

# Mt Vernon RECenter Renovation and Addition Concept Design



# Mt Vernon RECenter Renovation and Addition Concept Design

## **FCPA Project Team:**

Barbara Nugent  
Brian Laws  
Trina Taylor  
Monica Phillips  
Marcus Barton  
Joshua Lainhart  
Jennifer Braun  
Ellen Werthmann  
Carl Kirtley  
David Jewell  
Mary Malof  
Julie Frederickson  
Sandra Kellogg  
Alan Crofford  
Dale Willingham  
Davood Majidian  
Gary Logue  
Samantha Wangsgard  
David Bowden  
Andy Miller  
Eric Inman

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Park Operations  
Park Operations  
Planning and Development  
ADA Coordinator  
Resource Management  
Planning and Development  
Planning and Development  
Project Manager

## **DPWES Project Team:**

Carey Needham	BDCD
Teresa Lepe	BDCD
Dennis Holder	BDCD
David Franklin	Project Manager

## **Architecture/Engineering Project Team:**

Ritter Norton	Architect
Burgess & Niple	Civil Engineer
Ehlert Bryan	Structural Engineer
Potomac Energy Group	MEP Engineer
Counsilman Hunsaker	Aquatics Consultant
WTS	Fitness Consultant
Everything Ice	Ice Consultant
Downey & Scott	Cost Estimator



# Mt Vernon RECenter Renovation and Addition Concept Design

## Meeting Agenda

Introductions:

David Bowden, Director Planning and Development, FCPA

Welcome Statement:

Supervisor Storck/PAB Board Member Linwood Gorham

Project History:

Eric Inman, Project Manager, FCPA

Concept Plan:

Jim Ritter/Leo Salom, Ritter Norton Architects

Project Schedule:

Eric Inman/David Franklin, DPWES BDCD Project Manager



## Mt Vernon RECenter Renovation and Addition Concept Design

### **Description: Phase I Critical Improvements RECenter Renovation/Expansion/Fitness/Multipurpose**

The existing ice rink facility was built in 1979. The aquatic facility was added in 1983. The existing ice rink, pool, and a core area that connects to two, approx. 61,000 sf, require updating to increase the efficiency of the interiors and site. The scope includes an approx. 20,000 sf renovation of the core building, an approx. 34,300 sf addition to include fitness and multi-purpose areas, and upgrades to existing building systems in 40,000 sf of existing space, including the pool and ice rink for a total project size of approx. 95,000 sf. In addition, the concept design plans for a 30,200 sf future ice rink, and 11,700 sf leisure pool additions. The facility is to remain operational during construction as much as possible requiring complicated phasing in design, permitting and construction.



# Mt Vernon RECenter Renovation and Addition Concept Design

## Milestone Schedule of Past Process:

Public Meeting for Future Work	Feb/2014
<b><u>Existing Building Assessment:</u></b>	
Project Kickoff Meeting	Apr/2014
Building Evaluation	Summer/2014
Building Assessment Report	Oct/2014
Public Assessment Presentation	Feb/2015
Assessment Evaluation by Team	Spring/2015
<b><u>Feasibility Study:</u></b>	
Project Kickoff Meeting	Jul/2015
Public Meeting	Jul/2015
Public Outreach Presentation Mtg	Oct/2015
Program and Financial Analysis	Winter/2015-16
Public Feasibility Study Meeting	Apr/2016
Final Feasibility Study Report	Jul/2016
2016 Bond Approval	Nov/2016
<b><u>Building Design:</u></b>	
Design Team Solicitation (w/ DPWES)	Nov 2016/Jul 2017
Concept Design Kickoff Meeting	Jul/2017
Final Concept Design	Feb/2018
Public Meeting of Concept Design	May/2018 ←



# Mt Vernon RECenter Renovation and Addition Concept Design

## *What we heard from you....*

### Important programmatic goals:

- Improve main entrance and make building generally more accessible
- Eliminate exterior stairs from parking lot to building
- Provide modern health and fitness facilities.
- Additional flexible multi-purpose spaces to support wider array of programs
- Update existing pool and existing ice facilities to meet current needs
- Add additional ice rink to meet demands
- Update entire facility to meet current codes and industry standards for similar facilities
- Add future additional swim lanes

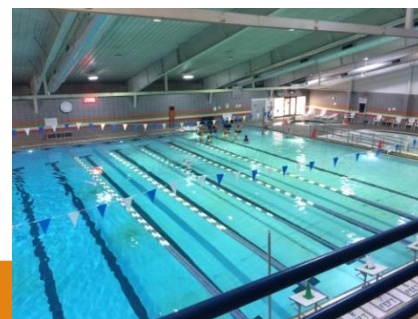


# Mt Vernon RECenter Renovation and Addition Concept Design

## *What we heard from you....*

### Important architectural goals:

- Update appearance and improve presence of facility in the community. Improve connectivity with library to create more campus like feel.
- Improve size and route of entry drive
- Enhance open and welcoming character and sense of community
- Increase street presence to create public awareness of available MVRC activities
- Provide better natural light and visual connection to exterior
- Improve flow of building and site



FINANCIAL ANALYSIS  
*Non-Operating Income*

Mt. Vernon RECenter FINAL Operating Budget				
Operational Budget Summary (Existing Center - 61,439 SF)				
Category	Core Addition w/Fitness	Leisure Pool Addition	NHL Ice w/Track Addition	Total
Square Footage	34,300	9,000	33,400	76,700
Operating Expenses	\$ 538,662	\$ 432,636	\$ 300,699	\$ 1,271,997
Operating Revenues	\$ 632,886	\$ 471,455	\$ 503,542	\$ 1,607,882
Difference	\$ 94,224	\$ 38,818	\$ 202,842	\$ 335,885
Recovery %	117%	109%	167%	126%



Slide from 4/10/2016 Public Meeting Presentation

ORDER OF MAGNITUDE  
ESTIMATE COST SUMMARY

Core Addition		Core Addition & NHL Ice Rink		Core Addition, NHL Ice Rink, & Leisure Pool	
Core Addition =	\$13,880,000	Core Addition =	\$13,880,000	Core Addition =	\$13,880,000
		NHL Ice Rink =	\$10,415,000	NHL Ice Rink =	\$10,415,000
				Leisure Pool =	\$5,485,000
Lifecycle Replacements =	\$6,500,000	Lifecycle Replacements =	\$6,500,000	Lifecycle Replacements =	\$6,500,000
Total =	\$20,380,000	Total =	\$30,795,000	Total =	\$36,280,000

# Mt Vernon RECenter Renovation and Addition Concept Design

## **Project Funding:**

Total	\$22,147,500
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## **ROM Cost:**

- Core Renovation/Fitness Addition Cost: \$22M
- Added Net Annual Revenue: \$94,000\*

\* Based on Final Feasibility Study Report 7/29/2016

Projected Completion by FY2022



# Mt Vernon RECenter Renovation and Addition Concept Design

**Description: Phase II RECenter Core Improvements  
Provide Additional NHL Ice Rink and Team Rooms**

**ROM Cost: (Currently Funded for Design Only)**

- Ice Rink Addition Cost: \$11.5M
- Added Net Annual Revenue: \$203,000

Projected Completion: TBD

**Description: Phase III Added Value Improvements  
Provide Additional Leisure Pool**

**ROM Cost: (Not Funded)**

- Leisure Pool Addition Cost: \$6.1M
- Added Net Annual Revenue: \$39,000

Project Design Schedule: TBD

Project Completion: TBD



# Mt Vernon RECenter Renovation and Addition Concept Design

## Existing Site Plan



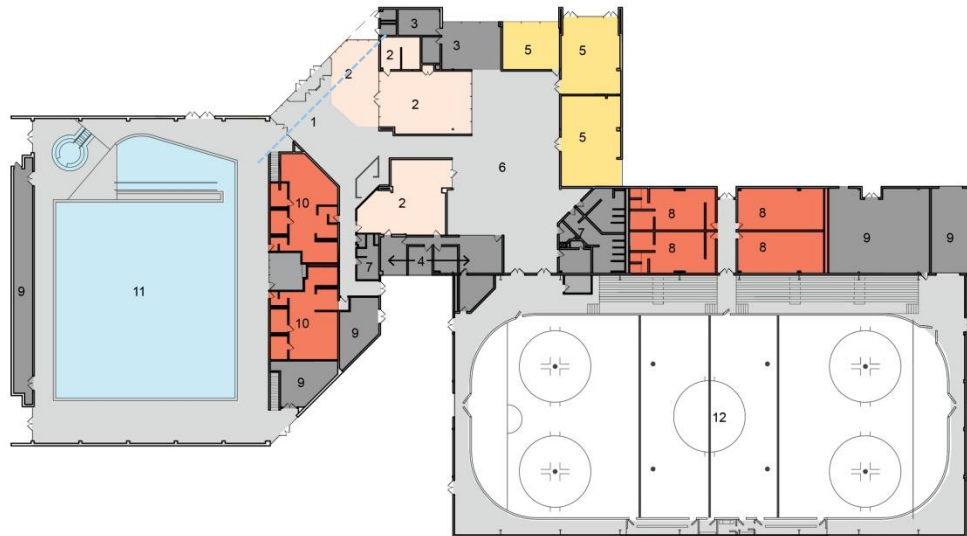
# Mt Vernon RECenter Renovation and Addition Concept Design

## Site Plan Phase 1



# Mt Vernon RECenter Renovation and Addition Concept Design

## Existing Floor Plan



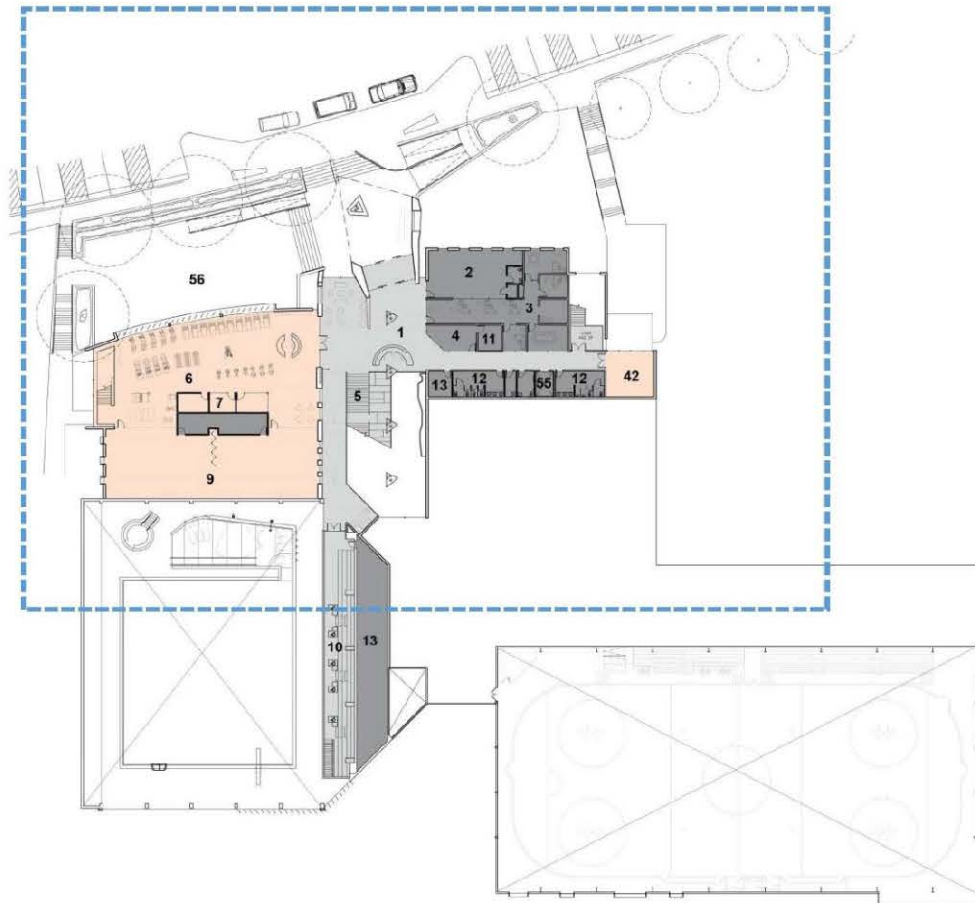
### KEY

- 1 Lobby
- 2 Fitness
- 3 Skate Admin & Support Spaces
- 4 Admin Offices
- 5 Multipurpose
- 6 Skate Changing
- 7 Restrooms
- 8 Team Room
- 9 Equipment / Support
- 10 Locker Rooms
- 11 Lap Pool
- 12 Ice Rink



# Mt Vernon RECenter Renovation and Addition Concept Design

## Upper Level Plan Phase 1



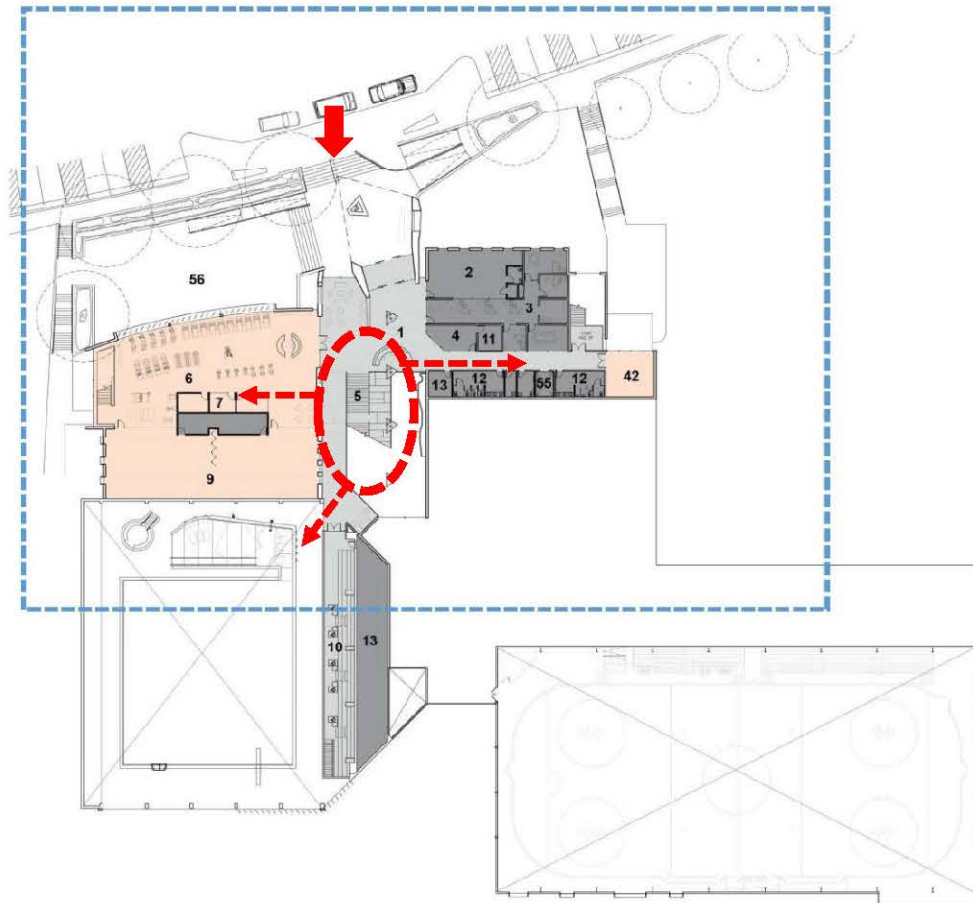
### KEY

- 1 Lobby
- 2 Drop-in Child Care
- 3 Admin Offices
- 4 Pro-Ghop
- 5 Grand Stair / Community Atrium
- 6 Cardio & Stretching
- 7 Fitness Admin
- 8 Small Fitness Room
- 9 Large Fitness Room
- 10 Pool Spectator Seating
- 11 Storage
- 12 Restrooms
- 13 Support Spaces (MEP)
- 14 Audio Visual Booth
- 15 Men's Locker Room
- 16 Family Cabanas
- 17 Women's Locker Room
- 18 Existing Lap Pool
- 19 Weight & Functional Fitness
- 20 Multipurpose Room 1
- 21 Multipurpose Room 2
- 22 Multipurpose Room 3
- 23 Multipurpose Room 4
- 24 Free Play
- 25 Skate Rental
- 26 Skate Sharpening
- 27 Ice Skater Changing Stalls
- 28 Skate Admin Office
- 29 Skate Directors Office
- 30 Team Room
- 31 Skate Changing / Warming Room
- 32 Existing Ice Rink
- 33 Spectator Seating
- 34 Referee / Pro Locker Room
- 35 Warming Pantry
- 36 Pool Safety Center
- 37 Track
- 38 Vending
- 39 NHL Ice Rink
- 40 Climbing Wall
- 41 Sauna
- 42 Small Group Quiet Room
- 43 First Aid
- 44 Climbing Wall Storage
- 45 Building Engineer
- 46 Elevator Machine Room
- 47 Olympia Machines
- 48 Ice Systems Equipment Room
- 49 Pool Manager Office
- 50 Pool Equipment Room
- 51 Party Room
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- 53 Leisure Pool Equipment Room
- 54 Chemical
- 55 Elevator
- 56 Activity PI



# Mt Vernon RECenter Renovation and Addition Concept Design

## Upper Level Plan Phase 1



### KEY

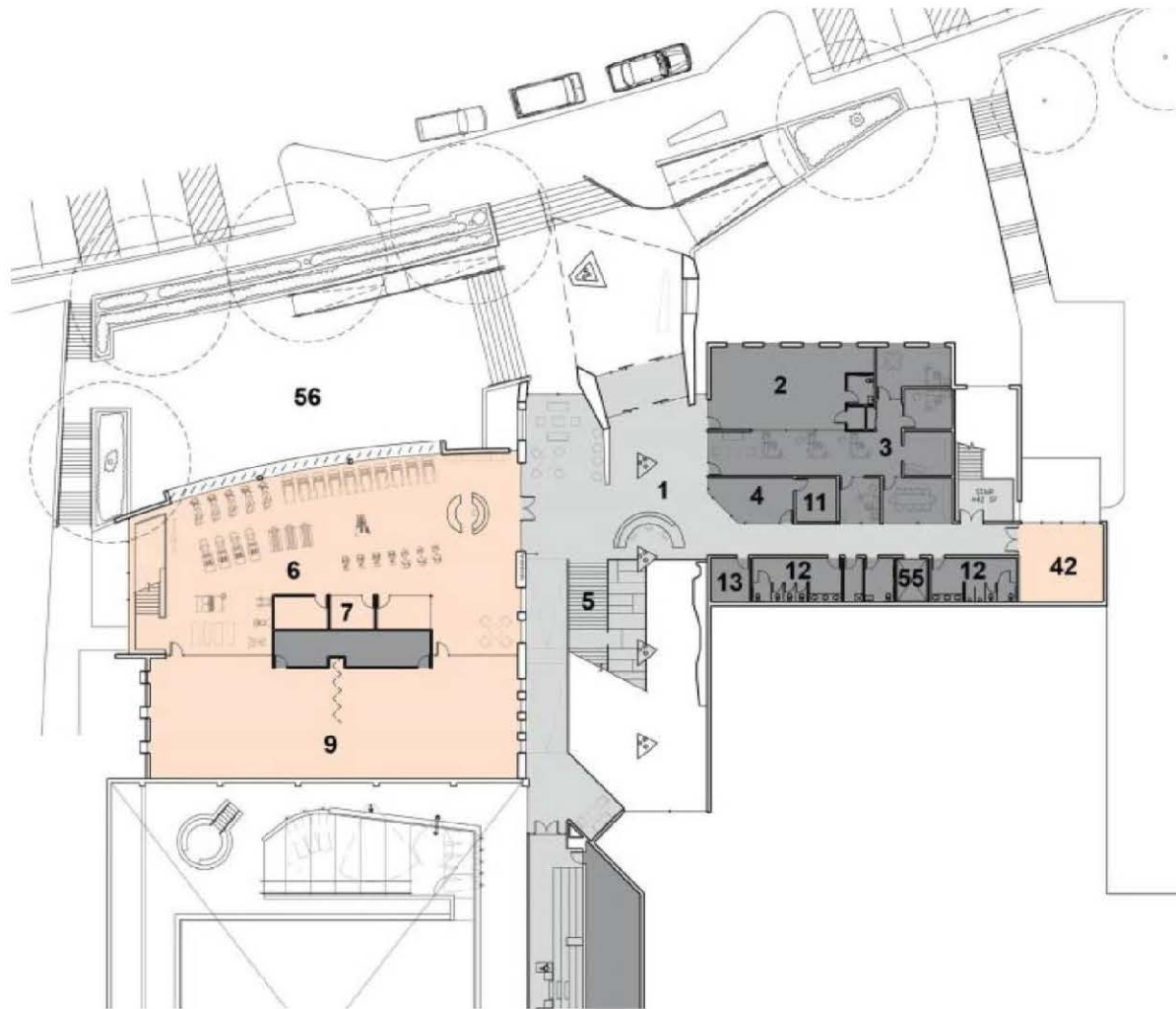
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# Mt Vernon RECenter Renovation and Addition Concept Design

## Upper Level Plan Phase 1



### KEY

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# Mt Vernon RECenter Renovation and Addition Concept Design

## Lower Level Plan Phase 1



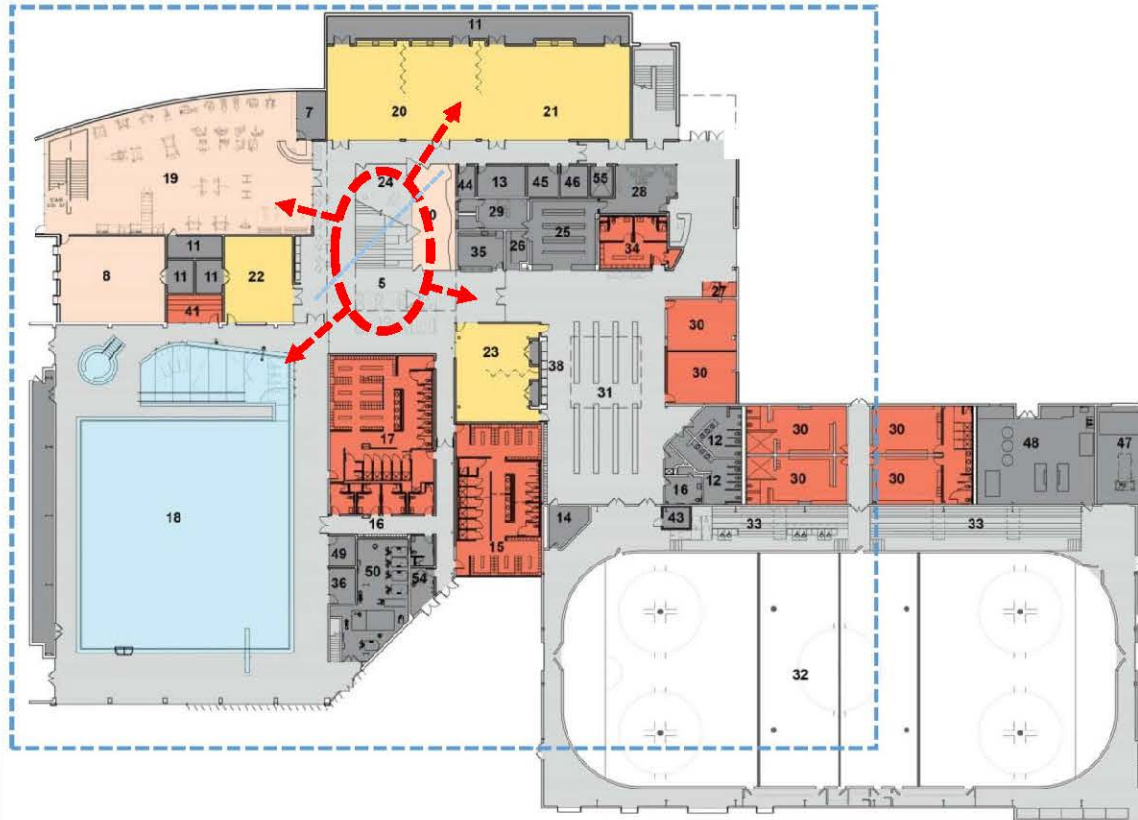
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# Mt Vernon RECenter Renovation and Addition Concept Design

## Lower Level Plan Phase 1



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# Mt Vernon RECenter Renovation and Addition Concept Design

## Lower Level Plan Phase 1



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# Mt Vernon RECenter Renovation and Addition Concept Design



*Phase 1 Addition*



# Mt Vernon RECenter Renovation and Addition Concept Design



*New Main Entrance*



# Mt Vernon RECenter Renovation and Addition Concept Design



*Fitness Center Addition*



# Mt Vernon RECenter Renovation and Addition Concept Design



**TRANSLUCENT  
WALL**

*Existing pool modifications*





# Mt Vernon RECenter Renovation and Addition Concept Design



*View from intersection of Ft. Hunt Rd and Belle View Blvd*



# Mt Vernon RECenter Renovation and Addition Concept Design



*Main Entrance "Community Hall"*



## Mt Vernon RECenter Renovation and Addition Concept Design

**Description: Phase II RECenter Core Improvements  
Provide Additional NHL Ice Rink and Team Rooms**

**ROM Cost: (Currently Funded for Design Only)**

- Ice Rink Addition Cost: \$11.5M
- Added Net Annual Revenue: \$203,000

Projected Completion: TBD

**Description: Phase III Added Value Improvements  
Provide Additional Leisure Pool**

**ROM Cost: (Not Funded)**

- Leisure Pool Addition Cost: \$6.1M
- Added Net Annual Revenue: \$39,000

Project Design Schedule: TBD

Project Completion: TBD



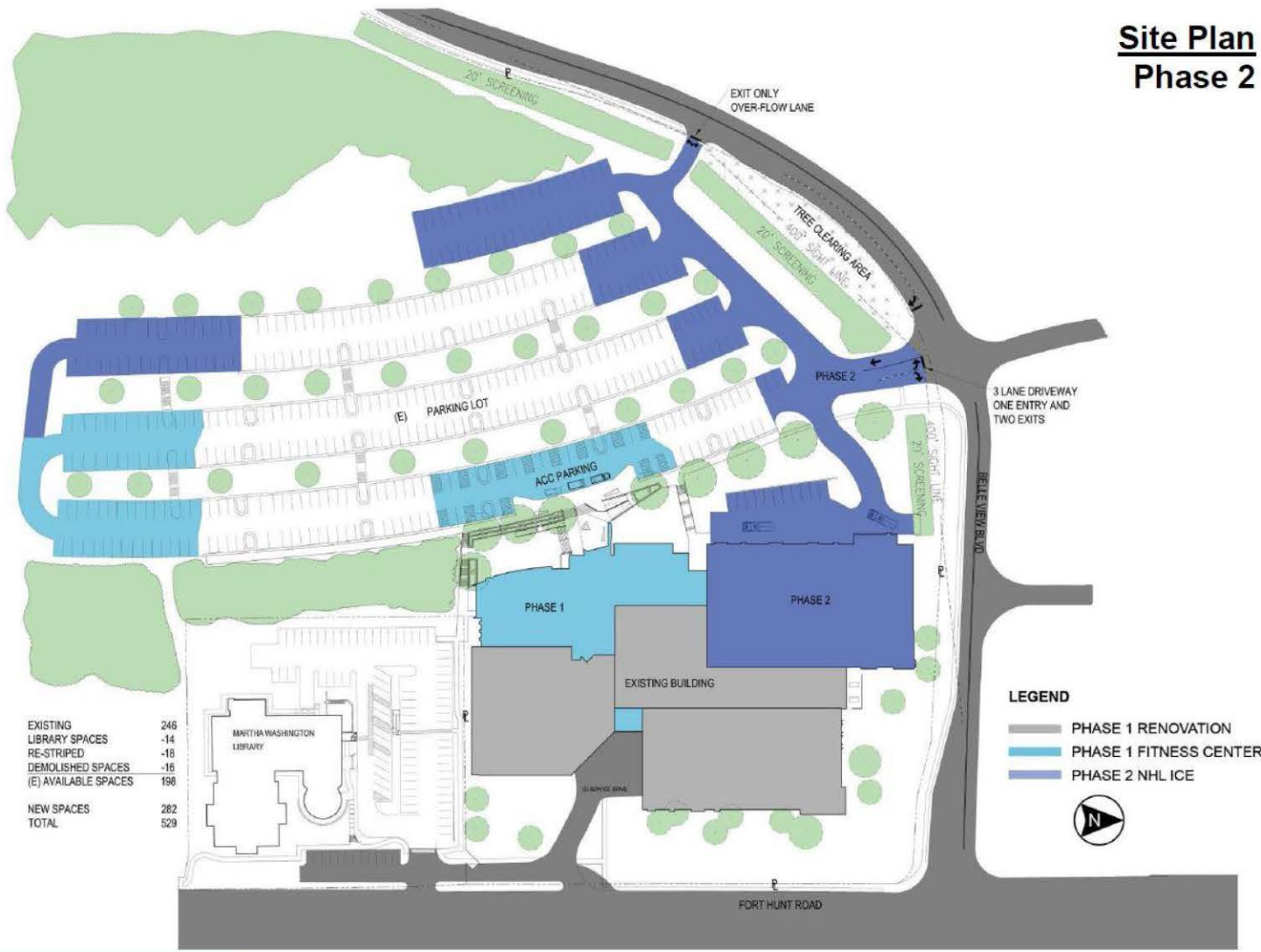
# Mt Vernon RECenter Renovation and Addition Concept Design

## Site Plan Phase 1



# Mt Vernon RECenter Renovation and Addition Concept Design

## Site Plan Phase 2



# Mt Vernon RECenter Renovation and Addition Concept Design

## Lower Level Plan Phase 2



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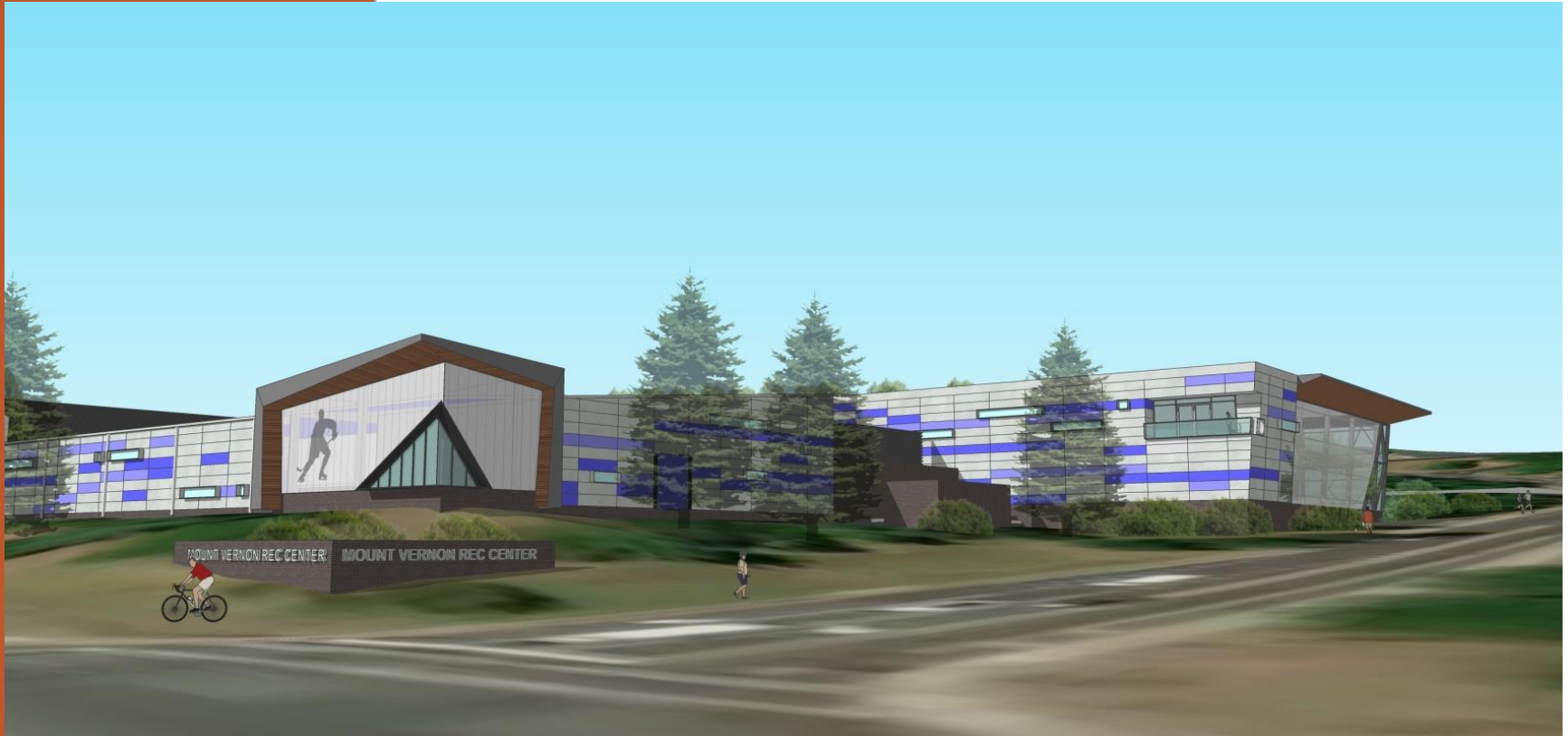
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# Mt Vernon RECenter Renovation and Addition Concept Design

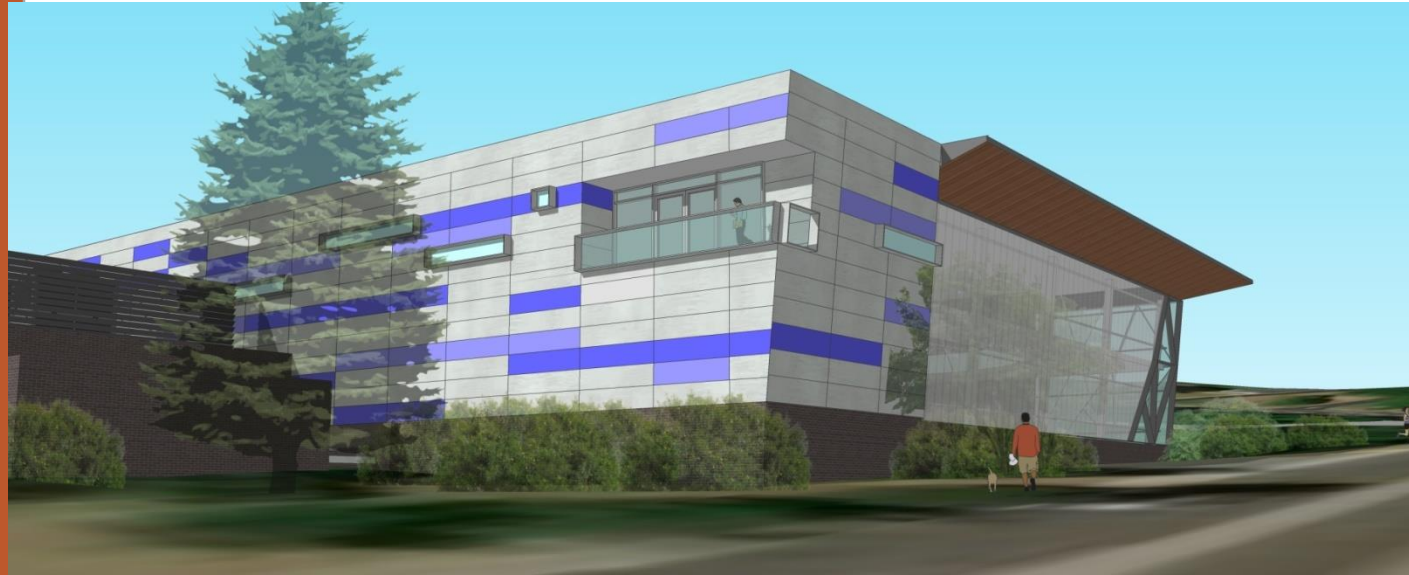


*View from intersection of Ft. Hunt Rd and Belle View Blvd*



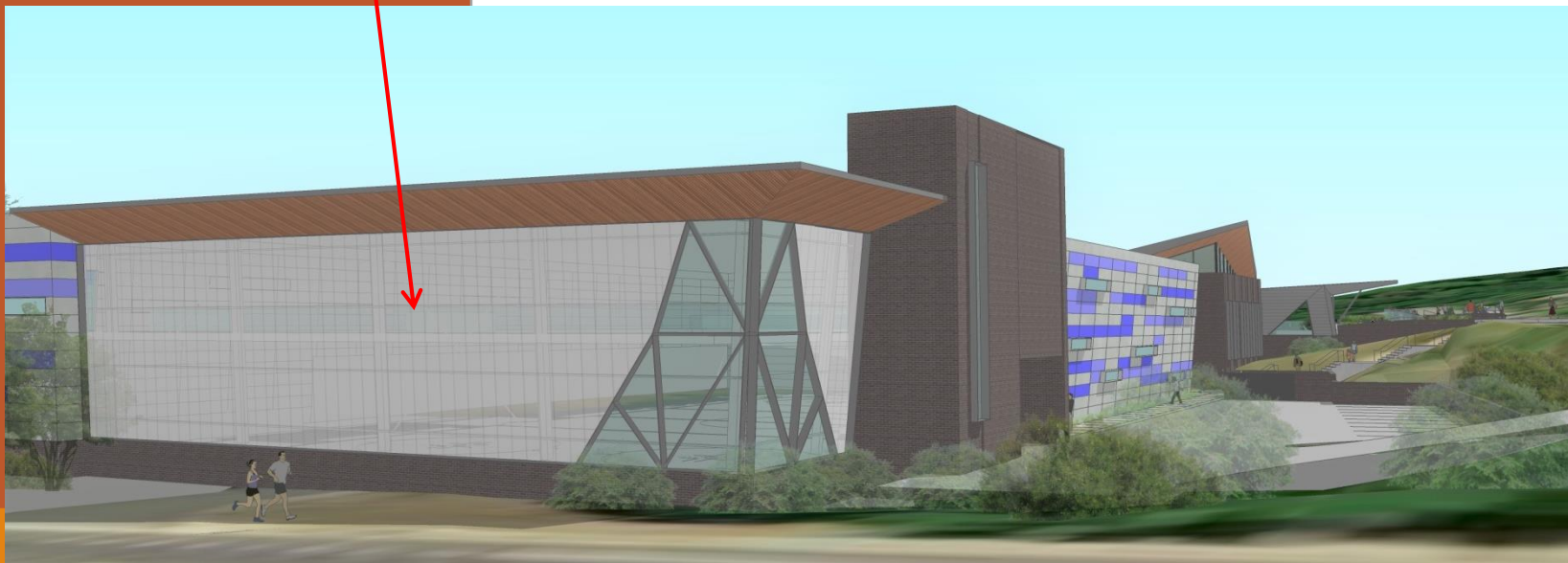


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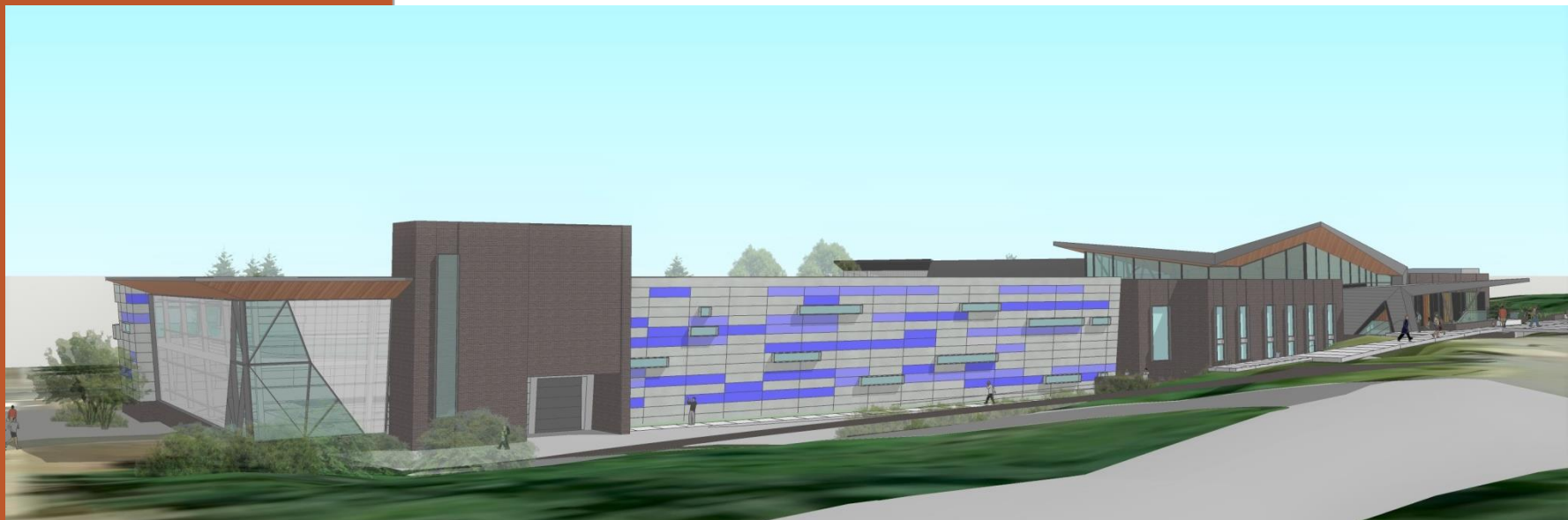


CPI TRANSLUCENT WALL

*Ice Rink Addition*



# Mt Vernon RECenter Renovation and Addition Concept Design



*Ice Rink Addition*



# Mt Vernon RECenter Renovation and Addition Concept Design



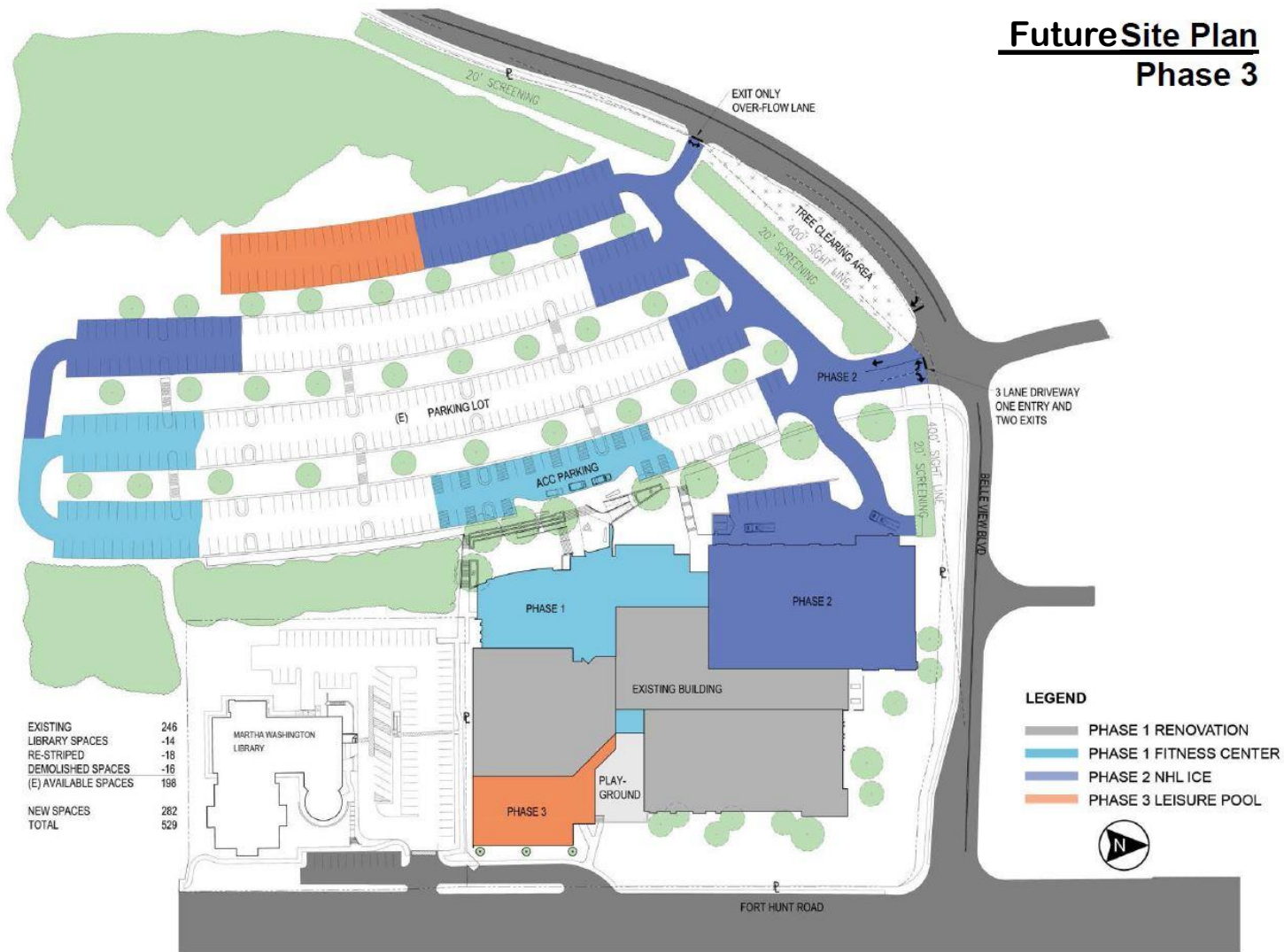
# Mt Vernon RECenter Renovation and Addition Concept Design

## Site Plan Phase 2



# Mt Vernon RECenter Renovation and Addition Concept Design

## Future Site Plan Phase 3



# Mt Vernon RECenter Renovation and Addition Concept Design



# Mt Vernon RECenter Renovation and Addition Concept Design

## Milestone Schedule:

Kickoff Meeting	Jul/2017
Concept Masterplan Meeting	Sept/2017
Concept Options Meeting	Nov/2017
Final Concept Design	Jan/2018
FCCA Director & Supervisor Mtgs.	Feb-Mar/2018
PAB Info Item	Apr/2018
<b>Citizen Meeting</b>	May/2018 ←
Schematic Design Documents	Jul/2018
PAB Scope Item	Sept/2018
Design Development Documents	Nov/2018
<b>Citizen Meeting</b>	Dec/2018
50% Construction Documents	Mar/2019
80% Construction Documents	May/2019
100% Construction Documents	Jul/2019
Obtain Permits	Dec/2019
Bid Project	Dec/2019
Start Construction*	Feb/2020
Final Completion	Jul/2022

\* Phased construction: New and updated spaces open as completed.



# Questions / Comments?

