



Mt Vernon RECenter Renovation and Addition Design Development



Mt Vernon RECenter Renovation and Addition Design Development

FCPA Project Team:

Cindy Walsh
Brian Laws
Trina Taylor
Monica Phillips
Marcus Barton
Joshua Lainhart
Jennifer Braun
Ellen Werthmann
Carl Kirtley
David Jewell
Mary Malof
Sandra Kellogg
Alan Crofford
Ronnie Utz
Keith Snyder
Gary Logue
Samantha Wangsgard
David Bowden
Andy Miller
Eric Inman

Park Services
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
John McIsaac	BDCD

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 Design Development

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:

Derek Norton/John Wirth, Ritter Norton Architects

Project Schedule:

Eric Inman, FCPA / David Franklin, DPWES BDCD Project Manager



Mt Vernon RECenter Renovation and Addition Design Development

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. 35,000 sf addition to include fitness and multi-purpose areas, and upgrades to the existing building systems of the existing space, including the pool and ice rink for a total project size of approx. 96,000 sf. In addition, the design plans for a 30,850 sf future ice rink and indoor track as part of Phase II. 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 Design Development

Milestone Schedule of Design Process:

Building Design:

Design Team Solicit. (w/ DPWES)	Nov 2016/Jul 2017
Concept Design Kickoff Meeting	Jul/2017
Final Concept Design	Feb/2018
Public Meeting - Concept Design	May/2018
Schematic Design	Oct/2018
Design Development	Apr/2019
Public Mtg - Design Development	May/2019 ←
Begin Construction Documents	May/2019



Mt Vernon RECenter Renovation and Addition Design Development

Project Funding:

Total	\$22,147,500
-------	--------------

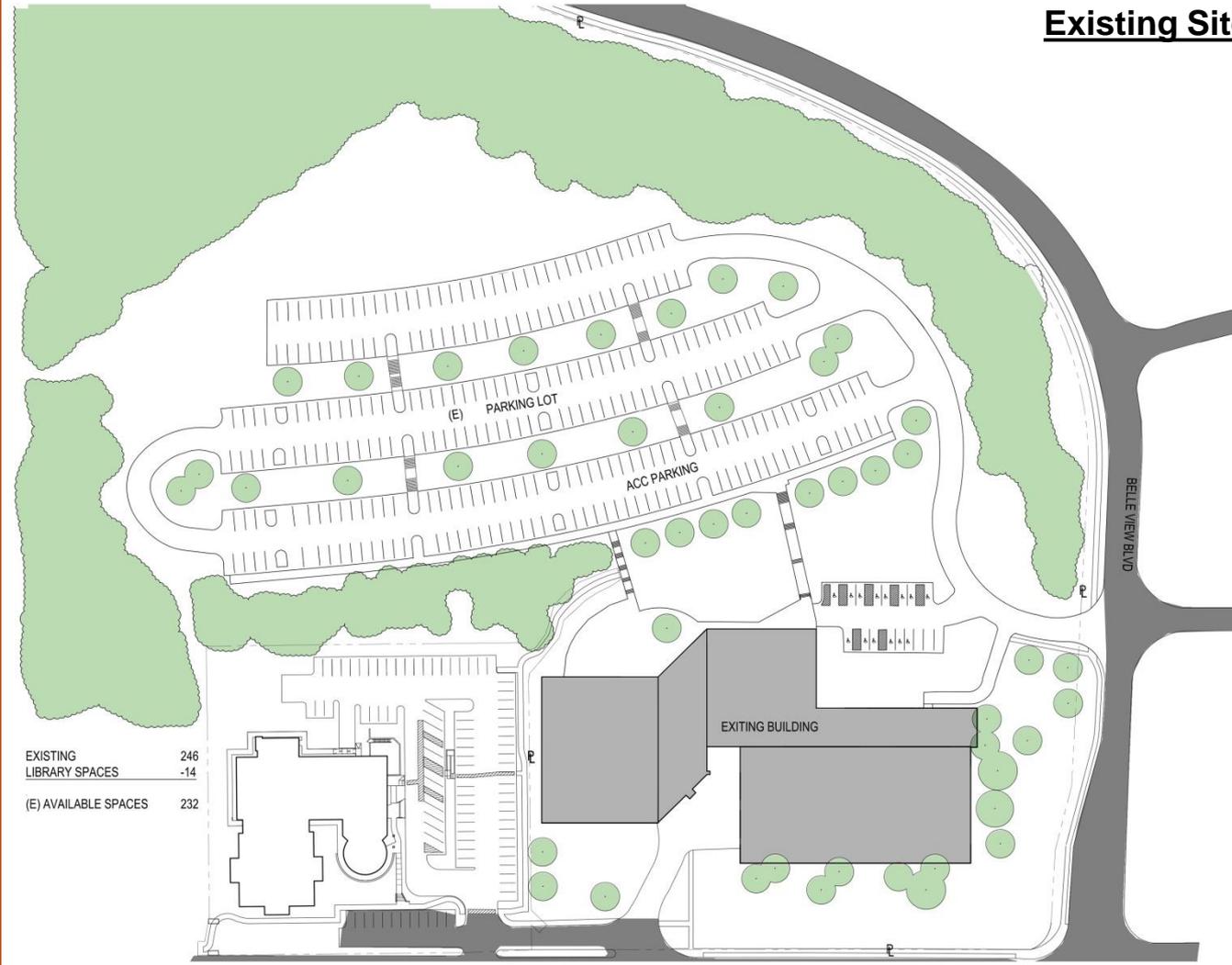
Phase I ROM Cost:

- Core Renovation/Fitness Addition Cost: \$22M



Mt Vernon RECenter Renovation and Addition Design Development

Existing Site Plan



EXISTING LIBRARY SPACES	246
	-14
(E) AVAILABLE SPACES	232



Mt Vernon RECenter Renovation and Addition Design Development

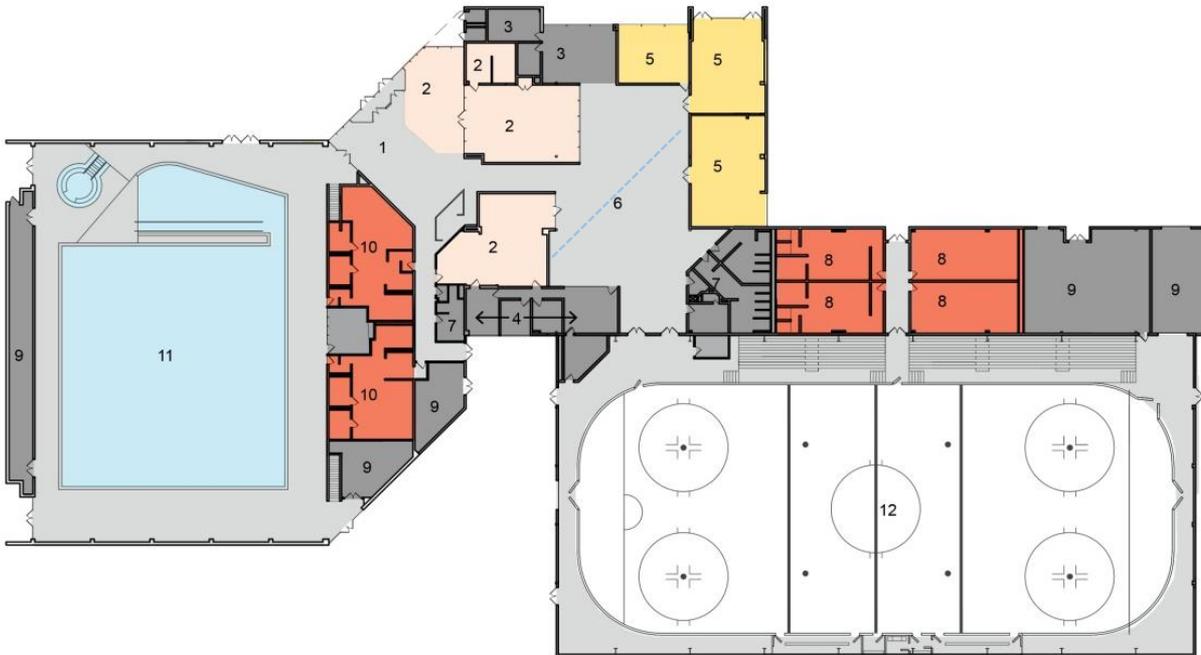
Proposed Site Plan Phase 1&2



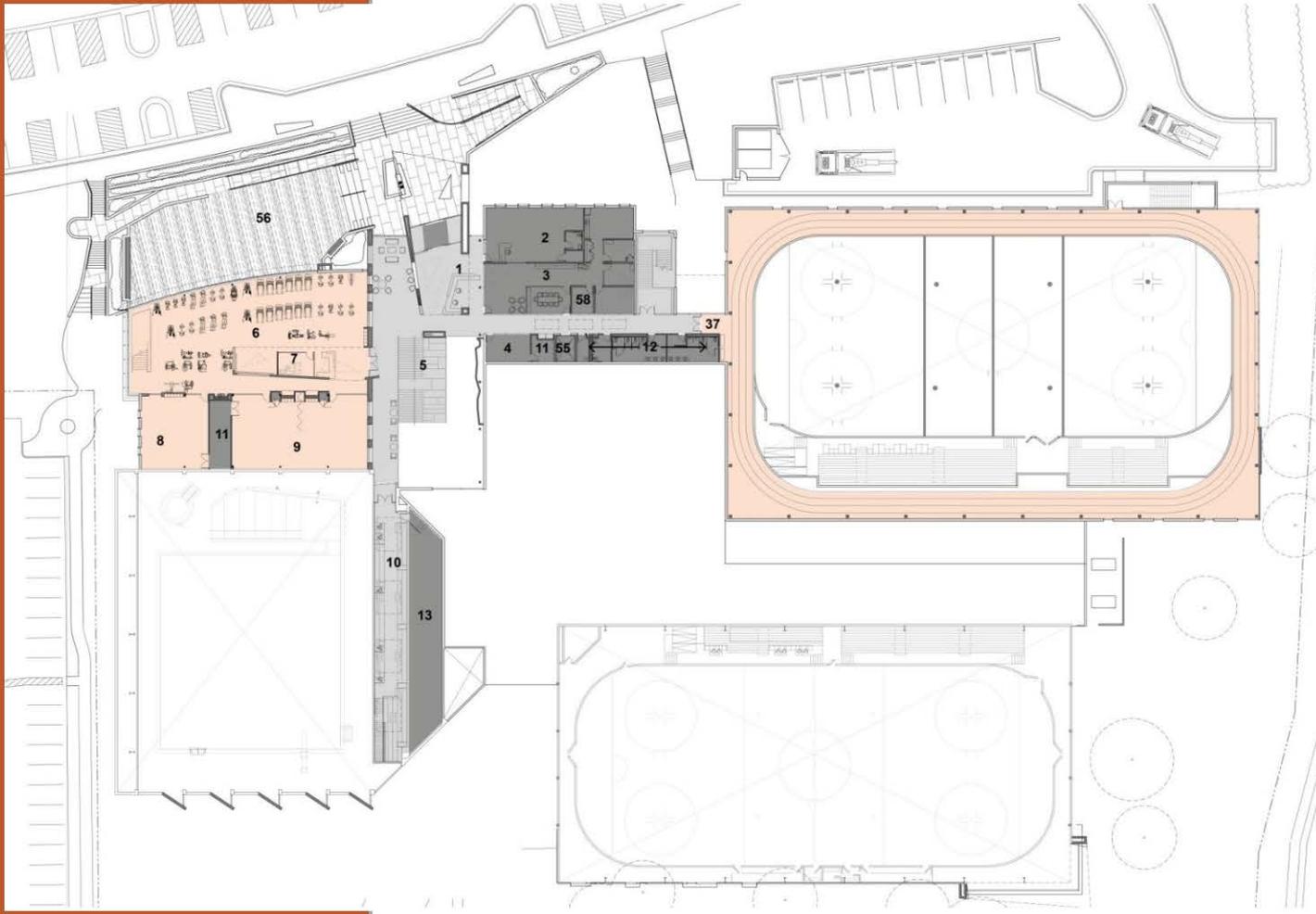
Mt Vernon RECenter Renovation and Addition Design Development

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 Design Development



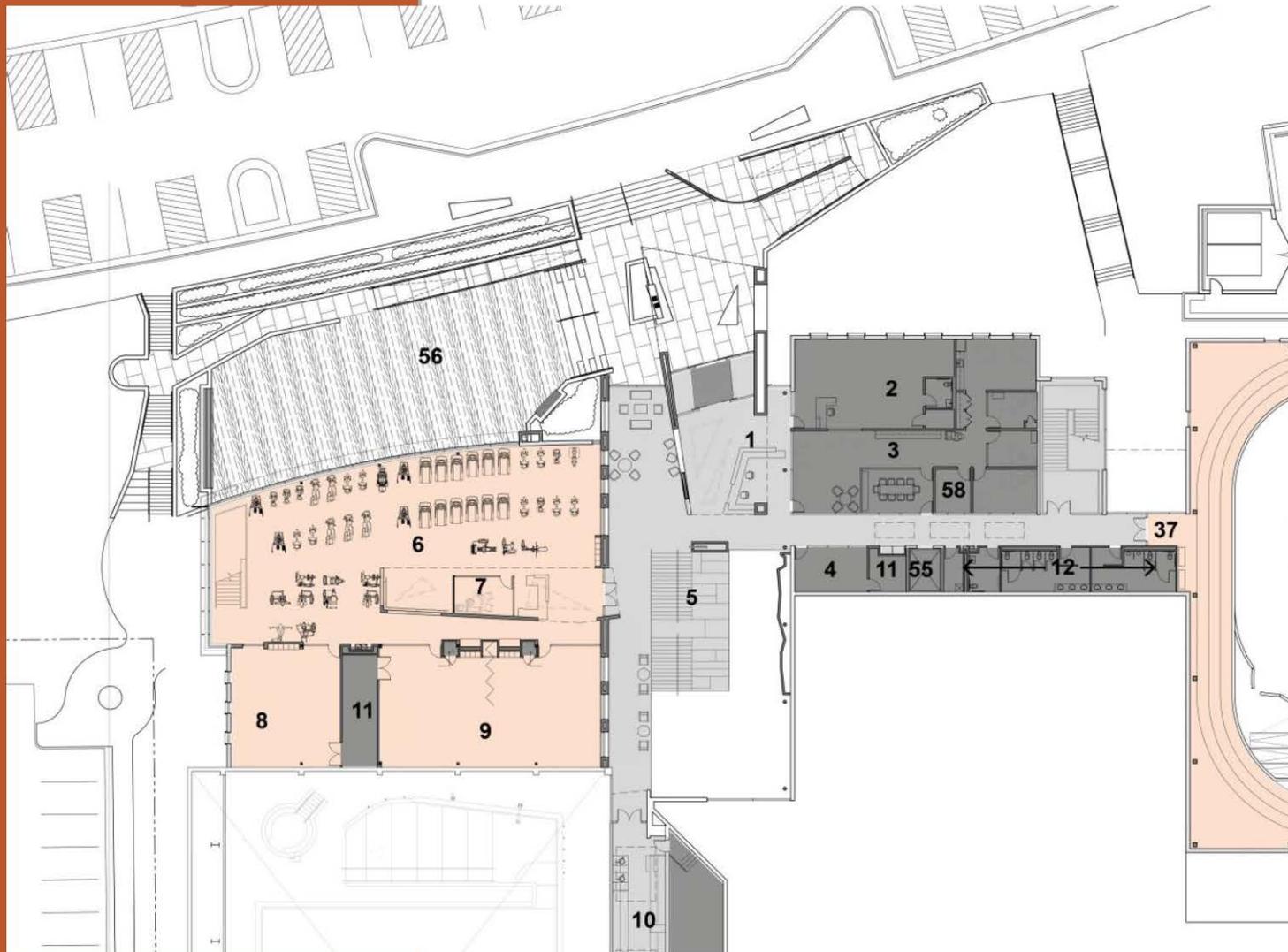
- KEY**
- 1 Lobby
 - 2 Drop-in Child Care
 - 3 Admin Offices
 - 4 Pro-Shop
 - 5 Grand Stair / Community Atrium
 - 6 Cardio & Stretching
 - 7 Fitness Admin
 - 8 Small Fitness Room
 - 9 Large Fitness Room
 - 10 Pool Spectator Seating
 - 11 Storage
 - 12 Restrooms
 - 13 Support Spaces (MEP)
 - 14 Audio 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 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
 - 52 Leisure Pool
 - 53 Leisure Pool Equipment Room
 - 54 Chemical Storage
 - 55 Elevator**
 - 56 Activity Plaza**
 - 57 Pro Locker Room**
 - 58 I.T. Room



Mt Vernon RECenter Renovation and Addition Design Development

Proposed Upper Level Plan

Phases 1 & 2



KEY

- 1 Lobby
- 2 Drop-in Child Care
- 3 Admin Offices
- 4 Pro-Shop
- 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 Offices
- 29 Skate Directors Office
- 30 Team Room
- 31 Skate Changing / Warming Room
- 32 Existing Ice Rink
- 33 Spectator Seating
- 34 Referee 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
- 52 Leisure Pool
- 53 Leisure Pool Equipment Room
- 54 Chemical Storage
- 55 Elevator
- 56 Activity Plaza
- 57 Pro Locker Room
- 58 I.T. Room



Mt Vernon RECenter Renovation and Addition Design Development

Proposed Lower Level Plan Phases 1 & 2



- KEY**
- 1 Lobby
 - 2 Drop-in Child Care
 - 3 Admin Offices
 - 4 Pro-Shop
 - 5 Grand Stair / Community Atrium
 - 6 Cardio & Stretching
 - 7 Fitness Admin
 - 9 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 Director's Office
 - 30 Team Room
 - 31 Skate Changing / Warming Room
 - 32 Existing Ice Rink
 - 33 Spectator Seating
 - 34 Referee 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
 - 52 Leisure Pool
 - 53 Leisure Pool Equipment Room
 - 54 Chemical Storage
 - 55 Elevator
 - 56 Activity Plaza
 - 57 Pro Locker Roc
 - 58 I.T. Room

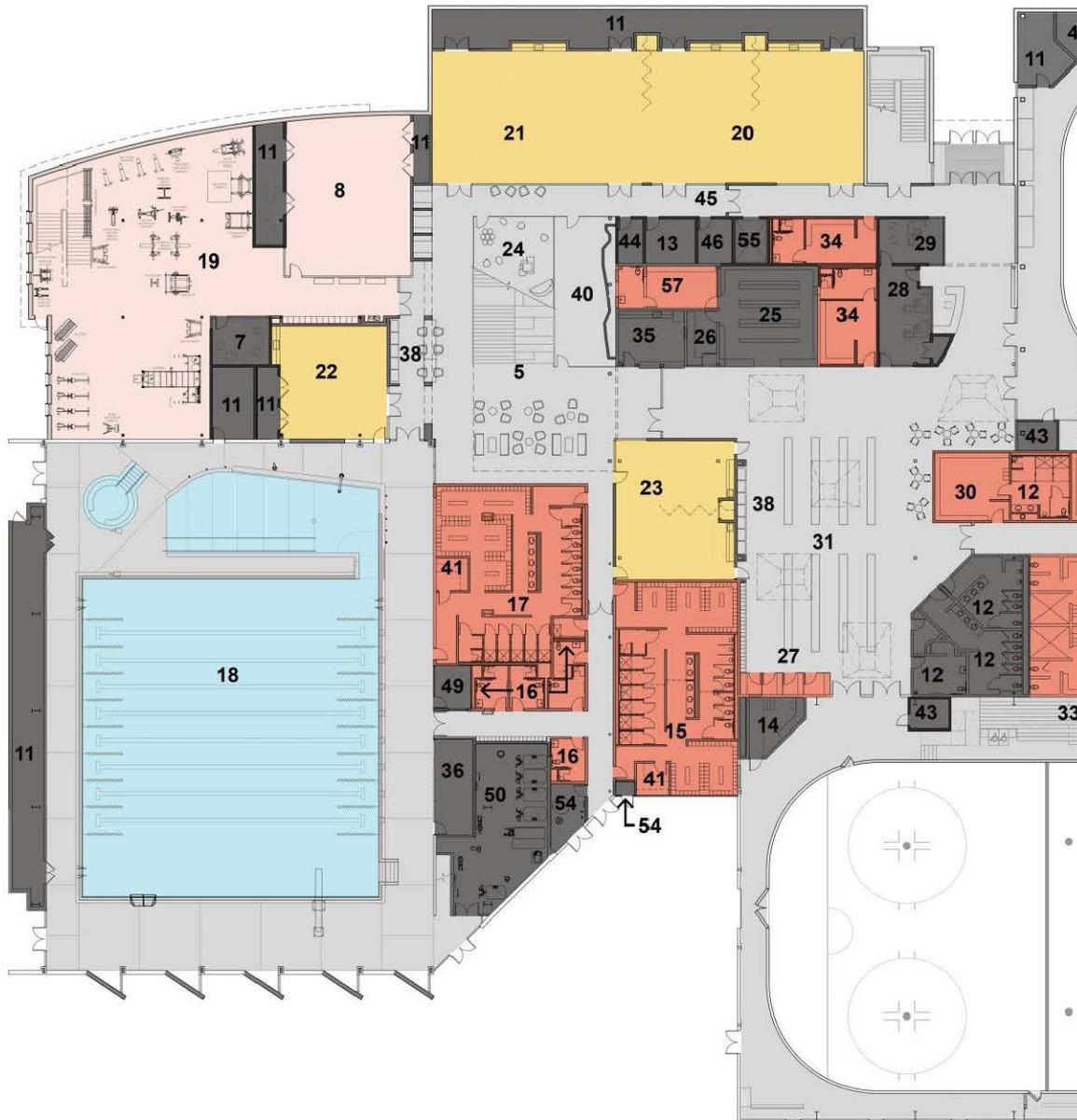


Mt Vernon RECenter Renovation and Addition Design Development

Proposed Lower Level Plan Phase 1

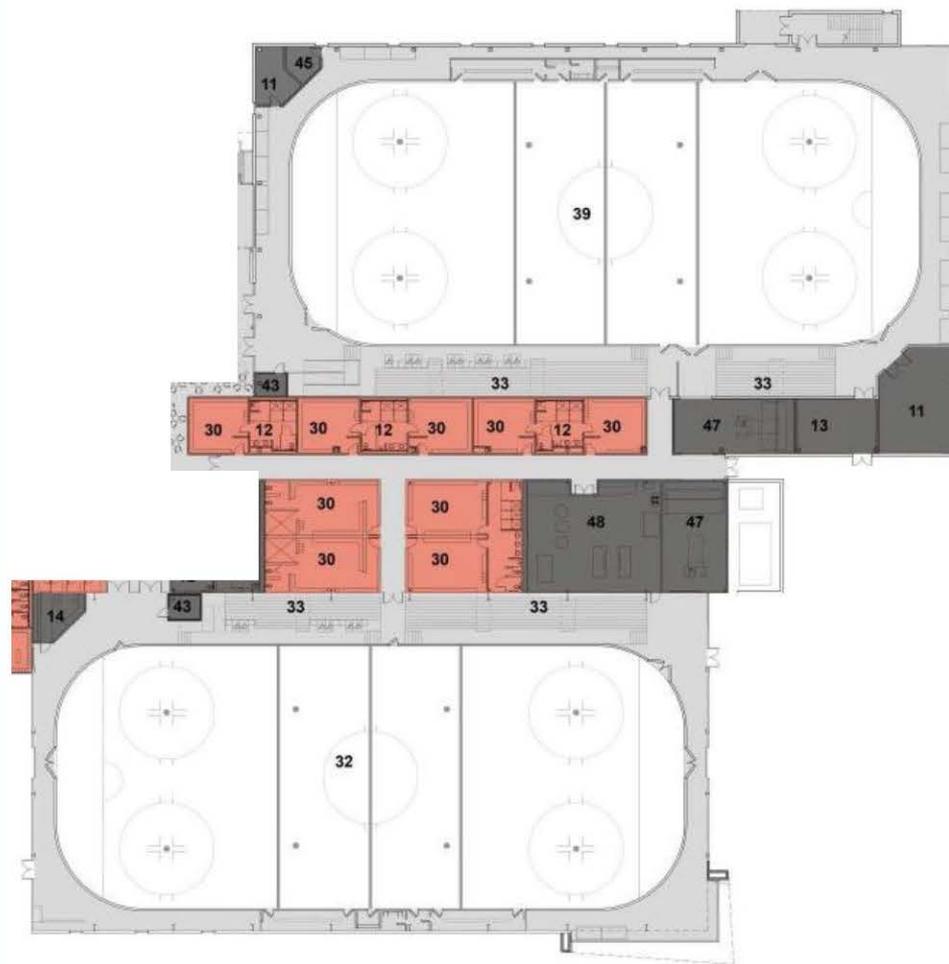
KEY

- 1 Lobby
- 2 Drop-in Child Care
- 3 Admin Offices
- 4 Pro-Shop
- 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 Director's Office
- 30 Team Room
- 31 Skate Changing / Warming Room
- 32 Existing Ice Rink
- 33 Spectator Seating
- 34 Referee 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
- 52 Leisure Pool
- 53 Leisure Pool Equipment Room
- 54 Chemical Storage
- 55 Elevator
- 56 Activity Plaza
- 57 Pro Locker Room
- 58 I.T. Room



Mt Vernon RECenter Renovation and Addition Design Development

Proposed Lower Level Plan Phase 2



KEY

- 1 Lobby
- 2 Drop-in Child Care
- 3 Admin Offices
- 4 Pro-Shop
- 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 Director's Office
- 30 Team Room
- 31 Skate Changing / Warming Room
- 32 Existing Ice Rink
- 33 Spectator Seating
- 34 Referee 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
- 52 Leisure Pool
- 53 Leisure Pool Equipment R
- 54 Chemical Storage
- 55 Elevator
- 56 Activity Plaza
- 57 Pro Locker Room
- 58 I.T. Room



Mt Vernon RECenter Renovation and Addition Design Development



View from intersection of Ft. Hunt Rd & Belle View Blvd



Mt Vernon RECenter Renovation and Addition Design Development



Mt Vernon RECenter Renovation and Addition Design Development



Ice Rink Renovation View from intersection of Ft. Hunt Rd



Mt Vernon RECenter Renovation and Addition Design Development



Pool Renovation



Mt Vernon RECenter Renovation and Addition Design Development



Pool Renovation



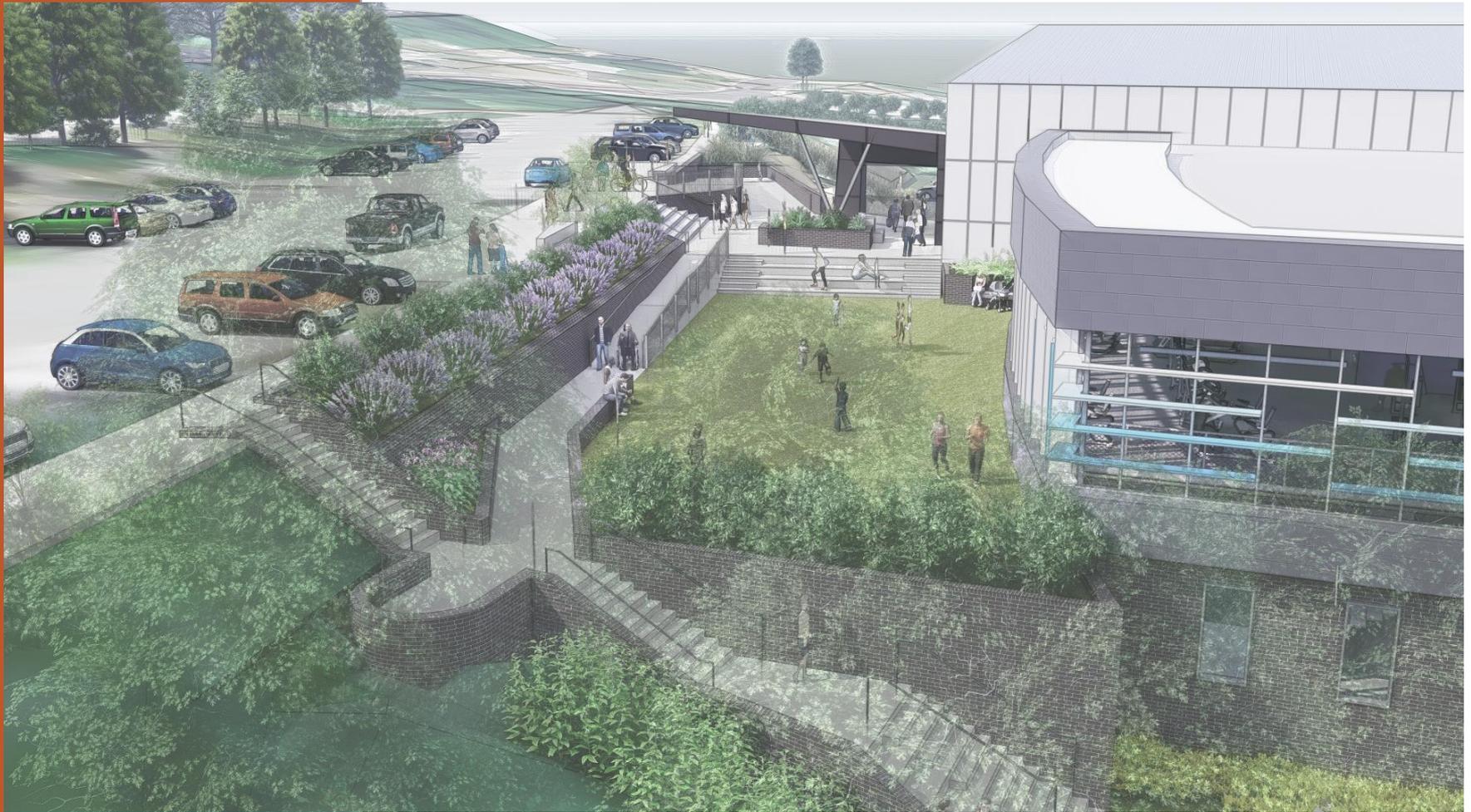
Mt Vernon RECenter Renovation and Addition Design Development



Pathway from Library



Mt Vernon RECenter Renovation and Addition Design Development



New Fitness Center and Activity Plaza



Mt Vernon RECenter Renovation and Addition Design Development



New Fitness Center and Activity Plaza



Mt Vernon RECenter Renovation and Addition Design Development



Mt Vernon RECenter Renovation and Addition Design Development



New Main Entrance



Mt Vernon RECenter Renovation and Addition Design Development



New Main Entrance



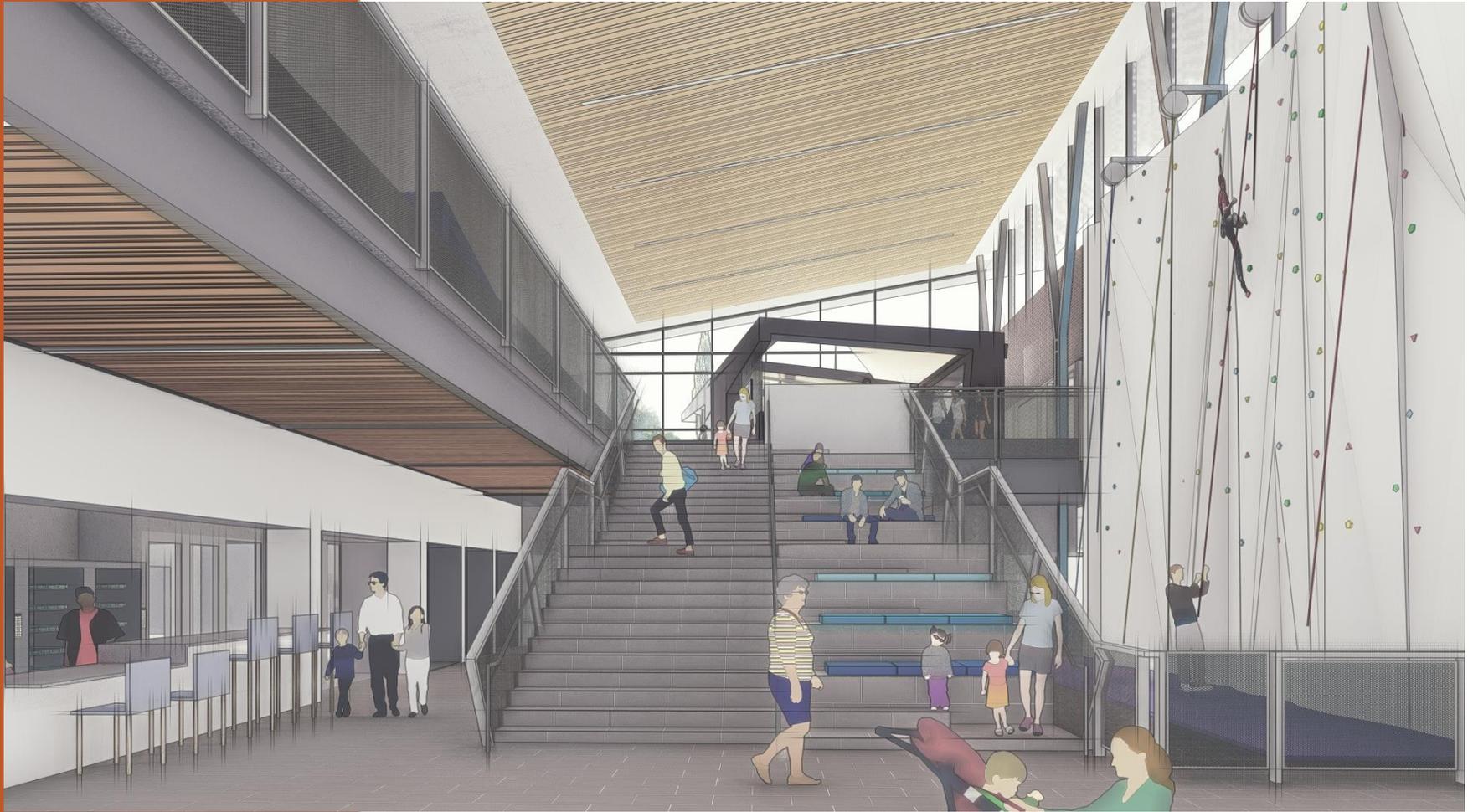
Mt Vernon RECenter Renovation and Addition Design Development



Upper Lobby



Mt Vernon RECenter Renovation and Addition Design Development



Lower Lobby



Mt Vernon RECenter Renovation and Addition Design Development



Fitness Center



Mt Vernon RECenter Renovation and Addition Design Development



Fitness Center



Mt Vernon RECenter Renovation and Addition Design Development



New Ice Rink



Mt Vernon RECenter Renovation and Addition Design Development



New Ice Rink



Mt Vernon RECenter Renovation and Addition Design Development



New Ice Rink



Mt Vernon RECenter Renovation and Addition Design Development

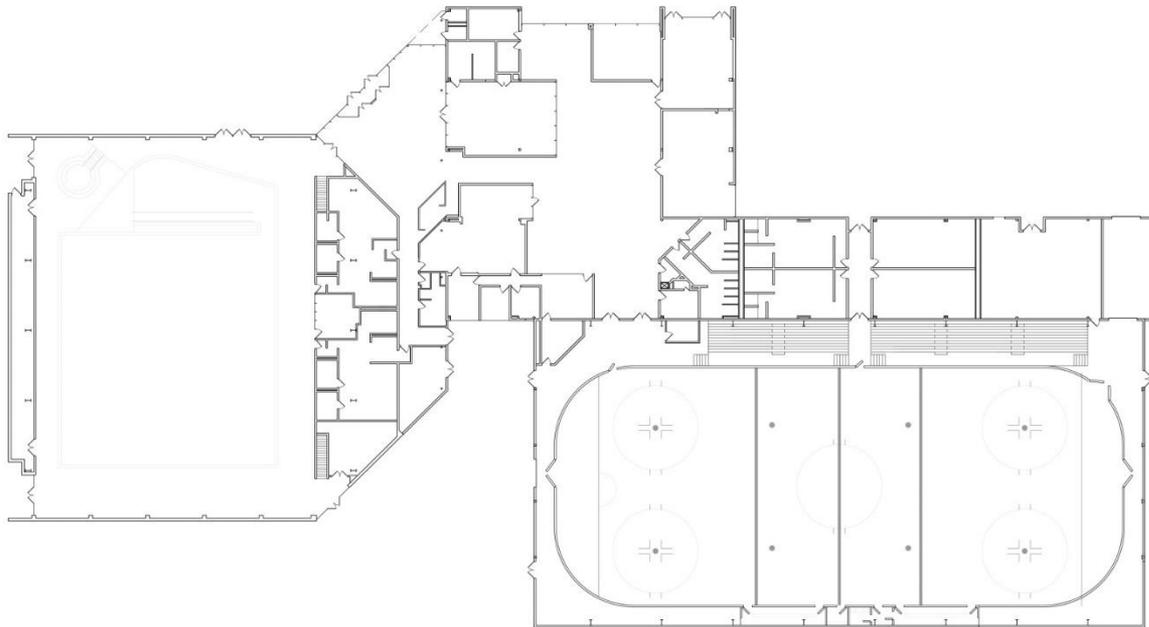


New Ice Rink



Mt Vernon RECenter Renovation and Addition Phasing and Schedule

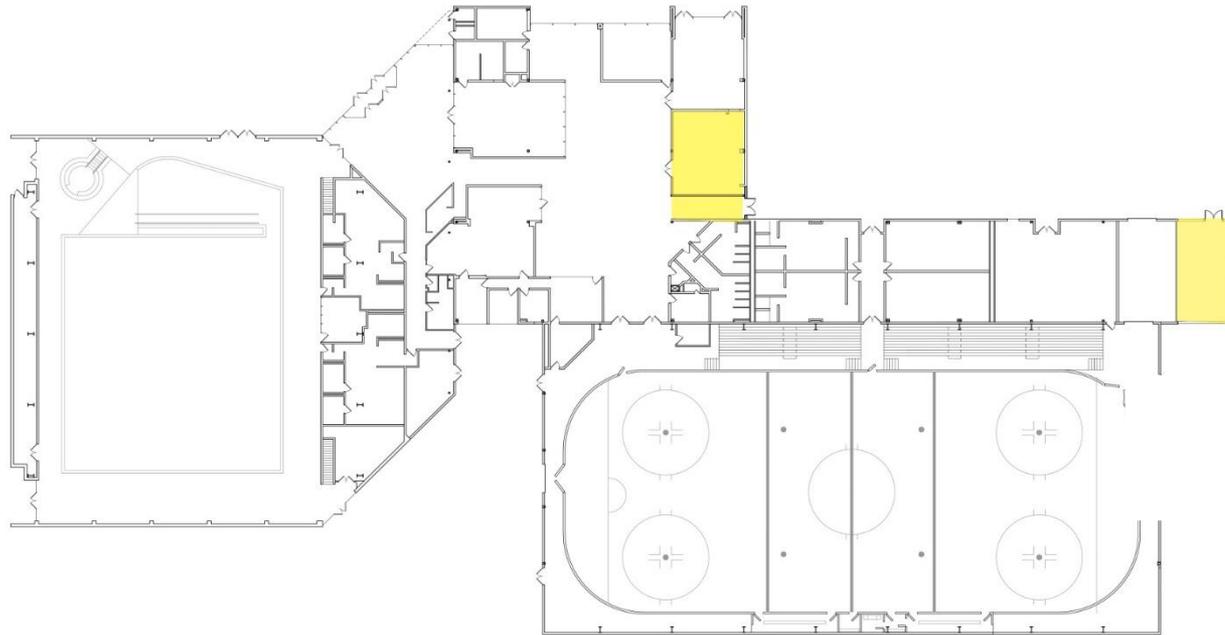
+/- 36 Months Estimated Construction Time



EXISTING



Mt Vernon RECenter Renovation and Addition Phasing and Schedule

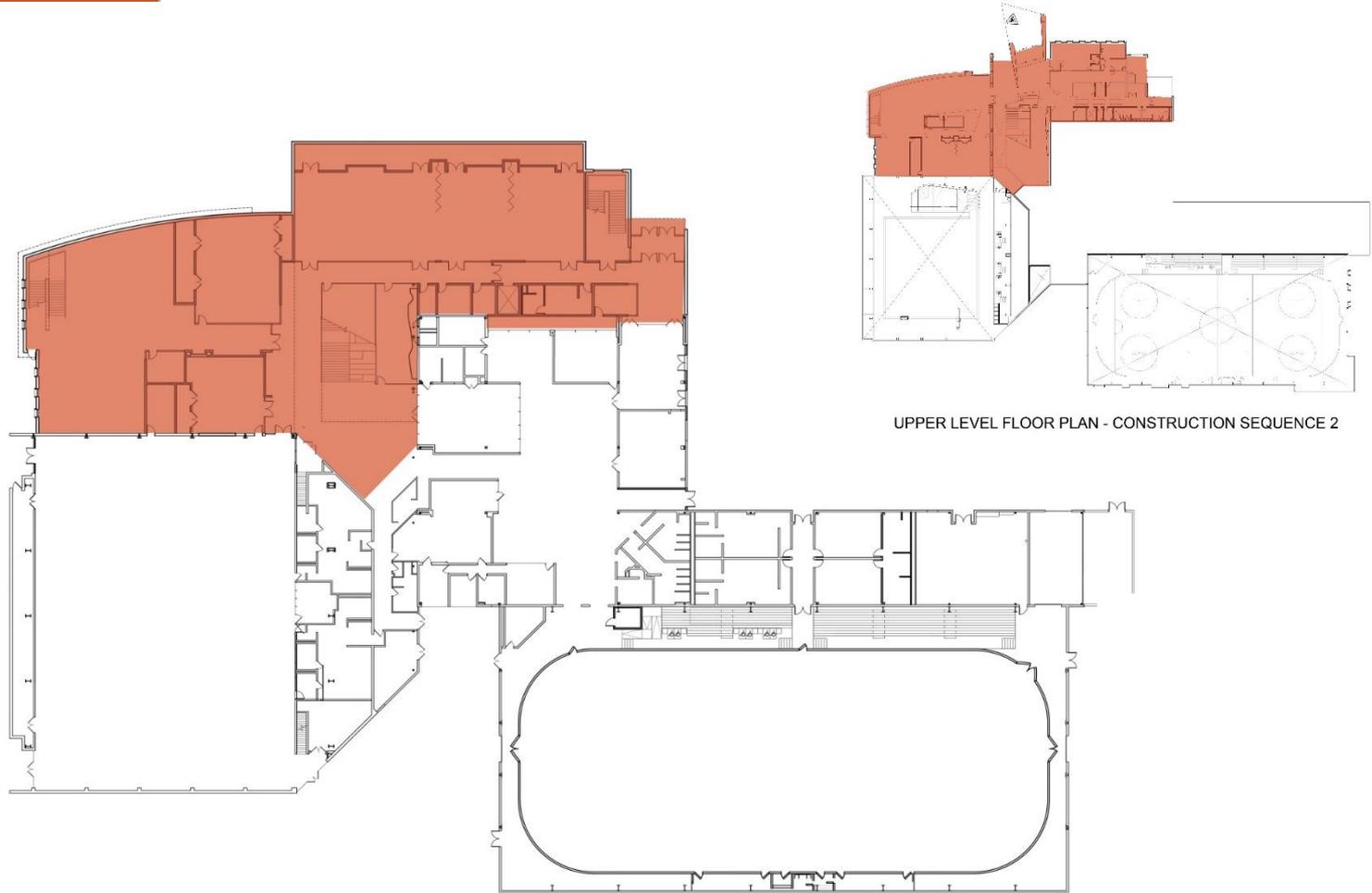


EXISTING - CONSTRUCTION SEQUENCE 1

4 Months



Mt Vernon RECenter Renovation and Addition Phasing and Schedule



LOWER LEVEL FLOOR PLAN - CONSTRUCTION SEQUENCE 2

UPPER LEVEL FLOOR PLAN - CONSTRUCTION SEQUENCE 2

12 Months



Mt Vernon RECenter Renovation and Addition Phasing and Schedule

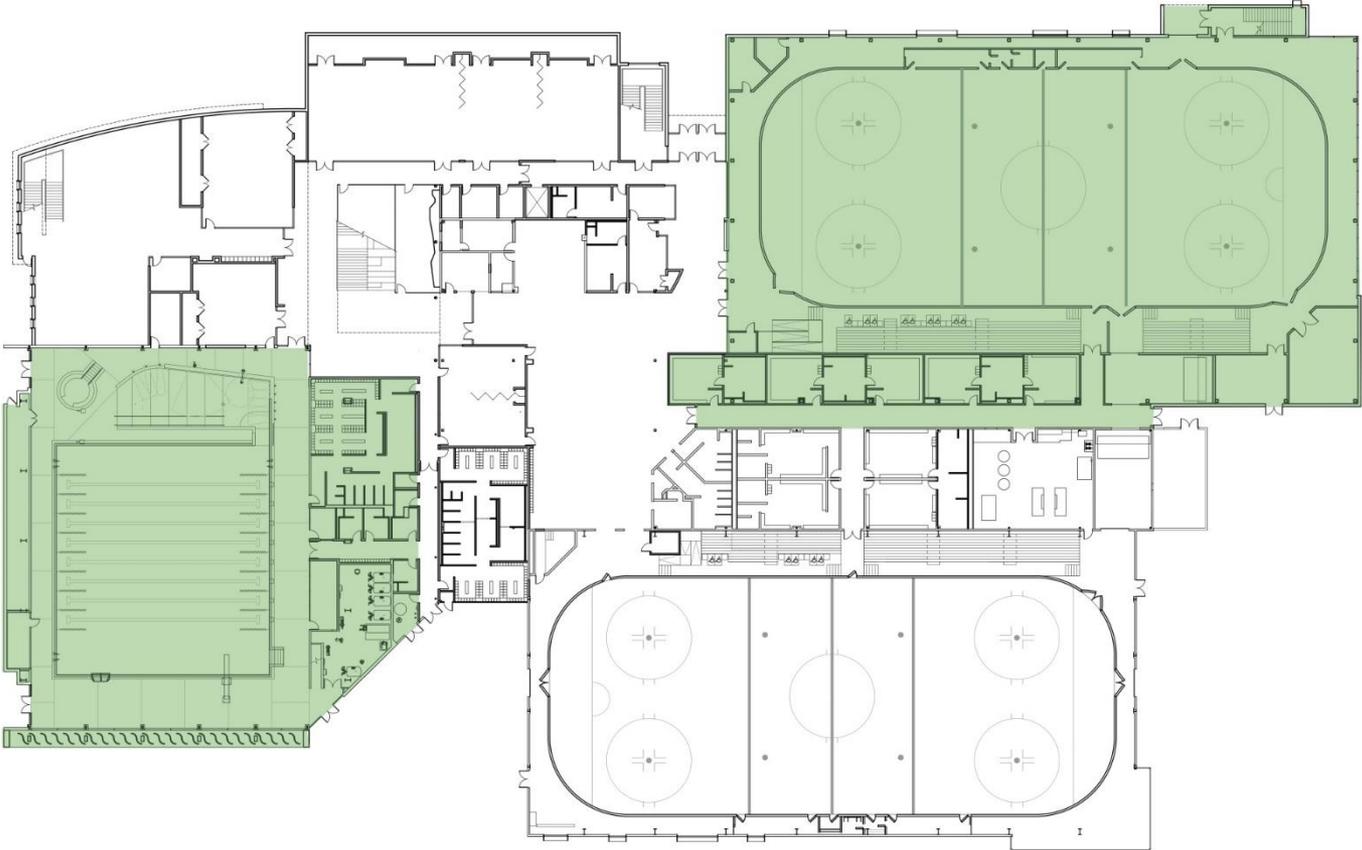


LOWER LEVEL FLOOR PLAN - CONSTRUCTION SEQUENCE 3

4 Months



Mt Vernon RECenter Renovation and Addition Phasing and Schedule

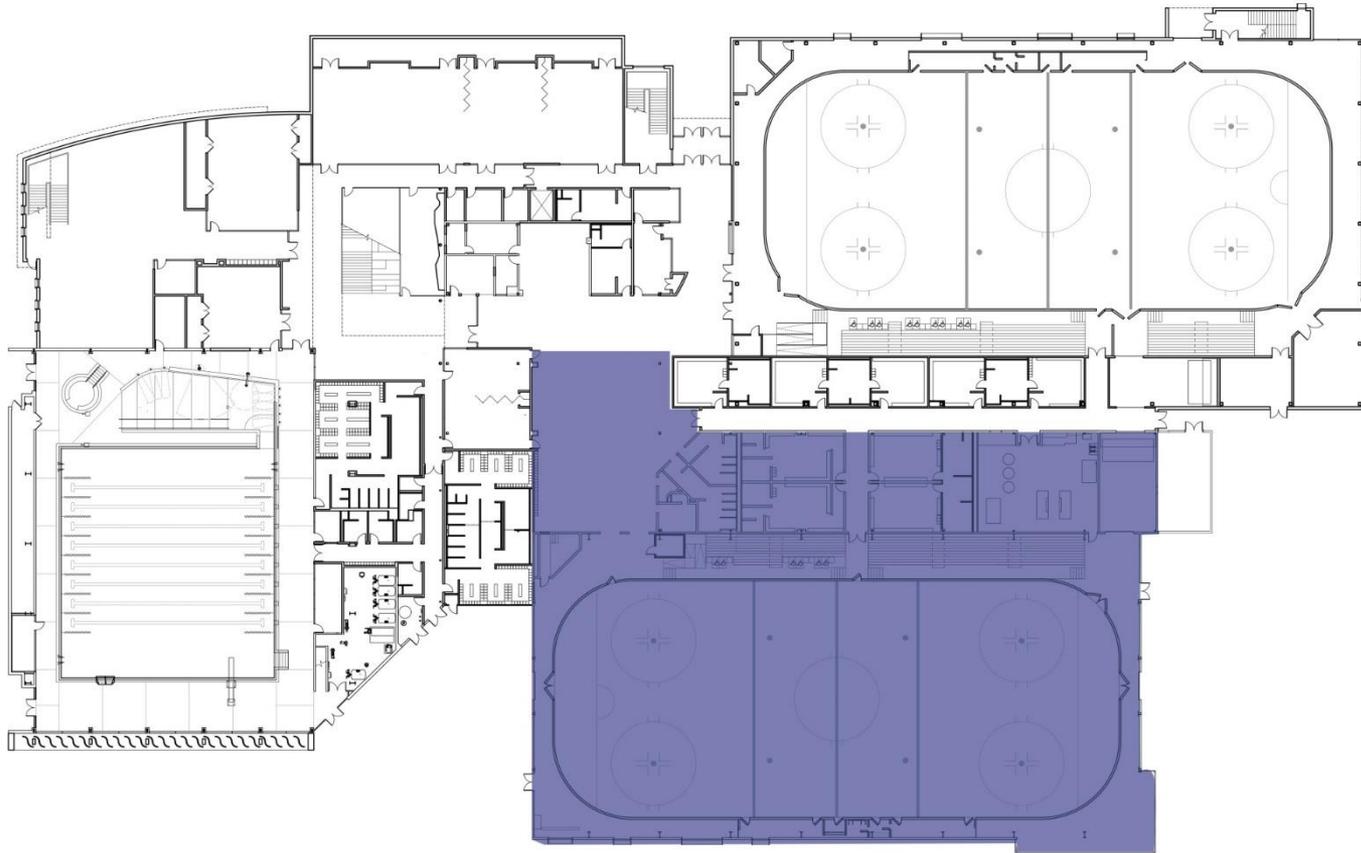


LOWER LEVEL FLOOR PLAN - CONSTRUCTION SEQUENCE 5

12 Months



Mt Vernon RECenter Renovation and Addition Phasing and Schedule

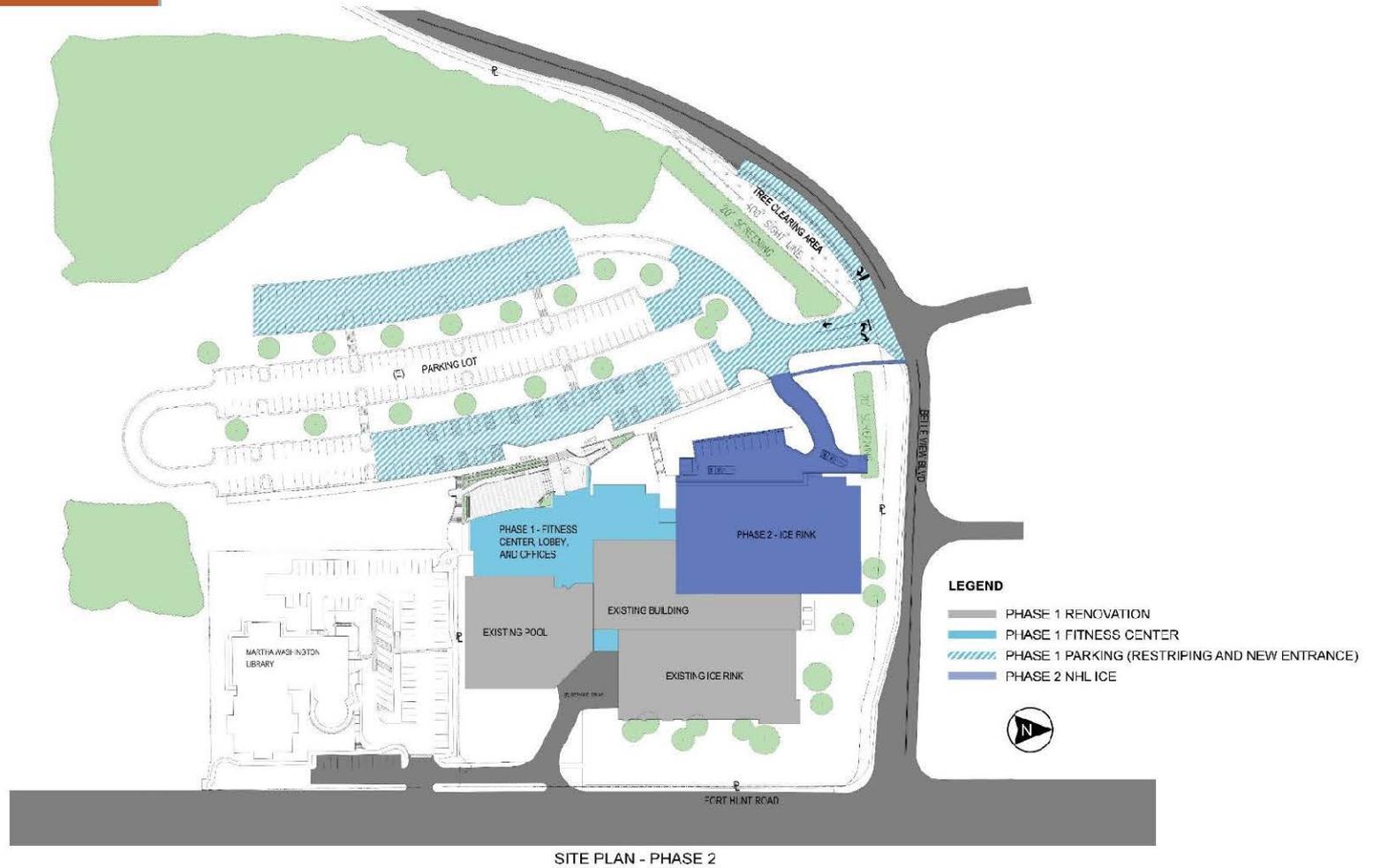


LOWER LEVEL FLOOR PLAN - CONSTRUCTION SEQUENCE 6

4 Months



Mt Vernon RECenter Renovation and Addition Phasing and Schedule



Mt Vernon RECenter Renovation and Addition Design Development

Next Steps:

- Complete Design w/ New Ice Rink

Funded:

Fitness Addition/ Renovation

Funded in 2016 Bond

- Permit Option I only
- Nov 2020 Bid Fitness Addition/Renovation w/o Ice Rink
- Construct Option I only
- Final Completion May 2023
- Funds Available:
\$22,147,500

Unfunded:

New Ice Rink

- Recommend to PA Board for consideration for 2020 Bond Funds
- In Bond for Nov. 2020 ballot
- If Bond approved, bid both scope Mar 2021
- Funds released in April 2021
- Construct full project
- Final Completion Jul 2024
- Est. Funds Required:
\$13 million



Mt Vernon RECenter Renovation and Addition Design Development

Milestone Schedule:	<u>Completion Date</u>	
Kickoff Meeting	Jul/2017	
Concept Masterplan Meeting	Sept/2017	
Concept Options Meeting	Nov/2017	
Final Concept Design	Jan/2018	
FCPA Director & Supervisor Mtgs.	Feb-Mar/2018	
PAB Info Item	Apr/2018	
Public Meeting	May/2018	
Schematic Design Documents	Oct/2018	
Design Development Documents	Apr/2019	
Public Meeting	May/2019	
PAB Scope Item	Jul/2019	
50% Construction Documents	Aug/2019	
100% Construction Documents	Jun/2020	<u>With Bond Approval</u>
Obtain Permits	Aug/2020	Aug/2020
Finalize Bid Documents	Aug/2020	Nov/2020
Bid Project	Nov/2020	Mar/2021
Start Construction*	Dec/2020	Apr/2021
Final Completion	May/2023	Jul/2024



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



Questions / Comments?

