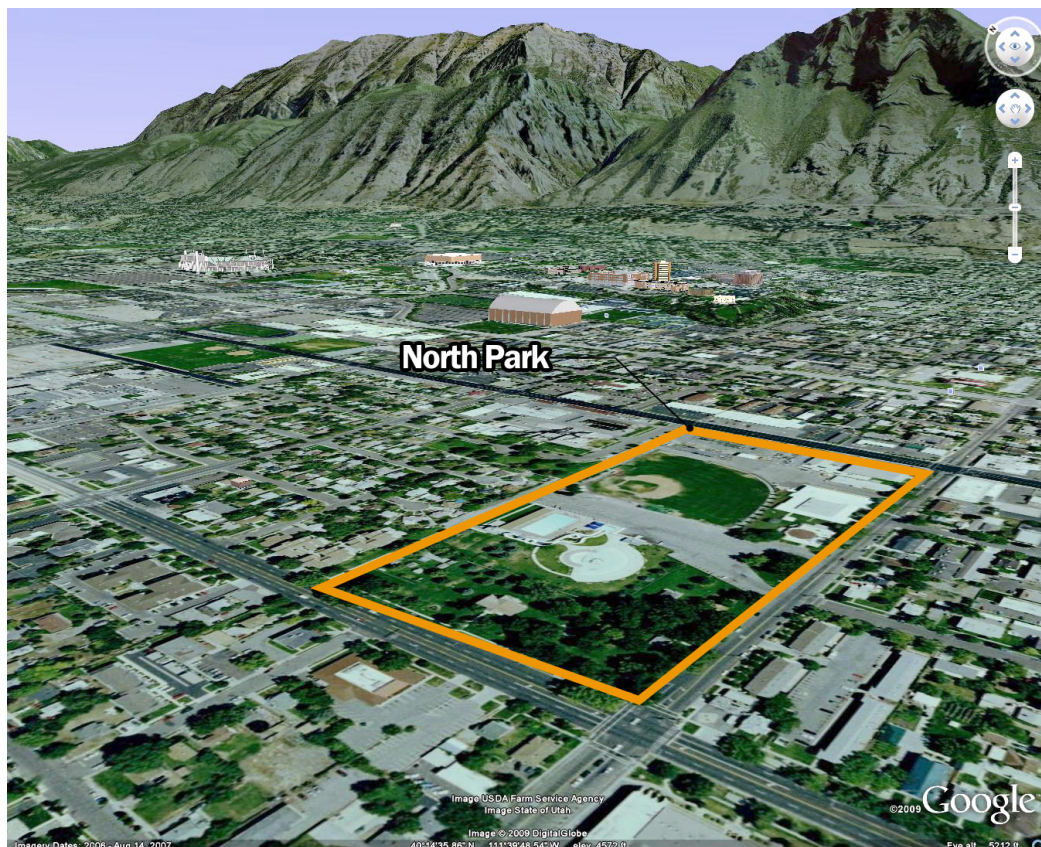
5.1 Provo Rotary Park

- Approximately 12 Acres
- Relatively flat site
- Located adjacent to Westridge Elementary School
- Located in the northwest corner of the city
- Would take away two baseball fields, a park pavilion and possibly 6 tennis courts
- Frontage onto both 1460 North and 1500 West
- Rectangular parcel with good proportions
- Located in a primarily residential neighborhood
- Potential negative impact to surrounding residential neighborhood (increased traffic, noise)
- Not on a main roadway



5.2 North Park

- Approximately 15 Acres
- Relatively flat site
- Fronts onto 500 North, 500 West and Freedom Boulevard (200 West)
- Site is shared with North Park, Veterans Memorial Pool, Timp Ball Park, Eldred Senior Center, The Center, Women’s Cultural Center, Provo City Power pole yard and the former BSA Building.
- It is our understanding that both the Timp Ball Park and Provo City Power pole yard are available for development.
- Potential to replace the Eldred Senior Center and “The Center” all in one project
- Located on major roadway (Freedom Blvd.)
- Central location to city
- Shared amenities with park and Veterans Memorial Pool
- Mature trees along south and west ends of the site
- Convenient access to public transit





5.3 Sertoma Park

- Approximately 14 Acres
- Relatively flat site
- Sandwiched between two schools (Centennial Middle School and Rock Canyon Elementary School). Divides the two school functions
- Located north of BYU and east of University Avenue
- Development would take away park and school play fields
- “Z” shaped property with narrow proportions along street frontage (2320 North)
- Site necks down towards the middle.
- Located outside of the center of the city
- Not on a main roadway
- Potential negative impact to surrounding residential neighborhood (increased traffic, noise)





5.4 Kiwanis Park

- Approximately 21 Acres
- Gently sloping site
- The site is mostly land locked to internal space with a small frontage off of 820 North and a larger more accessible frontage off of Birch Lane
- Surrounded by residential and multi-family housing
- Located immediately east of the BYU campus
- The irregular shape of the park and isolated portions of the park makes development difficult
- Potential negative impact to surrounding immediate resident units (setbacks, increased traffic, noise)





5.5 Provo Recreation Center

- Approximately 2.5 Acres
- Relatively flat site
- Sits on Provo City School District property via a joint use agreement
- Shares parking with Provo High School
- Limited development area
- Development could hinder Provo High School's future development
- Fronts onto 1230 North (Bulldog Blvd.)
- Central location
- Located on major street, good access





5.6 Peaks Ice Arena

- Approximately 8.5 Acres
- Relatively flat site
- Currently the site for the 115,000 square foot Peaks Ice Arena
- Sits adjacent to the Seven Peaks Water Park
- 135 existing parking stalls, with access to an additional 360 shared parking stalls available northwest of site across Seven Peaks Blvd.
- Limited development area, site is currently near maximum capacity
- Fronts onto Seven Peaks Blvd.





5.7 Site Recommendation

Our comprehensive analysis of the site options for the proposed recreation center resulted in identifying North Park as the preferred option. Factors for recommending the North Park site are as follows:

- Only site large enough to handle the programmed building area (156,608 square feet)
- Most central location to residents
- Convenient access
- Large development area
- Shared usage with Veterans Memorial Pool, park (staffing and operational costs, parking)
- Good frontage from major roadways
- Less impact to residential areas
- Similar use to existing facilities
- Good site proportion

L E G E N D

- Positive
- Unknown
- Negative
- Prohibitive

	site work			neighborhood impacts				general									
	Cut/Fill Required	Utilities	Drainage	Traffic Impact	Noise	Views	Lighting	Central to Community at Large	Sustainability Impacts	Parking	City Controlled Property	Land Acquisition Required	Convenient to Public Transit	Size and Proportion	Compatible to Surrounding Uses	Prominence	Access
Provo Rotary Park	+	+	+	-	-	+	-	-	-	-	-	+	+	+	-	-	+
North Park	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
Sertoma Park	+	+	+	-	-	+	-	-	-	-	-	+	+	-	-	-	+
Kiwanis Park	+	+	+	-	-	+	-	-	-	-	-	-	+	-	+	-	+
Provo Recreation Center	+	+	+	+	+	-	+	+	+	+	-	-	+	/	-	+	-
Peaks Ice Arena	+	+	+	-	+	+	-	-	+	-	+	+	+	-	+	-	+



6.0 Facility Program

To fully respond to the City of Provo's recreational needs, the program proposes a 156,608 square foot facility that includes indoor aquatics, gymnasiums, fitness and cardio spaces, suspended walking/jogging track, racquetball courts and a senior/community center.



Once input was received, a facility program outline was developed detailing the highest desired facilities that would also provide the best return for the investment. Several different scenarios were investigated taking into consideration need, cost and benefit.



FACILITY PROGRAM

Program Elements	Quantity	Unit NASF	Total NASF
A D M I N I S T R A T I O N S P A C E S			
Director of Parks and Recreation	1	250	250
Assistant Director of Recreation	1	200	200
Division Office Assistant	1	130	130
Accounting Technician	1	120	120
Community Recreation Center Supervisor	1	160	160
Community Recreation Center Coordinator	1	120	120
Sports Supervisor	1	130	130
Sports Coordinators	3	120	360
Special Events and Programs Supervisor	1	130	130
Special Events and Programs Coordinator	1	120	120
Special Events and Programs Workstations	2	80	160
Storage/Future Offices	2	130	260
Receptionist Workstations	4	100	400
Work Room	1	200	200
Conference Room (w/ sink, refrigerator, microwave)	1	260	260
Reception/Waiting Area	1	240	240
Rental Storage	1	160	160
Subtotal - Administration Spaces			3,400
A Q U A T I C S			
Leisure Pool - 7,000 sq. ft. (w/ 2-3 lap lanes)	1	14,000	14,000
Competition Pool - 25 yard x 25 meter *	1	12,000	12,000
Natatorium Spectator Seating *	1	2,000	2,000
Spa	1	160	160
Lifeguard Room w/ Showers and Restroom	1	320	320
First Aid Room	1	100	100
Aquatics Supervisor	1	130	130
Maintenance Technician	1	120	120
Aquatics Coordinator	1	120	120
Party Room	2	800	1,600
Party Room Storage	1	150	150
Equipment Room	1	1,200	1,200
Chemical Room	1	160	160
Pool Storage	1	500	500
* Competition pool area is contingent on participation from Provo City School District.			
Subtotal - Aquatics			32,560
F I T N E S S			
Weight/Cardio Area w/ Fitness Staff Workstations	1	8,000	8,000
Large Exercise Studio	1	2,400	2,400
Standard Exercise Studio	1	1,600	1,600
Fitness Studio (Spinning)	1	900	900
Fitness Coordinator Office	1	120	120
Fitness Storage	3	180	540
Subtotal - Fitness			13,560



S P O R T S

Gymnasium (4 court)	1	24,700	24,700
Gymnasium Storage	1	500	500
Multi-Purpose Court	1	6,000	6,000
Walking/Jogging Track	1	6,500	6,500
Racquetball Courts (4)	4	800	3,200
Bouldering Wall	1	1,200	1,200
Subtotal - Sports			42,100

G E N E R A L R E C R E A T I O N

Locker Rooms	1	3,000	3,000
Family Change Rooms	6	120	720
Control/Public Lobby Area	1	3,000	3,000
Janitor	2	120	240
General Building Storage	1	800	800
Receiving	1	400	400
Laundry	1	160	160
Subtotal - General Recreation			8,320

S E N I O R C E N T E R / C O M M U N I T Y S P A C E S

Lounge	1	2,000	2,000
Wellness Area	1	500	500
Classrooms	4	800	3,200
Classroom Storage	1	400	400
Arts and Crafts Room	1	900	900
Game Room	1	2,000	2,000
Library/Computer Room	1	1,000	1,000
Multi-Purpose/Community Room	1	4,000	4,000
Catering Kitchen	1	1,000	1,000
Senior Storage	1	600	600
Community Storage	1	400	400
Assistant Director of Senior & Historical Services	1	200	200
Division Office Assistant	1	120	120
Office Specialist	1	120	120
Workroom	1	160	160
Future Office/Storage	1	120	120
Volunteer /Intern Workstations	4	80	320
Subtotal - Senior Center/Community			17,040

O T H E R S P A C E S

Teen Space	1	2,000	2,000
Drop-in Child Care (w/ activity space and toilet)	1	2,200	2,200
Public Toilets	1	500	500
Concessions Office	1	120	120
Concessions Area w/ Seating	1	550	550
Subtotal - Other			5,370

Sub Totals Net Assignable Area	122,350.00
Circulation/Mechanical/Walls/Etc (28.0% efficiency)	34,258.00
Total Gross Building Area	156,608.00



7.0 Building Requirements

7.1 Architectural Planning Principles

The new facility should enhance the quality of life of the residents of Provo City by providing positive activity spaces for users while also creating a pleasing aesthetic structure and landscape. It is desirable that the massing of the exterior structure be creative and playful and reflects the functions of the interior spaces.

A E S T H E T I C S

The new facility with its associated spaces should be designed to meet the functional requirements of the activities conducted therein, as well as creating an attractive and inviting atmosphere for the users and Provo residents. A limited variety of materials textures and colors are desirable to create a pleasing exterior and interior environment. Colors and materials selected should be compatible with the activities that will take place therein.

A C O U S T I C A L

Although the facility by nature should have an appropriate sound level to reflect the activity that it houses, interior spaces should be designed to mitigate sound and echo within the facility, with special attention given to sound traveling from one activity space to another. Consideration should be given to the transmission of sound through ceilings, walls, glass, folding partitions, floors, mechanical systems and partitions that do not extend to the structure. Mechanical rooms and other noise producing spaces should be adequately separated to eliminate sound transmission. Acoustical absorbing walls or panels as well as other sound absorbing techniques should be incorporated to minimize the reverberation of sound. At areas where independent sound systems are utilized, such as exercise studios, pool areas and gymnasiums, should be acoustically separated from adjoining spaces.

M A T E R I A L S E L E C T I O N

Materials and finishes, both interior and exterior, shall be selected to meet the following criteria: (1) functional requirements of space (2) aesthetic considerations (3) life cycle cost (4) acoustical requirements (5) ease of maintenance (6) conservation of energy (7) durability and (8) vandal resistant (particularly resistant to graffiti). Exterior materials shall be compatible to general patterns, textures, style and colors of other structures in the area. All materials, including design details, shall be considered for their effect on the conservation of energy. Interior materials and finishes shall be considered for their durability, ease of maintenance, graffiti resistance, and shall be selected to minimize painting, polishing and routine repair. Maintenance instructions and extra building materials shall be provided for designated items. Extra building materials will be used for replacement and repairs as needed.



GRAPHICS

A signage system must be provided that is consistent with the theme established for the new recreation center; clearly readable, aesthetically appropriate and obvious to the individual who is visiting the building for the first time. The signage system must be designed for local availability of materials and be readily changeable. The signage system shall provide a systematic method for determining the location of functions housed in the building. It shall include directions to major activity areas, as well as, numbers for each room having a direct connection to the circulation space. Room names shall be installed to meet ADA and IBC standards for the handicapped. The graphic system must include the following:

- Exterior building identification signs at the main entrance(s)
- Identification identifying the Recreation Center and Senior Center components
- Room name identification plates for all rooms
- Room name identification plates for activity areas, departmental offices and all support areas including locker rooms, toilets and mechanical/electrical rooms
- Identification signs for all hazardous areas, evacuation procedures and means of egress in accordance with fire and building codes
- Directional signs as required
- Parking facility identification signs and handicapped signage
- Information and display facilities in public and office areas as required
- Main facility sign at street side
- Dedication plaque

It is imperative that the graphic system meets critical maintenance, replacement and anti-vandalism specifications with regard to location and method of application, as well as design specifications for material, color, texture, dimensions and letter type. These requirements also apply to painted wall graphics.

SERVICE AND FUNCTIONAL ORGANIZATION

Building service areas are an integral function of any facility, but they are often the source of noise and visual clutter. Therefore, the design solution must reduce the impact of service functions from incompatible activities that are also a part of the site. The following criteria should govern the design of the service area(s). Service areas should be consolidated wherever possible so that service access points can be minimized. Parking for service vehicles should be located in close proximity to the area served. Service areas are to be screened from surrounding activity centers and pathways. Service areas should be located away from incompatible activities such as pedestrian circulation, patios and outdoor recreation. For separation of public and private areas, the site and structure should be designed so that public and private spaces are clearly defined. Parking areas located directly adjacent to service areas without visual separation can be a source of security problems and vehicular circulation conflict.

Fire Apparatus Accessibility

Access requirements for fire apparatus must be coordinated with the identified representative from the Fire Department.

**Keying Plan**

A building keying schedule shall be developed in cooperation with appropriate owner representative.

C O D E S

All construction shall meet the requirements of the governing Building, Health, Fire, Mechanical, Electrical and Planning codes. The facility shall also conform to the Americans with Disability Act and associated guidelines.

S A F E T Y

Fire and life safety issues are major design considerations. The design should address all potential fire and life safety problem areas, including those that may be generated by the requirements set forth in the facility program. Below is a partial list of requirements:

- All fire equipment is to be clearly visible and graphically designated
- All materials used in the building are to be selected with regard to flammability and the types of gases produced by combustion
- Emergency access and egress routes are to be clearly identified and physically apparent to the building occupants

M A I N T E N A N C E

Life-cycle studies have shown that the cost of maintaining a building over its normal life exceeds the cost of constructing that facility. The design team shall select high quality equipment and finish materials and designing other areas which directly affect annual maintenance costs. Some specific requirements the facility design should address include:

- Equipment repair requiring highly technical skills and procedures or specialized equipment/tools should be avoided
- Low maintenance ground cover shall be utilized
- The ease of maintaining floor coverings is a primary consideration. Vinyl composition tile or ceramic tile should be considered for high use areas
- Adequate janitor's closets (minimum 9'x6') with sinks shall be provided. Janitor's closets should be provided within 150' of the service area
- Provide access to maintain and repair equipment with minimal effort

R O O F S Y S T E M S

Roof design must provide walkways and access ladders, if necessary, to service rooftop equipment. Pitch pockets must be provided for penetrations. A minimum 30 year warranty is required on roofing materials and workmanship. Additional costs may be incurred to purchase warranty protection on installation and are to be included in the project budget.



7.2 Structural Design Criteria

Foundation and structural systems should be designed to be compatible with recommendations from a licensed geotechnical engineer who will gather soil bearing data and make appropriate recommendations. The framing systems for the facility are anticipated to be a combination of masonry bearing walls and structural steel. Exposed structural systems are anticipated in several of the activity spaces, framing systems should be designed with aesthetics in mind in these areas.

7.3 Mechanical Design Criteria

Within the footprint of the building, a thermal environment will be created keeping in mind the research which discovered that optimal human performance reaches a peak within a narrow temperature range. Because of this and the year round use of the building, the facility will be designed for full environmental consideration within the context of engineering efficiency. Consideration should be given to adequate ventilation of locker rooms and activity spaces to eliminate high humidity and odor build up. Activity and spectator areas shall be designed to provide user comfort in mind. Design will be based on the latest engineering practices and ASHRAE guidelines

7.4 Plumbing Design Criteria

High quality plumbing fixtures are to be used throughout the building. Fixtures, valves and fittings must be standardized units. All pipes must be color coded and clearly indicate the direction of flow. Branch lines must be valved for service and labeled with durable tags, indicating valves normal position. A union must be provided at each valve to facilitate removal. All showers and lavatories to be fitted with mixing valves adjusted for 105 degrees F. All mixing valve inlets shall be fitted with check valves. Electronic sensors should be installed with water faucets, toilets and showers.

Adequate plumbing chase areas greatly facilitate maintenance. The desired design for the plumbing chase includes the following:

- Adequate space (minimum 24"-30") in which to perform work
- Electrical switch, lighting fixture and GFI outlet
- Floor drain
- Isolation valves to allow individual service to fixtures without disruption to all fixtures

Consideration shall be given to the installation of water softening equipment. If the equipment is not provided at the time of construction, space and connection points shall be provided for the future addition of the equipment.



7.5 Electrical Design Criteria

Emergency Power

Emergency lighting shall be provided in major mechanical and electrical spaces to permit emergency equipment inspection and in occupied spaces, as required to permit safe evacuation of the building. Provide emergency power with battery packs as necessary.

L I G H T I N G

Master Lighting Control Panel:

A simple, low-voltage master lighting control panel shall be installed at the reception counter. The panel must provide the capability for control of localized lighting. Local room or zone controls shall override the panel controls. The panel shall provide LED lights to indicate the status of lighting by room. Security lighting is an important element of the site design to reduce the opportunity for unauthorized access and vandalism. Additionally, security lighting is important to the safety and well being of the facility users with regard to access to and from the site. Parking lot and walkway lighting must eliminate 'blind spots' and hiding places.

D E S I G N R E C O M M E N D A T I O N S :

The design of lighting systems shall include detailed consideration of the activities to be performed in the room, reflectance of all surfaces, special lighting effects required, normal sight lines and zone control of larger areas. A total evaluation based on functional requirements, particularly in activity spaces, energy conservation and fixture compatibility will be necessary. The functional quality of the space requires uniformity of illumination. Spaces must be free from areas of high and low levels of lighting.

The general criteria to be considered are as follows:

- Design the lighting system in accordance with the latest engineering practices and standards
- Coordinate lighting layouts with the architectural design, so as to control interior and exterior brightness; secure non-glare surface finishes with maximum reflection factors and minimum deterioration; incorporate flexibility to accommodate space changes
- Provide a convenient means to relamp, clean, repair or replace lighting fixtures
- Lighting fixtures in stairways must be hung over landings, not above stairs
- Consider fixture lamp life. Incandescent lamps should only be used to meet design specifications for special areas
- Consider the requirements for night cleaning and security night lighting
- Transparent, non breakable plastic covers will protect lighting units in activity areas where balls may be thrown
- Vapor-proof lighting units should be used in damp areas such as toilets, showers and locker rooms
- Exterior lighting should be vandal resistant



COMMUNICATION SYSTEMS

Conduit systems for current and future electronic communication in the new recreation center will be designed to allow for flexibility and future growth.

7.6 Pool Design Criteria

The mechanical system for the swimming pool HVAC shall consist of the following component:

- 30% outdoor air pre-filters
- Heat recovery on building relief and outdoor airstreams
- MERV 13 filters for mixed air
- Fan-arrays for relief and supply air
- Frost control coils on outside air intake
- Hot water heating coils
- Variable frequency drives on supply and relief fan arrays

The pool air handling units will be capable of 100% outside air at any time of year for full humidity control and will heat, ventilate and remove moisture from the room. Tempered, dry outside air will be introduced into the space to provide ventilation and to remove the moisture from the space. As the humidity in the space increases, additional volumes of outside air will be introduced into the space and moisture laden pool air will be exhausted from the space. The pool room will be maintained at 3°F above the pool water temperature which is anticipated to be around 82°F to 86°F. Air distribution within the pool enclosure will be via an overhead aluminum spiral duct system. Integral nozzles in this duct system will provide warm, dry air to the glazing surfaces in the space and to the pool spectator seating area.

The pool air handling unit will be controlled from variable frequency drives mounted on the supply and relief fan arrays. The building automation system will allow the fans to reduce airflow during unoccupied hours when the pool evaporation rate is reduced as a result of inactivity in the pool areas.

7.7 Site Design Criteria

New structures should be integrated into existing amenities on site, including the outdoor Veterans Memorial Pool, the Women's Cultural Center and North Park. Special consideration should be given to make the facility pedestrian and bicycle friendly. Careful consideration should be given to the relationship of the facility with the residential neighborhood to the north and south.

PARKING

At a ratio of 2.5 stalls / 1,000 square feet would equate to 390 parking stalls. This number is only a guide based upon other facility usage. A careful evaluation of parking should be made taking into account potential shared usage with other site amenities and peak demands, as well as encouraging the use of public transportation and bicycle and foot traffic. Adequate handicap parking stalls compatible with ADA and the International Building Code should also be planned for. Parking should be illuminated for nighttime use. Landscape islands and green space around parking areas should be incorporated into the overall site design to reduce the heat island effect and to soften the mass of hard surfaces in front or surrounding the building.



UTILITY SERVICE

The project should include complete design of all utilities that will be needed to extend to the new building and site. Existing and future demands on utilities in the area shall be considered. The architect shall determine the most appropriate and effective means for making utility connections. Storm water quality should be controlled and storm water should be retained and filtered on site to the extent feasible.

PROJECT PHASING

Existing structures on site scheduled for demolition including The Center and The Eldred Senior Center shall be left in operation until the new facilities come on line or at a time frame that the City agrees to their removal.

7.8 Fire Protection System

The new recreation center will be equipped with a fire alarm system, which includes a manual alarm, an automatic alarm and/or trouble indicator for each zone and is tied to a monitoring station. The system must provide warning for both visually and hearing handicapped. The following equipment will be required as part of a comprehensive system for fire protection:

- A complete fire alarm system, a control panel and provisions for City monitored supervision by an outside service
- A graphic directory in the main lobby areas and other locations as designated
- Standard fire alarm signals, local alarm bell, klaxon horns and flashing lights, throughout the building. Provisions shall be made for tamper switch and flow switch monitoring/supervision
- The use of smoke detectors, magnetic door releases, manual pull stations and HVAC controls where appropriate
- A complete automatic sprinkler system throughout the building

7.9 Landscape Design Criteria

PLANTING GUIDELINES

Planting material should be of native or drought tolerant species with a good history of thriving in the Utah County area. Turf areas should be limited as needed and should use a drought tolerant turf grass that requires little water and maintenance. Landscape edging shall be durable using material that will hold up to abuse and be of low maintenance.

IRRIGATION GUIDELINES

Use an automatic irrigation system with the ability to turn irrigation system on only when watering is needed by plant material. Use high quality material for long lasting maintenance free system.



7.10 Sustainable Design Criteria

Sustainability should be integral to the design and construction of the Provo Community Recreation Center. Consideration should be given to designing the facility to a LEED Certified or higher level.

COMMUNITY ENHANCEMENT

In addition to the benefits of revitalizing the proposed site, the quality of building materials and plant materials used should ensure that the project remains a neighborhood landmark and benchmark of design for future development for the next half century and beyond. The site will also be designed with safe, comfortable sidewalks and pedestrian ways that enhance the connection to the other North Park amenities.

CONSTRUCTION PRACTICES

Sustainable practices will be followed during the construction of the project. Consideration should be given to the creation of a construction waste reuse and recycling program to be created and followed to minimize the amount of construction waste that is taken to the municipal landfill. An indoor air quality plan during construction will also be considered for implementation through construction to ensure construction practices minimize potential contaminants in the building. This plan would address a number of items, including the cleanliness of the job site, proper installation and cleanliness of building air systems and proper ventilation of the building when hazardous materials are being installed. Once the construction is complete, a building flush will occur to remove any indoor air pollutants out of the building prior to occupancy.

Sustainable building materials, including local materials, materials with recycled content and low and no VOCs (volatile organic compounds) should be used to the extent feasible.

INDOOR ENVIRONMENT

The interior environment should create a healthy, comfortable, calming experience for the building users. This should be accomplished through the design of the building systems as well as the design of the building and finishes used.

The building shall be designed to meet the thermal comfort requirements set forth in ASHRAE 60-1. Both thermal and lighting controls should be provided in all occupied spaces. Operable windows should be integrated into the project design very feasible to allow ventilation, daylight, views and cleaning.

To provide a connection to nature and enhance user participation and comfort, active spaces should have access to daylight as well as photocell sensors to ensure the lights dim when ample daylight is available. Corridors and service areas should also have access to daylight if feasible.



RESOURCE CONSERVATION

The building systems, including the building envelope, mechanical and electrical systems should be designed to reduce resources consumption.

The building envelope should have exterior, continuous insulation to provide a more effective thermal barrier. The envelope should also be designed to reduce leakage. Each building facade should be designed to respond to the environmental conditions, ensuring the building is as efficient as possible. This includes designing and specifying glazing based on solar orientation, daylight needs, wind exposure and access to views.

The building mechanical systems should be designed to take advantage of the high performing building envelope. Indirect/direct evaporative cooling is encouraged to reduce the need to cool with a cooling tower. If a high cooling load is determined, thermal ice storage should be considered. Thermal displacement ventilation should also be considered as this system typically provides a more comfortable environment as well as reduce the size of fans and reduce the energy needed to pre-cool the air.

Occupancy sensors and photocell sensors should be integrated into the design of the building to reduce energy use. Each office and workstation should have individual task lighting to allow a lower overhead lighting level, where feasible. High efficiency lamps and ballasts shall be used to further reduce the energy needed to light the facility.

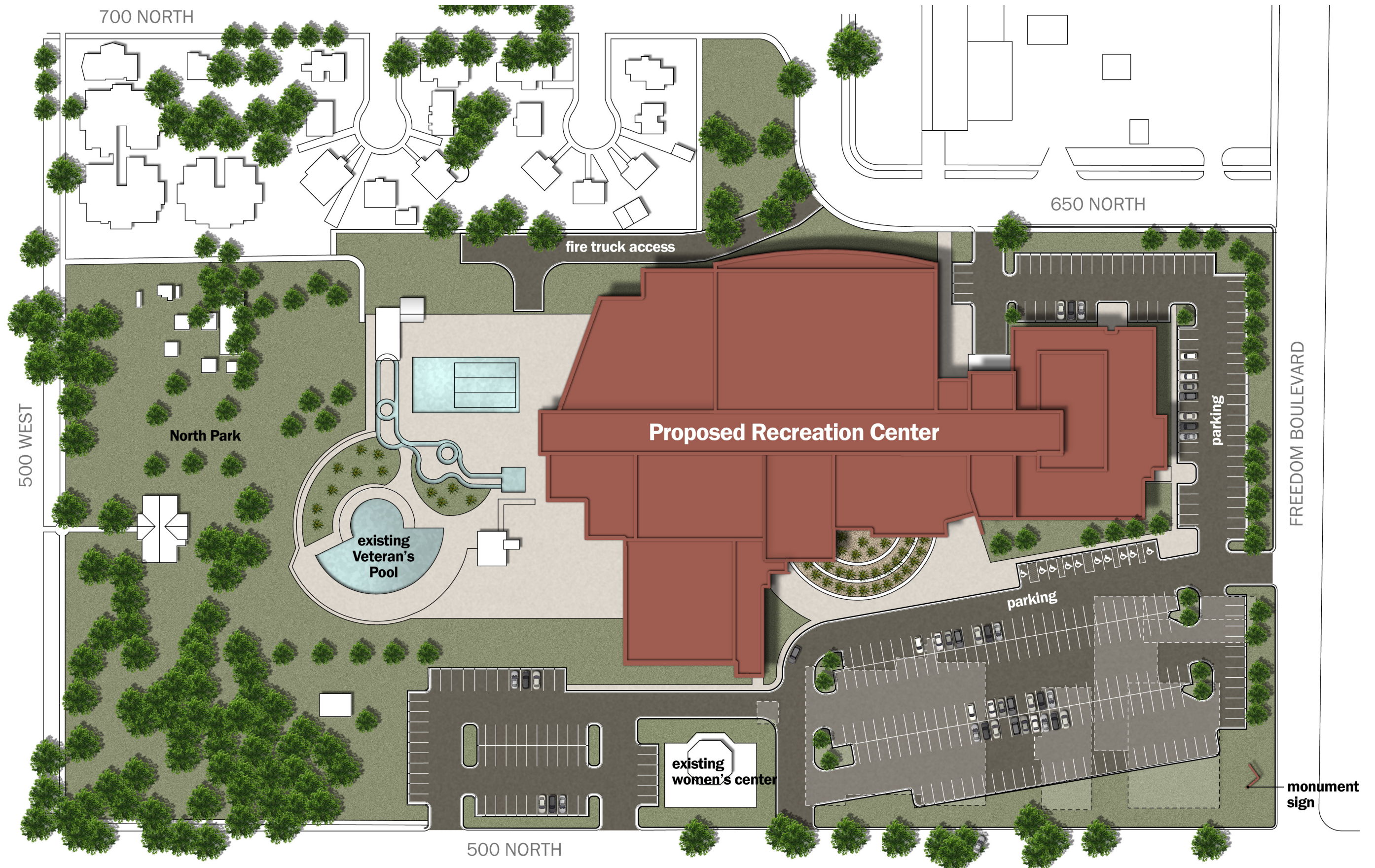


8.0 Conceptual Design



8.1 Site Plan

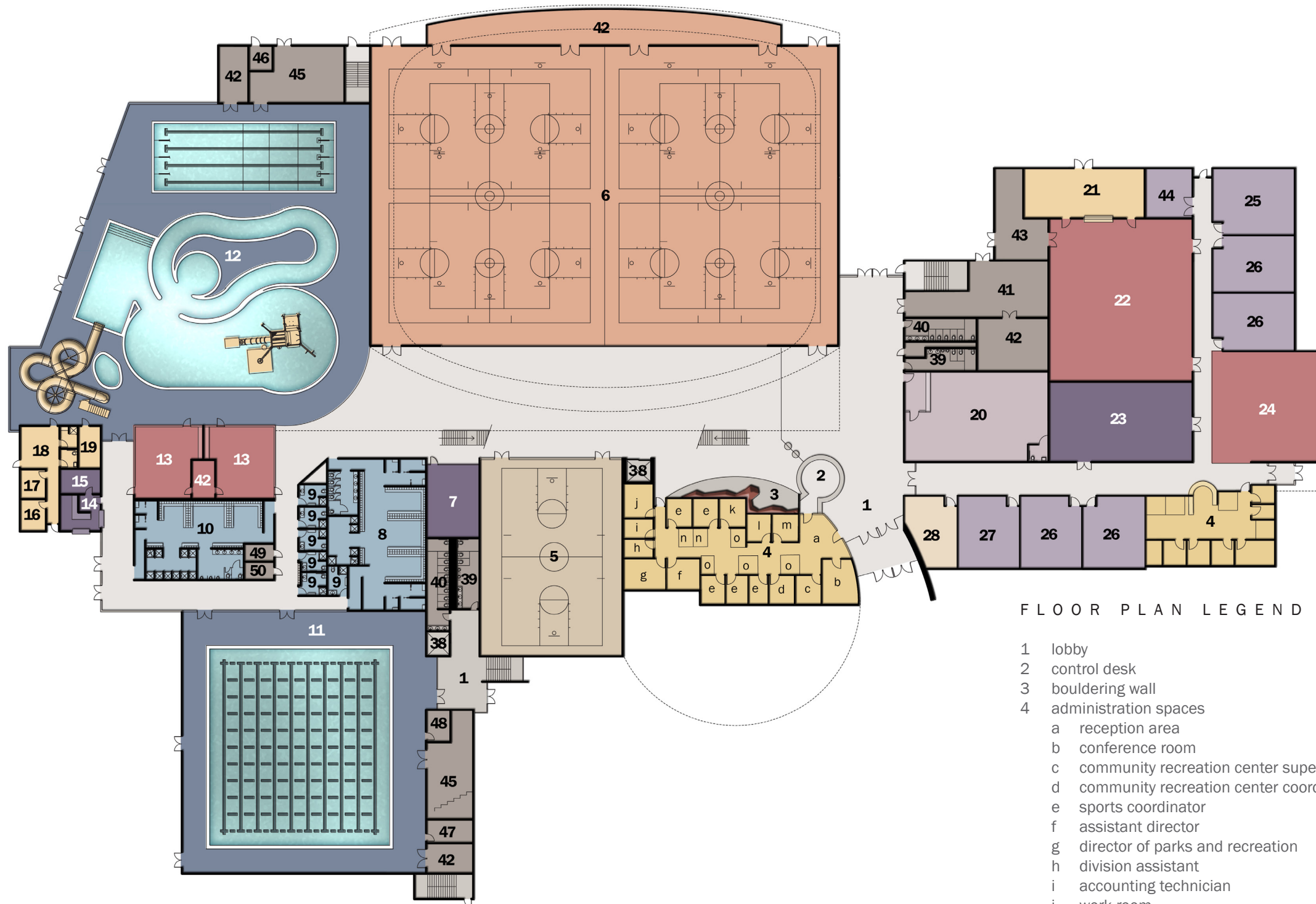
CONCEPTUAL DESIGN





8.2 Main Level Floor Plan

CONCEPTUAL DESIGN



FLOOR PLAN LEGEND

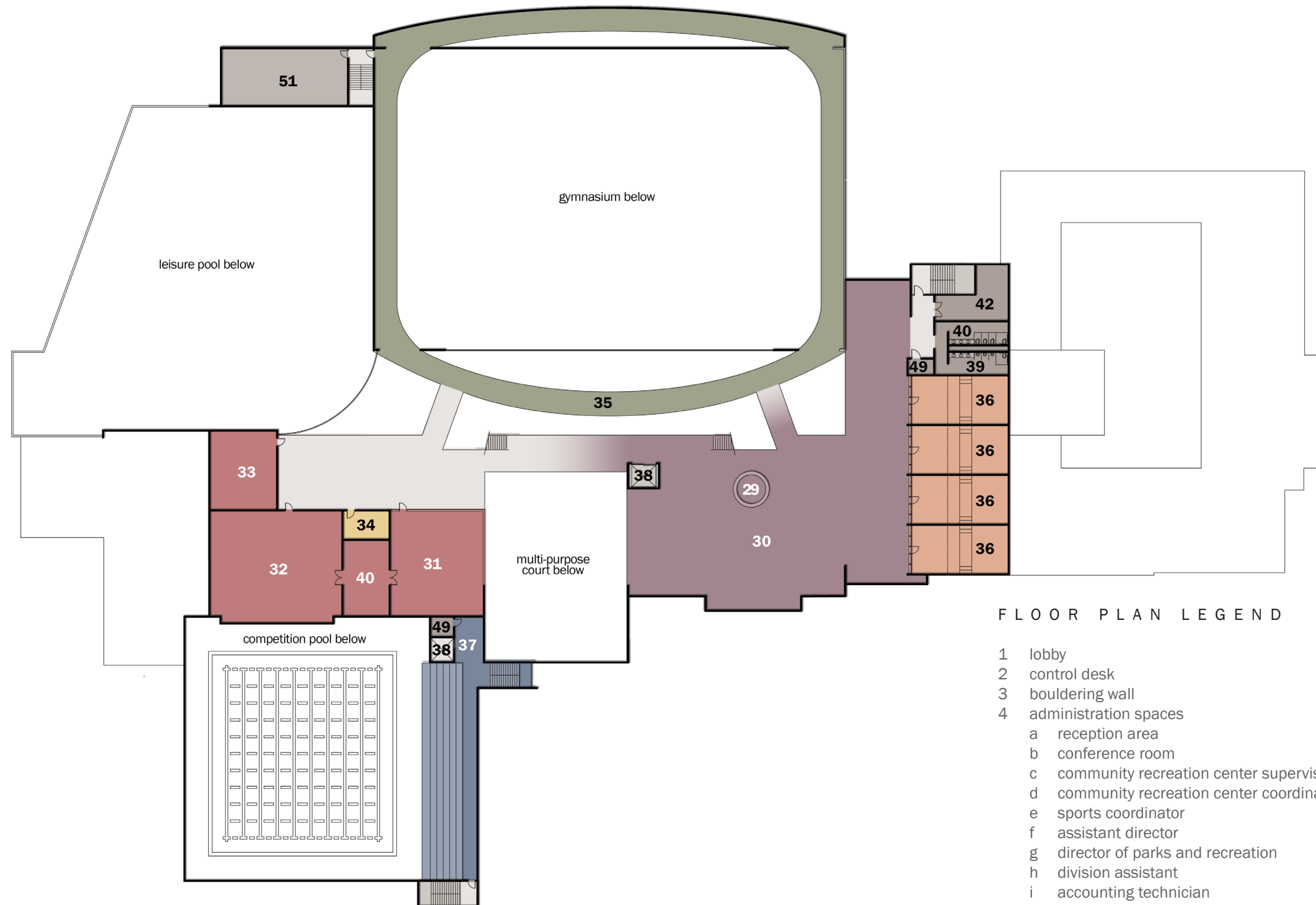
- 1 lobby
- 2 control desk
- 3 bouldering wall
- 4 administration spaces
 - a reception area
 - b conference room
 - c community recreation center supervisor
 - d community recreation center coordinator
 - e sports coordinator
 - f assistant director
 - g director of parks and recreation
 - h division assistant
 - i accounting technician
 - j work room
 - k sports supervisor
 - l special events supervisor
 - m special events coordinator
 - n special events workstations
 - o workstations

- 5 multi-purpose court
- 6 gymnasium
- 7 teen room
- 8 women's changing rooms
- 9 family changing rooms
- 10 men's changing rooms
- 11 competition pool
- 12 leisure pool
- 13 party room
- 14 concessions
- 15 concessions office
- 16 aquatic supervisor
- 17 aquatic specialist
- 18 lifeguard room
- 19 first aid
- 20 child care
- 21 catering kitchen
- 22 multi-purpose/community room
- 23 game room
- 24 lounge
- 25 arts & crafts
- 26 classroom
- 27 library/computer
- 28 wellness
- 29 fitness workstation
- 30 weight & cardio area
- 31 standard exercise studio
- 32 large exercise studio
- 33 spinning studio
- 34 fitness coordinator
- 35 running track
- 36 racquetball courts
- 37 spectator seating
- 38 elevator
- 39 men's restroom
- 40 women's restroom
- 41 receiving
- 42 storage
- 43 senior storage
- 44 classroom storage
- 45 pool equipment
- 46 chemical
- 47 laundry
- 48 maintenance technician
- 49 janitor
- 50 elevator equipment
- 51 mechanical



8.3 Upper Level Floor Plan

CONCEPTUAL DESIGN



FLOOR PLAN LEGEND

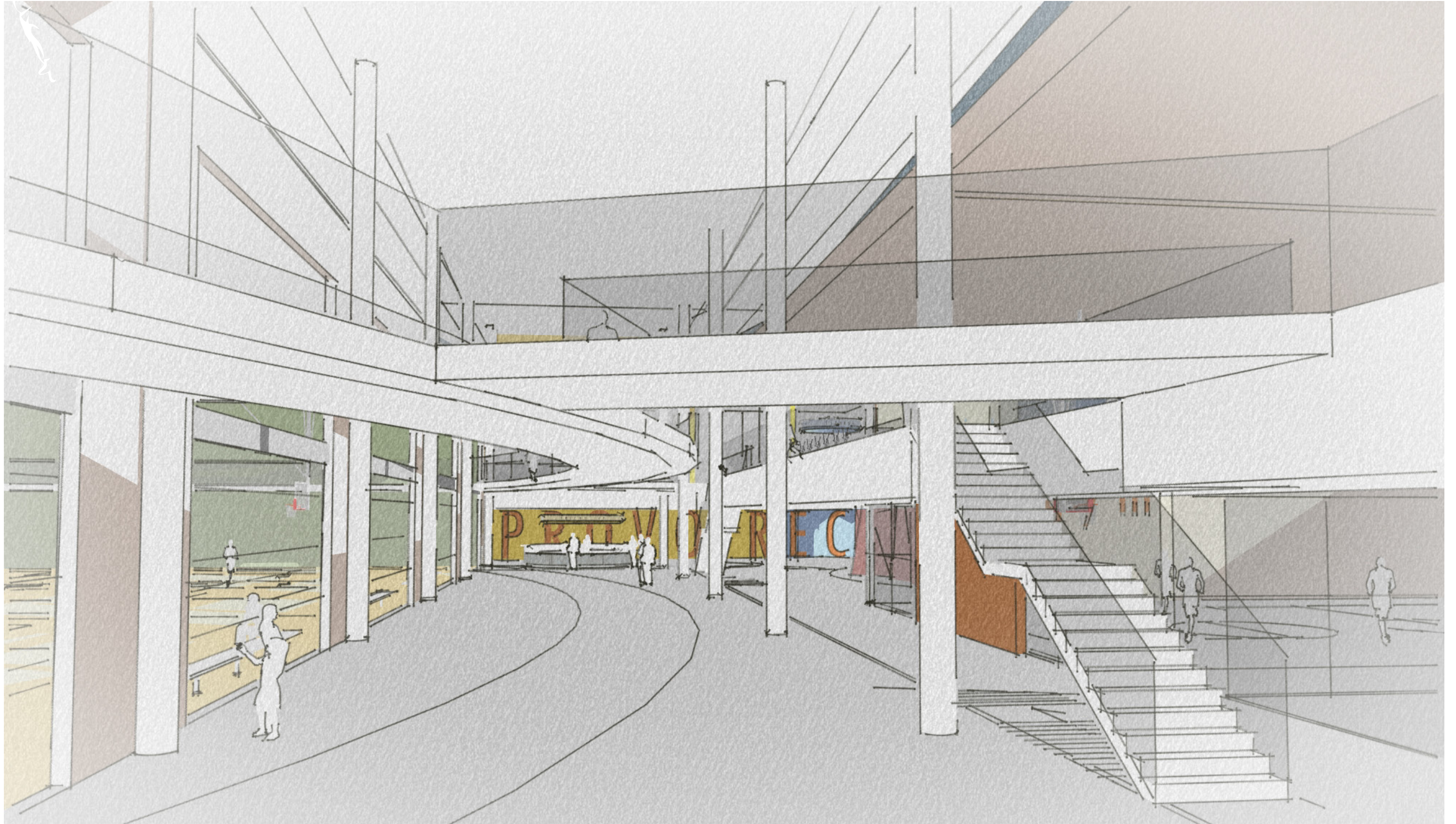
- 1 lobby
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 - b conference room
 - c community recreation center supervisor
 - d community recreation center coordinator
 - e sports coordinator
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 - h division assistant
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- 28 wellness
- 29 fitness workstation
- 30 weight & cardio area
- 31 standard exercise studio
- 32 large exercise studio
- 33 spinning studio
- 34 fitness coordinator
- 35 running track
- 36 racquetball courts
- 37 spectator seating
- 38 elevator
- 39 men's restroom
- 40 women's restroom
- 41 receiving
- 42 storage
- 43 senior storage
- 44 classroom storage
- 45 pool equipment
- 46 chemical
- 47 laundry
- 48 maintenance technician
- 49 janitor
- 50 elevator equipment
- 51 mechanical



8.4.1 Perspective Views

CONCEPTUAL DESIGN





8.4.2 Perspective Views

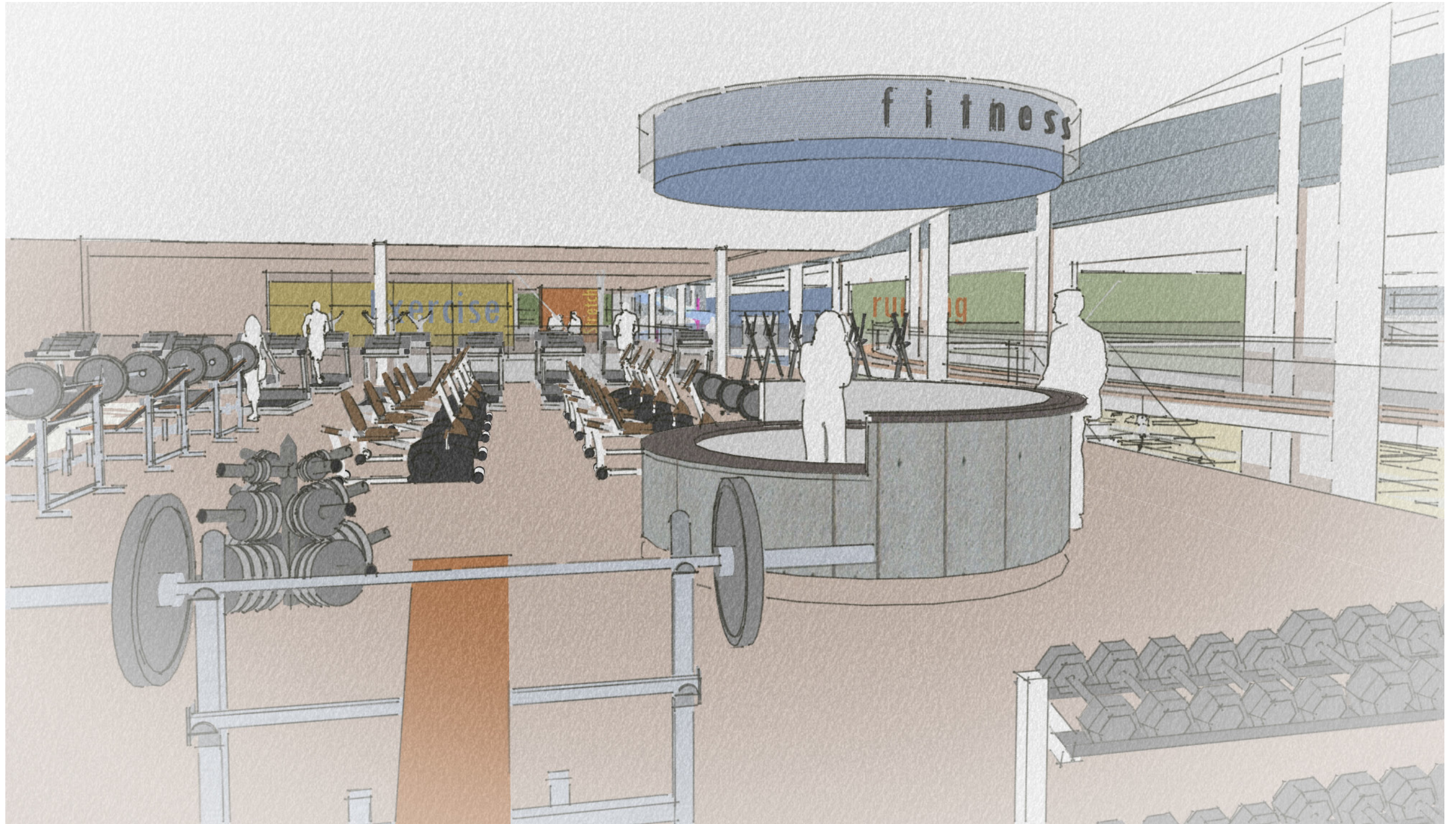
CONCEPTUAL DESIGN





8.4.3 Perspective Views

CONCEPTUAL DESIGN





8.4.4 Perspective Views

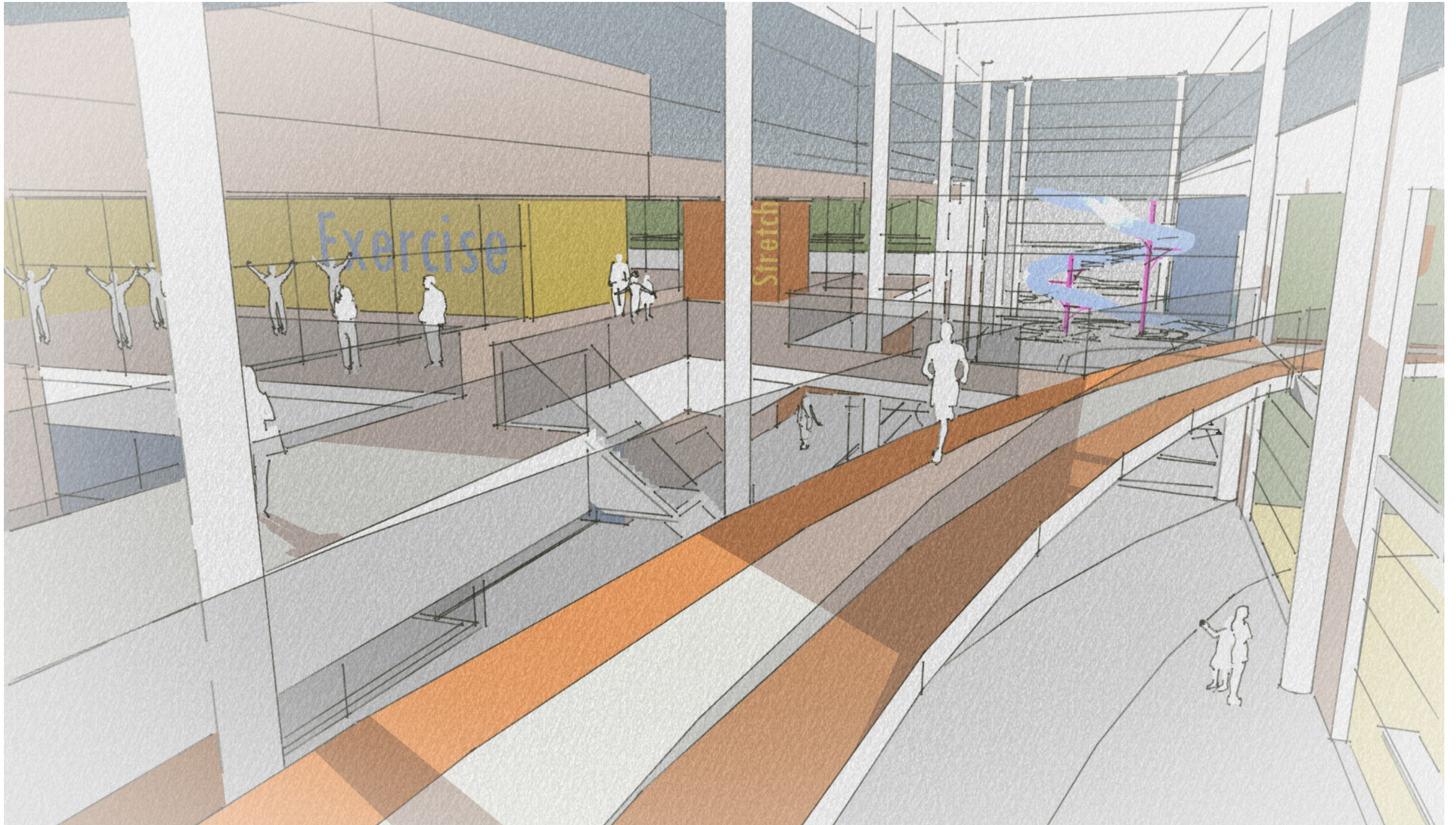
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8.4.5 Perspective Views

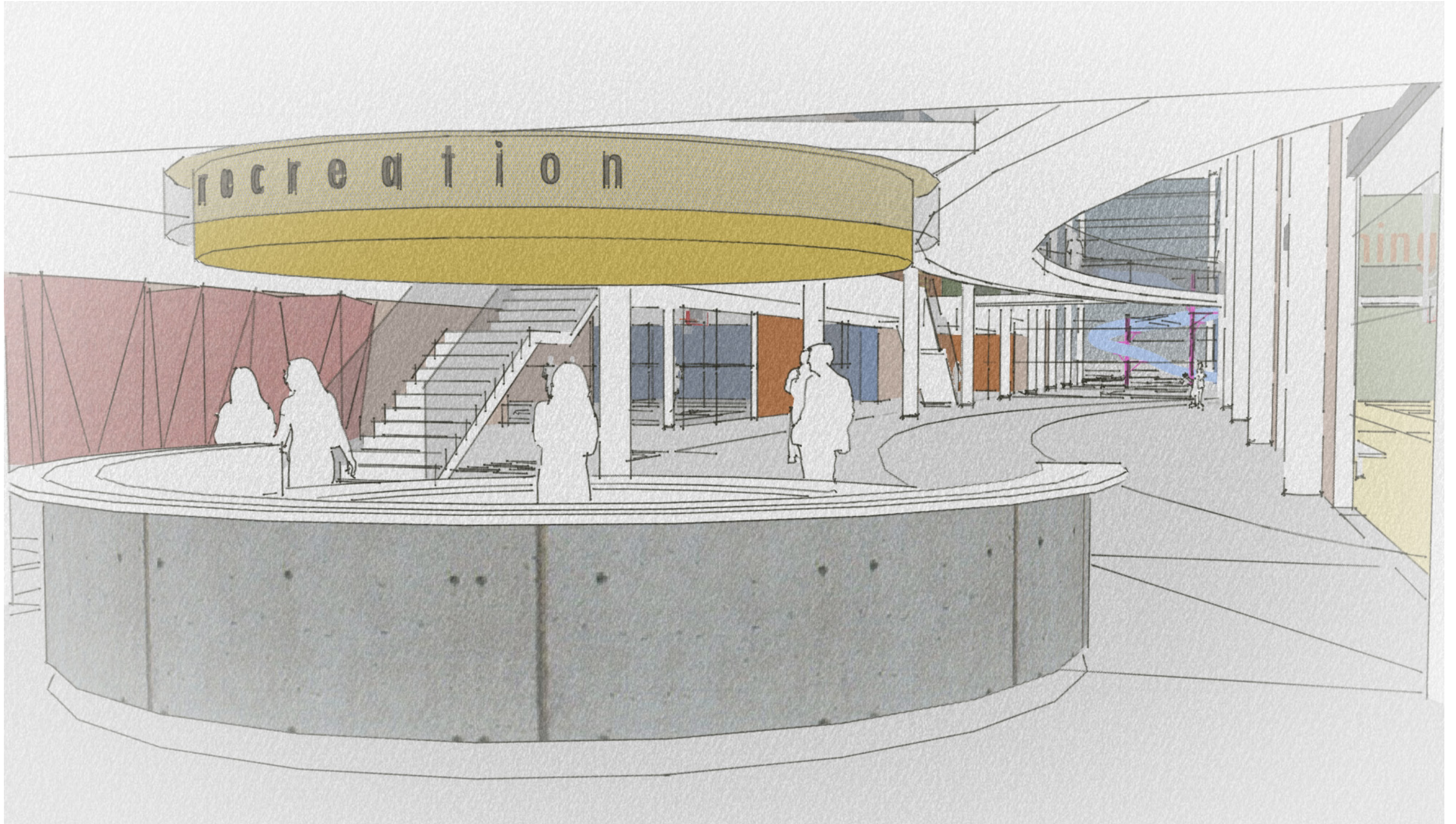
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8.4.6 Perspective Views

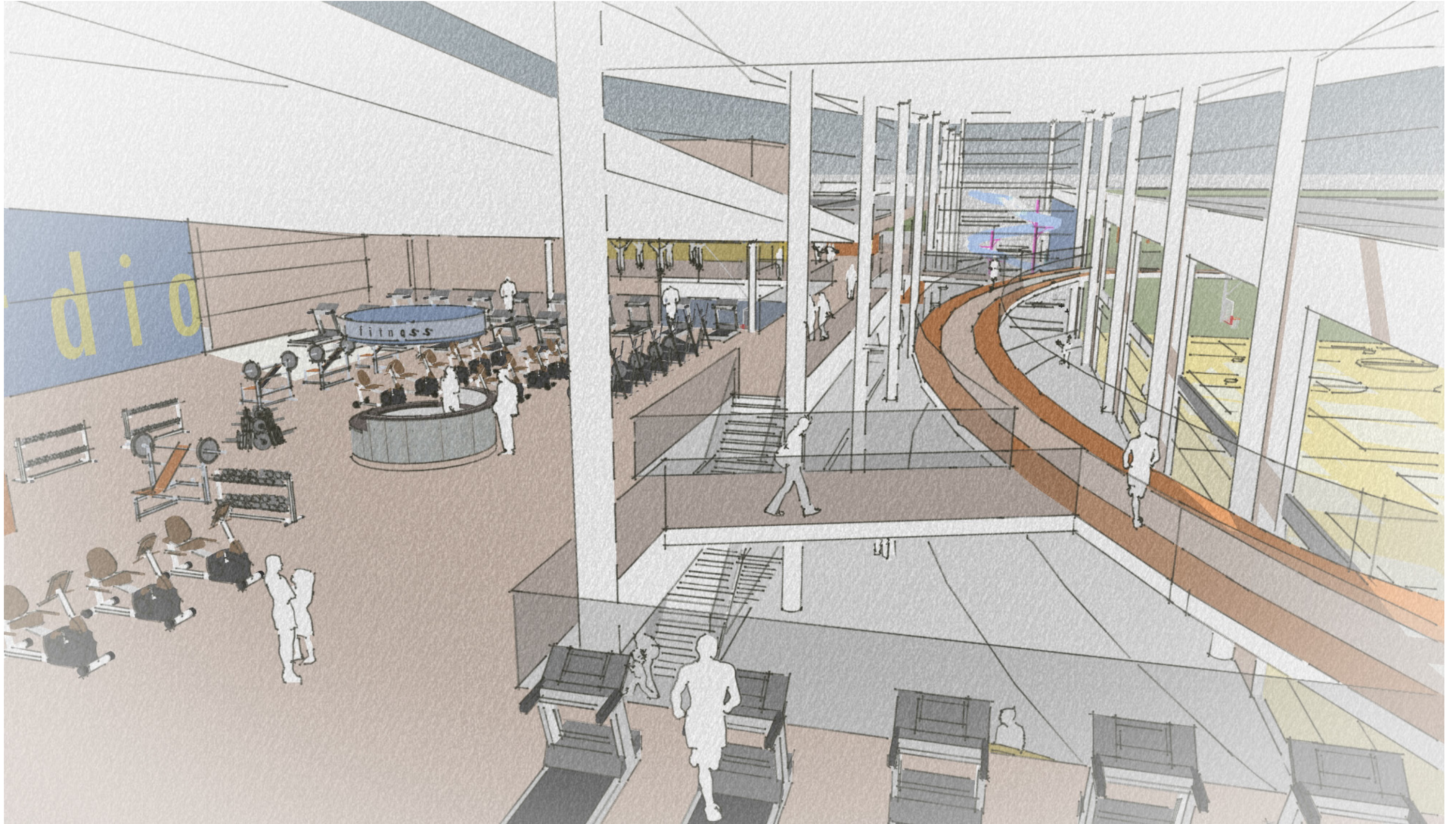
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8.4.7 Perspective Views

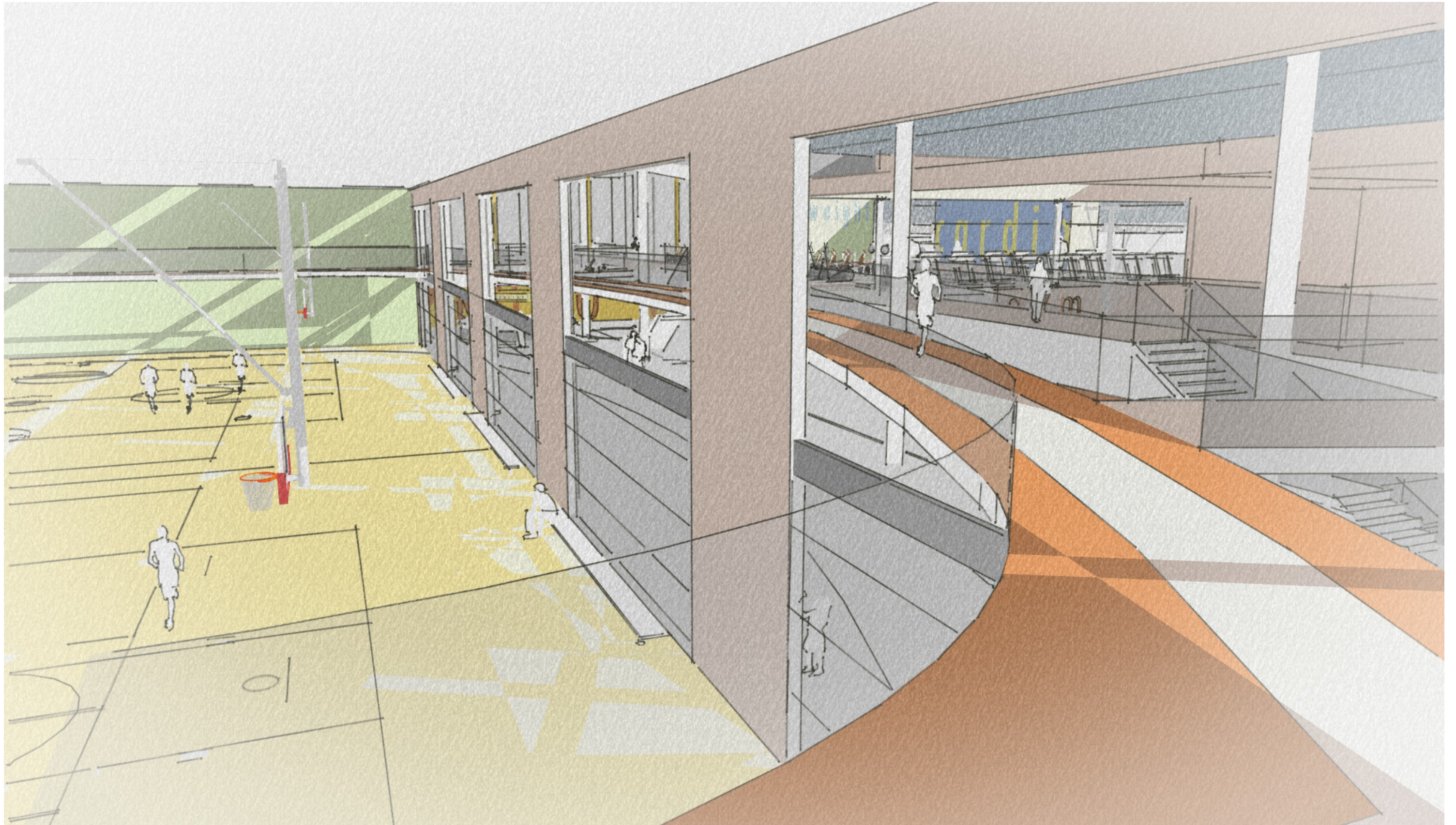
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8.4.8 Perspective Views

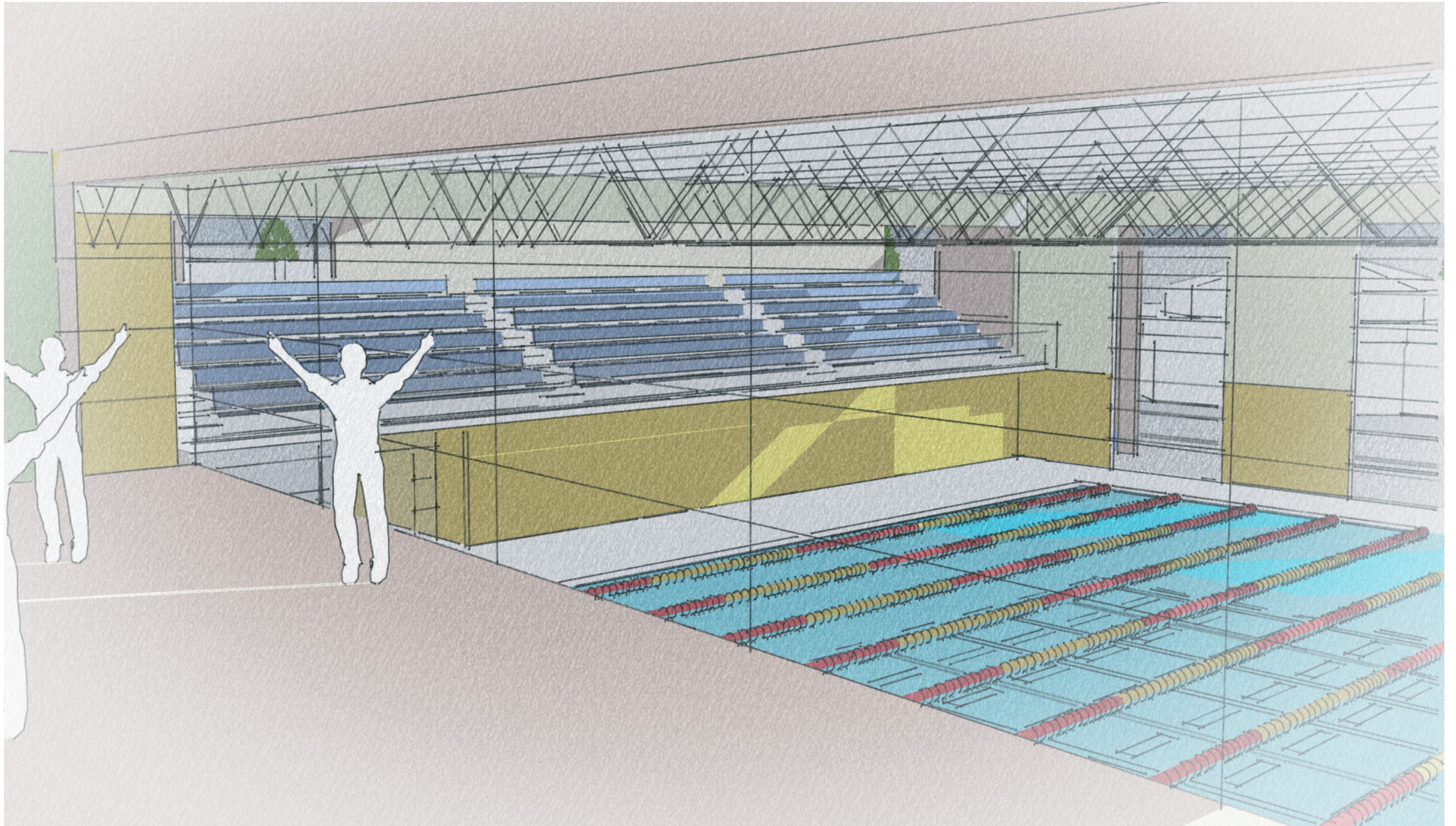
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8.4.9 Perspective Views

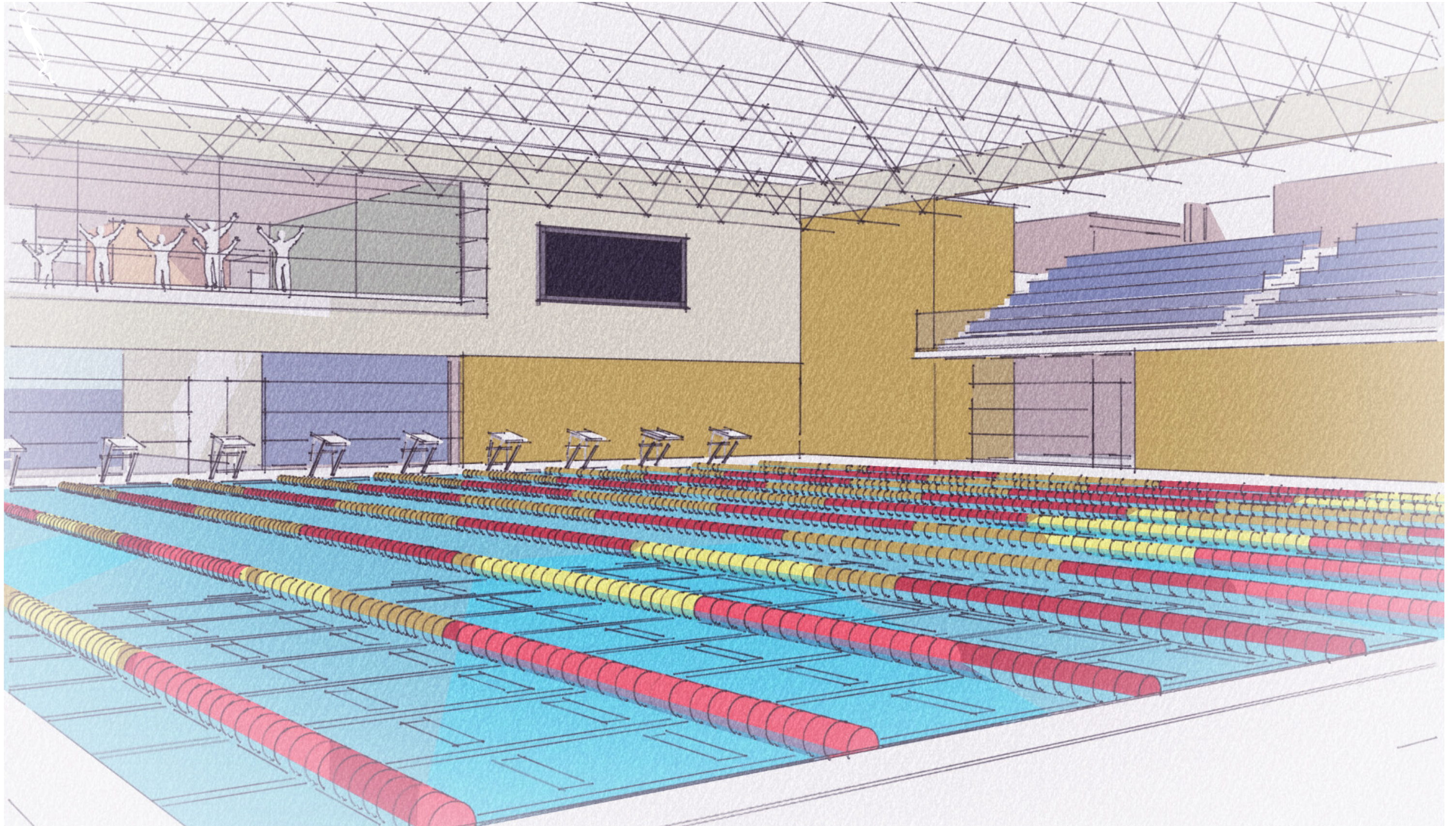
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8.4.10 Perspective Views

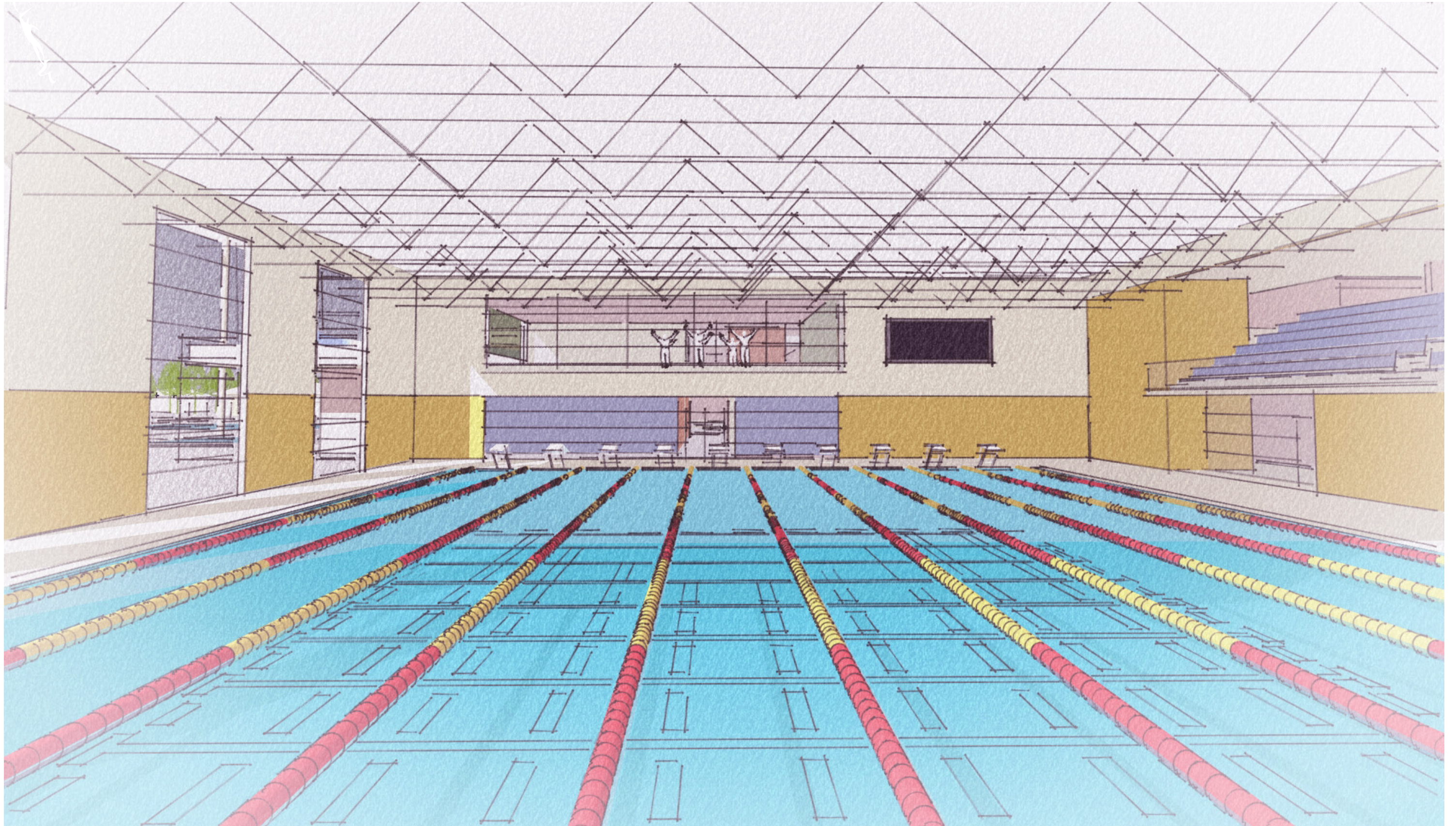
CONCEPTUAL DESIGN





8.4.11 Perspective Views

CONCEPTUAL DESIGN





8.4.12 Perspective Views

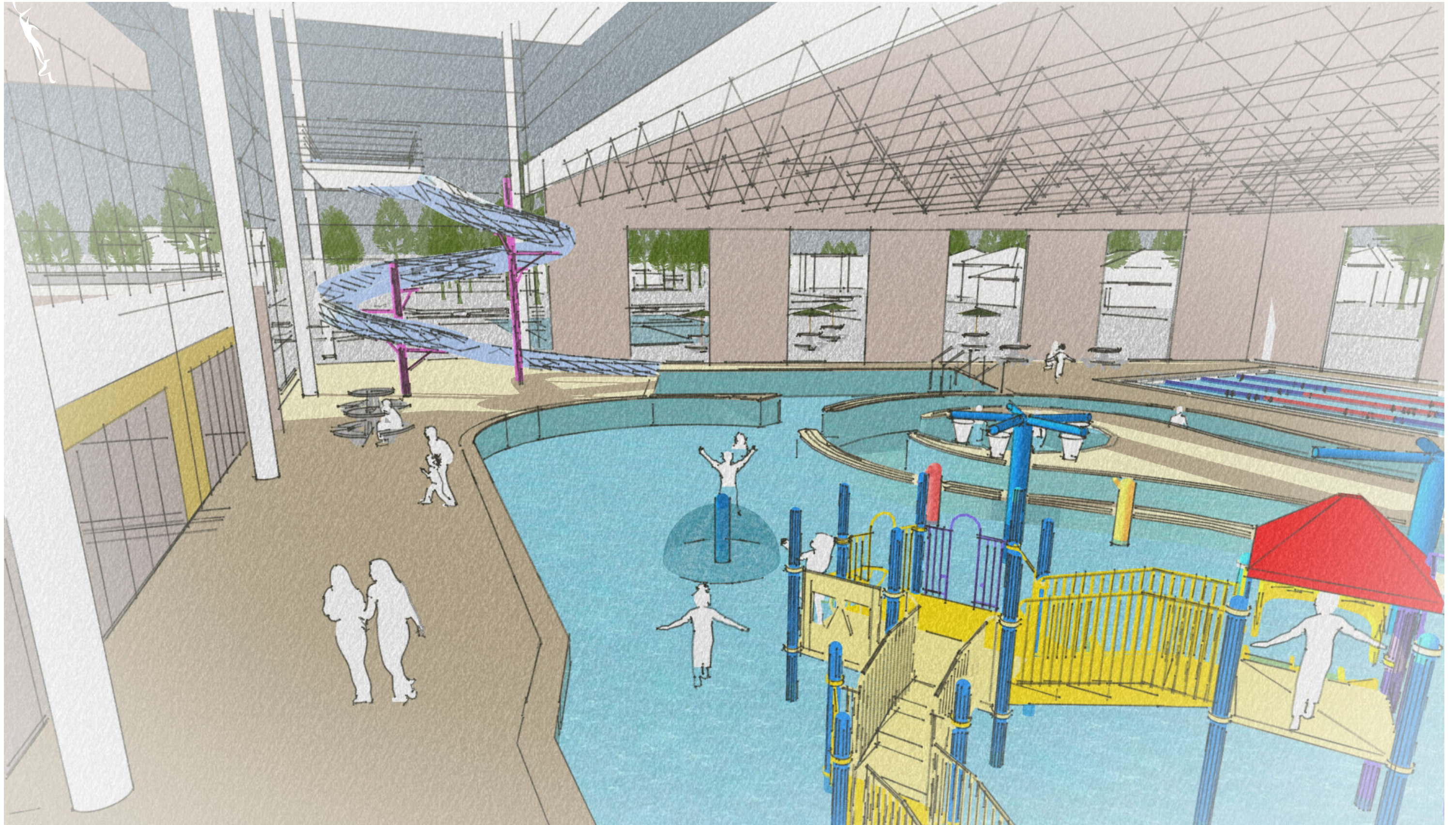
CONCEPTUAL DESIGN





8.4.13 Perspective Views

CONCEPTUAL DESIGN





8.4.14 Perspective Views

CONCEPTUAL DESIGN





9.0 Project Costs

9.1 Project Cost Summary

From the facility program and conceptual designs, an estimate of project development costs was developed. The following is a listing of estimated project costs.

SUMMARY OF PROBABLE PROJECT COSTS

Provo City Community Recreation Center
Provo, Utah

VCBO Architecture

524 South 600 East
Salt Lake City, Utah

Description	Costs
S O F T C O S T S	
Land Acquisition	\$0.00
Architectural and Engineering Services	\$2,461,215.31
Geotechnical Investigation (Allowance)	\$12,000.00
Fixtures, Furnishings and Equipment (FF&E)	\$500,000.00
Testing, Fees, Surveys, Etc. (Allowance)	\$120,000.00
Local Fees and Permits	\$0.00
Project Contingency 10%	\$309,321.53
Total Estimate Soft Costs	\$3,402,536.84
H A R D C O S T S	
Demolition	\$222,383.36
New Construction Costs	\$33,263,539.20
Construction Contingency 5%	\$1,674,296.13
Total Estimate Construction Costs	\$35,160,218.69
Total Estimated Project Costs	\$38,562,755.53



9.2 Construction Costs

Provo City Community Recreation Center
Provo, Utah

VCBO Architecture
524 South 600 East
Salt Lake City, Utah

Building Square Footage: 156,608

Division		Line Item Cost	Cost/SF
Division 1	General Requirements	\$1,840,144.00	\$11.75
Division 2	Existing Conditions	\$0.00	
Division 3	Concrete	\$3,807,140.48	\$24.31
Division 4	Masonry	\$1,960,732.16	\$12.52
Division 5	Steel	\$2,728,111.36	\$17.42
Division 6	Woods and Plastics	\$339,839.36	\$2.17
Division 7	Thermal and Moisture Protection	\$3,852,556.80	\$24.60
Division 8	Doors and Windows	\$1,555,117.44	\$9.93
Division 9	Finishes	\$1,407,905.92	\$8.99
Division 10	Specialties	\$277,196.16	\$1.77
Division 11	Equipment	\$161,306.24	\$1.03
Division 12	Furnishings	\$3,132.16	\$0.02
Division 13	Special Construction	\$4,262,869.76	\$27.22
Division 14	Elevators	\$158,174.08	\$1.01
Division 21	Fire Sprinklers	\$205,156.48	\$1.31
Division 22	Plumbing	\$0.00	\$0.00
Division 23	Heating Ventilation Air Conditioning	\$5,799,194.24	\$37.03
Division 26	Electrical	\$2,709,318.40	\$17.30
Division 31	Sitework	\$1,434,529.28	\$9.16
Division 32	Landscaping	\$761,114.88	\$4.86
TOTALS		\$33,263,539.20	\$212.40



10.0 Operations Pro-Forma

Upon completion of the facility program, an operational analysis of the scheme was developed to forecast the potential expenses and revenues that could be anticipated (see Appendix E). Expenses are estimated to be \$2,850,742.00. Revenues are anticipated at \$2,112,433.00, with a subsidy of \$738,309.00, \$216,691.00 less than the current \$955,000.00 currently being expended on the existing facilities.

Expenditure - Revenue Comparison

Category	Facility Budget
Expenditures	\$2,850,742
Revenues	\$2,112,433
Difference	-\$738,309
Recovery %	74%

It is estimated that the following building components have the following impact on capital costs, operating expenses and revenues:

C O M P E T I T I V E P O O L	
Construction Costs	\$3,850,000
Soft Costs	\$339,000
Total Capital Cost Estimate	\$4,189,000
Expenditures	\$250,000-\$270,000
Revenues	\$100,000-\$115,000
Difference	-\$150,000-\$155,000
G Y M N A S I U M (1 / 2)	
Construction Costs	\$2,600,000
Soft Costs	\$229,000
Total Capital Cost Estimate	\$2,829,000
Expenditures	\$50,000-\$60,000
Revenues	\$30,000-\$40,000
Difference	-\$10,000-\$20,000
S T A N D A R D F I T N E S S S T U D I O	
Construction Costs	\$320,000
Soft Costs	\$28,000
Total Capital Cost Estimate	\$348,000
Expenditures	\$20,000-\$25,000
Revenues	\$23,000-\$27,000
Difference	\$2,000-\$3,000
M U L T I - P U R P O S E C O U R T	
Construction Costs	\$1,300,000
Soft Costs	\$114,000
Total Capital Cost Estimate	\$1,414,000
Expenditures	\$30,000-\$35,000
Revenues	\$15,000-\$20,000
Difference	-\$15,000-\$20,000



11.0 Conclusions

Study Conclusions:

- Existing facilities are approaching the end of their useful life
- Current recreational offerings are substandard to other Utah communities
- Provo City residents are generally in support of a new community recreation center
- Development costs will be approximately \$38.5 million for the desired components
- North Park offers the most opportunity for development if a new facility were to be constructed

Possible message components:

- Operational costs of current facilities
- Capital improvements needed for current facilities
- Operational cost of new facility likely to be less than for current facilities
- Recent decrease in construction costs
- Importance of physical activity and personal and family recreation
- Weaknesses of current facilities (safety, aesthetics, space and programming)
- Strengths of proposed new facility (safety, aesthetics, space and programming)
- What's typical for cities of this size/how current facilities compare to other cities'
- Residents are using other cities' facilities
- Current support as per recent survey and prior survey
- Process used to ensure proposal is the best possible proposal, reflect resident input, best practices, etc.
- Choices in proposal that were driven by resident input, interest in efficiency, etc.
- Funding options/pros and cons
- General obligation bond--minimal individual impact, apx. \$30 per year for a \$200,000 home, less than \$3 per month, about the cost of a DVD rental
- General obligation bond--would be similar to library bond, which will be paid off soon
- CARE tax--Provo residents already pay a CARE tax in other cities
- CARE tax--a way for non-residents and non-property owners to help pay for facilities they may use or otherwise benefit from
- How this serves a need not served by the private sector/does not compete with the private sector/ why it competes but should be done anyway

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