



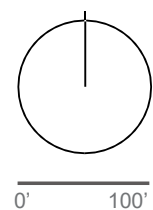
Jackson County Recreation Aquatics Center

CLARK NEXSEN 



PROCESS

- Information gathering with work groups meetings in August and October with representatives Aquatics, Swim Teams High School, Rec Board, Rec Staff
- Operational work session to determine aquatics needs and operating costs
- Existing Building assessment
- Site Assessment
- Preliminary Geo-technical investigation
- Developed two site options



SITE ANALYSIS: EXISTING CONDITION



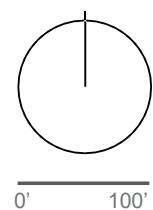
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SITE CONSIDERATIONS

- EXISTING ENTRY SEQUENCE AND APPROACH
- VIEWS OF MOUNTAINS AND PARK AREAS
- ADJACENCY TO EXISTING RECREATION CENTER
- TOPOGRAPHY AND PROPERTY LINE CONSTRAINTS
- VEHICULAR CIRCULATION
- CONNECTION TO EXISTING PARK AMMENITIES
- SITE PLACEMENT THAT ADDRESSES SOLAR HEAT GAIN AND NATURAL DAYLIGHTING

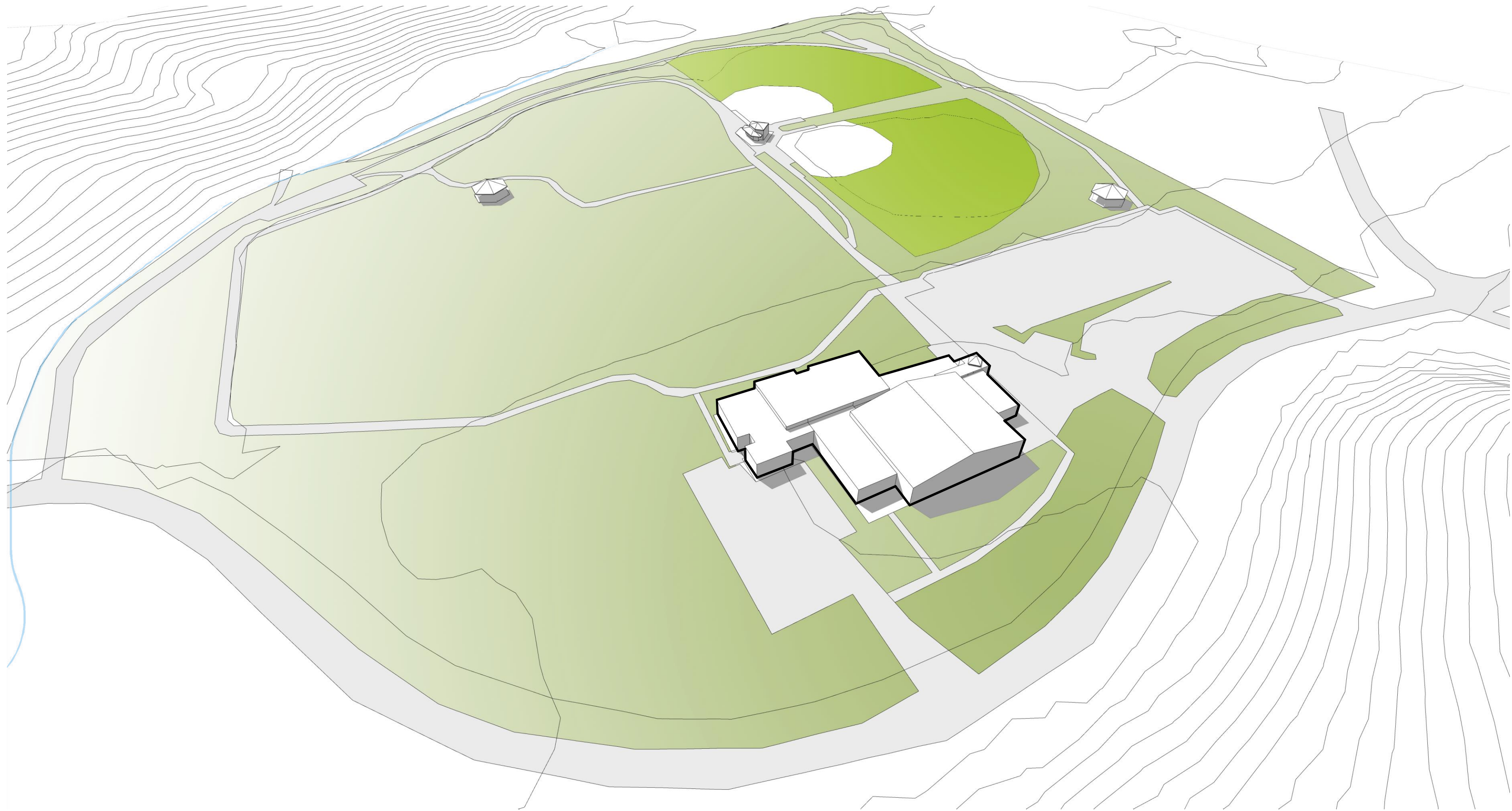


SITE ANALYSIS: EXISTING CONDITION



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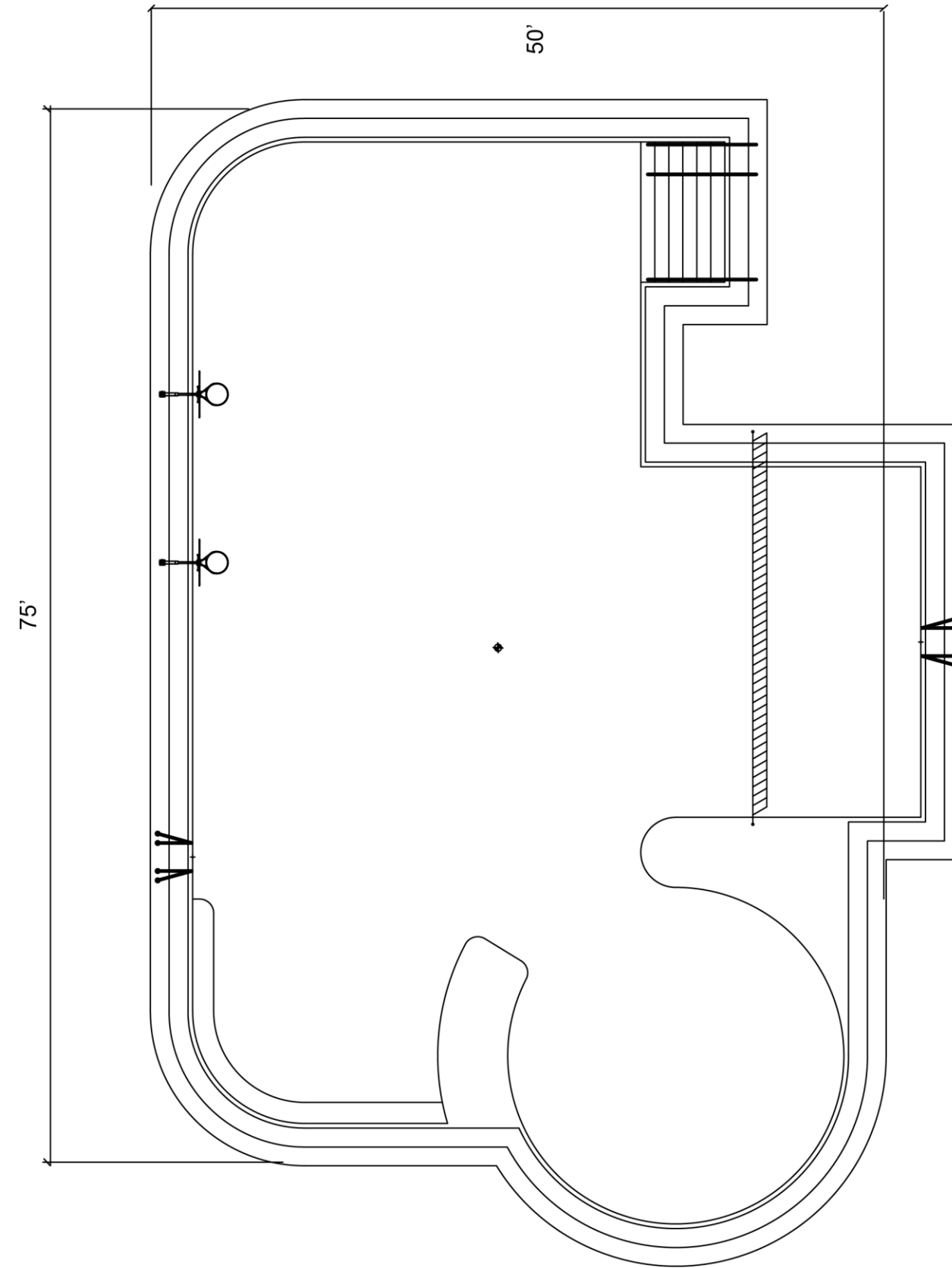


AERIAL VIEW : EXISTING SITE

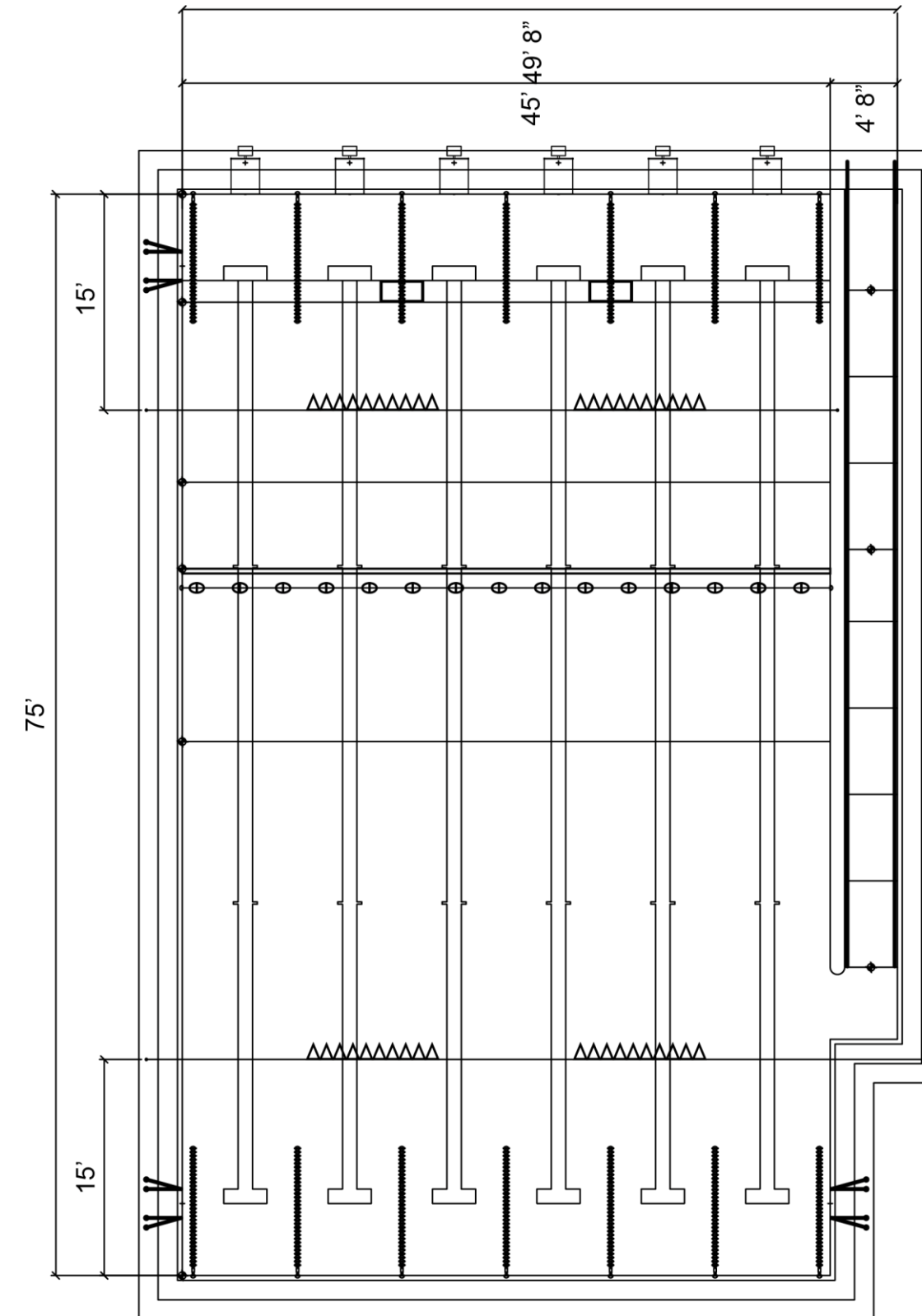


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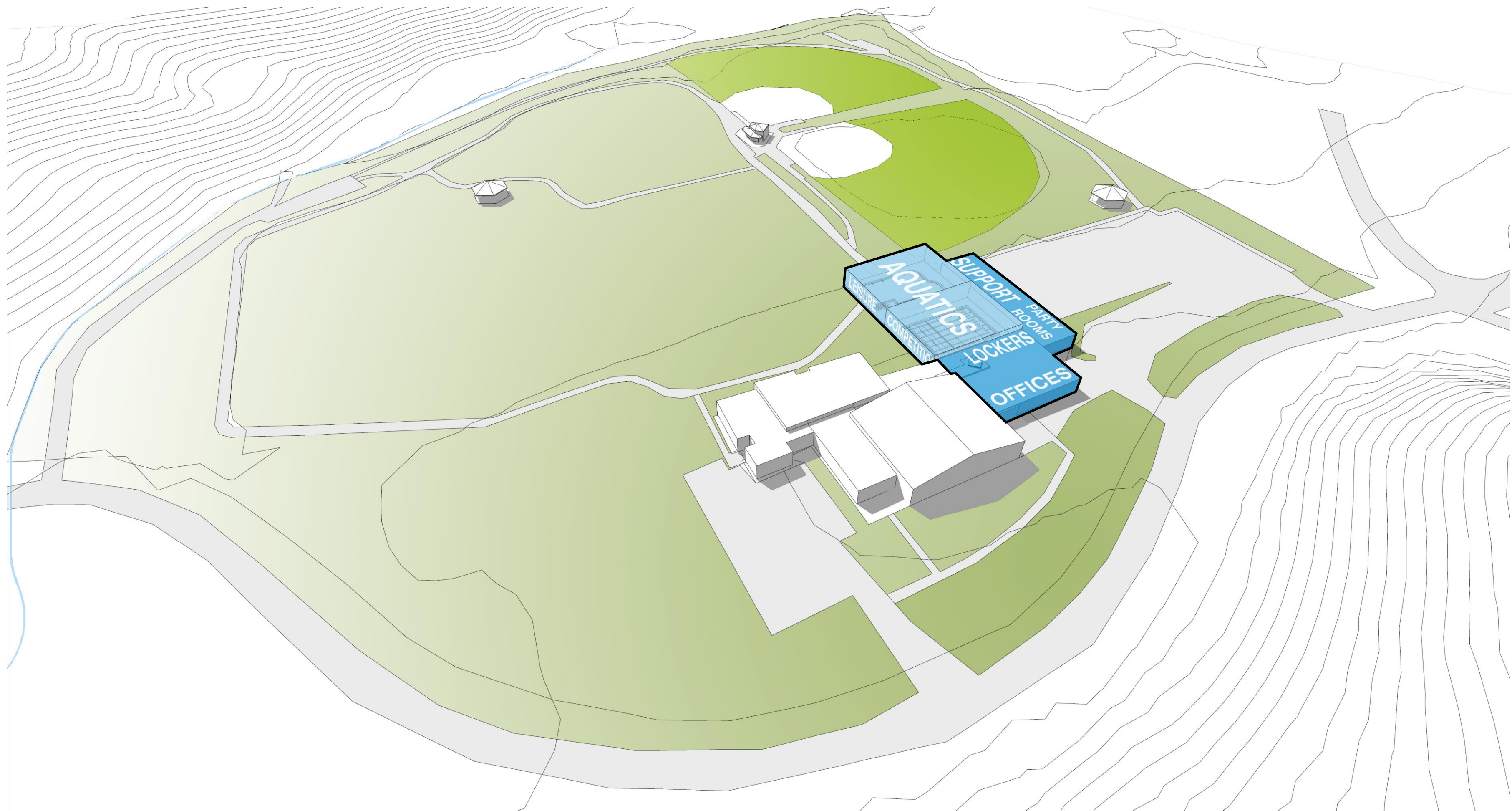




LEISURE POOL : VOLLEYBALL, VORTEX SLIDE,
AND SPLASH PAD

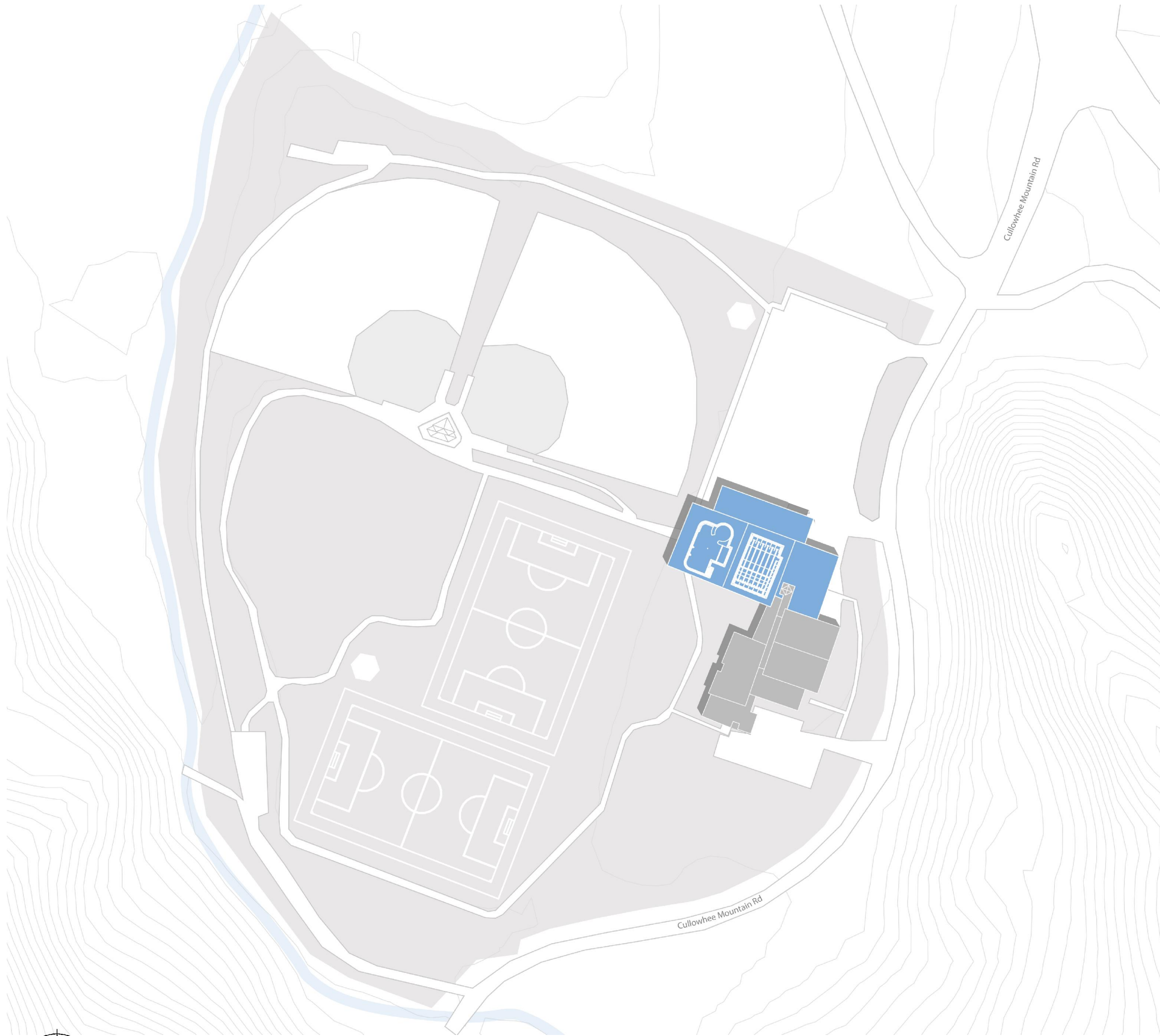


COMPETITION POOL : 6 LANES AT 25 YARDS WITH
AN ACCESSIBLE RAMP



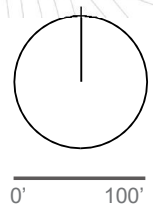
AERIAL VIEW : OPTION B- NORTH





OPTION B - NORTH

- The second option places the aquatics facility to the north of the rec center.

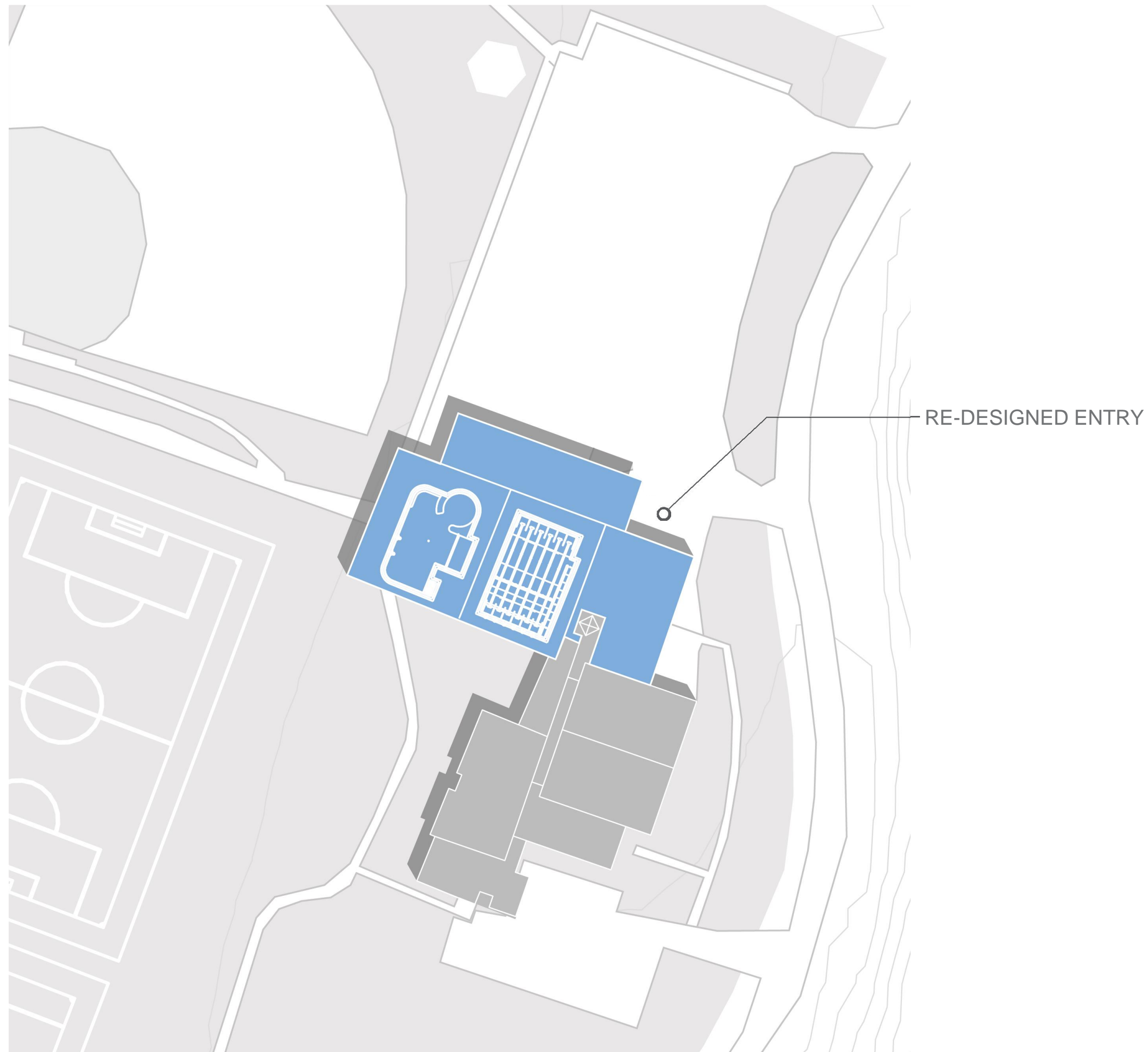


AERIAL VIEW : OPTION B- NORTH



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OPTION B - NORTH

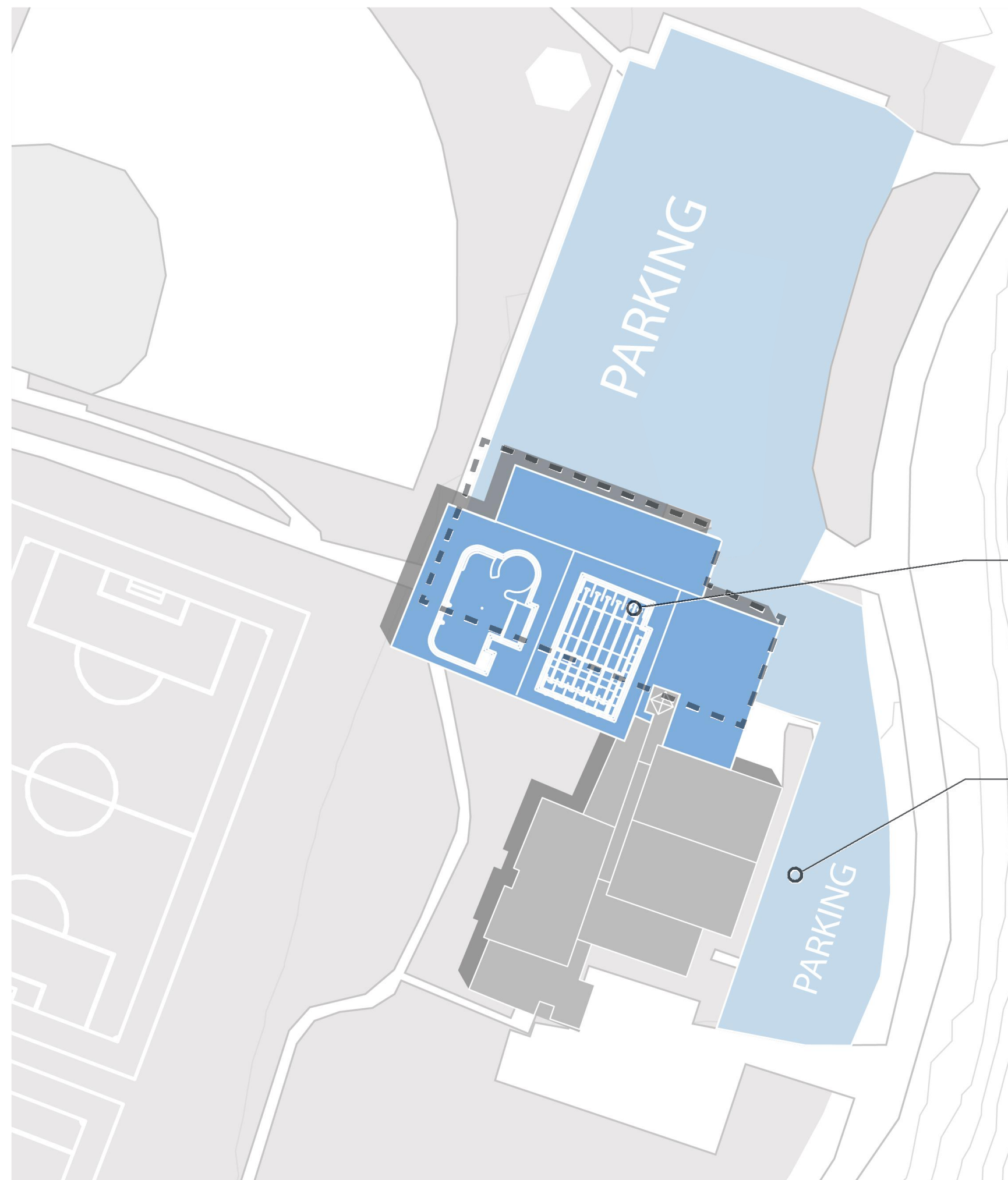
- The second option places the aquatic facility to the north of the rec center.
- Similarly to option A the facility will house locker rooms, a competition seating deck, party room spaces, offices and adequate support spaces. It would also have a redesigned entry and front “face” from the road.

AERIAL VIEW : OPTION B- NORTH - **ENTRY**



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OPTION B - NORTH

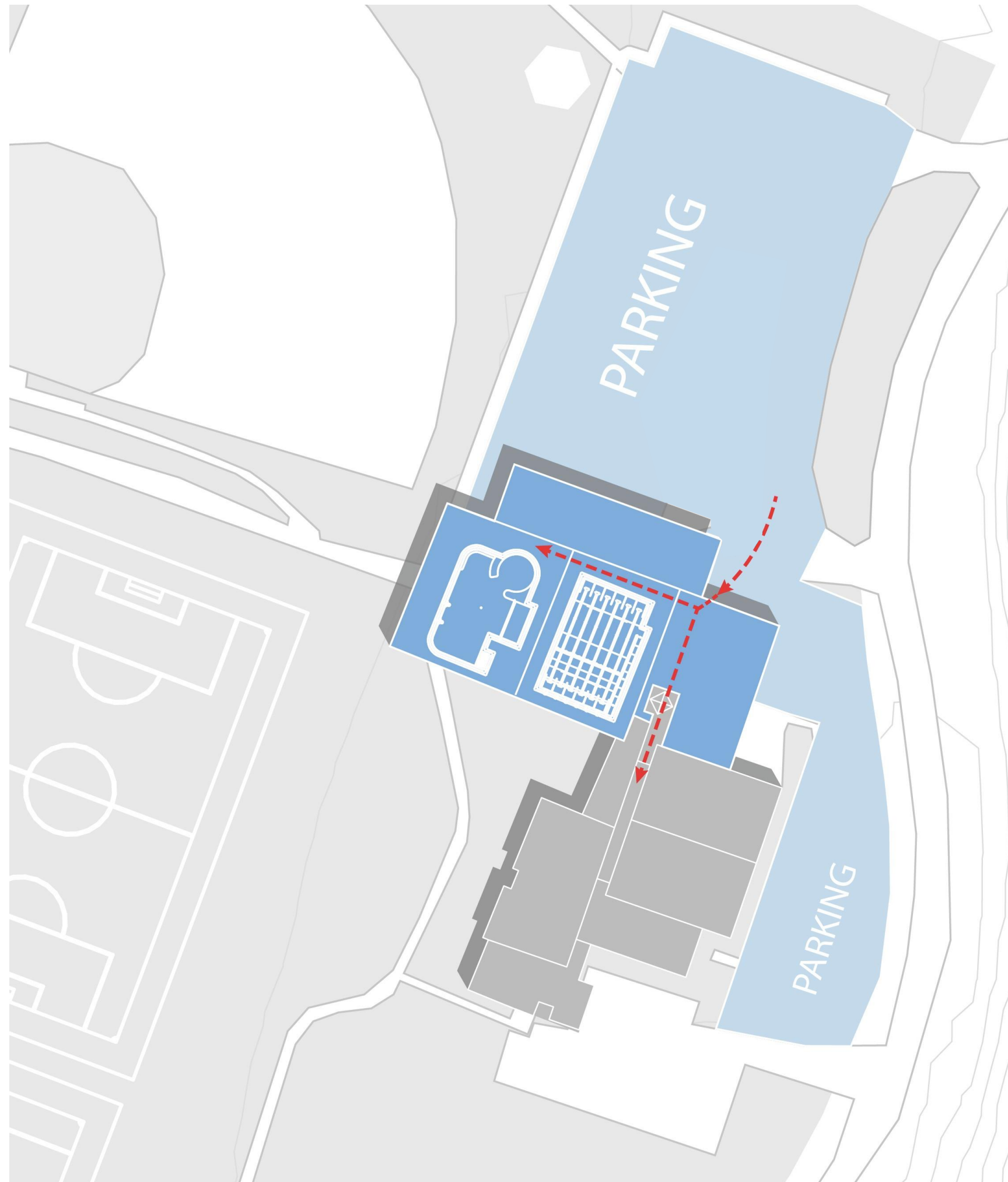
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- Similarly to option A the facility will house locker rooms, a competition seating deck, party room spaces, offices and adequate support spaces. It would also have a redesigned entry and front “face” from the road.
- The aquatics location would displace approximately **70** existing spaces and require new parking to be added in order to maintain the current space count.

AERIAL VIEW : OPTION B- NORTH - **PARKING**



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OPTION B - NORTH

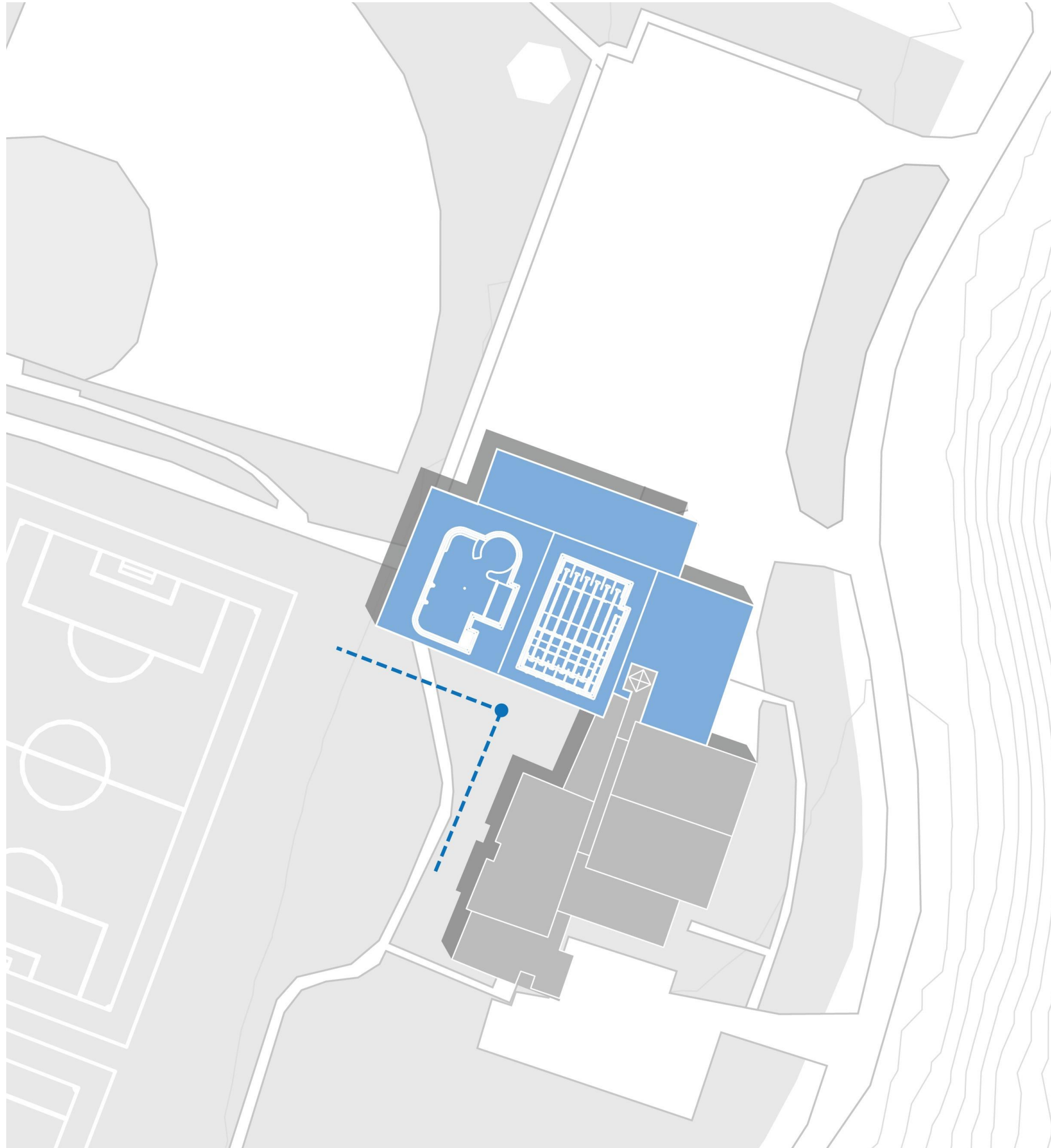
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- The aquatics location would displace approximately **70** existing spaces and require new parking to be added in order to maintain the current space count.
- Visitor circulation would have one access point for both facilities.

AERIAL VIEW : OPTION B- NORTH - **CIRCULATION**



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AERIAL VIEW : OPTION B- NORTH - **VIEWS**



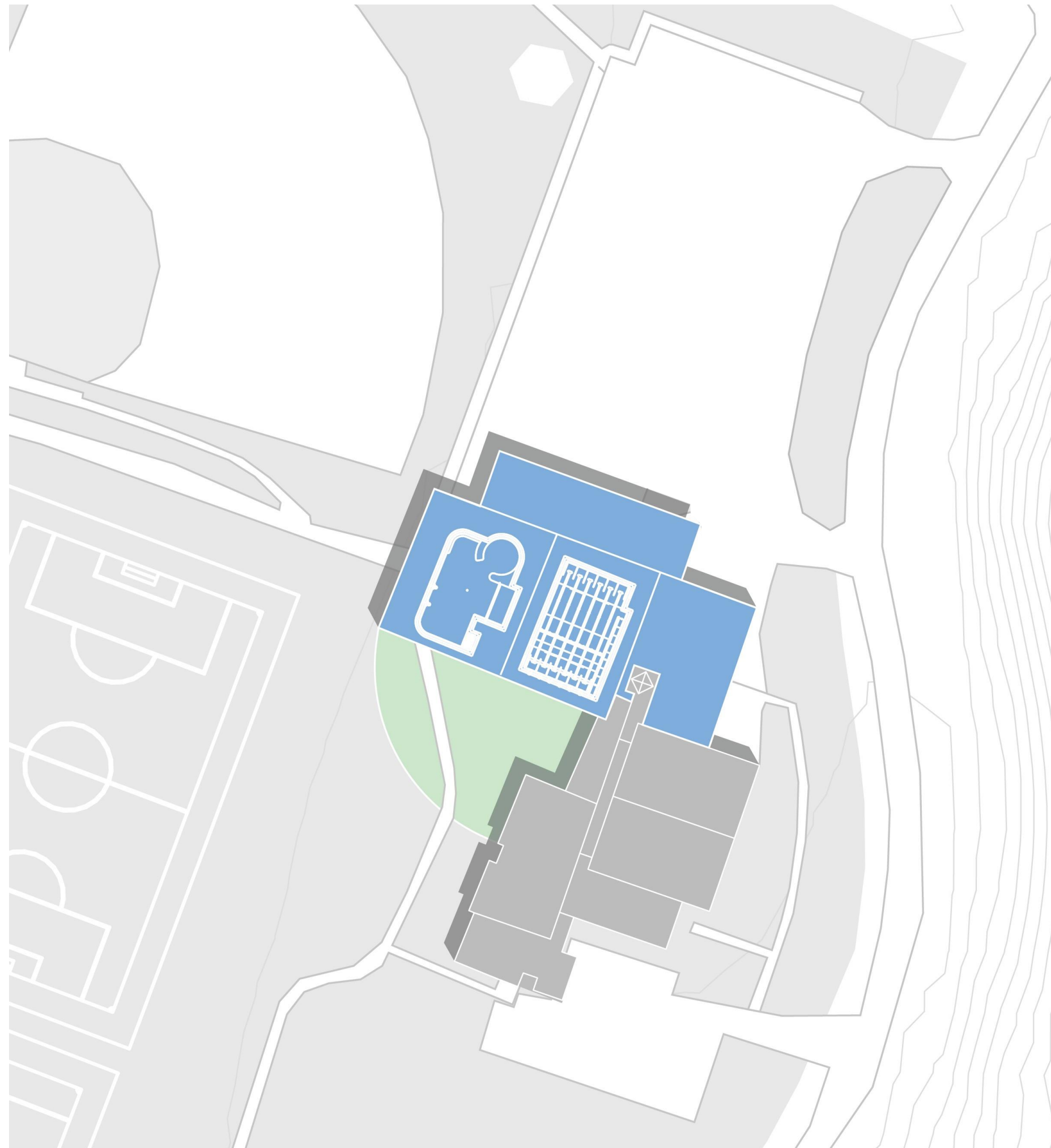
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- Visitor circulation would have one access point for both facilities.
- Positioning the pools along an east-to-west axis with southern facing exposure takes advantage of the solar orientation and frames a view of the park and mountains. Much like option A this allows for a visual connection between the new facility and existing exterior spaces.



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OPTION B - NORTH

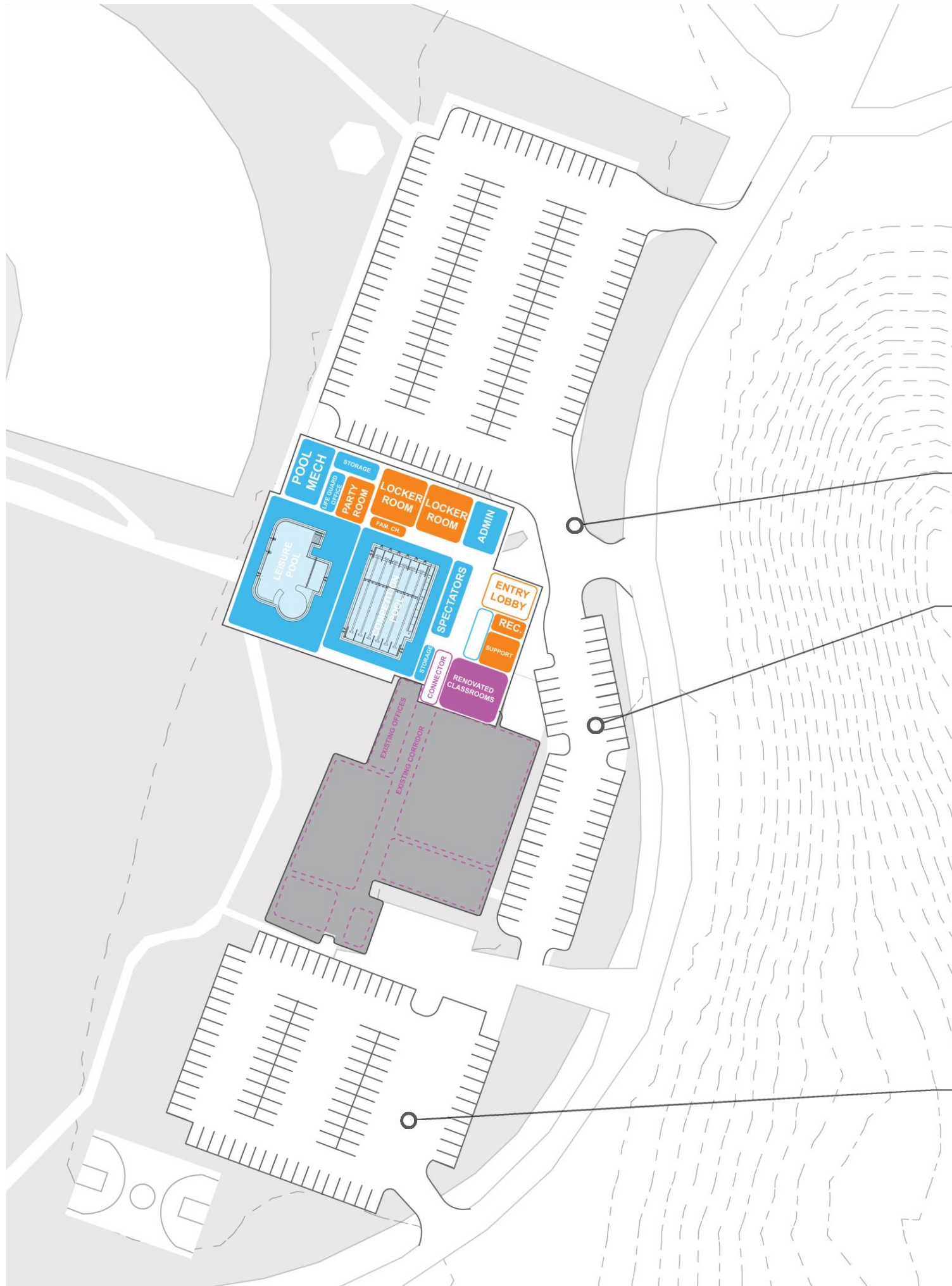
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- Exterior spaces can be created adjacent to the pools and the park.

AERIAL VIEW : OPTION B- NORTH - **CIRCULATION**



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OPTION B - NORTH - ADJACENCY DIAGRAM

- The displaced parking is replaced and added to the east and south of the existing rec center.

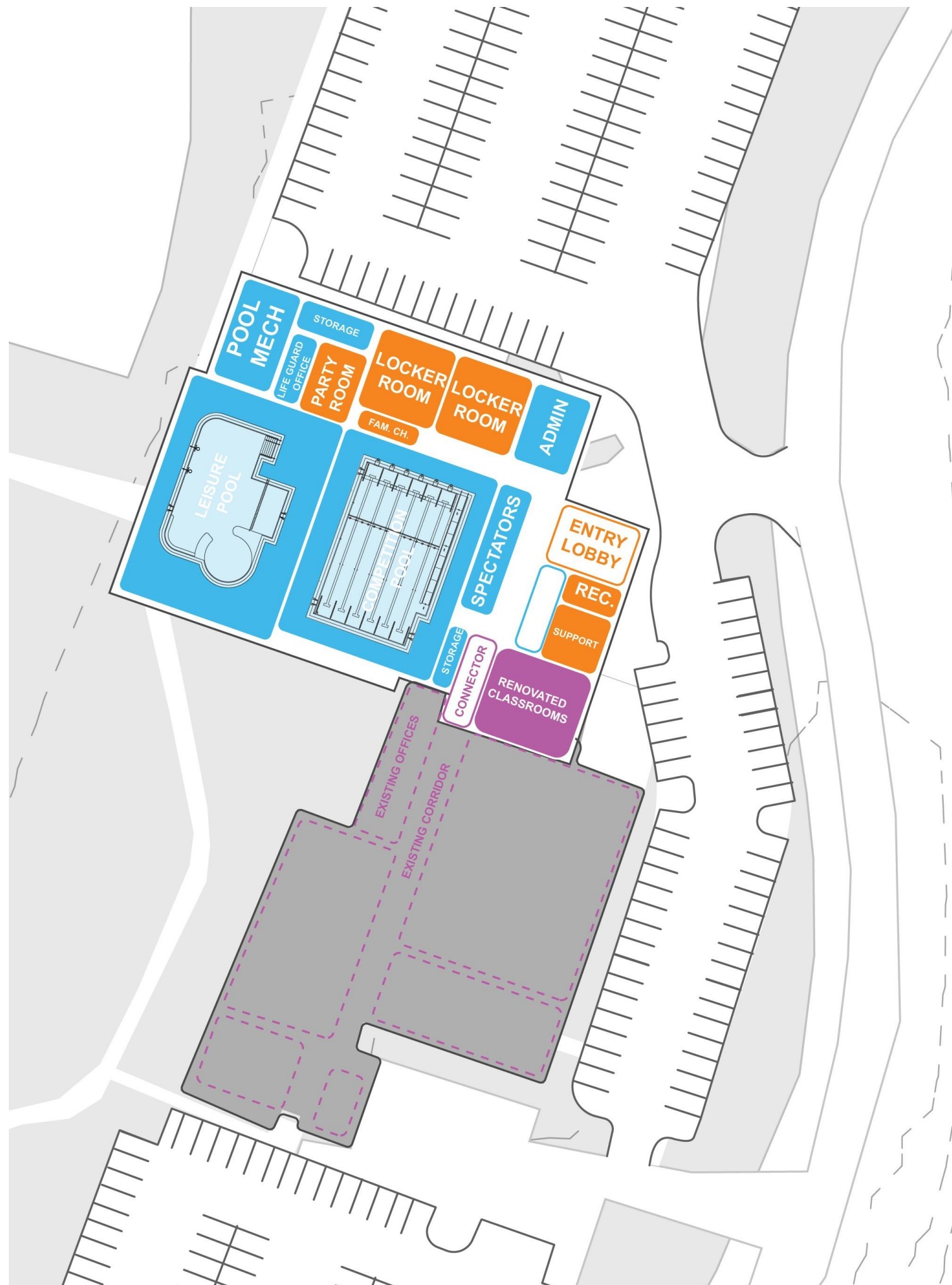
DISPLACED PARKING AREA
APPROXIMATELY 75 SPACES

NEW PARKING SPACES
APPROXIMATELY 60

NEW PARKING SPACES TO SOUTH OF REC
CENTER -APPROXIMATELY 105

ADJACENCY LAYOUT : OPTION B - NORTH





OPTION B - NORTH - PROGRAM STUDY

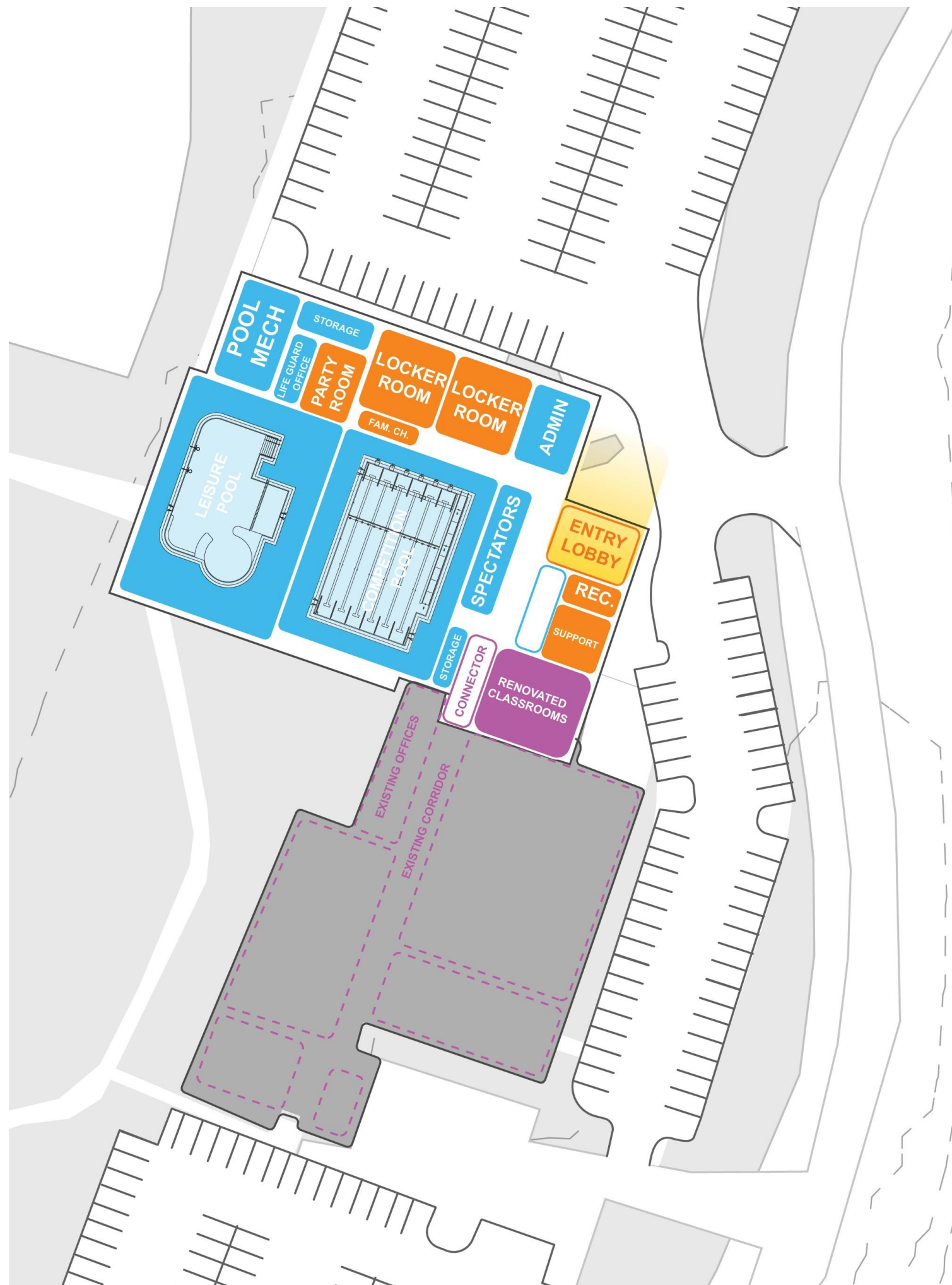
- The displaced parking is replaced and added to the east and south of the existing rec center.
- Views from aquatics center are directed toward the south and west keeping a visual connection to the park and optimizing solar orientations.

ADJACENCY LAYOUT: OPTION B - NORTH ENLARGED



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OPTION B - NORTH - ENTRY

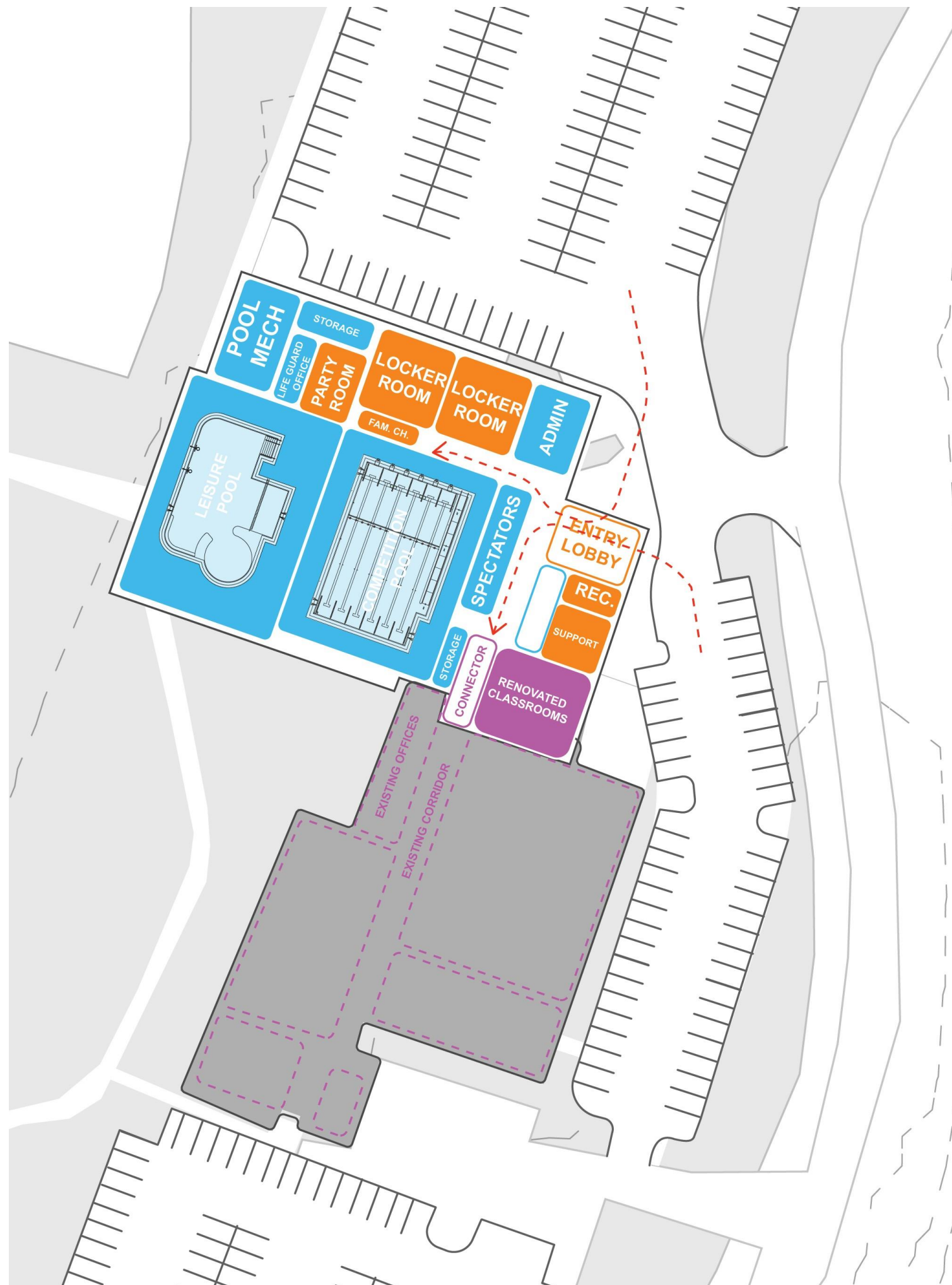
- The displaced parking is replaced and added to the east and south of the existing rec center.
- Views from aquatics center are directed toward the south and west keeping a visual connection to the park and optimizing solar orientations.
- A new clear and central entry is established.

ADJACENCY LAYOUT: OPTION B - ENTRY



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OPTION B - NORTH - CIRCULATION

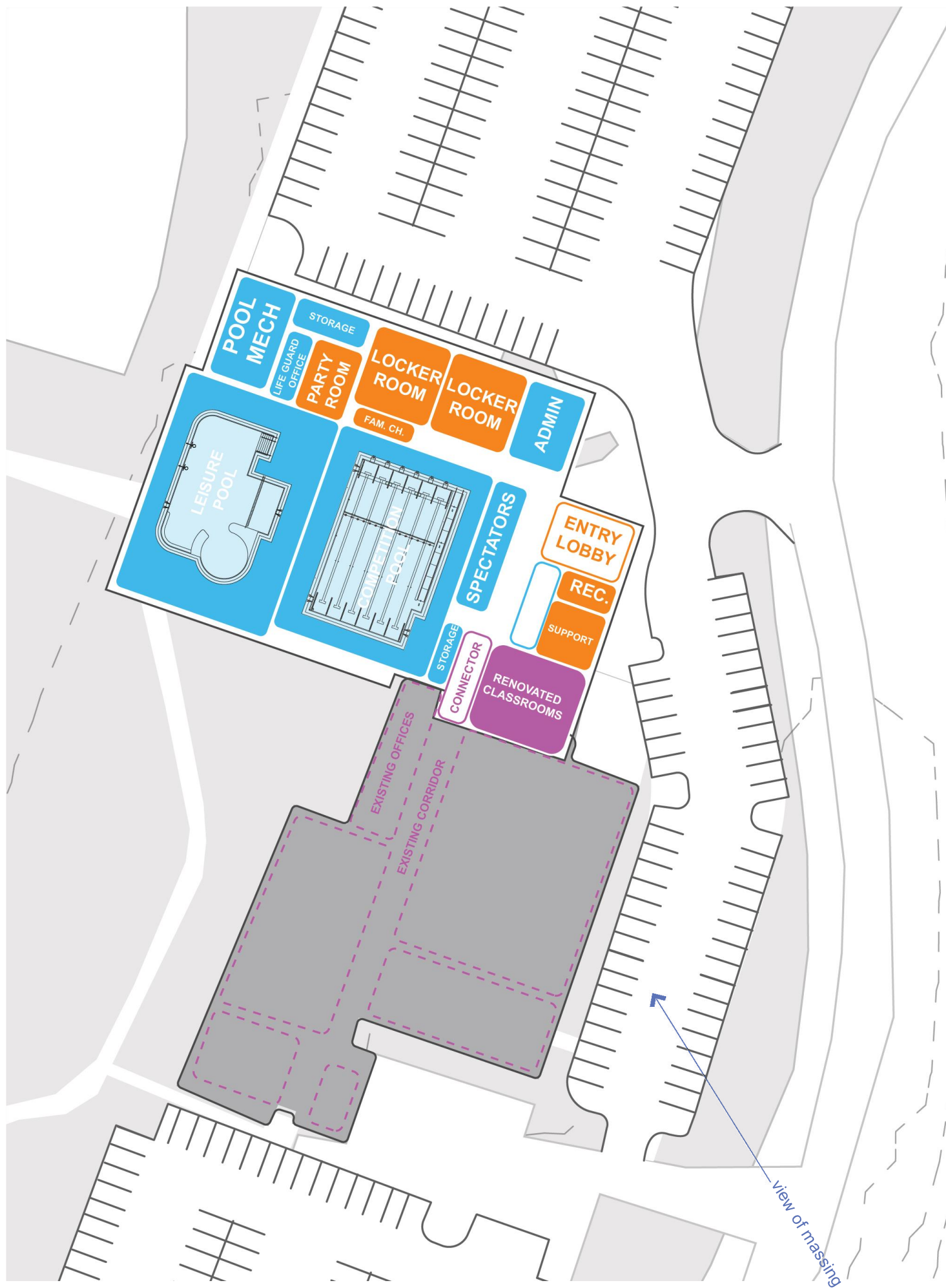
- The displaced parking is replaced and added to the east and south of the existing rec center.
- Views from aquatics center are directed toward the south and west keeping a visual connection to the park and optimizing solar orientations.
- A new clear and central entry is established.
- Circulation through the new entry to the rec center or to the aquatics center

ADJACENCY LAYOUT: OPTION B - CIRCULATION

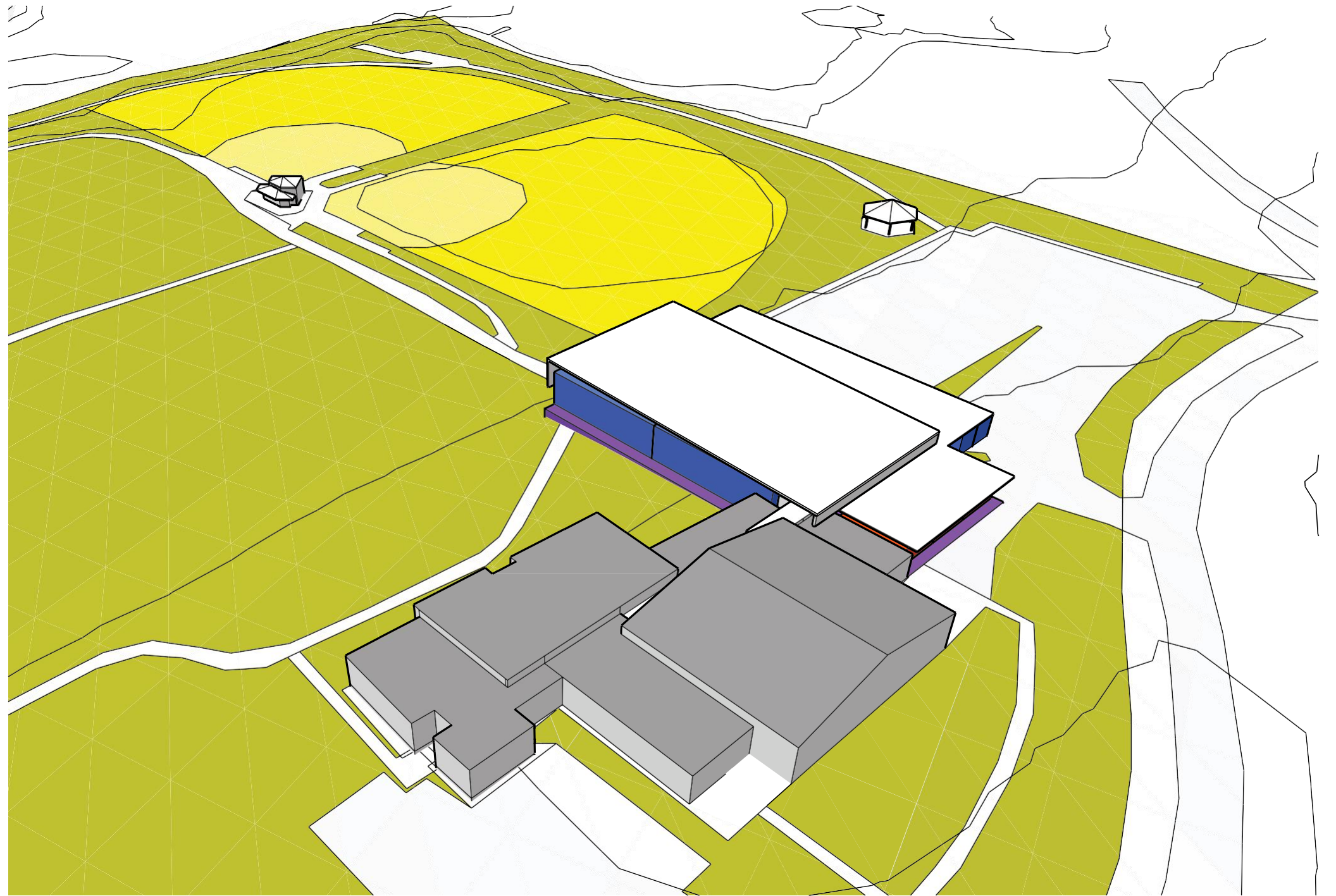


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ADJACENCY LAYOUT: OPTION B - MASSING VIEW



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Conceptual Budgeting - Jackson County Aquatics							
	SF						
Division 1-General Requirements	30,800		@	\$ 34.00	psf	\$ 1,047,200.00	
Division 2 - Site Construction	30,800		@	\$ 3.00	psf	\$ 92,400.00	
Division 3- Concrete	30,800		@	\$ 15.00	psf	\$ 462,000.00	
Dvision 4-Masonry	30,800		@	\$ 15.00	psf	\$ 462,000.00	
Dvision 5-Metals	30,800		@	\$ 60.00	psf	\$ 1,848,000.00	
Division 6-Wood and Plastics	30,800		@	\$ 3.00	psf	\$ 92,400.00	
Division 7-Thermal and moisture protection	30,800		@	\$ 28.00	psf	\$ 862,400.00	
Division 8-Doors and Windows	30,800		@	\$ 27.00	psf	\$ 831,600.00	
Divison 9-Finishes	30,800		@	\$ 24.00	psf	\$ 739,200.00	
Division 10- Specialties	30,800		@	\$ 2.50	psf	\$ 77,000.00	
Division 11-Equipment	30,800		@	\$ 2.00	psf	\$ 61,600.00	
Division 12-Furnishings	30,800		@	\$ 2.00	psf	\$ 61,600.00	
Divison 13-Specialty Construction	30,800		@	\$ 75.00	psf	\$ 2,310,000.00	
Division 14-Conveying	30,800		@	\$ -	psf	\$ -	
Division 21-Fire Suppression	30,800		@	\$ 3.50	psf	\$ 107,800.00	
Division 22-Plumbing	30,800		@	\$ 12.00	psf	\$ 369,600.00	
Division 23-HVAC	30,800		@	\$ 32.00	psf	\$ 985,600.00	
Division 26 -Electrical	30,800		@	\$ 30.00	psf	\$ 924,000.00	
Division 27-Communications	30,800		@	\$ 3.00	psf	\$ 92,400.00	
Division 28-Electronic Safety and Security	30,800		@	\$ 2.00	psf	\$ 61,600.00	
Division 31 -Earthwork	4		@	\$ 450,000.00	per acre	\$ 1,800,000.00	
Divisioni 32 -Exterior improvements	4		@	\$ 75,000.00	per acre	\$ 300,000.00	
Division 33-Utilities	30,800		@	\$ 4.00	psf	\$ 123,200.00	
Total cost in 2020 dollars						\$ 13,711,600.00	
Escalation-Assumed Design start in Jan. 2021, Construction begin June 2022, construction complete January 2024*		27.0 month	@	.5% per month	13.500%	\$ 1,851,066.00	
*Escalation is to the mid point of construction							
Sub total						\$ 15,562,666.00	
CM Fee					5.0%	\$ 778,133.30	
Sub total						\$ 16,340,799.30	
Bonds and insurance					1.5%	\$ 245,111.99	
Grand Total Construction costs						\$ 16,585,911.29	
Owner Contingency					5.0%	\$ 829,295.56	
Soft Costs(AE fees, CM pre-con fee, survey, permitting, geotech, special inspector, material testing agent, Air Monitoring etc.)					11.0%	\$ 1,915,672.75	
Furniture, fixture, equipment	30,800	sf	@	\$ 8.00		\$ 246,400.00	
Technology/ Equipment	30,800	sf	@	\$ 4.00		\$ 123,200.00	
Total Project costs						\$ 19,700,479.61	





EXISTING
SOCCER FIELD

NEW
LEISURE POOL

NEW
COMPETITION POOL

EXISTING
BASKETBALL COURT

NEW PARKING
FOR FIELDS

CULLOWHEE
VALLEY SCHOOL

EXISTING
BASEBALL FIELD

NEW PARKING
FOR NEW FACILITY

NEW PARTY ROOM

NEW LOCKER ROOMS

NEW ADMIN

NEW ENTRY

EXISTING FACILITY

NEW PARKING FOR
EXISTING FACILITY



JACKSON COUNTY
PARKS & RECREATION DEPARTMENT

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SPLASH PAD
PLAY AREA

VIEW TO
COMPETITION POOL (BEYOND)

VOLLEYBALL
NET

VORTEX POOL
REHAB AREA

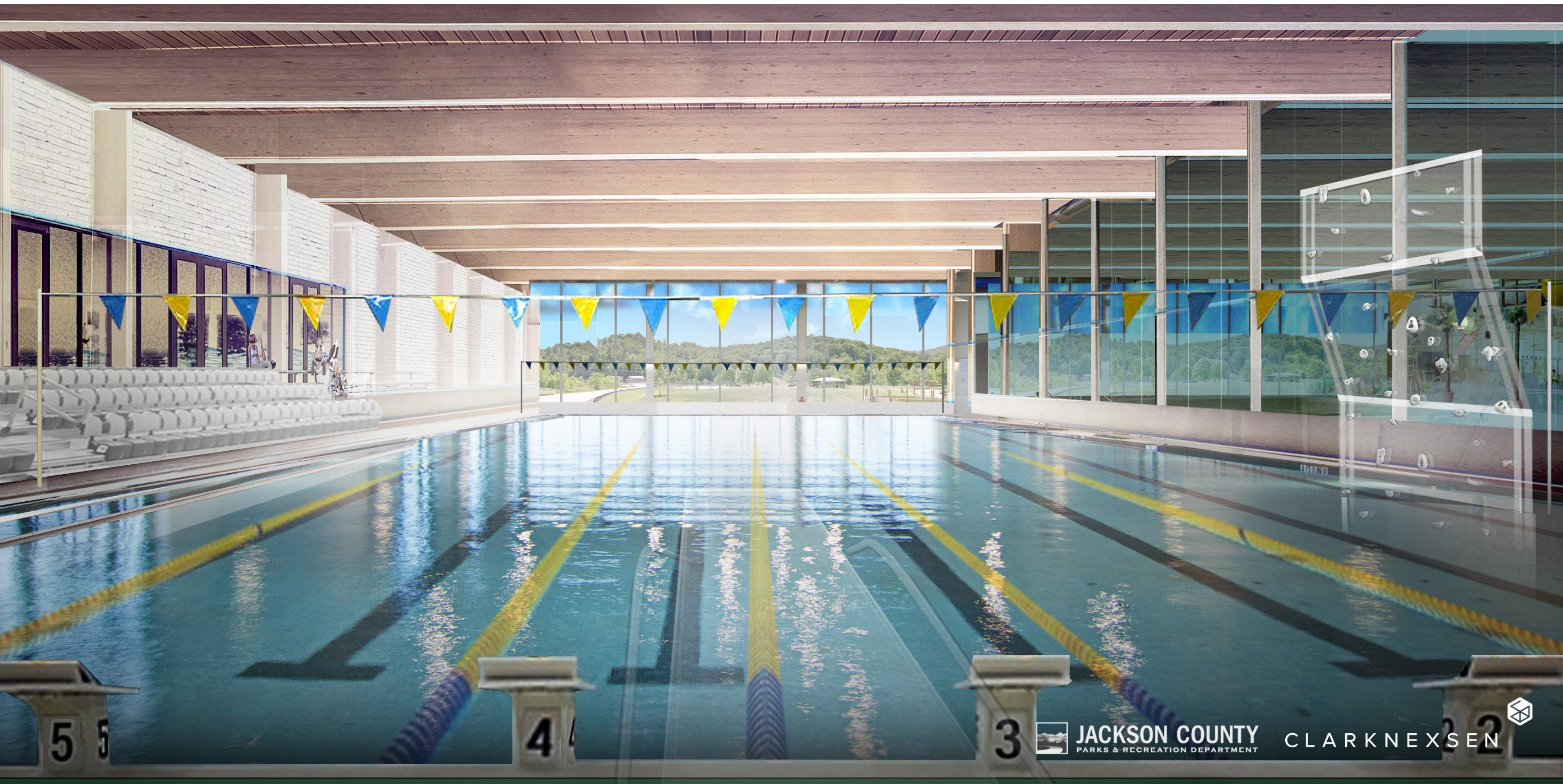
ADJUSTIBLE
BASKETBALL HOOP



JACKSON COUNTY
PARKS & RECREATION DEPARTMENT

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5

4

3



JACKSON COUNTY
PARKS & RECREATION DEPARTMENT

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2



ZERO ENTRY
ACCESSIBLE RAMP

SPECTATOR
SECTION

SIX LANE
COMPETITION POOL

FOLDABLE ONE METER
DIVING BOARD

VIEW TO
LEISURE POOL (BEYOND)

CLIMBING WALL

5

4

3

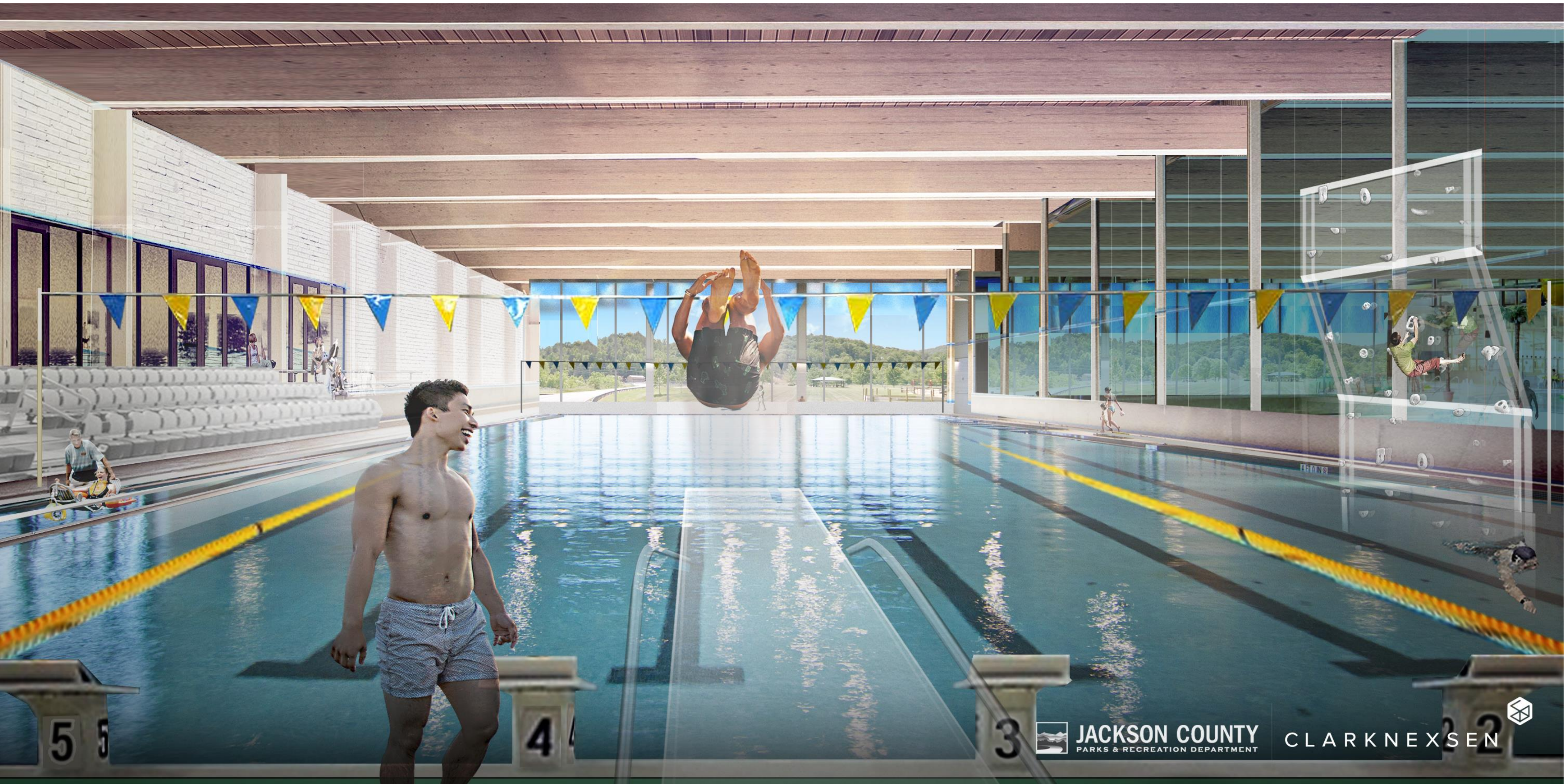
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JACKSON COUNTY
PARKS & RECREATION DEPARTMENT

CLARK NEXSEN



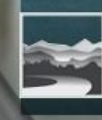


5

4

3

2



JACKSON COUNTY
PARKS & RECREATION DEPARTMENT

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JACKSON COUNTY
PARKS & RECREATION DEPARTMENT

CLARK NEXSEN





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