Proposed Swimming Pool
La Vista, NE
August 18, 2020
Study Participants

**Consultant Team**
Waters Edge Aquatic Design
RDG Planning & Design
Tack Architects
TD2 Engineering and Surveying

**Staff Committee**
Brenda Gunn
Bruce Fountain
Cale Brodersen
Christopher Solberg
Jason Allen
Joe Soucie
Mitch Beaumont
Pat Dowse
Rita Ramirez
Ryan South
Scott Stopak
Scope of Study

For a new outdoor swimming pool:

• Public input and consensus building
• Site configuration
• Concept plan refinement
• Capital and operational cost projections
Population

La Vista: 17,000

2-mile radius: 42,256

5-mile radius: 163,011

10-mile radius: 604,996
Pool Sizing

Study of water surface per capita in Midwest metro areas:
(water surface area divided by population)

- Ranges from .25 to .75 s.f. per capita

- Larger cities of 100,000+ typically provide less water surface
  (around .25 s.f. per capita)

- Smaller cities typically provide more water surface
  (.75 s.f. per capita or more)
Pool Sizing

La Vista – New Swimming Pool

At 0.50 s.f. per capita for La Vista = 8,500 s.f. of water surface

Recommended sizing target for the new swimming pool:

8,500 s.f. of water surface
Swimming in the Market Area

19 nearby outdoor swimming pools

12 are older with limited amenities

7 are more modern with updated amenities
Suggested Typical Amenities

- Zero-depth entry
- Lap lanes
- Diving
- Water slides
Suggested Distinctive Amenities

Current channel

Interactive play structure

Wet deck with interactive sprays

Enhanced lounge spaces
PUBLIC INPUT
Public Input

PUBLIC MEETINGS (2 OPEN HOUSES)

CENTRAL PARK – NEIGHBORHOOD MEETING

ONLINE SURVEY
Takeaways

Support for a new pool

Support for Central Park

Concern from adjacent neighbors

Fees, fun features and amenities important for selecting where to swim
Takeaways – Amenities of most interest

Small:
- In-water bench and shade
- Underwater bench
- Sprays
- Toddler slide

Medium:
- Family slide
- Open body slide
- Enclosed body slide
- 1-meter diving board

Large:
- Deep water
- Zero-depth entry
- Shallow water
- Current channel

Other:
- Toddler features
- Depths for varying ages/abilities
- Spaces for all demographics
- Shade
SITE AND CONFIGURATION
Central Park

• Surrounded by residential areas
• Easy pedestrian and vehicular access
• Recreational synergy
• Connectivity to Civic Center Park
• Access to utilities
Petroleum pipeline with 50 ft. r.o.w. (assumed location based on field observation)
Potential Spot for Swimming Pool
CONCEPT PLAN
LA VISTA CENTRAL PARK FUTURE IMPROVEMENTS - SITE PLAN
Central Park – Neighborhood Considerations

1. Increased traffic into the park
   Park road realigned and new entrance added off Park View Blvd. This is consistent with the Civic Center Park Master Plan.

2. Change from passive park
   Existing tennis courts, trail, and trees will remain, with potential addition of future shelters and playground.

3. Concern of large parking lot
   Includes parking for regular days not atypical busy days, landscaping in parking lot, parking on Park Road adjacent to the pool. Tennis courts remain and not converted to parking at this time.

4. Concerns would ruin view, increased noise
   Landscape buffer included between pool and adjacent neighbors to the south, strategic lighting and speaker placement.
CONCEPT COSTS
Opinion of Project Cost

New Swimming Pool: $6,703,000

- Water surface s.f.: 8,550 s.f.
- Bathhouse, filter room, admissions
- Recreation pool, lap pool, and wet deck with play structure
- Zero-depth entry, sprays, water slides, current channel, diving board, and more
- Parking
- Landscaping
Opinion of Project Cost

Slightly scaled back amenities:

- Remove interactive play feature
- Reduce to 4-lane lap pool (instead of 6)
- Remove underwater lights
- Remove exterior restrooms

$6,035,000
Operating Projections

Projection Analysis

Analysis 1: Benchmarked Facilities (6 facilities)

- Purpose: Understand revenue and expenditure parameters of similar facilities to the new swimming pool
- Studied population, revenue, expenditure and facility size
- Developed revenue and expenditures projections based on size and operating performance
Operating Projections

Projection Analysis

Analysis 2: Detailed La Vista Breakdown

- Purpose: Understand specific conditions for La Vista utilizing a preliminary operating plan

- Revenues – by line item (fees, quantities, schedules, etc.)

- Expenditures – by line item (personnel – preliminary staffing schedule, utilities, chemicals, contractual/commodities)
### Operating Projections

<table>
<thead>
<tr>
<th></th>
<th>Range</th>
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</thead>
<tbody>
<tr>
<td>Projected Expenditures</td>
<td>Benchmark Avg. – Detailed Breakdown*</td>
</tr>
<tr>
<td>Projected Revenues</td>
<td>Detailed Breakdown – Benchmark Avg.</td>
</tr>
</tbody>
</table>

*Adjusted to reflect more realistic operating conditions utilizing benchmark facility history for personnel, as the detailed expenditure breakdown has a worst-case scenario for the personnel line item.
## Operating Projections

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<th>Range</th>
</tr>
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<tbody>
<tr>
<td>Projected Expenditures</td>
<td>$159,000 - $223,729</td>
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<tr>
<td>Projected Revenues</td>
<td>$119,000 - $133,000</td>
</tr>
<tr>
<td>Projected Cost Recovery</td>
<td>60% - 85%</td>
</tr>
<tr>
<td>Attendance</td>
<td>22,500 - 32,950</td>
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</tbody>
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Thank You.