



Counsilman · Hunsaker
AQUATICS FOR LIFE

Lake Oswego Swim Club
District Pool Study
Lake Oswego, OR
November 2017

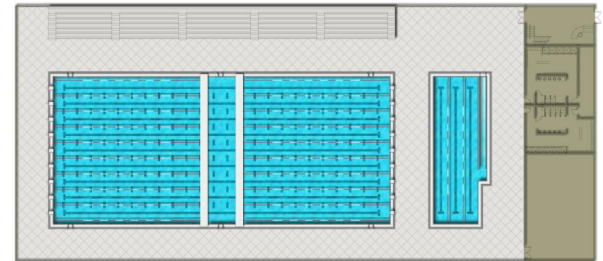
THIS STUDY

- Commissioned by Lake Oswego Swim Club on behalf of local Aquatics community.



- Intended to help School and City planners form a vision for a new District Pool or Community Aquatics Center that meets stakeholder requirements.

- Bring leadership from Councilman-Hunsaker on design concepts and best practices achievable with LOSD Bond allocation and reasonable fundraising and partnerships.



ABOUT COUNSILMAN-HUNSAKER

47 YEARS OF EXPERIENCE

30 TEAM MEMBERS

SWIMMERS

POOL MANAGERS

WATERPARK ENTHUSIASTS

ST. LOUIS, DALLAS, DENVER, LOS ANGELES

1,500+ COMPLETED PROJECTS

300+ AQUATIC STUDIES

11 WORLD RECORD FACILITIES



Counsilman/Hunsaker & Associates

1970



COUNSILMAN/HUNSAKER
AND ASSOCIATES

1993



COUNSILMAN · HUNSAKER
The Ultimate Aquatic Advantage

2005

WE WERE ASKED . . .

1. Budget

- Can we build a new Pool that meets the District's aquatics programming and capacity requirements with the allocated funding? (the \$7M question)
- Can we leverage the allocated funding to build an Aquatics Center for the community?

2. Form and Function

- What are the features, technologies and best practices we should consider?
- What would an Aquatics Center look like?

3. Siting

- What are the practical considerations for different siting options?
- What would be the best site for a new Aquatics Center?



DISTRICT POOL REQUIREMENTS

- Programming Requirements
 - High School and Age Group Swimming – Men/Women
 - High School and Age Group Water Polo – Men/Women
 - Short course swimming (25 yds); Long course swimming (50m); Water Polo (30m, all deep)
- Capacity Requirements
 - Concurrent use by at least two teams (High School, Age Group, etc.)
 - Daily peak usage: Up to 150 participants (in water or on deck) and 50 spectators
 - Swimming and Water Polo competitions: Up to 750 participants and 1,000 spectators
 - Flexibly partitionable for different programming needs



STAKEHOLDER PRIORITIES

1. Time to availability (safety and maintenance concerns with existing pool)
2. District's current programming and capacity requirements (20+ lanes)
3. Superior environmentalals (e.g. water temp, air quality, light) with natural ventilation and expandable outdoor access
4. Accessible storage for bleachers, lane lines, water polo goals, timing pads, exercise equipment, etc.)

----- *Minimum requirements for District Pool*

- Maximum deck space for multi-use programming
- Warm water teaching pool (3+ lanes)
- Raised spectator area
- Offices and multi-purpose spaces

} *Minimum requirements for Community Aquatics Center*

DESIGN APPROACH

- Select a 50 meter x 25 yard pool to meet programming and capacity requirements
 - Consider modular stainless steel technology (e.g. Myrtha) to accelerate schedule
- Cover with lower cost stretched fabric enclosure
 - Investigate indoor / outdoor options (e.g. garage doors)
 - Investigate HVAC options
- Build minimal viable “brick and mortar” facilities to address critical needs
 - Pool mechanical room, changing rooms
 - Use lower cost modular solutions where possible
 - Investigate shared infrastructure funded through other sources



WHY A 50M POOL

- 50M x 25Y pool provides 20-22 lanes to address District's current and projected growth numbers
(With new schedule, both high school teams cannot practice after school and have to alternate before/after. Age group teams rent pool time at Lewis & Clark and PCC)
- Required to meet daily peak capacity
(Age group team membership is constrained by capacity)
- Multiple ways to configure the pool using sliding bulkheads, allowing multiple aquatic activities to use pool at the same time
- Ability to host league and regional competitions, which is important for school leadership and revenue generation.
(District championships currently held at 50M pools in Gresham and Corvallis)



WHY A STRETCHED FABRIC ENCLOSURE

- Engineered for high moisture environments.
- Allow natural light to illuminate the interior space.
- Include garage doors which can be opened to extend the deck space outdoors and improve air flow.
- Significantly reduce the costs and time schedule compared to conventional building construction.
- Sloped shape with peak in center provides height for water polo playing field



INSIDE VIEWS

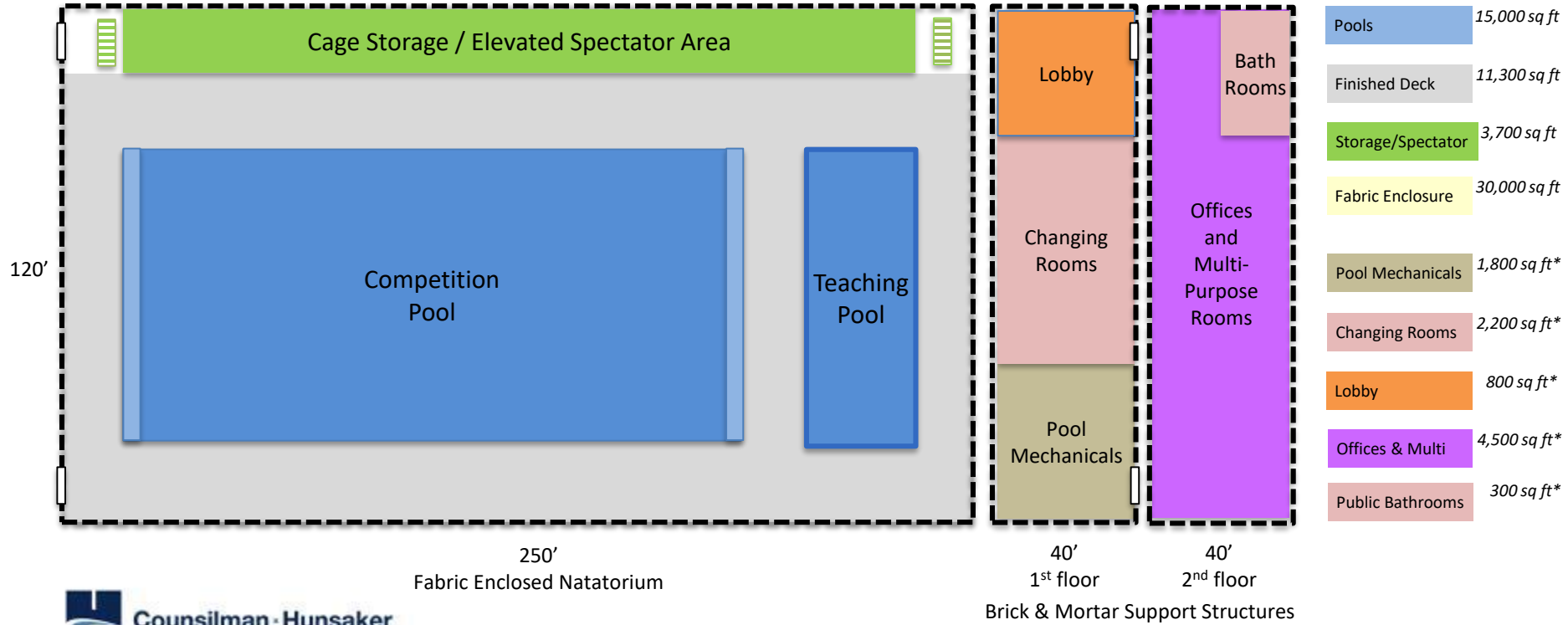


Spectator side with raised observation area
over deck accessible storage

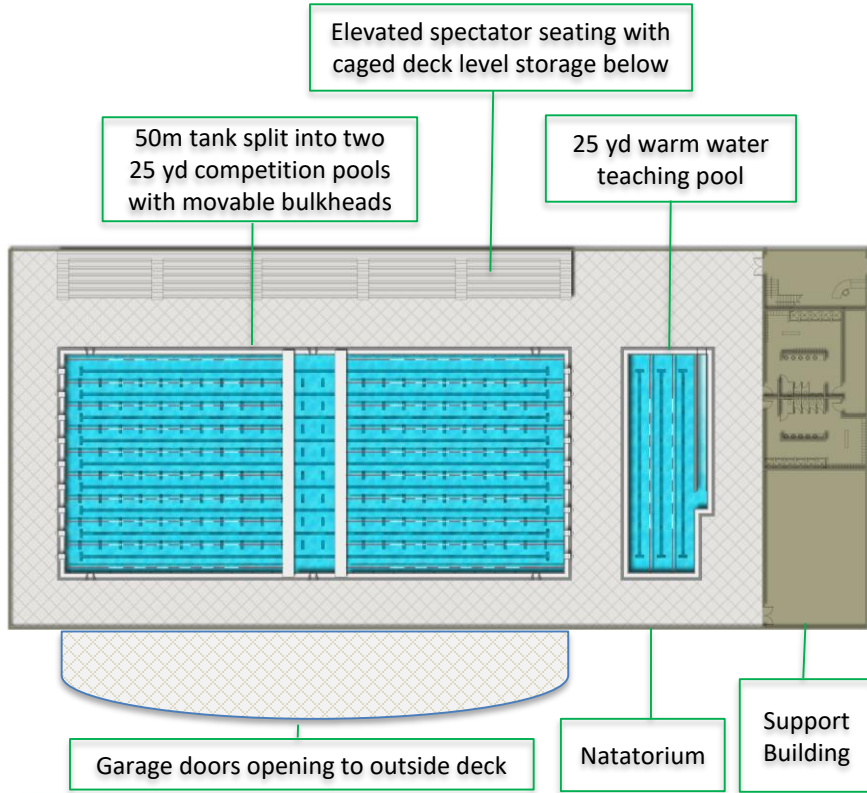


Participant side with expandable outside access
to slab patio (for team tents, vendors, etc.)

CONCEPTUAL LAYOUT



ESTIMATED COST



Description	Sq Ft	Cost	Sub-total
Natorium	30,000	\$ 244	\$ 7,305,400
Competition Pool (50Mx25Y)	13,000	\$ 225	\$ 2,925,000
Movable Bulkheads	2		\$ 350,000
Teaching Pool	2,000	\$ 225	\$ 450,000
Storage / Raised Spectator Area	3,700	\$ 100	\$ 370,000
Pool Deck (15')	11,300	\$ 8	\$ 90,400
Fabric Enclosure	30,000	\$ 104	\$ 3,120,000
Support Building	9,600	\$ 185	\$ 1,776,000
Mechanical Room *	1,800	\$ 150	\$ 277,200
Changing Rooms *	2,200	\$ 250	\$ 514,800
Lobby *	800	\$ 190	\$ 148,800
Offices and Multi-purpose Space *	4,500	\$ 170	\$ 765,000
Public Bathrooms *	300	\$ 250	\$ 70,200
<i>* Includes 20% Circulation/Walls</i>		\$ 170	
Site (Utilities, Parking, Landscaping, etc.)			\$ 1,000,000
Furniture, Fixtures, Equipment			\$ 256,000
Total Construction Cost			\$ 10,337,400
Inflation (1 year)		5%	\$ 516,870
Contingency		10%	\$ 1,085,427
Indirect Costs		10%	\$ 1,193,970
Total Project Cost	39,600	\$ 332	\$ 13,133,667

SITE SIZING



	Option 1
Parking	93
Parking Sq. Ft.	31,000
Impervious Structure	35,581
Total Program Sq. Ft.	66,581
Total Sq. Ft. with Efficiency	133,162
Preferred Site Size Requirements (acres)	3.06
Recommended Site Size (acres)	4.59

SITING OPTION – LAKERIDGE JUNIOR HIGH SCHOOL CAMPUS


District owned property to be reconfigured with new campus by 2020.

👍 Opportunity to reduce capital cost by leveraging District's site construction budget.



SITING OPTION – OPPOSITE LUSCHER FARM (RASSEKH PROPERTY)


City owned property designated and budgeted for “active recreation”.

 Opportunity to start construction soon at well situated location.



SITING OPTION – LAKE OSWEGO PUBLIC GOLF COURSE

City owned property under consideration for expanded recreational facilities.

 Opportunity to partner with City to make natatorium part of recreational complex with outdoor pools and shared buildings and infrastructure.



This study is based on information that was current as of November 2017. Every reasonable effort has been made in order that the data reflects the most timely and current information possible and is believed to be reliable. This study is based on estimates, assumptions, and other information developed by the consulting team from independent research. No warranty or representation is made by the consultants that any of the projected values or results contained in this study will actually be achieved. No responsibility is assumed for inaccuracies in reporting by the client, its agents and representatives or any other data source used in preparing or presenting this study. This entire report is qualified and should be considered in light of the above conditions and limitations.