



Town of Yucca Valley

AQUATIC & RECREATION CENTER



CUMMING
Building Value Through Expertise

DAHLIN



PROJECT TOWN TEAM

Multi-Departmental Approach



Curtis Yakimow
Town Manager

Rachel Boyer
Finance

Armando Baldizzone
Public Works

Rusty Scott
Parks

Clayton Rardon
Aquatics

Shane Stueckle
Community Development

Sue Earnest
Community Services

Debra Breidenbach-Sterling
Human Resources & Risk

Jerry Mcpheeters
Facilities

Susanna Straw
Engineering



PROJECT MANAGEMENT TEAM



Stephanie Fujimura
Principal In Charge

Erica DiCioccio
Associate /
Project Architect

Gregor Markel
Senior Principal /
Project Manager

Vonncile Harris
Project
Coordinator

CUMMING
Building Value Through Expertise

Alan Campbell

Keith Roberts
Cost Management Specialists

Project Design Team
TBD





PROJECT HISTORY / PROCESS

Development of Park's Master Plan

Passage of Prop 68

Community Outreach

Community Advisory Group Recommendations

Rec Camp Site Tours

4/2020 Feasibility Study & Council Recommendation

Environmental Review

Engagement of Project Management Team

Validation and Refinement

Conceptual Design Finalization for RFP Release





PARKS AND WATER BOND ACT OF 2018 (PROP 68)

Allocated Grant Opportunity of \$20 million

- *"...that have adopted a master plan as of 2008 that includes recommendations for the development of public facilities that will assist in achieving active recreational projects, including aquatic and fitness centers."*





PROJECT HISTORY

Citizen Advisory Group Formation

CAG Goals:

1. Provide Guiding Principle
2. Assist with site selection
3. Consider more detailed programming and conceptual design diagrams.
4. Provide recommendations to the Parks, Recreation and Cultural Commission, Planning Commission and Town Council.

CAG RECOMMENDED GUIDING PRINCIPLES:

- Grant Conditions
- Utilization
- Programming Needs
- Fiscal Sustainability
- Accessibility and Circulation



PROJECT HISTORY

Community Outreach
What did the Community tell us?

INPUT ID#	INPUT TOOL	ATTENDANCE
1	STAKEHOLDER INTERVIEWS	17 INTERVIEWEES
2	STAFF WORKSHOP	7 INDIVIDUALS
3	FOCUS GROUPS	10 ATTENDEES
4	WORKSHOP #1	APPRXOXIMATELY 45 INDIVIDUALS
5	WORKSHOP #2	APPROXIMATELY 76 INDIVIDUALS
6	CITIZEN ADVISORY COMMITTEE	9 MEMBERS AND APPROXIMATELY 40 GUEST ATTENDEES
7	PARKS AND PLANNING COMMISSION	10 MEMBERS AND APPROXIMATELY 20 GUEST ATTENDEES
8	TOWN COUNCIL MEETING #1	5 MEMBERS AND APPROXIMATELY 20 GUEST ATTENDEES
9	TOWN COUNCIL MEETING #2	5 MEMBERS AND APPROXIMATELY 40 GUEST ATTENDEES

Top Priorities:

The summary priority consensus items generated from the Focus Groups are found below:

AQUATICS CENTER

RECREATION CENTER

YEAR-ROUND PROGRAMS

MULTI-PURPOSE SPACE

INDOOR SWIMMING

CRAFT ROOM

COLLABORATION &

INDOOR TRACK

JOINT-USE

RACQUETBALL

WATER PLAY AREAS

JAZZERCISE

HYBRID POOLS

BASKETBALL

DECK SPACE

GYMNASIUM

DRYLAND TRAINING

SWIMMING CLASSES





PROJECT HISTORY

Initial Programming Goals

Aquatics:

- Swim lessons
- Recreation swim
- Competition swim
- Water safety / Red Cross
- Masters swimming
- Water aerobics
- Water therapy
- Water slides / wet play
- Offices / classroom
- Adequate storage



Recreation Center:

- Basketball / volleyball
- Weight training / cardio
- TRX resistance training
- Jogging track
- Childcare room
- Kitchen
- Locker rooms
- Spinning / cycling
- Dance studio





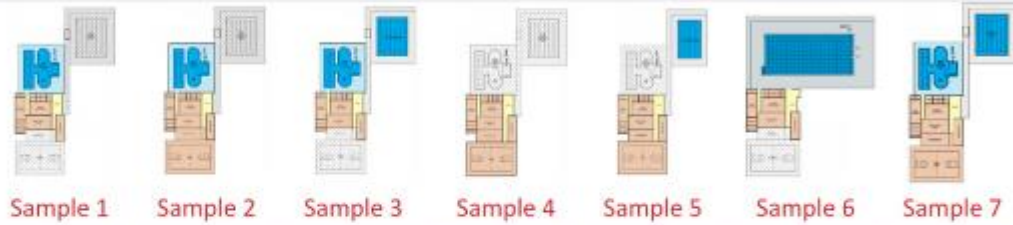
PROJECT HISTORY

Facility Design Options



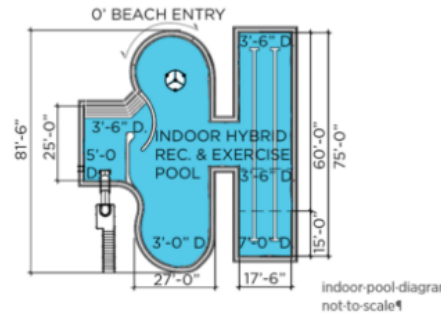
Facility Design Samples (Program Analysis)

- Prioritizes
- Accommodates
- Not Available
- Town Programming
- External Programming



Swim Lessons	●●	●●	●●	○	●	●	●●
Fun Swim	●●	●●	●●	○	●	●	●●
Water Exercise	●●	●●	●●	○	●	●	●●
Lap Swim	●	●	●●	○	●●	●●	●●
Exercise with Equipment	○	●●	○	●●	●●	○	●●
Aerobic Classes	○	●●	○	●●	●●	○	●●
Youth Day Camp	●	●●	●	●	●●	●	●●
Basketball	○	●●	○	●●	●●	○	●●
Volleyball	○	●●	○	●●	●●	○	●●
Pickleball/Badminton	○	●●	○	●●	●●	○	●●
Indoor Soccer	○	●●	○	●●	●●	○	●●
Event Rentals	○	●●	○	●●	●●	○	●●
Aquatics Rentals	●●	●●	●●	○	●	●	●●
Competitive Swimming	○	○	●●	○	●	●●	●●
Championship Swim Meets	○	○	●	○	○	●●	●
Operational Costs	\$\$\$	\$\$\$\$	\$\$\$\$\$	\$\$	\$\$\$	\$\$\$\$\$	\$\$\$\$\$\$
Revenue Potential	\$	\$\$\$	\$\$	\$	\$\$	\$	\$\$\$\$
CAG Guiding Principles	①②③④⑤⑥	①②③④⑤⑥	①②③④⑤⑥	①②③④⑤⑥	①②③④⑤⑥	①②③④⑤⑥	①②③④⑤⑥

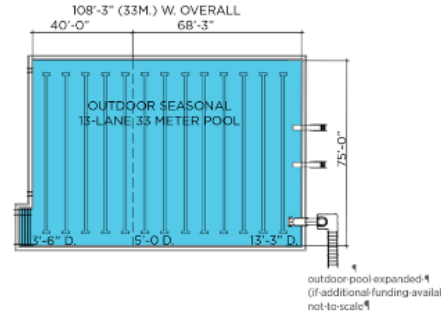
Option B2 Refinements (09.16.19) Optimal Indoor Pool



- Program:
- +/- 4,000 square feet of hybrid recreation and exercise water
 - +/- 8,000 square feet of natatorium (pool building) space
 - Minimum 10' deck space around pool
 - Vertical splash feature/equipment
 - Water slide max. 10' above deck
 - Rim-flow gutter system
 - Deductive alternates:
 - Eliminate slide and receiving pool area
 - Eliminate two swim lanes

- Why build this pool?
- Prioritizes recreation - large variety of recreational & instructional spaces
 - Best multigenerational needs met
 - Best option to capture the community needs
 - Four zones of use
- Additional considerations:
- Assumes outdoor pool is included in plan or YVHS pool remains open for competitive swim
 - Prioritizes Town Programming & budget

Option B2 Refinements (09.16.19) Outdoor Pool Option 1



- Program:
- +/- 8,119 square feet of hybrid recreation and exercise water
 - Rim-flow gutter system

- Why do this pool?
- Meets all known competitive uses plus water polo
 - Accommodates instructional uses
 - Most flexible pool shape
- Additional considerations:
- Most expensive option
 - Does not prioritize Town programming



PROJECT HISTORY

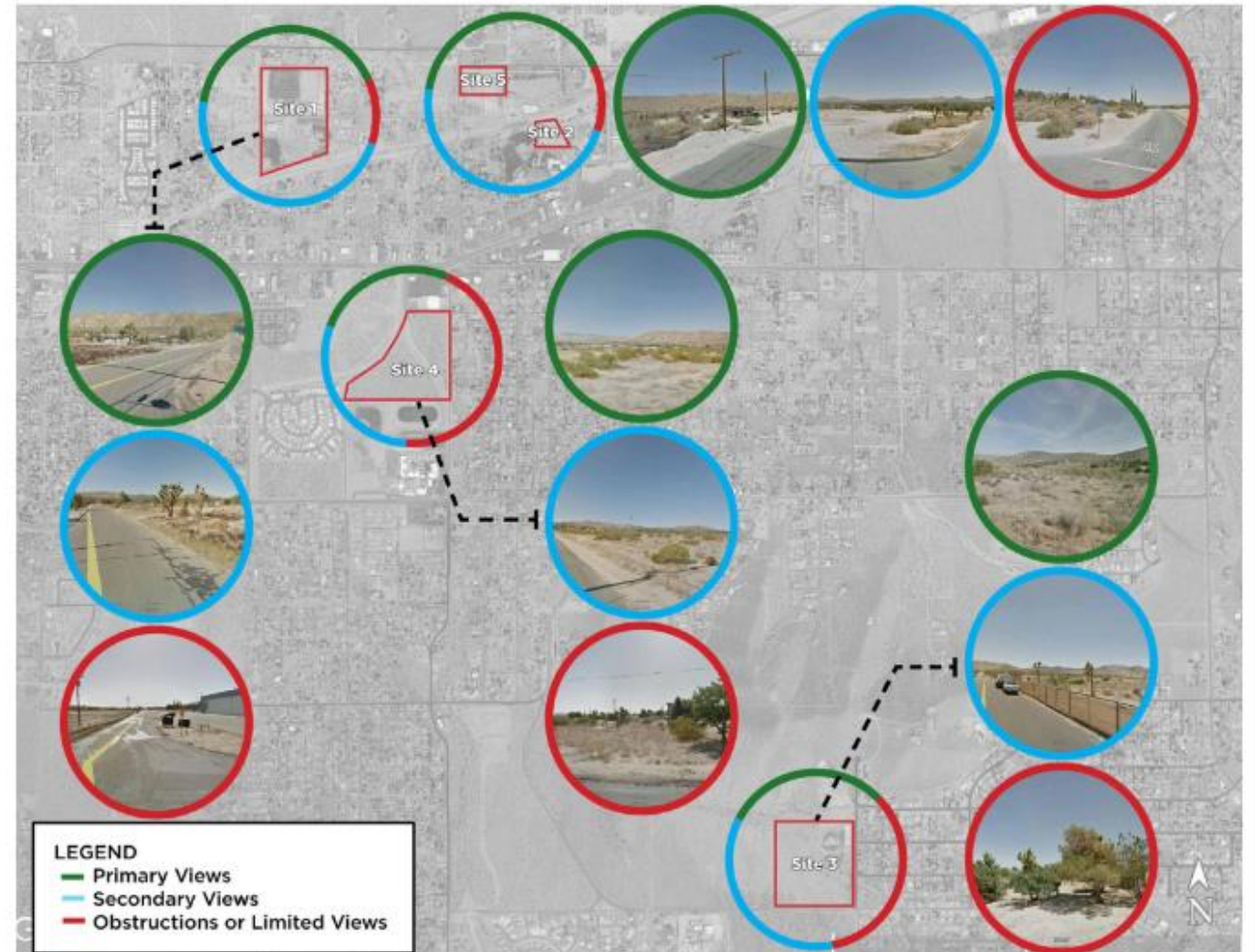
Facility Site Review

SITE SELECTION & ANALYSIS

SITE ID#	SITE NAME	LOCATION
1A	BREHM PARK (NORTH)	56500 LITTLE LEAGUE DRIVE
1B	BREHM PARK (WEST)	56525 LITTLE LEAGUE DRIVE
2	COMMUNITY CENTER PARK	57116 TWENTYNINE PALMS HIGHWAY
3	ESSING PARK/ BURNT MOUNTAIN	8300 WARREN VISTA AVENUE
4	LONG CANYON CHANNEL	NORTH OF 7600 SAGE AVENUE (YUCCA VALLEY HS)
5	SUNNYSLOPE SITE	SUNNYSLOPE DRIVE AT SAGE AVENUE
6	POTENTIAL DONOR SITE	YUCCA TRAIL AT LA CONTENTA ROAD

SITE PRIORITIES:

- California Environmental Quality Act (CEQA)/ Environmental Concerns
- Proximity to Center of Town
- Cost to Develop
- Ownership Issues
- Vehicular Access
- Land Use/Adjacent to Residential
- Utilities On-site or Near





PROJECT HISTORY

Facility Site Review

SITE SELECTION & ANALYSIS : FINAL SCORING

Potential Site	1A Brehm Park	1B Brehm Park	2 Community Center Park	3 Essig Park / Burnt Mountain	4 Long Canyon Channel	5 Sunnyslope Site	6 Potential Donor Site
CEQA / Environmental Concerns	1	4	3	4	4	4	4
Proximity to Center of Town	3	3	1	5	3	2	5
Cost to Develop	1	3	3	3	3	5	2
Ownership Issues	1	4	1	1	5	1	3
Vehicular Access	1	1	3	3	4	2	3
Land Use/Adjacent to Residential?	4	1	1	2	3	2	4
Utilities on-site or near	1	1	1	5	3	3	1
Visibility	3	2	5	4	4	2	2
Programming	1	1	1	4	5	3	5
Averages	1.78	2.22	2.00	3.44	3.77	2.66	3.22

Notes: valued on a scale from 1 to 5, 1 being best and 5 being worst



Potential Site	1A Brehm Park	1B Brehm Park
CEQA / Environmental Concerns	1	4
Proximity to Center of Town	3	3
Cost to Develop	1	3
Ownership Issues	1	4
Vehicular Access	1	1
Land Use/Adjacent to Residential?	4	1
Utilities on-site or near	1	1
Visibility	3	2
Programming	1	1
Averages	1.78	2.22

Notes: valued on a scale from 1 to 5, 1 being best and 5 being worst



PROJECT HISTORY

Citizen Advisory Group Recommendations

CAG RECOMMENDATIONS:

- The CAG final report was advanced to the Parks, Recreation and Cultural Commission and Planning Commission at a special joint meeting held on March 3, 2020.
- The CAG offered the following suggested priorities for cost reduction, for consideration by the Commission and Council

1. Reduce Outdoor Pool size
(maintaining competition dimensions)
2. Eliminate Fitness/MP Room
3. Reduced Indoor Recreation Pool (size/features)
4. Eliminate Natatorium (creating outdoor hybrid pool)
5. Outdoor Pool as Future
6. Gymnasium as Future

Yucca Valley Aquatic & Recreation Center
Conceptual Site Plan – Community Advisory Group Consensus Recommendation



BREHM NORTH SITE

At the March 31, 2020 Town Council Meeting, the final conceptual design was selected and approved unanimously by the Council.



PROJECT HISTORY

Town Council Direction

TOWN COUNCIL RECOMMENDATION:

1. Provide high level guidance and direction for project priorities including among others:
 - a. Affirm the Guiding Principles based upon the Prop 68 Project Citizen Advisory Group's recommendation
 - b. Identify the Brehm Park locations (Brehm 1 (south site) and Brehm 2 (north site) as the preferred site(s) for environmental review
 - c. Identify amenity priorities as: indoor hybrid swim facility, impact of indoor or outdoor, gym component, emphasis of accommodation of staff consolidation, splash pad, possible future for competitive, with Town Council consensus to include a master plan approach for the entire recreation site, including Brehm 1 (south), Brehm 2 (north) and the Tri-Valley Little League space.
 - d. General consensus of Plan B as presented, with potential siting at Brehm 1 (south), while retaining the existing Boys and Girls Club facility.
 - e. Establishment of cost recovery targets and/or subsidy limits with a 50% cost recovery goal.



PROJECT HISTORY

Town Council Direction

TOWN COUNCIL RECOMMENDATION:

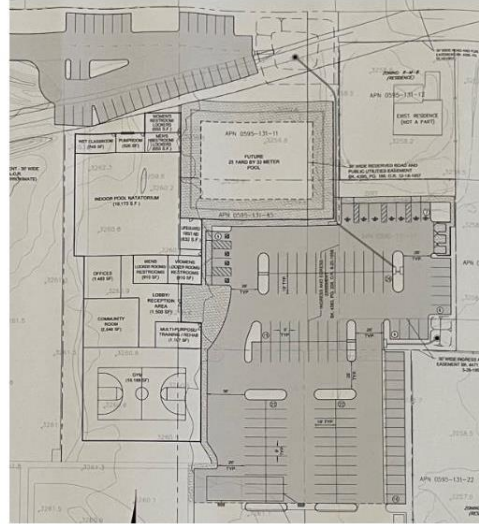




PROJECT HISTORY

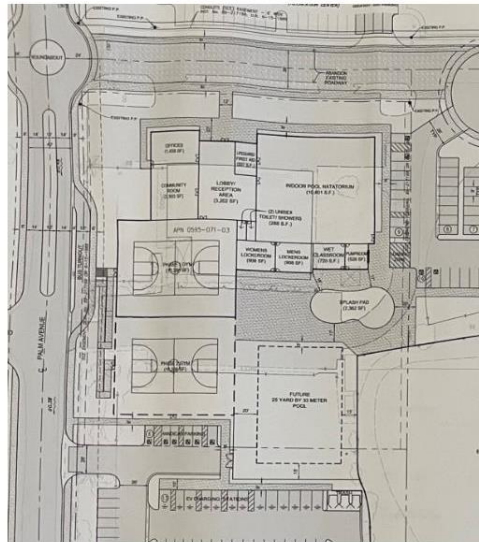
2 Sites Identified for Review for CEQA

NORTH SITE



**CAG
Recommendation**

SOUTH SITE



**Council
Recommendation**



PROJECT HISTORY

CEQA Determination

- That the Addendum No. 2, together with the original MND and Addendum No. 1, contains a complete and accurate reporting of the environmental impacts associated with the Project and the addition of an Aquatics and Recreational Center at the Project site and that the Addendum No. 2 has been completed in full compliance with CEQA and the State CEQA Guidelines.
- That based on the substantial evidence set forth in the record...the Town Council finds that an addendum to the MND is the appropriate document for disclosing the minor changes and additions to the Project associated with adding the Aquatics and Recreational Center to the Project site and assessing the potential environmental impacts thereof and that none of the conditions under State CEQA Guidelines section 15162 requiring the need for further supplemental or subsequent environmental review have occurred based upon identified findings.





PROJECT HISTORY

Field Trip



Town staff takes Colorado Field Trip



Reviews and visits multiple recreation and aquatics projects



Provided opportunity to compare/contrast facilities



Identified various operational and service delivery models



SCHEDULE

COUNSELORS

NEWS

BASE CAMP

FAQS

CONTACT US



COMMUNITY | ARCHITECTURE | MANAGEMENT | PLANNING

PAST PRESENTATIONS:

Base Camp: Tour of The Core

June 23, 2021 at 11am MST

You all know our mantra is TOUR, TOUR, TOUR! Now for the first time ever, we are bringing our audiences on a virtual tour. Join us as we explore the remote but remarkable recreational center, The Center of Recreational Excellence (CORE) located in Hobbs, New Mexico.

Deputy Town Manager, Community Services Manager, Aquatics Manager, Parks Superintendent

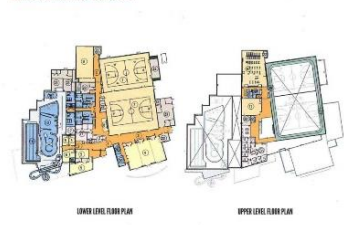


PROJECT HISTORY

Town Staff Rec Camp Fieldtrip and Feedback

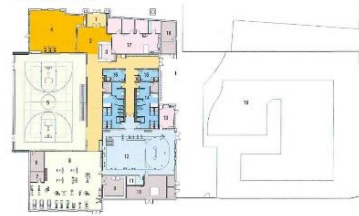
10 Projects Toured at REC CAMP

Windsor Community Recreation Center



- FLOOR PLANS**
- | | | |
|-------------------|----------------------|------------------------------|
| 1. Lobby | 8. Arcade/Office | 17. Uplifted |
| 2. Control Desk | 9. Fitness / Weight | 18. Locker Rooms |
| 3. Circulation | 10. Group Fitness | 19. Family Changing Rooms |
| 4. Community Room | 11. Walk / Jog Track | 20. Restrooms |
| 5. Party Room | 12. Luggage Pool | 21. Administrative |
| 6. Child Watch | 13. Lap Pool | 22. Storage |
| 7. Gymnasium | 14. Spa | 23. Non-Public Support Space |
| 8. Changing Wall | 15. View Deck | |

Seacrest Recreation Center



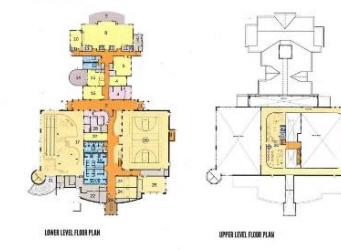
- FLOOR PLANS**
- | | | |
|--------------------|--------------------------|-------------------------|
| 1. Voucher | 8. Fitness / Weight | 15. Women's Locker Room |
| 2. Lobby | 9. Storage | 16. Cubana |
| 3. Control Desk | 10. Pool Mechanical Room | 17. Administrative Area |
| 4. Team Room | 11. Pool Storage | 18. Mechanical Room |
| 5. Gymnasium | 12. Child Watch | 19. Outdoor Pool |
| 6. Gym Storage | 13. Uplifted Office | |
| 7. Fitness Storage | 14. Men's Locker Room | |

Celia Madison Recreation Center



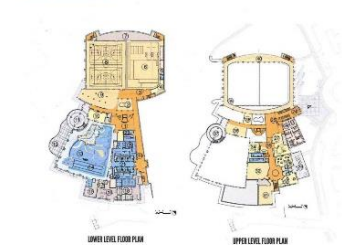
- FLOOR PLANS**
- | | | |
|--------------------|----------------------|----------------------------|
| 1. Covered Walkway | 7. Lap Pool Overlook | 13. Luggage Pool |
| 2. Control Desk | 8. Party Room | 14. Lap Pool |
| 3. Lobby Lounge | 9. Roof | 15. Women's Lockers |
| 4. Admin Office | 10. Circulation | 16. Men's Lockers |
| 5. Child Watch | 11. Walkway to Below | 17. Building Mech. Support |
| 6. Flex Classroom | 12. Family Lockers | 18. Lifeguard Office |

Bria Community Center



- FLOOR PLANS**
- | | | |
|------------------|--------------------------|----------------------|
| 1. Notebook | 11. Storage | 21. Sanlock |
| 2. Lobby | 12. Women's Restroom | 22. Mechanical |
| 3. Staff Office | 13. Men's Restroom | 23. Changing Wall |
| 4. Flex Space | 14. Outdoor Play | 24. Rappell |
| 5. Family Lounge | 15. Child Watch | 25. Arcade |
| 6. Kitchen | 16. Indoor Play | 26. Gymnasium |
| 7. Kitchen | 17. Luggage Pool | 27. Party Room |
| 8. Multipurpose | 18. Family Locker Rooms | 28. Pool Deck |
| 9. Patio | 19. Women's Locker Rooms | 29. Running Track |
| 10. Classroom | 20. Men's Locker Rooms | 30. Weight & Fitness |

Paul Dardo Recreation Center



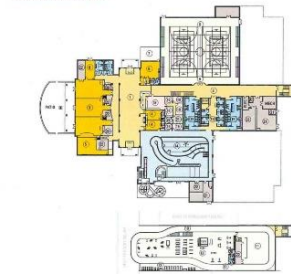
- FLOOR PLANS**
- | | | | |
|-----------------------|---------------------|---------------------|--------------------|
| 1. Lower Level Lounge | 11. Service Pool | 21. Family Lockers | 31. Studio |
| 2. Changing Wall | 12. Sun Deck | 22. Women's Lockers | 32. Dressing Area |
| 3. Synthetic Viewing | 13. Luggage Pool | 23. Restrooms | 33. Restroom |
| 4. Synthetic Outdoor | 14. Lap Lanes | 24. Main Entry | 34. Team Area |
| 5. Synthetic Office | 15. Pool Storage | 25. Reception Desk | 35. Family Room |
| 6. Gymnasium | 16. Pool Mechanical | 26. Administration | 36. Condo |
| 7. Storage | 17. Staff/First Aid | 27. Indoor Play | 37. Community Deck |
| 8. Gymnasium | 18. Mechanical | 28. Ice Academy | 38. Dressing Area |
| 9. Reception/Condo | 19. Corridor | 29. Tail Gate | 39. Run/Walk Track |
| 10. Meeting Room III | 20. Men's Lockers | 30. Bouldering | 40. Condo |

Apex Center



- FLOOR PLANS**
- | | | | |
|----------------------|-----------------------------|-------------------------|-------------------------|
| 1. Main Entrance | 11. Teen Room | 21. Ice Sheet 2 | 31. Family Lockers |
| 2. Indoor Flagroom | 12. Game Room | 22. Mechanical | 32. Storage |
| 3. Basketball | 13. Restrooms | 23. Pool/Mechanical | 33. Staff |
| 4. Administration | 14. Run/Walk Track | 24. Storage | 34. Gymnasium |
| 5. Staff | 15. Ice Rink Entry | 25. Party Room | 35. Changing Wall |
| 6. Reception Desk | 16. Staff | 26. Aquatics - Lap Pool | 36. Walkway and Fitness |
| 7. Gallery | 17. Restroom | 27. Sun Deck | 37. Arcade |
| 8. Classroom | 18. Aquatics - Leisure Pool | 28. Auxiliary Gym | 38. Auxiliary Gym |
| 9. Ice Rink Building | 19. Women's Lockers | 29. Pool Shop | 39. Pool Shop |
| 10. Outdoor Pool | 20. Team Changing | 30. Men's Lockers | 40. Skate Rental |

Estan Area Community Center



- FLOOR PLANS**
- | | | |
|------------------------|-----------------------------|---------------------------|
| 1. Lobby | 8. Gymnasium | 17. Restroom |
| 2. Circulation | 9. Team Room | 18. Administrative Office |
| 3. Community Room | 10. Reception / Sign Studio | 19. Uplifted Office |
| 4. Party Room | 11. Cardio Deck | 20. Courtyard |
| 5. Multi Use Classroom | 12. Weight & Fitness | 21. Support Space |
| 6. Child Watch | 13. Luggage Pool | 22. Storage |
| 7. Outdoor Play | 14. Locker Room | |
| 8. Kitchen | 15. Family Changing | |



- FLOOR PLANS**
- | | | |
|-------------------------------|--------------------------|---------------------------|
| 1. Small Fitness Room | 5. Pool | 9. Restroom Storage Space |
| 2. Cardio / Free Weights | 6. Large Fitness Room | 10. Restroom Control Desk |
| 3. Gymnasium | 7. Open to Below | 11. Pool Below |
| 4. Outdoor Changing Wall Deck | 8. Restroom Events Lobby | |

Apex Field House



- FLOOR PLAN**
- | | | |
|----------------------|-------------------|-----------------------------|
| 1. Indoor Turf Field | 4. Community Room | 7. Administrative Office |
| 2. Lobby Lounge | 5. Team Room | 8. Storage |
| 3. Control Desk | 6. Restrooms | 9. Non-Public Support Space |

Morboard Recreation Center



- FLOOR PLAN**
- | | | |
|------------------------------------|------------------------|----------------------|
| 1. Main Entrance | 8. Women's Locker Room | 17. Gymnasium |
| 2. Reception Desk / Administration | 9. Uplifted | 18. Open Storage |
| 3. Multi-purpose Room | 10. Pool Equipment | 19. Community Room |
| 4. South Room | 11. Lap Pool | 20. Indoor Patio |
| 5. Computers | 12. Luggage Pool | 21. Teaching Kitchen |
| 6. Aquatics Manager | 13. Water Side | 22. Walk in Cooler |
| 7. Family Change Rooms | 14. Pool Storage | 23. Condo / Fitness |
| 8. Men's Locker Room | 15. Gym Storage | |



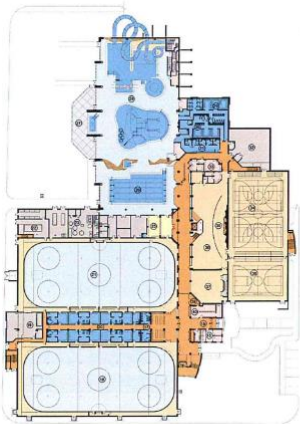
PROJECT HISTORY

Town Staff Rec Camp Fieldtrip and Feedback

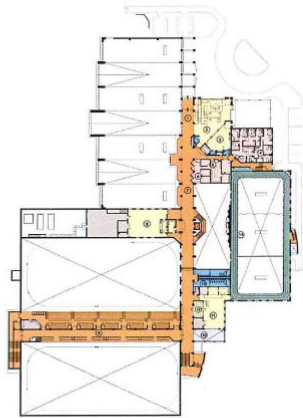
APEX CENTER

Aquatics Lap & Leisure Pool / Locker Rooms /
Indoor Patio

Gymnasium / Weights & Fitness / Aerobics



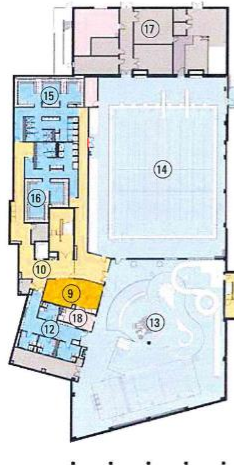
LOWER LEVEL FLOOR PLAN



UPPER LEVEL FLOOR PLAN

CARLA MADISON RECREATION CENTER

Aquatics Lap & Leisure Pool / Locker Rooms /
Lifeguard Offices / Administration /
Flex Classroom



LOWER LEVEL FLOOR PLAN



FIRST FLOOR PLAN

MOORHEAD RECREATION CENTER

Aquatics Lap & Leisure Pool / Locker Rooms /
Lifeguard Offices / Administration

Gymnasium / Cardio & Fitness /
Community Room



FLOOR PLAN



CURRENT PROJECT PROGRESS / DECISION MAKING

Engagement with **DAHLIN** to represent the Town as Project Manager



July 2021



CURRENT PROJECT PROGRESS / DECISION MAKING

Scope of the Project Management Team

- Review and Validate Initial Project Program to date
- Review CAG & Town Council Recommendations and Site Selections
- Verifying Program Priorities
- Conceptual Design Progress / Decision Making
- Program Evolution
- South and North Site Constraints
- Site Selection
- RFP Creation
- RFP Bid/Management
- Decision analysis and recommendations



CURRENT PROJECT PROGRESS / DECISION MAKING

Verifying Program Priorities

RECREATION PROGRAM

- Basketball
- Volleyball
- Table Tennis
- Aerobics Classes
- Cardio Fitness Training / Warmup
- Free Weight Equipment
- Youth Day Camps

AQUATICS PROGRAM (INDOOR)

- Swim Lessons
- Water Exercise
- Lap Swim
- General drop-in Swimming
- Recreation play in pool : Wibits
- Play Pool Area
- Lifeguard Training

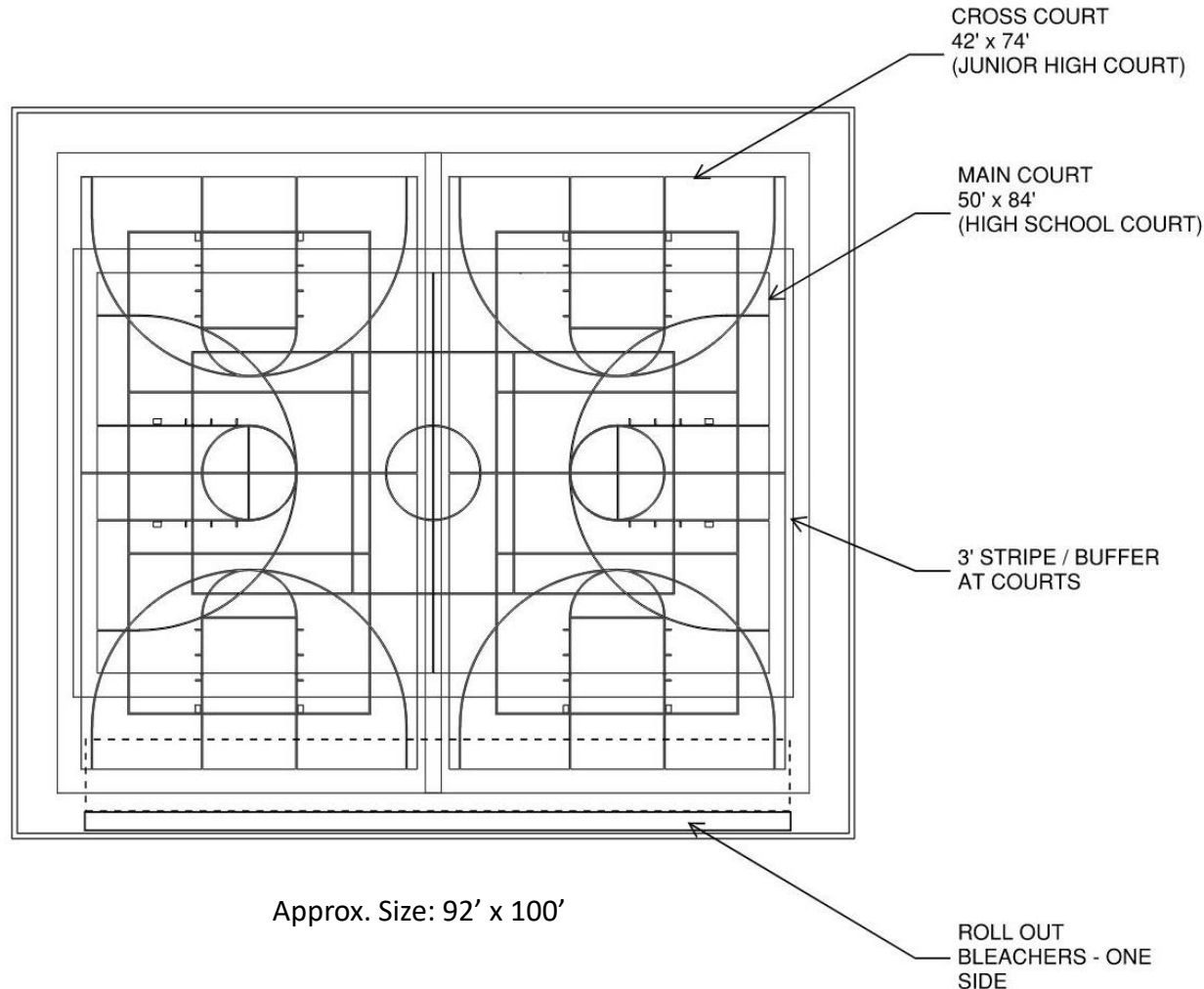
AQUATICS PROGRAM (OUTDOOR)

- Swim Lessons
- Water Exercise
- Lap Swim
- General drop-in Swimming
- Recreation play in pool : Wibits
- Lifeguard Training
- Splashpad
- Competitive swim / Swim meets



CURRENT PROJECT PROGRESS / DECISION MAKING

Verifying Program Priorities : Gymnasium



RECREATION PROGRAM

- Basketball
- Volleyball
- Table Tennis
- Aerobics Classes
- Cardio Fitness Training / Warmup
- Free Weight Equipment
- Youth Day Camps



CURRENT PROJECT PROGRESS / DECISION MAKING

Verifying Program Priorities : Gymnasium



RECREATION PROGRAM

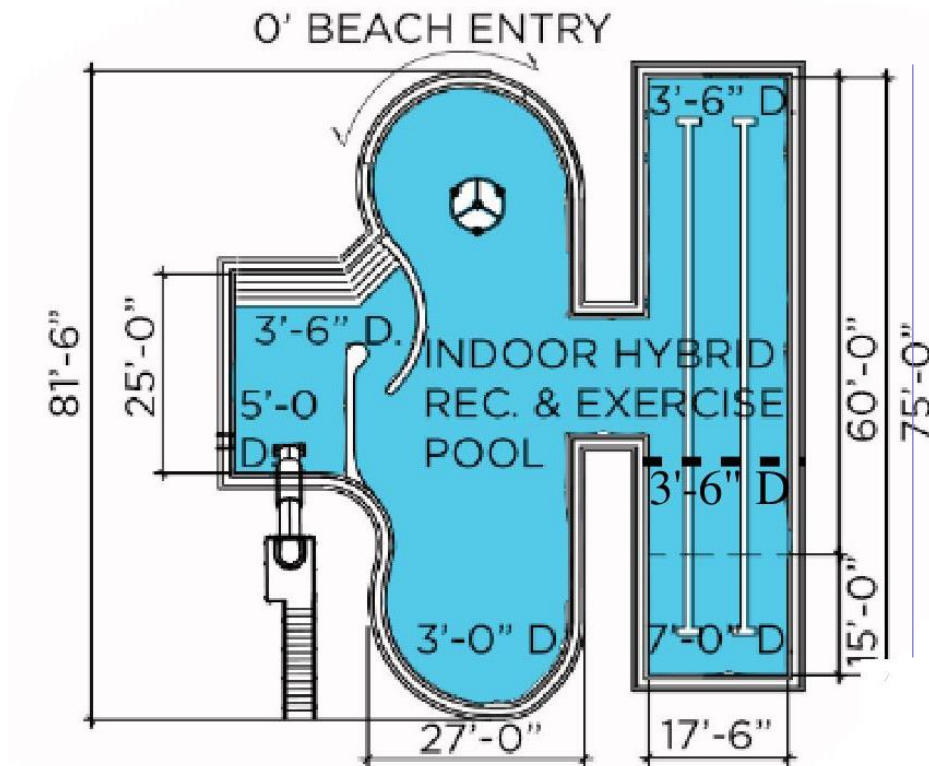
- Basketball
- Volleyball
- Table Tennis
- Aerobics Classes
- Cardio Fitness Training / Warmup
- Free Weight Equipment
- Youth Day Camps



CURRENT PROJECT PROGRESS / DECISION MAKING

Initial Project Program Compared to Current

Verifying Program Priorities : Aquatics

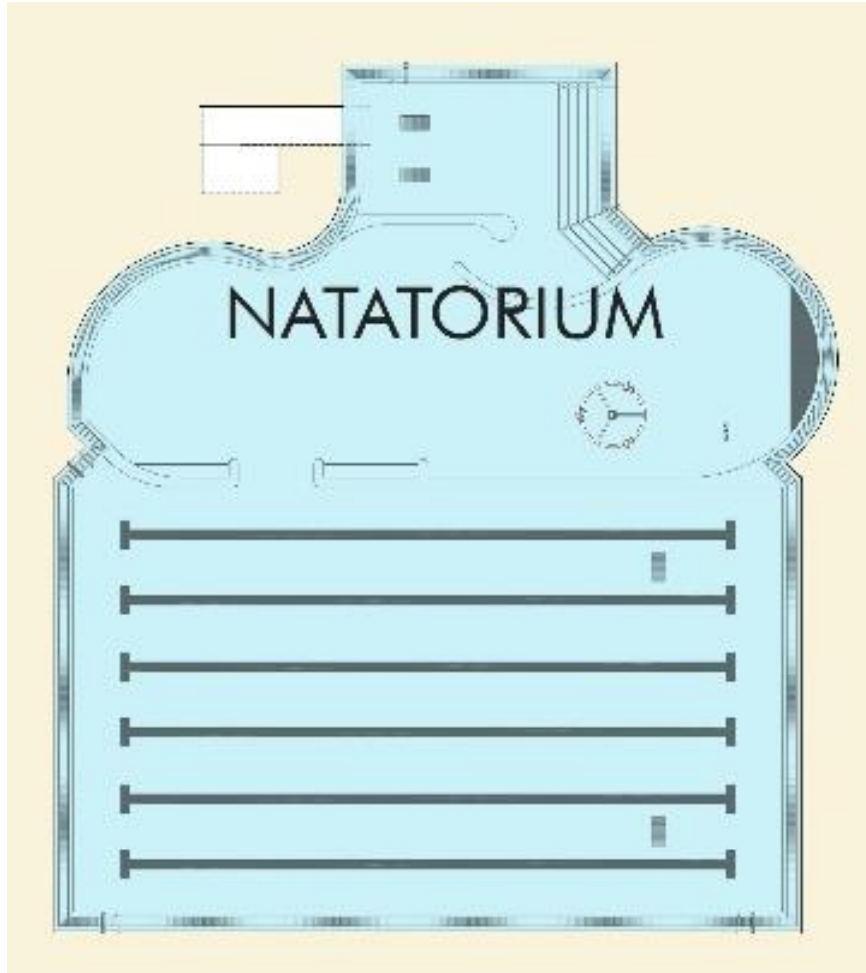


AQUATICS PROGRAM

- Play Pool Area
- Zero-depth entry
- 2 Lane Lap swimming
- Future slide location
- Swim Lessons
- Water Exercise
- Lap Swim



CURRENT PROJECT PROGRESS / DECISION MAKING



Verifying Program Priorities : Aquatics

AQUATICS PROGRAM

- Play Pool Area
- Zero-depth entry
- 6 Lane Lap swimming
- Future slide location
- Multiple Swim Lessons
- Expanded Water Exercise
- Expanded Lap Swim
- Recreation play in pool
- Lifeguard Training
- General drop-in Swimming



CURRENT PROJECT PROGRESS / DECISION MAKING

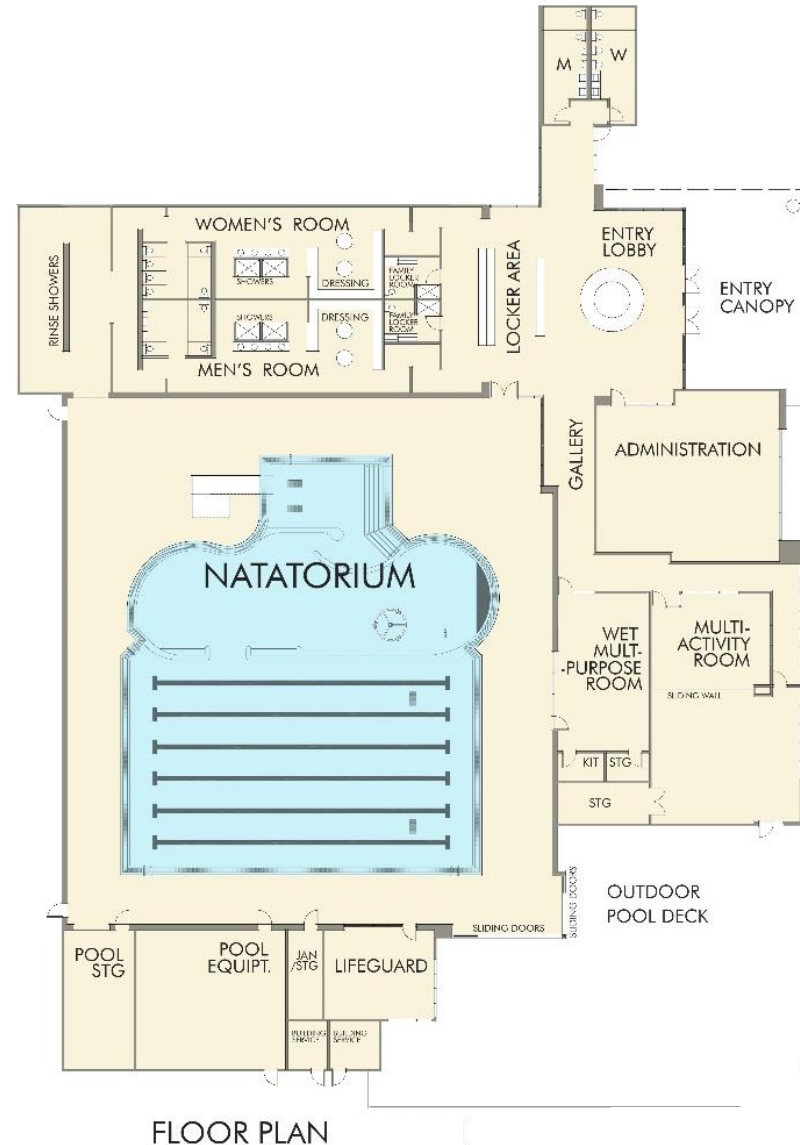
AQUATICS PROGRAM

- Play Pool Area
- Zero-depth entry
- 6 Lane Lap swimming
- Future slide location
- Multiple Swim Lessons
- Expanded Water Exercise
- Expanded Lap Swim
- Recreation play in pool
- Lifeguard Training
- General Drop-in Swimming

POOL : 5,600 SF

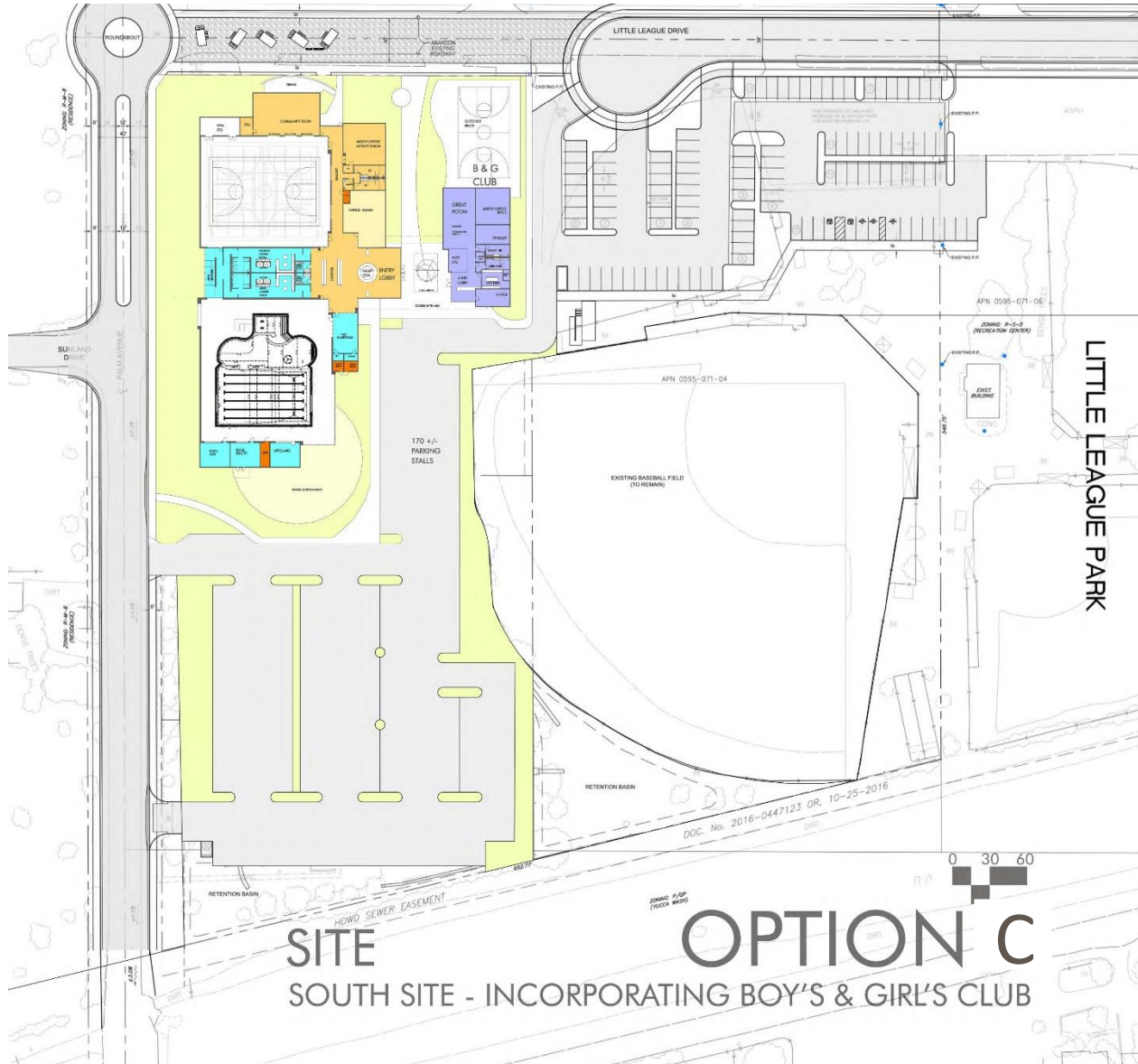
NATATORIUM : 12,300 SF

Final Program
Priorities : Aquatics





PROJECT PROCESS



Boys and Girls Club Consolidation Replacement Option



PROJECT PROCESS

Boys and Girls Club Consolidation Replacement Option



Not recommended to move forward due to:

- Most costly option
- Incompatible programming
- Most disruptive to existing program
- Permanency in public building design for a program that may change, relocate or be delivered by another organization



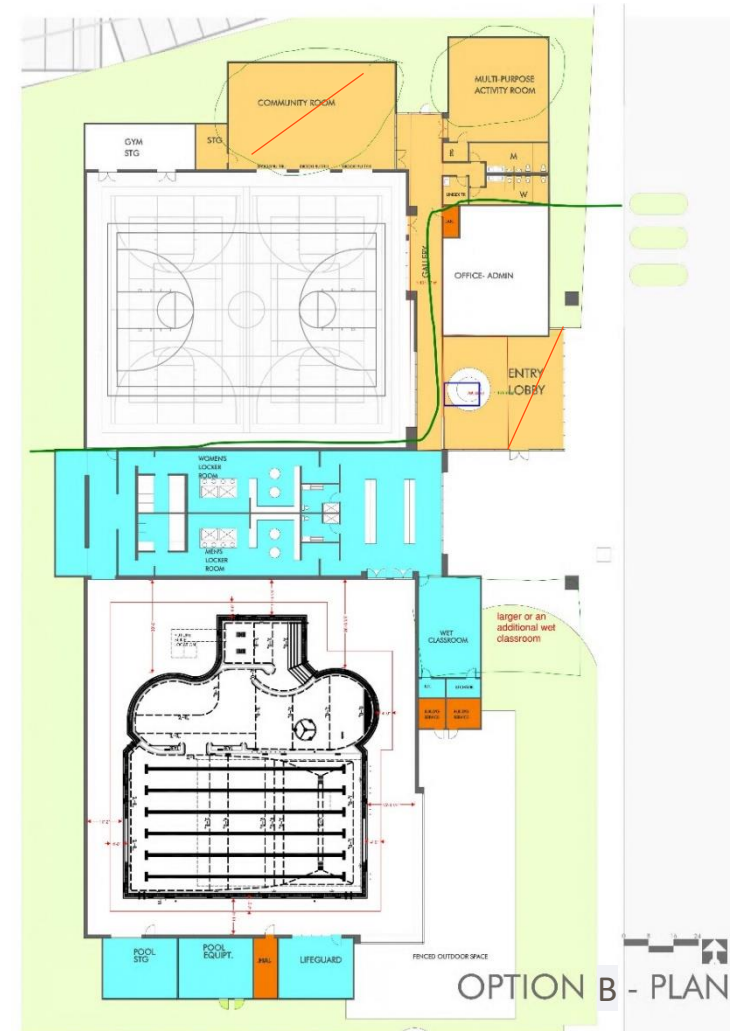
CURRENT PROJECT PROGRESS / DECISION MAKING

Final Program Concept

- Removed outdoor aquatics future 33M pool
- Eliminated B&G Club Replacement Option
- Removed Expanded Community Room
- Identified Possible Project Phasing

PROJECT GOALS:

1. Learn to Swim
2. Provide a complete facility for the community membership.
3. Utilize Town Staff in the most efficient way possible.
4. Design should be iconic: desire to make this facility the architectural focus of the community park.

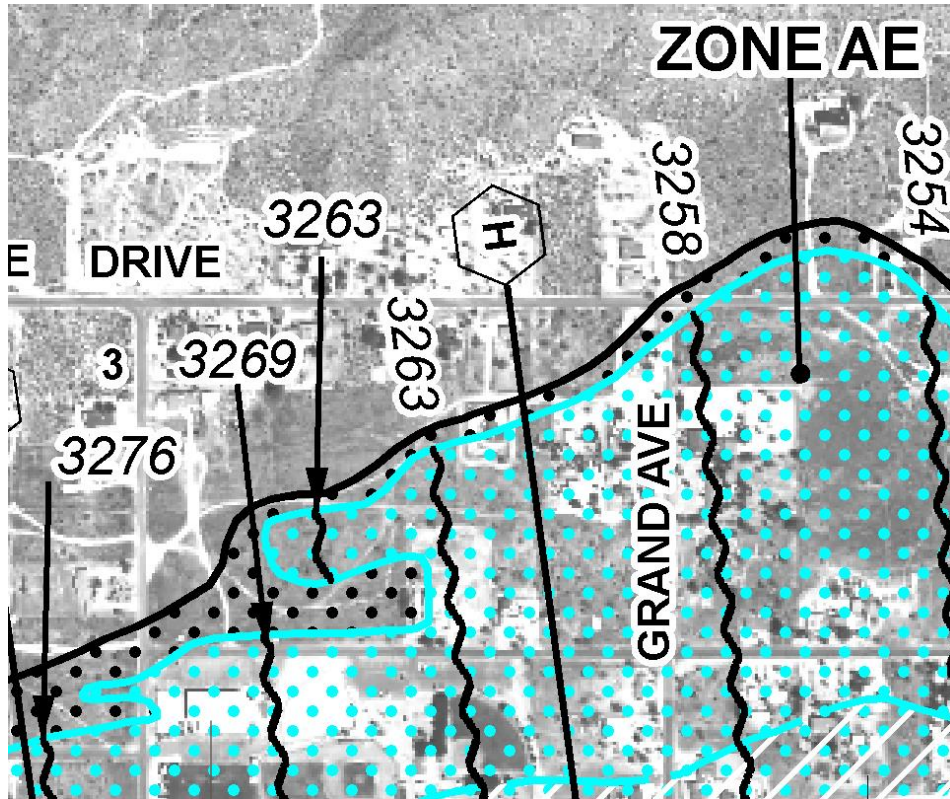




CURRENT PROJECT PROGRESS / DECISION MAKING

Site Constraints & Selection

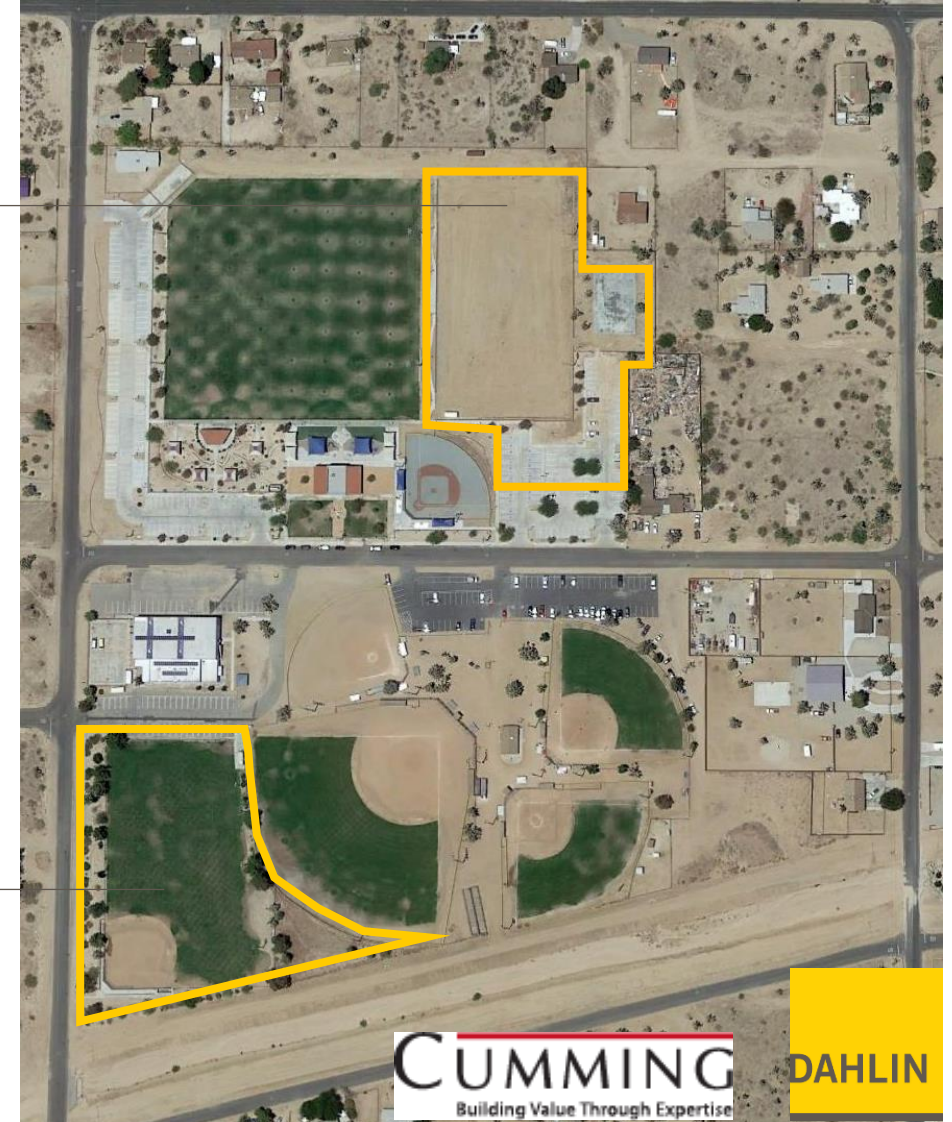
FEMA Firmette



BOYS & GIRLS CLUB

NORTH
BREHM SITE
146,034 SF

SOUTH
BREHM SITE
117,482 SF





CURRENT PROJECT PROGRESS / DECISION MAKING

NORTH SITE

NORTH SITE PROS

- Synergy of location with the existing Community amenities and fields
- Full existing site control
- Larger site
- Minimal Site Grading Cost
- Lower flooding risk and required mitigation
- No Impact to the Boys & Girls Club Existing Building, operations, or property

NORTH SITE CONS

- Proximity to residential properties
- Need to relocate Multi-purpose field infrastructure
- Further from Boys & Girls Club Existing Building

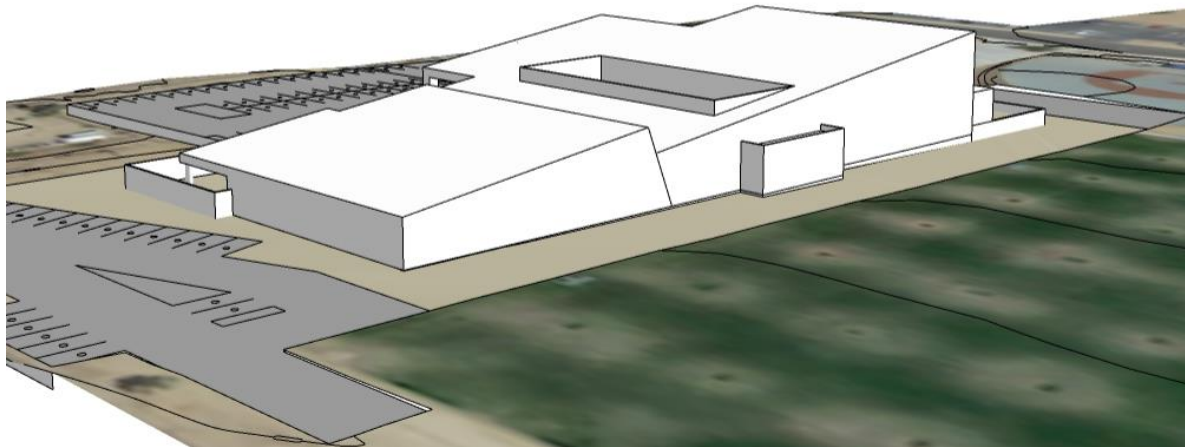
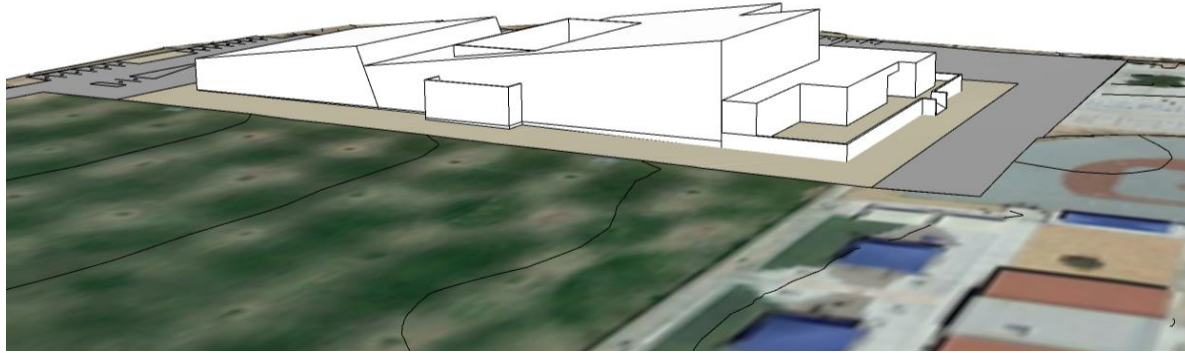




CURRENT PROJECT PROGRESS / DECISION MAKING

NORTH SITE

SITE & BUILDING MASSING





CURRENT PROJECT PROGRESS / DECISION MAKING

SOUTH SITE

SOUTH SITE PROS

- High Visibility Street Presence
- No Impact to the Boys & Girls Club Existing Building
- Allows for Multi-purpose Field Construction

SOUTH SITE CONS

- High Flood Risk
- Additional Site Grading Cost
- Building Footprint would need to be furthest south to not impact the Boys & Girls Club Existing Building

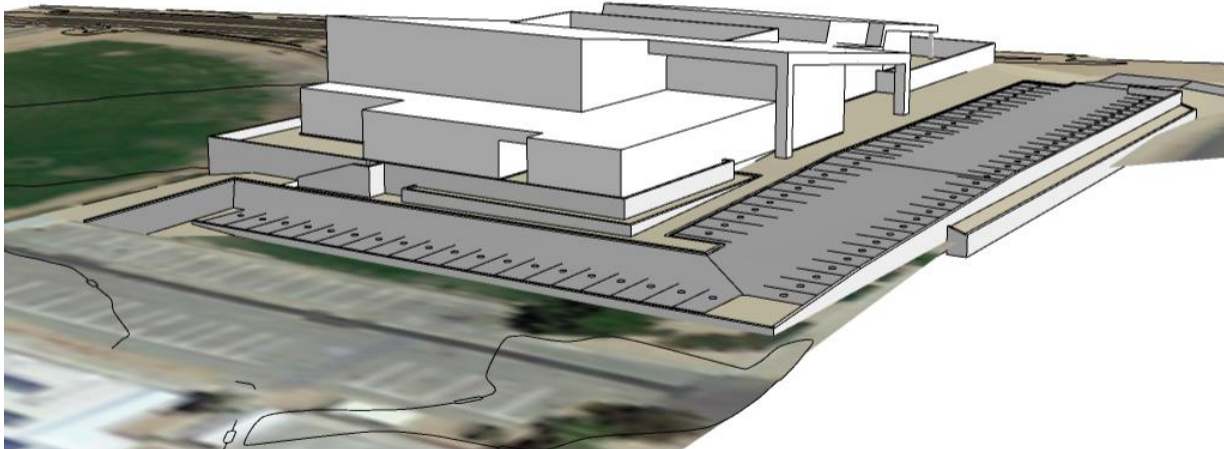
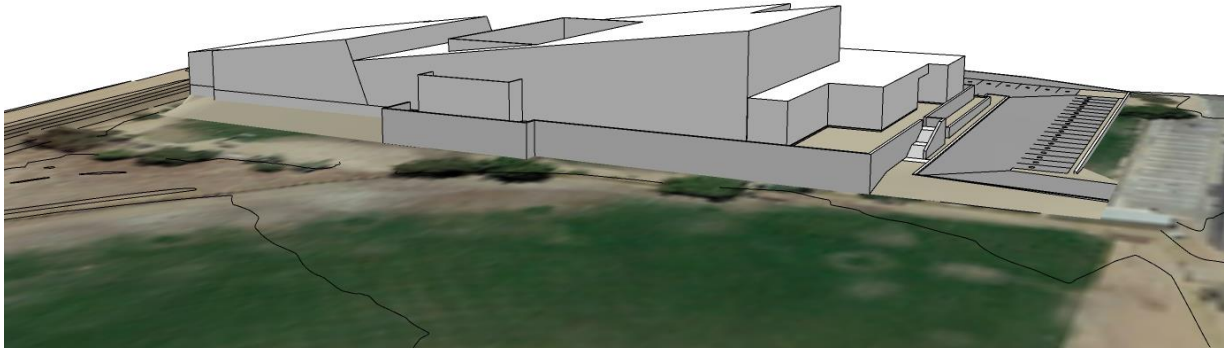




CURRENT PROJECT PROGRESS / DECISION MAKING

SOUTH SITE

SITE & BUILDING MASSING





CURRENT PROJECT PROGRESS / DECISION MAKING

Site Selection

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- Synergy of location with the existing Community amenities and fields
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- Larger site
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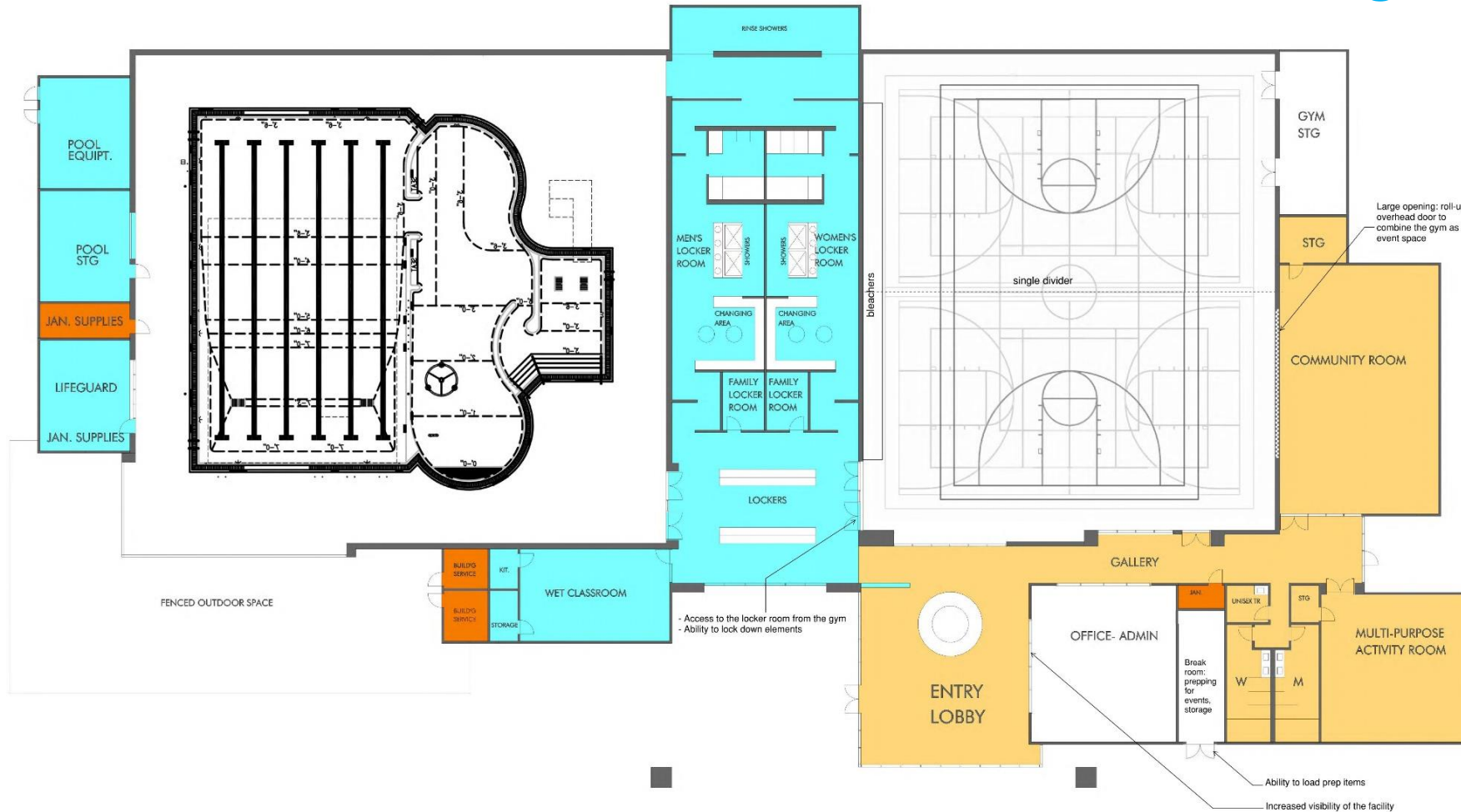


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- 13 ENTRY COURT



CURRENT PROJECT PROGRESS / DECISION MAKING

Configuration Options



OPTION A

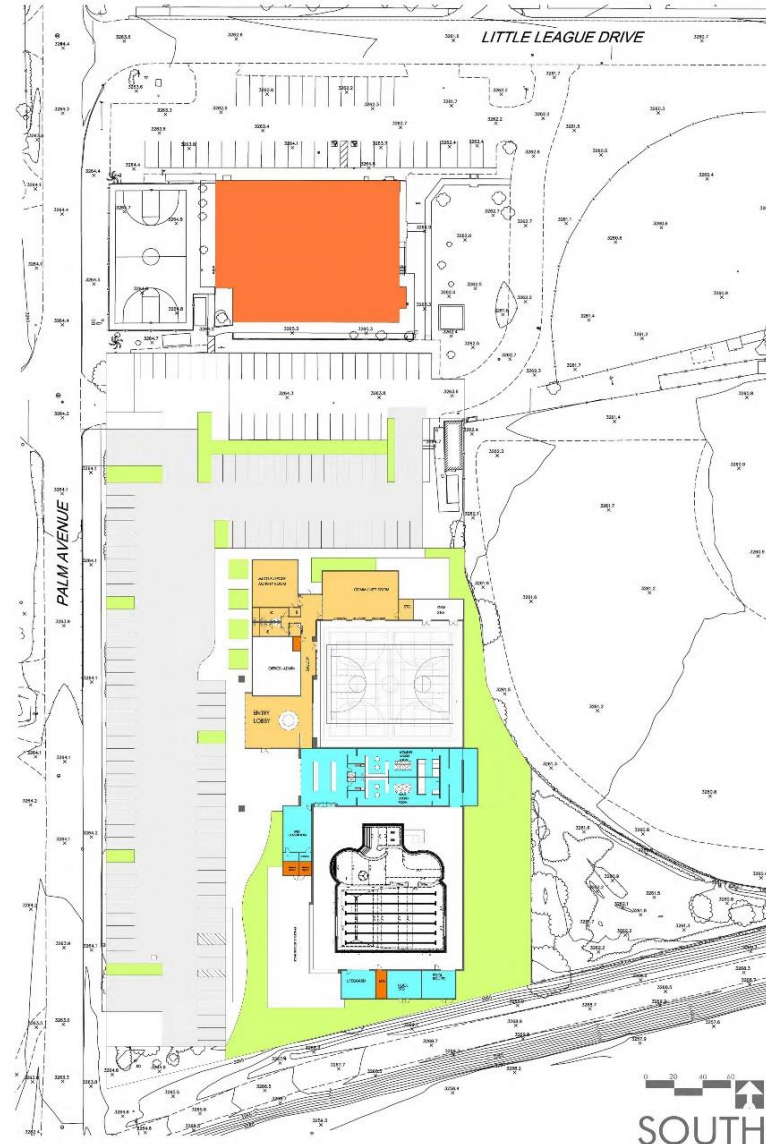
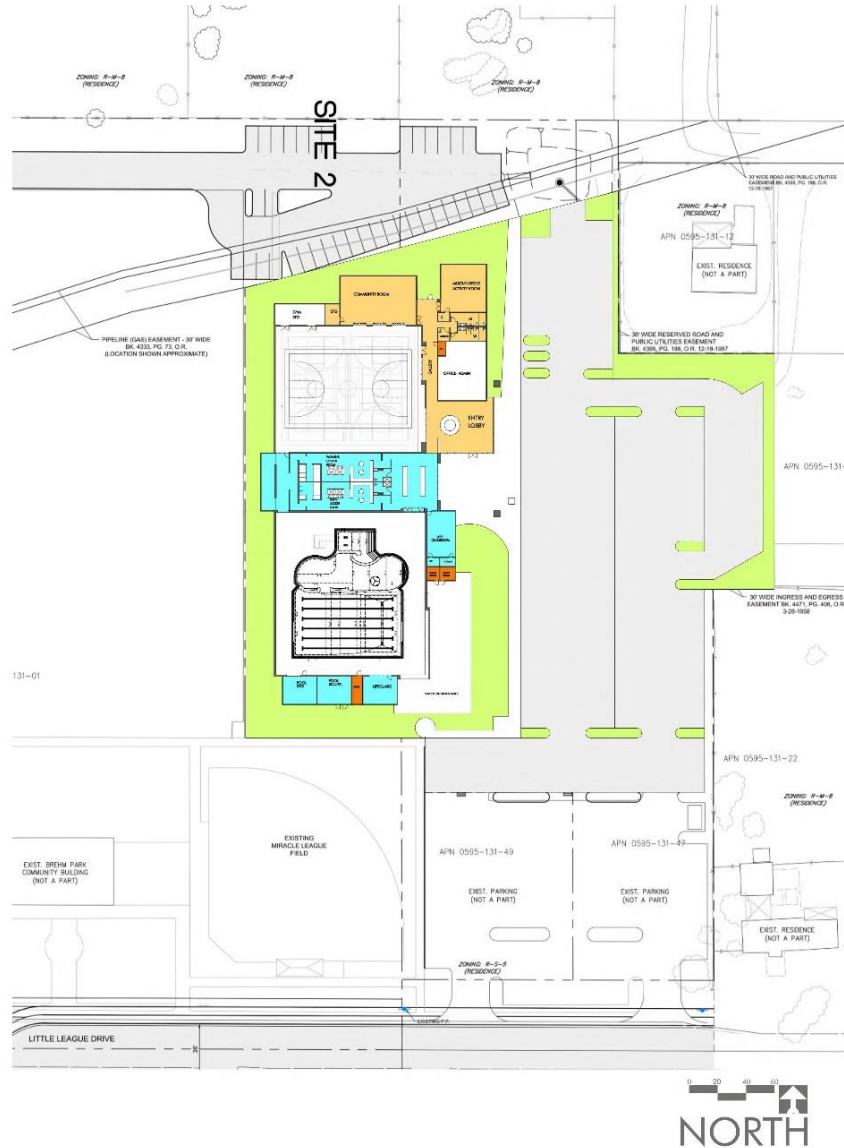


CUMMING
Building Value Through Expertise





CURRENT PROJECT PROGRESS / DECISION MAKING

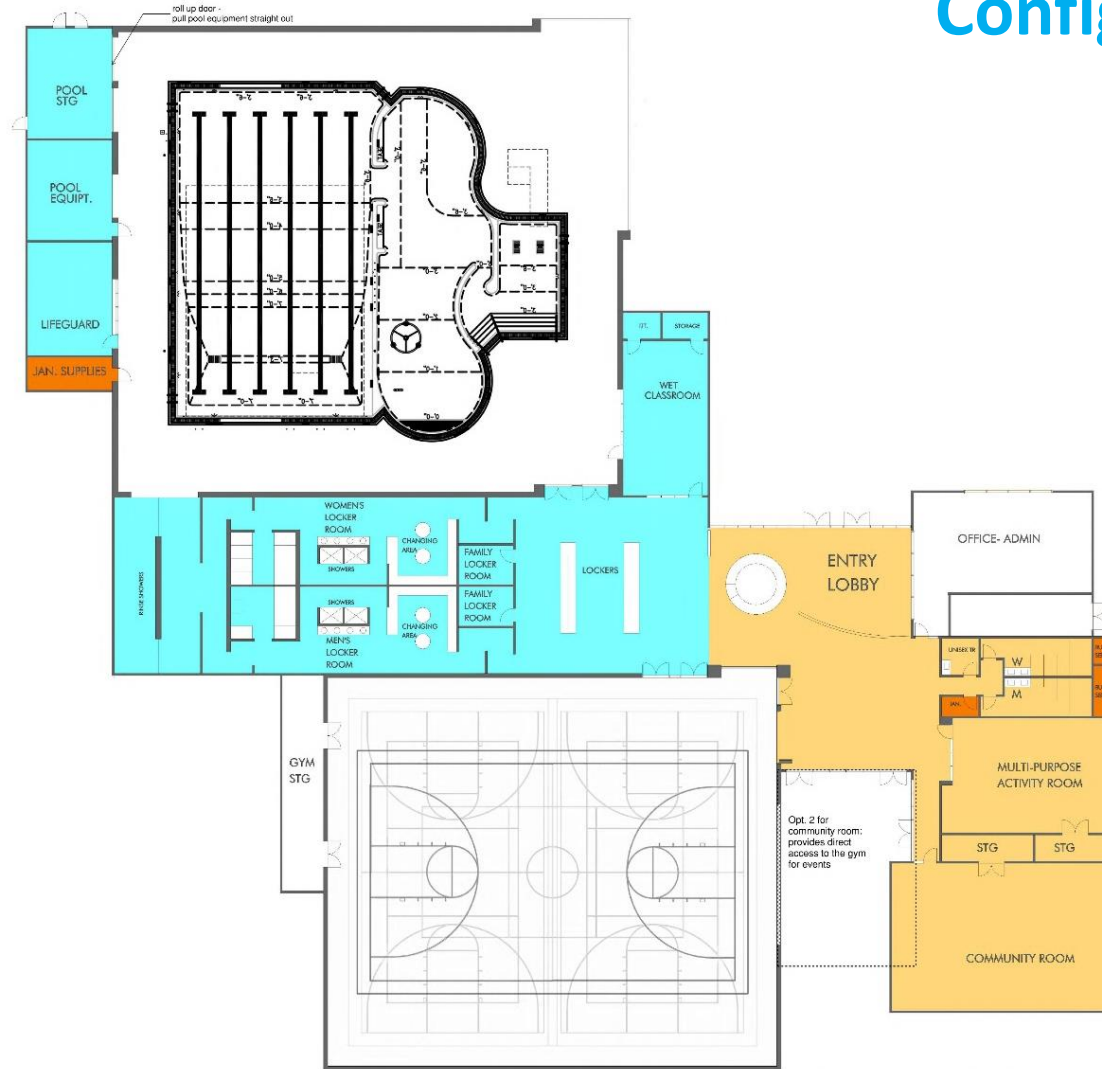


OPTION A



CURRENT PROJECT PROGRESS / DECISION MAKING

Configuration Options



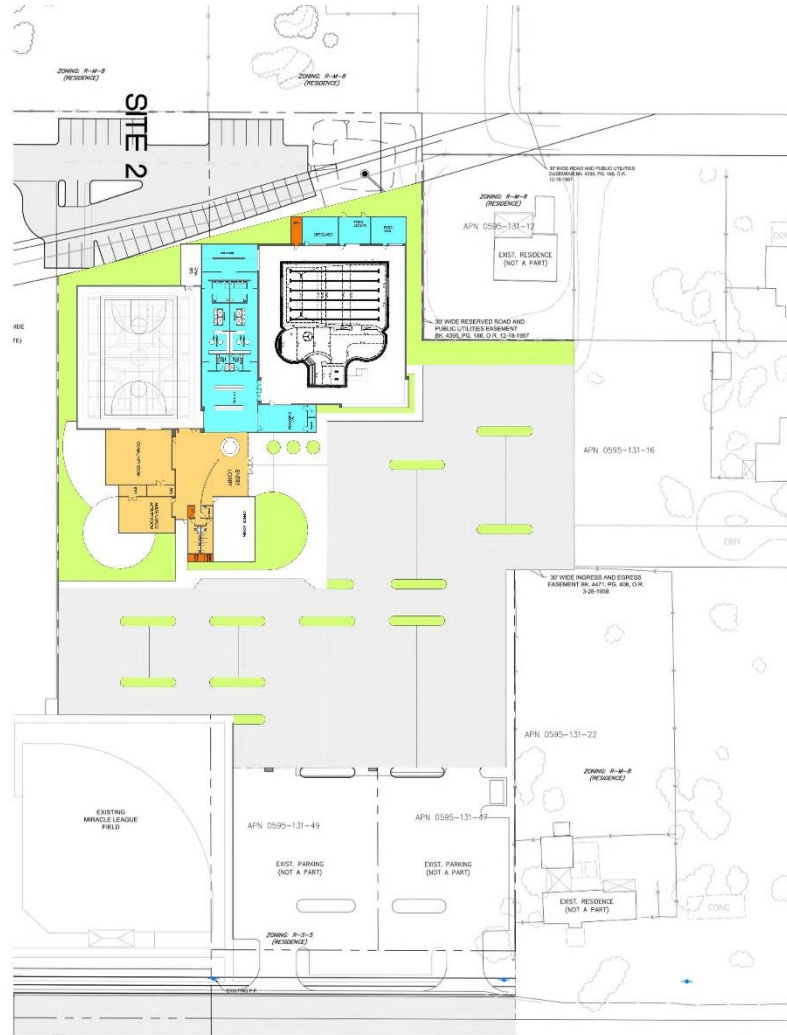
OPTION B

CUMMING
Building Value Through Expertise

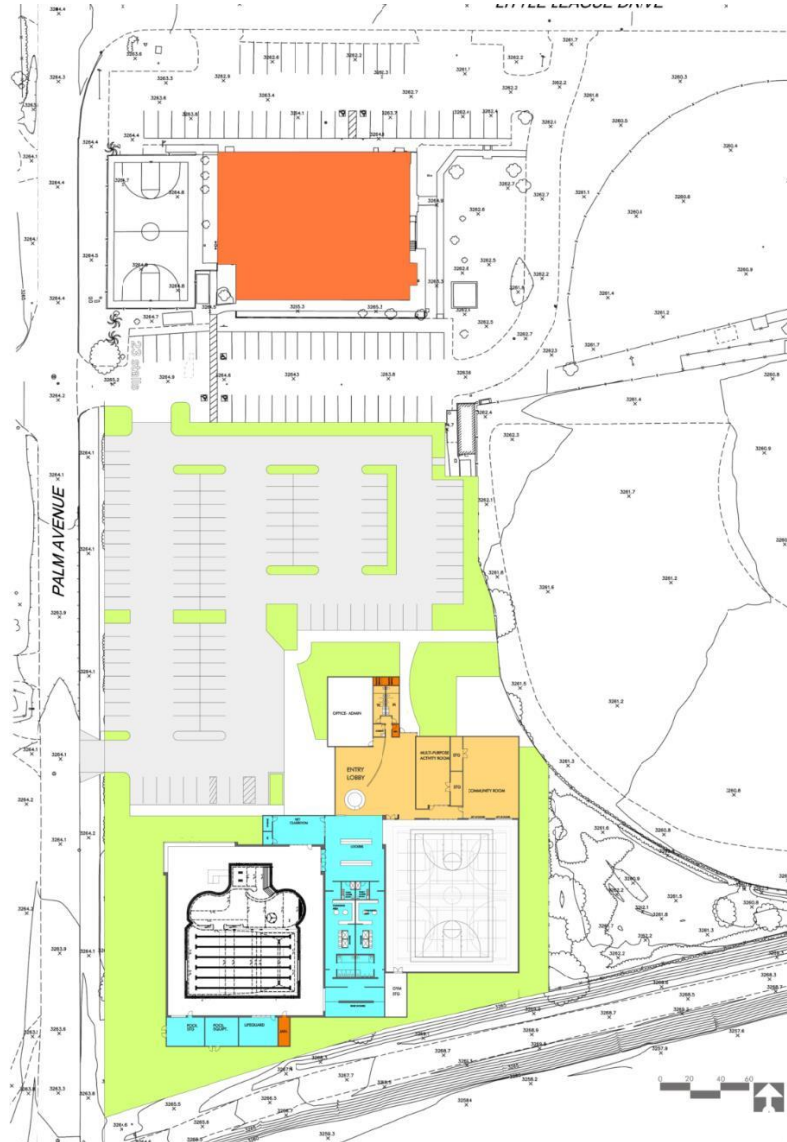




CURRENT PROJECT PROGRESS / DECISION MAKING



NORTH



SOUTH

OPTION B

CUMMING
Building Value Through Expertise





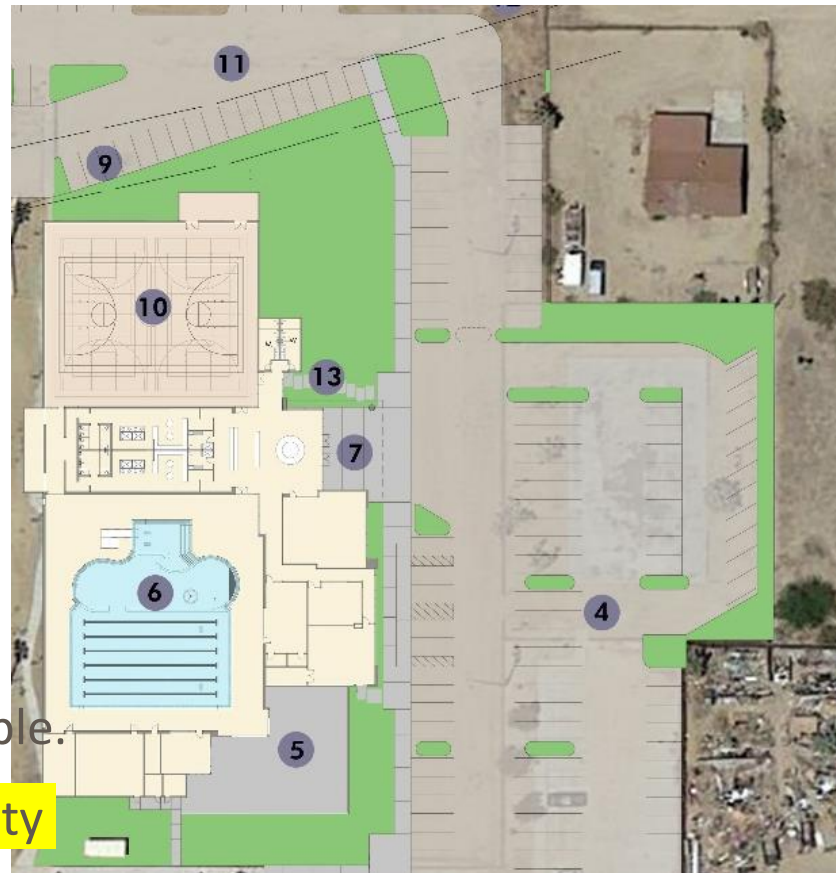
CURRENT PROJECT PROGRESS / DECISION MAKING

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PROJECT GOALS:

1. Learn to Swim
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Final Program Concept - North Site



- 1 EXISTING PARKING LOT
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PROJECT COST SUMMARIES



Review Previous budgeting



Review current budgeting (define differences)



Review current budget to primary project areas / components



Grant Funding Opportunities





PROJECT COST SUMMARIES

Previous Budgeting



ESTIMATED R.O.M. CONSTRUCTION COST:

+/- \$22.5M

ESTIMATED ANNUAL OPERATIONAL COST:

Total Annual Cost w/ Set Aside: +/- \$ 822,000

Cost Recovery Rate: +/- 47%

Potential Operational Offset +/- \$ 250,000 - \$300,000

Adjusted Annual Operational Cost \$522,000 - \$572,000

- Notes:
1. Indoor pools are assumed to operate year-round; outdoor pools are assumed to operate seasonally February to September.
 2. Cost information is based on conceptual diagrams and may vary significantly.
 3. Does not include costs for renovating Little League Drive or Brehm Park to the north.
 4. Cost recovery rate indicates 5-year benchmark
 5. Potential Operational Offset figures indicate the approximate savings to the Town for consolidating recreation staff in a single office administration space included in this concept



PROJECT COST SUMMARIES

Yucca Valley Aquatics & Recreation Center			
A.	Operations - Building Support	Unit	Concept 6
A.01	Entry Lobby		750
A.02	Reception / Access Control / Registration/Storage		330
A.03	Locker Rooms with Showers (Men's and Women's)		1,800
A.04	Unisex Toilet Room/Shower/Locker		280
	Subtotal: Building Support Spaces		3,160
B.	Operations - Facility Administration		
B.01	Offices (all general offices)		1,350
	Subtotal: Facility Administration		1,350
C.	Activity Spaces		
C.01	Multi-Purpose Gymnasium (1 courts @ 50 x 84)		7,000
C.02	Multi-Purpose Activity/Training Room		1,350
C.03	Wet Classroom		700
	Subtotal: Activity Spaces		9,050
D.	Natatorium		
D.01	Indoor Pool Natatorium		10,780
D.02	Lifeguard/First Aid		555
D.03	Pump Room		530
	Subtotal: Natatorium		11,865
	Sub Total Summary		25,425
	Misc GSF Building Systems Function (Allow 7%)		1,825
	Total Gross		27,250
Site			
E.	Outdoor Recreation	Unit	Concept 6
E.01	Splashpad		7,400
E.02	Future 33M Pool (space allowance, includes splashpad area)		15,620
E.03	Primary Parking Lot (178 Stalls)		68,712
E.04	Secondary Parking Lot (North LL Lot Expansion 55 Stalls)		28,500
E.04	Landscape Allowance and Misc Site Work		40,000
	Subtotal: Outdoor Recreation Areas		160,232

Previous Budgeting

The primary spaces within the building are comprised of the following elements:

NATATORIUM	11,865 s.f.
ACTIVITY SPACES	9,050 s.f.
OPERATIONS/ADMIN	1,350 s.f.
BUILDING SUPPORT/ALLOW	4,985 s.f.
TOTAL	27,250 s.f.

projects. The following list provides the estimate markup allowances:

GENERAL CONDITIONS	9.00%
OVERHEAD & PROFIT	4.25%
BONDS & INSURANCE	2.40%
DESIGN CONTINGENCY, BUILDINGS	15.55%
ESCALATION TO MONTH OF CONSTRUCTION 09/12/2021	9.59%

SCOPE ELEMENTS: COST TOTAL:

RECREATION CENTER	\$ 19,184,235
SITWORK	\$ 7,270,271
DEDUCT ADDITIONAL GYM	-\$4,000,000
ROUNDED TOTAL	\$22,500,000



PROJECT COST SUMMARIES

YUCCA VALLEY AQUATICS AND RECREATION CENTER 9/22/2021
PROJECT PROGRAM AREAS

PHASE 1 AREAS			
Entry Lobby		850	S.F.
Office / Administration		1,373	S.F.
Storage Lockers		1,000	S.F.
Family Changing 1		110	S.F.
Family Changing 2		110	S.F.
Women's Locker Room		1,300	S.F.
Men's Locker Room		1,300	S.F.
Rinse Showers		600	S.F.
Natatorium		12,300	S.F.
Wet Multi-Purpose Room		700	S.F.
Wet MP Kitchenette		60	S.F.
Wet MP Storage Room		55	S.F.
Building Services		210	S.F.
Lifeguard Room		480	S.F.
Janitorial / Storage		150	S.F.
Pool Equipment Room		1,000	S.F.
Pool Storage		470	S.F.
Multi-Purpose / Activity Room		1,450	S.F.
Multi-Purpose / Activity Room Stg		180	S.F.
Men's Toilet Room		225	S.F.
Women's Toilet Room		225	S.F.
PHASE 1 SUB-TOTAL		24,148	S.F.
TOTAL GROSS FLOOR AREA		26,123	S.F.
PHASE 2 AREAS			
Gymnasium		9,250	S.F.
Gymnasium Storage		530	S.F.
PHASE 2 SUB-TOTAL		9,780	S.F.
TOTAL GROSS FLOOR AREA		10,050	SF
TOTAL PHASE 1 AND 2 AREAS		33,928	S.F.
TOTAL BUILDING GSF		37,200	S.F.

Current Program & Cost Estimate

EXECUTIVE SUMMARY

DESCRIPTION	Phase-1	Phase-2	Total
A. Permits and Fees	\$ 408,466	\$ 63,146	\$ 471,612
B. General Construction	\$ 15,846,596	\$ 6,314,640	\$ 22,161,236
C. FF&E / OS&E	\$ 1,220,428	\$ 398,772	\$ 1,619,200
D. Design and Engineering	\$ 925,716	\$ 400,991	\$ 1,326,707
E. Project Management	\$ 657,634	\$ 262,058	\$ 919,691
F. Owner General Requirements	\$ 163,220	\$ 65,041	\$ 228,261
G. Legal Fees	\$ -	\$ -	\$ -
H. Contingency (15% construction / 10% other)	\$ 2,714,536	\$ 1,066,197	\$ 3,780,732
TOTAL DEVELOPMENT COST	\$21,936,595	\$8,570,844	\$30,507,439

NOTE: If Phase 2 is a future project, the fees and cost will be higher than the total Development Cost shown due to escalation and an increase in design fees.



FUNDING SOURCES & ALTERNATIVES

Currently Allocated Resources		
Prop 68 Allocated Grant		
Phase 1	\$	1,500,000
Phase 2	\$	18,350,000
Total Allocated Resources		\$ 19,850,000

Future Possible Resources for Council Consideration	
Debt Service Capacity	\$4,000,000
Prop 68 Competitive Grant	\$8,000,000

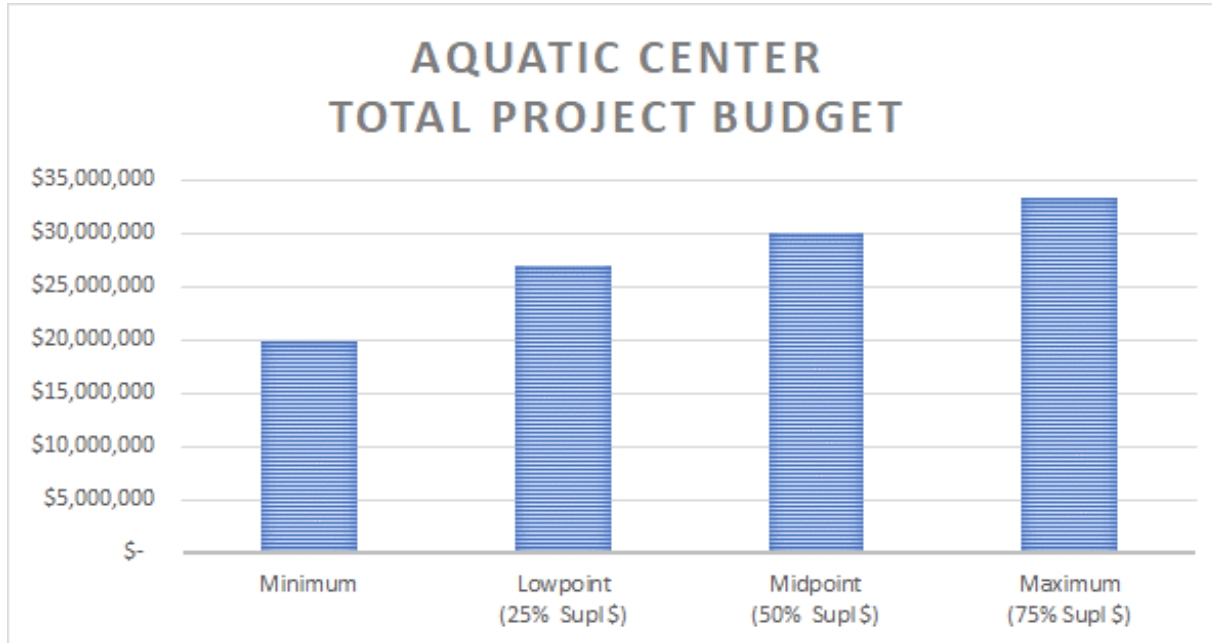


Supplementary Available Resources for Council Consideration

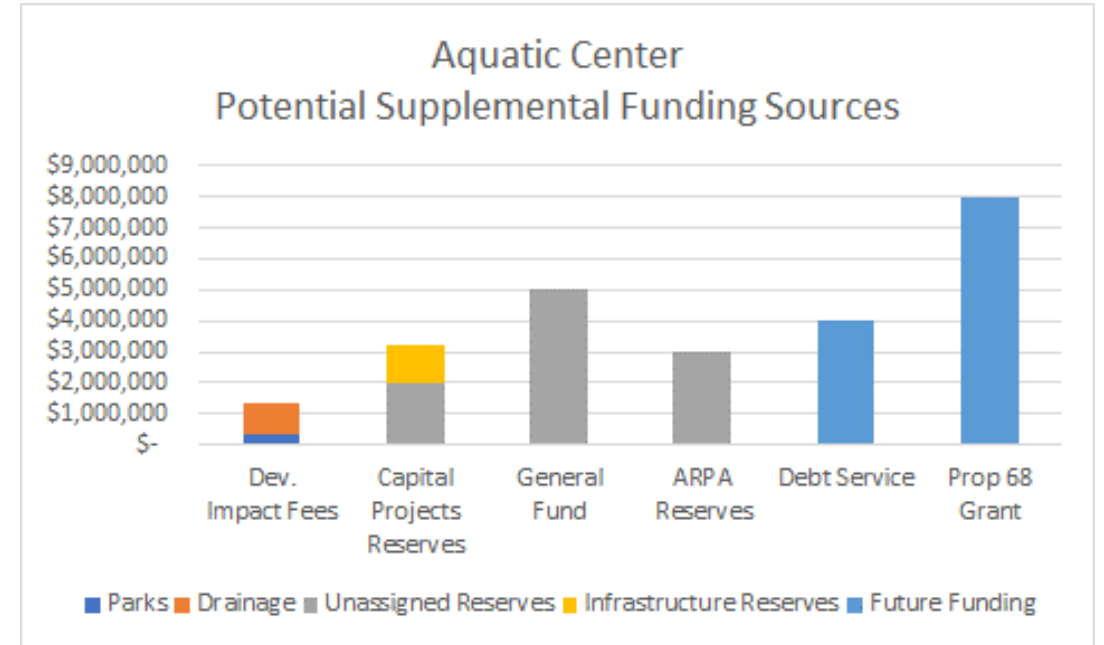
Development Impact Fees		
Parks	\$	350,000
Drainage	\$	1,000,000
Total DIF	\$	1,350,000
Capital Projects Reserves		
Unassigned Reserves	\$	2,000,000
Infrastructure Reserves	\$	1,250,000
Total CP Reserves	\$	3,250,000
General Fund Reserves		
Unassigned Reserves		\$5,000,000
Total GF Reserves		\$5,000,000
ARPA Reserves		
Unassigned Reserves		\$3,000,000
Total ARPA Reserves		\$3,000,000
Total Supplementary Available Resources for Council Consideration		\$12,600,000



FUNDING ALTERNATIVES



Cost Structure & Phasing Option





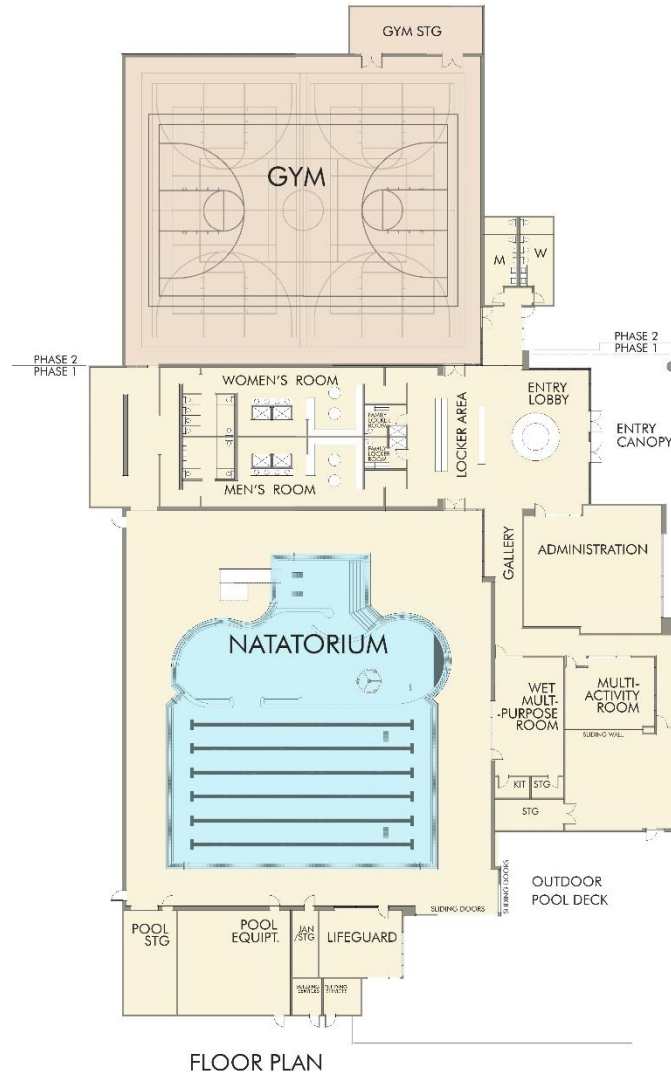
RECOMMENDED OPTION #1

FACILITY MASTER PLAN

POOL : 5,600 SF

NATATORIUM : 12,300 SF

GYMNASIUM : 9,250 SF



EXECUTIVE SUMMARY

DESCRIPTION	Phase-1	Phase-2	Total
A. Permits and Fees	\$ 408,466	\$ 63,146	\$ 471,612
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TOTAL DEVELOPMENT COST	\$21,936,595	\$8,570,844	\$30,507,439



RECOMMENDED OPTION #1



EXECUTIVE SUMMARY

DESCRIPTION	Phase-1	Phase-2	Total
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- ④ PARKING LOT
- ⑤ EXTERIOR FENCED POOL DECK
- ⑥ NATATORIUM
- ⑦ ENTRY
- ⑧ UNDEVELOPED
- ⑨ 30' WIDE PIPELINE EASEMENT
(LOCATION APPROXIMATE)
- ⑩ GYMNASIUM
- ⑪ OVERFLOW PARKING (CONNECT
TO PALM AVE. PARKING)
- ⑫ ADDITIONAL RETENTION AREA
- ⑬ ENTRY COURT

COMPLETION BY
2024

CUMMING
Building Value Through Expertise



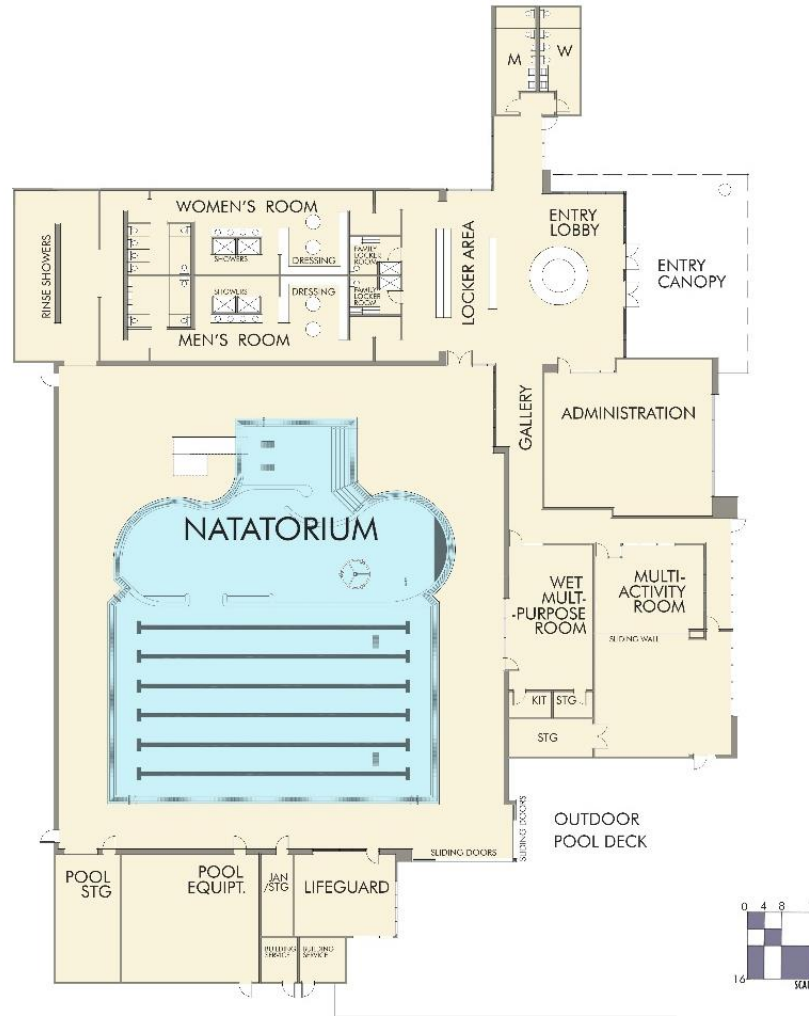


ALTERNATIVE PHASED OPTION #2

DAY 1

POOL : 5,600 SF

NATATORIUM : 12,300 SF



FLOOR PLAN

EXECUTIVE SUMMARY

DESCRIPTION	Phase-1
A. Permits and Fees	\$ 408,466
B. General Construction	\$ 15,846,596
C. FF&E / OS&E	\$ 1,220,428
D. Design and Engineering	\$ 925,716
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TOTAL DEVELOPMENT COST	\$21,936,595



ALTERNATIVE PHASED OPTION #2

DAY 1



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Conceptual Design for RFP

EXECUTIVE SUMMARY

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D. Design and Engineering	\$ 925,716
E. Project Management	\$ 657,634
F. Owner General Requirements	\$ 163,220
G. Legal Fees	\$ -
H. Contingency (15% construction / 10% other)	\$ 2,714,536
TOTAL DEVELOPMENT COST	\$21,936,595

COMPLETION BY 2024



OPTION #1 vs. OPTION #2

Town staff recommends the Council to approve Option #1

- Provides facilities as closely recommended by both the Citizens Advisory Committee and Town Council and desired by the public
- Allows greatest operational revenue generation for cost recovery targets
- Recognizes construction efficiencies related to the front-loading of construction costs in a phased approach





OPTION #1 vs. OPTION #2 (continued)

Town staff recommends the Council to approve Option #1

- Maximizes potential for multi-generational facility use, increasing traffic
- Reduces long-term inflationary costs associated with phasing
- Maximizes staff consolidation and programming efficiencies
- Town retains financial flexibility to accommodate the project





MASTER PLAN AND PROP 68 GRANT UPDATE

MAJOR SUPPORT AMENITIES

- 1 CONSTRUCT A NEW MULTI-USER PATH/TRAIL/SIDEWALK
- 2 CONSTRUCT (9) NEW EXERCISE STATIONS WITH SHADE
- 3 CONSTRUCT (6) NEW PICNIC AREAS WITH SHADE
- 4 CONSTRUCT (2) NEW GROUP PICNIC AREAS WITH SHADE
- 5 RENOVATE (3) EXISTING BASEBALL/SOFTBALL FIELDS
- 6 CONSTRUCT A NEW RESTROOM BUILDING AND SNACK BAR
- 7 CONSTRUCT (2) NEW RESTROOM BUILDINGS
- 8 CONSTRUCT A NEW MULTI-PURPOSE FIELD
- 9 CONSTRUCT (2) NEW BASKETBALL COURTS
- 10 CONSTRUCT (2) NEW CLIMBING FEATURES WITH SHADE
- 11 CONSTRUCT (2) NEW PAIRS OF SLACKLINE POLES
- 12 CONSTRUCT A NEW PLAYGROUND STRUCTURE WITH SHAD
- 13 CONSTRUCT NEW PUBLIC ART
- 14 CONSTRUCT A NEW PROMENADE/EVENT PLAZA/STAGE
- 15 CONSTRUCT A NEW SPLASH PAD
- 16 CONSTRUCT NEW PARKING LOT AND ACCESS ROAD
- 17 CONSTRUCT NEW AQUATICS - ACTIVITIES CENTER



- LEGEND**
- CONCRETE PAVING
 - ACCENT PAVING
 - LOW WATER USE LANDSCAPE
 - TURF
 - NEW TREES



BREHM PARK SPORTS COMPLEX EXPANSION

Concept Plan



DAHLIN

RA
LANDSCAPE
ARCHITECTURE
PLANNING & DESIGN

PROJECT
12-23-2021
July 18, 2022



NEXT STEPS

- Town Council Action
- Hiring a design team
- Completion of design drawings:
11/2022
- Project Bid
- Project Construction
- Day 1 Operations:
05/2024





STAFF RECOMMENDATION

It is recommended that the Town Council:

1. Receive and file the Aquatics and Rec Project Update
2. Approve Option #1 as the desired facility configuration
3. Approve the North site as the desired facility site
4. Authorize the release of Request for Proposal for facility design
5. Direct staff to return with a modified budget recommendation to accommodate Option #1





A FUTURE GLIMPSE

