

FEASIBILITY STUDY FOR SANDVENTURE RENOVATIONS

SHAKOPEE, MINNESOTA

Submitted by

CONFLUENCE

503 N Third Street, Suite 120
Minneapolis, Minnesota 55401
612.333.3702

In association with

USA QUATICS INC.

MSRDesign

pros consulting INC.

September 18, 2020

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CONFLUENCE

PeggySue Imihy, Senior Planner
City of Shakopee
485 Gorman Street
Shakopee, MN 55379

REQUESTS FOR PROPOSALS: FEASIBILITY STUDY FOR SANDVENTURE RENOVATIONS

Ms. Imihy:

SandVenture has served the City of Shakopee well for the last 50+ years. Following its opening in 1969 it was a pioneering, innovative, and first-class facility in the Metro. We have assembled a team best equipped to help SandVenture evolve for the next 50+ years; once again becoming a premier facility and source of pride in Shakopee. As one of a few remaining sand bottom aquatic facilities in the state, SandVenture will require expertise and a unique set of experiences to help the City of Shakopee understand all of the options available to restore the facility to its full community recreation, revenue, and operations potential. USAquatics is a national leader with local roots. The company has unparalleled sand bottom pool design experience in Minnesota. They designed and constructed the original SandVenture facility in 1969 as well as a 'Sister' facility with a nearly identical footprint and design in North Mankato. USAquatics recently redesigned and constructed the North Mankato facility. That facility has been an overwhelming success and has provided our team with invaluable experience that will directly transfer to SandVenture. We understand the unique code implications, aquatics challenges, innovative and sustainable technologies, and recreation trends to help SandVenture become a highly desired aquatics destination.

SandVenture sits in the middle of popular Lion's Park and has the potential to become more fully integrated with the park and provide more year-round services and amenities. Our team identified these opportunities in the Parks Master Plan and has brought on MSR Design and PROS Consulting to help us integrate the building, park, and financial impacts of a re-envisioned SandVenture structure. Our goal is to create a facility that promotes community pride and identity, provides more flexible gathering and community activities, explores potential revenue generating partnerships, and extends the recreation season beyond the summer months only.

MSR Design is an innovative Architectural firm that creates timeless buildings that encourage community gathering and become destinations. Their creativity, design acumen, and problem solving abilities are exactly what Shakopee needs to reimagine the traditional role of the 'pool building' to a more flexible, adaptable, and four season community focused facility. PROS Consulting has already established a baseline of knowledge about the existing facility's financial and operational challenges. Additionally, their extensive experience throughout the United States will allow them to bring best practices and creative approaches to the table for consideration.

Confluence will organize and manage our team's collective talents and strengths to provide the City with a full understanding of the issues and opportunities for reusing the existing facilities versus the possibilities for new and more drastically altered approaches. We will ensure consistency with the vision of the Parks Master Plan and understand the importance of Lion's Park to the residents of Shakopee.

We are pleased to submit our qualifications to the City of Shakopee to provide Feasibility Design Study Services for SandVenture Renovations.

Respectfully,
Confluence



Brad Aldrich
Associate Principal

PROJECT TEAM EXPERIENCE | SECTION ONE

PROPOSED APPROACH / WORK PROGRAM | SECTION TWO

EXPERIENCE / WORK SAMPLES | SECTION THREE

SCHEDULE | SECTION FOUR

TOTAL CONSULTANT COST | SECTION FIVE

WHO WE ARE

Confluence is a professional consulting firm comprised of landscape architects, urban designers and planners. Our staff of 71 includes 39 licensed landscape architects and AICP certified planners – and our firm is comprised of energetic, creative, and passionate people who are involved in making our communities better places to live. We assist our clients on a wide range of public, educational, institutional and private sector projects. Our landscape architects are licensed to practice in Georgia, Kansas, Illinois, Iowa, Michigan, Minnesota, Missouri, Nebraska, North Dakota, Ohio, Pennsylvania, South Dakota, Tennessee, Texas, Utah, Wisconsin, and Wyoming – and this list continues to grow to meet our client's needs.

WHAT WE DO

Simply stated - we create places full of life. The diversity of our work and expertise has become a hallmark of our firm, and it's a big reason why our clients engage us again and again to help establish their next creative vision for the future. We offer a wide array of design and planning capabilities, handling everything from stakeholder and community engagement activities, to crafting urban design and community planning solutions, to representing our clients during construction implementation. With over twenty years of award-winning experience and hundreds of completed projects, Confluence has shaped the practice of landscape architecture, planning and urban design across the Midwest, and we love what we do. What can we do for you?

HOW WE WORK

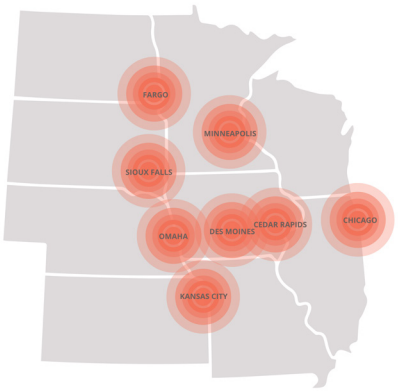
Our creative process is focused on collaboration and insightful interaction with our clients, consultants and the community in which we work. We begin by gaining an insightful and objective understanding of each project, including how it fits into the surrounding context. This includes analyzing existing conditions, identifying challenges and defining the specific issues that need to be resolved. From vision to completion, our team excels in collaborating to shape and achieve your "what's next" – while also planning ahead on your long-term strategy. The diversity of our practice and professional experience provides a solid framework upon which to build successful strategies for achieving our client's goals.

Confluence brings together people, energy and ideas to shape the future of our communities. We strive to achieve the inherent potential within each project while naturally making our world a better place.

LOCATIONS

Minneapolis
530 N Third Street, Suite 120
Minneapolis, Minnesota 55401
816.531.7227

Des Moines
Cedar Rapids
Kansas City
Omaha
Sioux Falls
Fargo
Chicago



Our network of eight offices, located throughout the Midwest, provides value to our clients through our depth of experience identifying, developing and applying emerging creative trends and best practices.









US AQUATICS

USAquatics, Inc. is a prominent aquatics consulting, design and engineering firm. Established in 1991, USAquatics gives pool owners and operators an independent source of information and design resources which have the owner's best interest in mind. We have 100+ years of combined experience in the industry that we utilize in every consultation and design project. As of 2018 our portfolio represents over $850 million in aquatic projects.

LOCATIONS

Delano
124 Bridge Avenue, PO Box 86
Delano, Minnesota 55328
763.972.5897

WHAT WE DO

The Design Philosophy at USAquatics, Inc. is centered and focused on the Facility Stakeholders. The owner becomes an integral part of the design team; working with the designers to determine the best possible design and specification. USAquatics, Inc. uses an approach to designs and renovations which create new and innovative trends and layouts. The layouts and features of the facilities are dictated by the client's aquatic programming needs.

USAquatics, Inc. "hands on" experience with state-of-the-art equipment will provide a cost effective, efficient, and low maintenance aquatic facility. We have operated facilities for our clients and not only is everyone on our staff either a Certified Pool Operator (C.P.O. - through the National Spa & Pool Institute) and / or an Aquatic Facility Operator (A.F.O. - through the National Recreation and Park Association), with CPO instructors on our staff. Prior to your facility opening, we can train and prepare staff for everything from water chemistry to life guarding.

SUSTAINABLE DESIGN & ENVIRONMENTALLY CONSCIOUS

Our designs incorporate the most efficient, sustainable, green, low maintenance, easy to operate and effective equipment available. USAquatics uses an approach to designs and renovations that creates new and innovative trends. The layouts and features of the facilities are dictated by the client's aquatic programming needs, with the owner being an integral part of the design team.

LEADER IN AQUATIC DESIGN & CONSULTING

USAquatics, Inc. is a leader in aquatic design and consulting with satisfied customers around the world. Our dedicated team has won awards for our Sustainable & Green designs, including the Governor's award for pollution control. We even own 80% of the commercial aquatic projects in our home state of Minnesota.

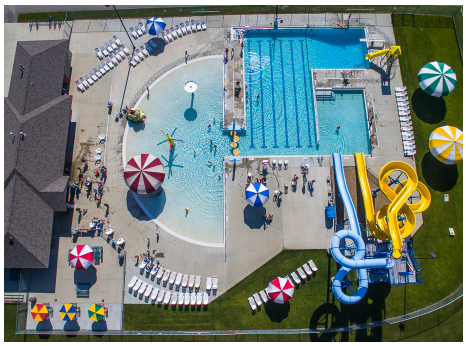




INNOVATION + AWARDS

USAquatics does not follow the trends, we set them! All of our designs are unique to meet our client's needs. We use an exhaustive survey to determine the programming and recreational needs of the owner.

- 1987 - In our home state of Minnesota, USAquatics personnel were the first to design a wave pool
- 1987 - USAquatics personnel were the first to design a zero-depth entry pool
- 1989 - USAquatics personnel were the first to design a zero-depth entry indoor pool
- 1991 - First to design a total zero-depth perimeter pool
- 1996 - First narrow swim channel between areas of large multi-use pools
- 1998 - Design of wet/splash deck concept
- 2001 - Introduced the first ceiling hung ADA lift into the United States which can move patrons anywhere in the room (Aquatics International Magazine "Dream Design" award winner)
- 2002 - First cable ride in Minnesota
- 2005 - USAquatics and affiliates were the first to install Soft Landing® floor in a water park
- 2005 - First in the Midwest to install an interactive light and sound package to a water slide
- 2006 - First to introduce an aquatic climbing wall in Minnesota
- 2008 - First use of Sphagnum Moss in municipal pools for pre-filter water conditioner
- 2011 - Innovator in green technology as with the design for the Como Park Aquatic Center in St. Paul, MN (winner of Governor's Award for Pollution Prevention)
- 2012 - First aquatic firm to use integrated sustainable aquatic operational systems
- 2014 - FDA approved 100% food grade cleaning product development for aquatic centers
- 2014 - Energy Efficiency Modeling system to determine the expected ROI for new technology development in conjunction with equipment manufactures and Xcel Energy
- 2014 - BIM (Building Information Modeling) using AutoDesk REVIT 3D for pool design
- 2015 - USAquatics launches campaign to merge industry manufacturer and supplier knowledge with professional services to better integrate the design process with the latest in product offerings.
- 2017 - Development of the Safe-Dive system that replaces 3-meter ladders with stairs and a platform. A design standard used for years at USAquatics now developed as a full product in conjunction with manufacturers
- 2017 - Complete incorporation of structural engineering into the aquatic engineering field and merging of product structures with pool structures under one company offering. USAquatics became the only firm of its kind capable of complete structural services.







MSR ARCHITECTS

MSR Design is an award-winning architecture and interior design firm committed to excellence. Since 1981, our firm has produced work of enduring value: buildings that are expressly right for their time and place and that culturally and physically age gracefully. Our projects are diverse in type, size, and location, with specific depth of experience serving parks, cultural, municipal, higher education, corporate, and residential clients. The firm has earned a national reputation for both designing exceptional new spaces and, through preservation, adaptive reuse, and renovation, discovering innovative ways to reuse buildings.

We practice architecture as a collaborative art. We actively engage our clients to understand the needs of the users, the opportunities of the site, and the budget, while considering the social, cultural, and environmental constraints and goals of each project.

LOCATIONS

Minneapolis
510 Marquette Avenue South, Suite 200
Minneapolis, MN 55402
612.375.0336

MSRDesign

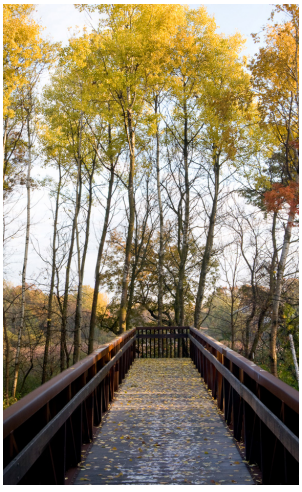
DESIGN OF PARKS AND ENVIRONMENTAL EDUCATION FACILITIES

For the last 39 years, MSR has focused on creating great places for people to gather, celebrate, contemplate, and engage in activities that promote health, well-being, community, and the environment. We have designed dozens of parks and recreation facilities for a range of clients, including the U.S. Fish and Wildlife Service, Mississippi National River and Recreation Area, Three Rivers Park District, Dakota County Parks, Saint Paul Parks and Recreation Department, Roseville Parks and Recreation Department, City of Oakdale, and Minneapolis Parks Foundation. Our approach results in extraordinary buildings and site enhancements that are appropriate for their circumstances and meet their clients' needs











PROS CONSULTING

PROS Consulting is a small firm with a big presence in the field of management consulting for public entities and non-profit organizations. With a small team of highly professional and experienced consultants, PROS is a flexible firm that is agile to the evolving dynamics of the social, economic, and political environments our clients operate in. PROS is among only a small handful of firms that have tremendous experience in the field as practitioners and have become nationally recognized for helping to shape and further transform the industry of parks and recreation.

LOCATIONS

Minneapolis
201 S. Capitol Avenue, Suite 505
Indianapolis, Indiana 46225
877.242.7760

AREAS OF FOCUS

Management consulting and planning services offered by PROS span the full spectrum of planning needs for public agencies, and are grouped into the following practice areas:

- Feasibility Studies and Business Planning – completed over 200 feasibility studies and business plans, often counseling our clients on how they can shape their projects and their vision around the reality of what is feasible and sustainable.
- Operations, Maintenance and Organizational Development – completed over 450 plans that involved operations, programming, maintenance and organizational development components.
- Financial Planning and Management – PROS is most renowned for providing the most innovative and proven methods for financial planning and management in the public sector with direct experience with over 150 proven ways to fund public parks, facilities and park systems.
- Strategic Planning – completed over 80 strategic plans for cities, counties, park districts and state agencies to help them become established in their market or to reposition themselves.
- Needs Assessment – completed over 250 needs assessments as a precursor of doing a Master Plan, Strategic Plan or Feasibility Study. We will perform a comprehensive parks, facilities and program needs assessment that helps identify importance and unmet needs for a variety of facilities / amenities and programs.
- Master Planning – completed over 250 master plans for parks and park systems that have been successfully implemented and driven over $5 billion worth of capital investment.







BRAD ALDRICH, ASLA, PLA, LEED AP BD+C
PRINCIPAL-IN-CHARGE

PROFESSIONAL + CIVIC AFFILIATIONS

American Society of Landscape Architects, Minnesota Chapter

CURRENT + NOTABLE PROJECT EXPERIENCE

Fred Richards Nature + Ecology Park / Edina, Minnesota

St. Cloud Riverwalk Master Plan / St. Cloud, MN

Sauk Rapids Riverfront Park Implementation / Sauk Rapids, Minnesota

Peavey Park / Minneapolis, MN

Duluth Traverse Master Plan, Duluth, Minnesota

MPRB North Service Area Master Plan / Minneapolis, Minnesota

MPRB South Service Area Master Plan / Minneapolis, Minnesota

Edina Parks and Recreation Strategic Plan / Edina, Minnesota

Apple Valley Park System Master Plan Update / Apple Valley, Minnesota

Burnsville Parks and Recreation System Master Play / Burnsville, Minnesota

Park, Trails and Recreation Master Plan / Shakopee, Minnesota

Shakopee Mdewakanton Sioux Community Riverfront Master Plan / Shakopee, Minnesota

Canterbury Park Master Plan / Shakopee, Minnesota

Canterbury Downs Mixed-Use Development / Shakopee, Minnesota

Lifetime Fitness / Various Locations

- Fort Washington, Pennsylvania
- Northbrook, Illinois
- Charlotte, North Carolina
- Plymouth, Minnesota
- Brookfield, Wisconsin
- Maple Grove, Minnesota
- Gainsville, Virginia
- Frontenac, Missouri

Heritage Park / Inver Grove Heights, Minnesota*

Mainstreet Stormwater Celebration Park / Albert Lea, Minnesota*

N. Marketplace Targeted Subwatershed Implementation Plan / Browns Creek Watershed District, Oakdale, Minnesota*

Cleary Regional Park Stormwater Improvements / Prior Lake, Minnesota*

Brown's Creek State Trail / Stillwater, Minnesota*

Middle Rice Creek Meander Restoration Project / Rice Creek Regional Park / Arden Hills, Minnesota*

** work performed while prior to Confluence*



Brad creates high performance, multi-functional landscapes that provide numerous ecosystem services to the client and surrounding community. He is interested in using green infrastructure to create sustainable environments and unique places and has become a regional leader, incorporating innovative green infrastructure into the landscape.

PROFESSIONAL EXPERIENCE

19 Years of Experience

4 Years with Confluence

EDUCATION

University of Minnesota
Master of Landscape Architecture
2004

University of Minnesota
Bachelor of Environmental Design, Minor in Urban Studies
2000

PROFESSIONAL REGISTRATIONS

Licensed Professional Landscape Architect:

- Minnesota / #45630

SANDY MEULNERS, ASLA
PROJECT MANAGER

PROFESSIONAL + CIVIC AFFILIATIONS

American Society of Landscape Architects, Minnesota Chapter
- Co-Director of Awards + Banquets

National WILA PPN, Social Media Officer

CURRENT + NOTABLE PROJECT EXPERIENCE

Canterbury Park Master Plan / Shakopee, Minnesota

Shakopee Park Trail Recreation Master Plan / Shakopee, Minnesota

Shakopee Mdewakanton Sioux Community Riverfront Master Plan / Shakopee, Minnesota

Bloomington Park System Master Plan / Bloomington, Minnesota

RecQuest Minneapolis Park and Recreation Board / Minneapolis, Minnesota*

Fireman's Park and Veteran's Park / Chaska, Minnesota*

Life Time Athletic
- Palm Beach Gardens / Palm Beach, Florida
- Henderson / Henderson, Nevada

Life Time
- Kansas City Country Club Plaza / Kansas City, Missouri
- Life Time Edina / Edina, Minnesota

Life Time Fitness
- Steven's Creek / San Jose, California
- Tysons, Virginia
- One Chicago / Chicago, Illinois
- Charlotte South Park / Charlotte, North Carolina
- Site Standard / Minneapolis, Minnesota

Life Time Living
- Dallas Midtown / Dallas, Texas
- Stamford, Connecticut
- Henderson, Nevada

** work performed while employed by another firm*



Sandy developed a love for the relationship between nature, science and the built environment at a young age and has a passion for in-depth research and learning new things. Sandra's greatest interests reside in culturally sensitive design and sustainability based design.

PROFESSIONAL EXPERIENCE

5.5 Years of Experience

1 Year with Confluence

EDUCATION

University of Minnesota
- Twin Cities
Master of Landscape Architecture
Spring 2012

University of Minnesota
- Twin Cities
Bachelor of Environmental Design / Spring 2009

HANK MOYERS, ASLA, PLA
ASSOCIATE + LANDSCAPE ARCHITECT

PROFESSIONAL + CIVIC AFFILIATIONS

American Society of Landscape Architects, Prairie Gateway Chapter

Olathe Chamber of Commerce Member

Olathe Chamber of Commerce, Leadership Olathe 2018

CURRENT + NOTABLE PROJECT EXPERIENCE

Garden City Aquatic Facility / Garden City, Kansas

Old Mill Park Playground + Splash Pad / Blue Springs, Missouri

Longview Tract Park + The Bay Outdoor Aquatics Facility / Kansas City, Missouri

LW Clapp Park Master Plan / Wichita, Kansas

Hutchinson Zoo Nature Play + Water Play / Hutchinson, Kansas

Excelsior Springs Outdoor Aquatics / Excelsior Springs, Missouri

Raymore Activity Center / Raymore, Missouri

Sedalia Community Center / Sedalia, Missouri

Northland Regional Community Center Feasibility Study / Kansas City, Missouri

Feasibility Study + Site Selection, New Recreation Center / Blue Springs, Missouri

Olathe Parks and Recreation Long Range Master Plan / Olathe, Kansas

Olathe Community Center / Olathe, Kansas

Kansas City Zoo Hippo Walkway Replacement / Kansas City, Missouri

Johnson County Parks & Recreation Observation Towers / Johnson County, Kansas

Shawnee Mission Park Entry Concept Design / Shawnee, Kansas

Kansas City Zoo Nature Play Area / Kansas City, Missouri

Cedar-Niles Park Phase I / Johnson County, Kansas

Marshfield Parks Master Plan / Marshfield, Missouri

Hawk Ridge Park / Raymore, Missouri

Overland Park Arboretum Master Plan / Overland Park, Kansas

Kill Creek Observation Tower / Olathe, Kansas

Shawnee Mission Park Entry / Lenexa, Kansas

Park Facilities Master Plan / Merriam, Kansas

West Park Master Plan / Warrensburg, Missouri

Lake Olathe and Cedar Lake Park Master Plans / Olathe, Kansas

Parks Services Signage Master Plan / Overland Park, Kansas

Stagecoach Park Master Plan / Olathe, Kansas

Marion Parks System Master Plan / Marion, Iowa

Mission Parks and Recreation Master Plan / Mission, Kansas

Long Range Parks and Recreation Strategic Master Plan / Shawnee County, Kansas



Hank has developed a strong passion for the land and its inherent value provided through historic, cultural and ecological traditions. His belief in these values have allowed him to create landscapes that balance the needs of the sites with the desires of the client for an imaginative and responsive design which enhance the experiences of the people who take part in the site's final use.

PROFESSIONAL EXPERIENCE

17 Years of Experience

7 Years with Confluence

EDUCATION

Kansas State University
Bachelor of Landscape Architecture / Spring 2003

PROFESSIONAL REGISTRATIONS

Licensed Professional Landscape Architect:

- Kansas / #829

THOMAS R. SCHAFFER
FOUNDER & SENIOR AQUATIC CONSULTANT

PROFESSIONAL + CIVIC AFFILIATIONS

Minnesota Recreation and Park Association Corporate Board Member

National Swimming Pool Institute (NSPI)

Swimming Pool Advisory Committee for Code Revision in the State of Iowa

CURRENT + NOTABLE PROJECT EXPERIENCE

North Mankato Pool - Mankato, Minnesota

Aquatics Consultant – 1991 to Present
USAquatics, Inc., Delano, Minnesota – Design and Program Consultant of Aquatics Facilities

Regional Manager – 1998 to 1991
Associated Pool Builders, Inc. – Design and Marketing of Swimming Pools and Aquatic Facilities

Vice President – 1983 to 1988
Concept Development – Design and Construction of Swimming Pools

Design Consultant/Project Manager – 1974 to 1976 Westgate, Inc. – Design/Construction of Municipal, Institutional and Club Swimming Pools

Design Consultant/Project Manager – 1976 to 1983 Associates Pool Builders Inc. – Design/Construction of Municipal, Institutional and Club Swimming Pools



Tom is a graduate of North Dakota State University with a degree in architecture and has been in the aquatic arena since 1974. His experience includes construction operation and consulting for a wide range of aquatic facilities. Tom is a strong advocate for close owner-client relationships and proper training of operators. These beliefs help create the exact facility an owner is after and the operators to maintain them properly. Tom also holds a certified pool operator instructor certificate. Tom's knowledge, experience, philosophies and beliefs have shaped the mission of USAquatics, Inc.

PROFESSIONAL EXPERIENCE

45 Years of Experience

EDUCATION

North Dakota State University
BS Architecture

RICK SCHAFFER
SENIOR PROJECT COORDINATOR

PROFESSIONAL + CIVIC AFFILIATIONS

Delano Area Education Foundation

Lions International

Toastmasters International

CURRENT + NOTABLE PROJECT EXPERIENCE

North Mankato Pool, Minnesota

YMCA Pool St. Cloud, Minnesota

Parkers Prairie, Minnesota Municipal

Pine Island, Minnesota Municipal



Rick has been in the aquatic industry since 1992, joining his father in an effort to grow an aquatic design and consulting firm. Drawing on prior construction experience, Rick started in technical design with a focus on construction detail. Rick's experience has expanded to fill many aspects of the aquatics industry from early design and assessment to project management, with experience in everything from facility operations to design and consulting services.

PROFESSIONAL EXPERIENCE

26 Years of Experience

EDUCATION

Northwest Technical Institute
AAS Architectural Drafting and Design

San Francisco Institute of Architecture
MS Architecture

University of Phoenix
BS Business Administration

CODY BUCKLEY P.E.
DIRECTOR OF ENGINEERING

CURRENT + NOTABLE PROJECT EXPERIENCE

Brainerd High School



Cody has applied this civil/ structural background in the design and management of a variety of projects including: multi-story hotels, water treatment facilities, and structural condition assessments. However, he developed a passion for projects in the aquatic and amusement industries due to their challenging propensity for requiring both breadth of knowledge and experience.

PROFESSIONAL EXPERIENCE

7 Years of Experience

EDUCATION

University of Nebraska - Lincoln
MS Architectural Engineering

University of Nebraska - Lincoln
MS Civil Engineering

PROFESSIONAL REGISTRATIONS

LEED Green Associate

Professional Engineer

Structural Engineer

PAUL SCHAFFER
PROJECT COORDINATOR

CURRENT + NOTABLE PROJECT EXPERIENCE

Pool construction for AquaLogic pool builders

Pool construction for Global Specialties pool builders

Supervision of the construction of the Pine Island Municipal Aquatic Center

Construction foreman

Aquatic structure installation crew foreman

Paul grew up in the aquatic industry and has worked for a few of the major pool builders in Minnesota. His knowledge of pool construction is put to use at USAquatics for document quality control, improved bidding documentation, construction observation and support for our design engineers. His knowledge of the construction techniques, processes and plan review has allowed us to improve the quality of information; thus improving bid results and smoothing the construction process for our many clients. Paul's experience and knowledge continues to expand with every project he is involved with.

PROFESSIONAL EXPERIENCE

10 Years of Experience

MATTHEW KRUNTORÁD, AIA, LEED AP
PRINCIPAL

CURRENT + NOTABLE PROJECT EXPERIENCE

Minnesota Valley National Wildlife Refuge
Carver, MN | Planning and design of 12,800 sf education and visitor center.

Blaine Wetland Sanctuary
Blaine, MN | 5,577 sf interpretive center and wetlands.

Oakdale Discovery Center
Oakdale, MN | Planning and design for new 12,500 sf branch library.

University of Minnesota Gabbert Raptor Center
Saint Paul, MN | 7,000 sf raptor conservation center.

Bloomington Community Center
Bloomington, MN | Planning of 140,000 sf new welcoming and inclusive social hub.



Principal architect and partner with MSR Design, Matt passionately believes that architecture can have a transformative relationship with the sun, in practice and results. His focus on making deliberate, fundamental decisions concerning daylight and solar access has resulted in places that enrich client experiences and provide communities with engaging spaces for gathering and working. Philosophical by nature, Matt most enjoys testing ideas through an academic approach to design. He believes designers should always revisit the essentials in order to keep an open mind and remove blinders that can come from relying too heavily on expertise.

EDUCATION

University of Nebraska, Lincoln
Master of Architecture

University of Nebraska
Bachelor of Science, Architecture

LEON YOUNGER
PROS CONSULTING PRESIDENT

CURRENT + NOTABLE PROJECT EXPERIENCE

Parks and Recreation Master Plan / Bloomington, Minnesota

Parks and Recreation Master Plan / Shakopee, Minnesota

Senior Center Expansion Feasibility Study/ City of Westerville, Ohio

Community Center Needs Assessment and Feasibility Study/ Orange Township, Ohio

Recreation Center Feasibility Study / Wilmington/Clinton County, Ohio

Parks and Recreation Master Plan / Upper Arlington, Ohio

Parks and Recreation Master Plan / Columbus, Ohio

Strategic Plan / Cleveland Metro Parks, Ohio

Community Center Feasibility Study and Business Plan / Carmel, Indiana

Community Recreation Center Feasibility Study / Sudbury, Massachusetts

Recreation Division Operations Audit and Business Plan Development / Aspen, Colorado

Community Center Expansion Feasibility Study and Business Plan / City of Grapevine, Texas

Recreation Master Plan / Dallas, Texas

Estes Valley Recreation & Park District, Colorado Community Recreation Center Feasibility Study

Riverside County, CA Regional Park & Open Space District Aquatic Facility Operational Impact Report

Recreation Center Feasibility Study and Business Plan / Olathe, Kansas



Leon is the Founder and President of PROS Consulting and brings over 35 years of park, recreation and leisure services to the team. He is a recognized leader in applying innovative approaches to managing parks and recreation organizations.

PROFESSIONAL EXPERIENCE

36 Years of Experience

24 Years with PROS Consulting

EDUCATION

University of Kansas
M.P.A. / 1988

Kansas State University
B.S. / 1975

PROFESSIONAL REGISTRATIONS

Certified Park and Recreation Professional

MICHAEL SVETZ
PROS CONSULTING PRINCIPAL

PROFESSIONAL + CIVIC AFFILIATIONS

Vice President, Arizona in Action / Present

CURRENT + NOTABLE PROJECT EXPERIENCE

Managed the development and operations

- $18 million, 157,000 sq. ft. Community Recreation Center in Strongsville, Ohio
- $25 million in capital improvements in Charlottesville, Virginia. Projects include: $10 million Aquatic and Fitness Center, $6 million Outdoor Aquatic Complex, $9 million in park and trail development as well as land acquisition
- $103 million Baseball Spring Training Complex in Goodyear, Arizona
- 50,000 square feet community recreation center in Brunswick, Ohio

Community Recreation Center Expansion Feasibility Study / Westerville, Ohio

Aquatic Assessment / Denton, Texas

Recreation Center Business Plan / Flower Mound, Texas

Fieldhouse Business Plan / Duncanville, Texas

Sports Complex Business Plan / New Braunfels, Texas

Parks and Recreation Organizational Plan / Round Rock, Texas

Emma Long Metro Park Business Plan / Austin, Texas

Estes Valley Recreation & Park District, Colorado Community Recreation Center Feasibility Study

Recreation Division Business Plan / Aspen, Colorado

Aquatics Feasibility Study / Boulder, Colorado

Washington DC / Prince George's County, MD Regional Multi-Purpose Community Center Feasibility Study

Senior Center Feasibility Study & Business Plan / Napa, California

Regional Community Center Feasibility Study / Prince George's County, Maryland



Michael brings 21 years of experience in parks and recreation at the local government level.

PROFESSIONAL EXPERIENCE

21 Years of Experience

8 Years with PROS Consulting

EDUCATION

Miami University
M.S. / 1991

Miami University
B.S. / 1990

PHILIP PARNIN
PROS CONSULTING ASSOCIATE PRINCIPAL

CURRENT + NOTABLE PROJECT EXPERIENCE

Parks and Recreation Master Plan / Shakopee, Minnesota
Community Recreation Center Feasibility Study / Brownsburg, Indiana
Comprehensive Master Plan / City of Upper Arlington, Ohio
Great Parks of Hamilton County, Cincinnati, OH; Comprehensive Master Plan
Cincinnati Recreation Commission, OH; Business Plan
Streamwood Park District, Streamwood Village, Il; Strategic Marketing Plan
Operational Costing Model / City of Santa Clara, California
Strategic Master Plan / City of Durango, Colorado
Strategic Master Plan / Town of Brownsburg, Indiana
Needs Assessment & Prioritization Plan / City of Huber Heights, Ohio
Park Site Master Plan / Town of Avon, Indiana
Little League Baseball Business Plan / Town of Brownsburg, Indiana
Maintenance Management Plan / Town of Brownsburg, Indiana
Organizational Assessment / Town of Brownsburg, Indiana



Philip has 25 years of experience in the fields of parks, recreation and leisure services. He has managed and led park development and sustainable operations at the executive level for over 16 years, including over a decade as director. His approach to planning helps agencies transform ideas into plans, plans into implementation and ultimately successes that can be leveraged for even greater opportunities.

PROFESSIONAL EXPERIENCE

25 Years of Experience
3 Years with PROS Consulting

EDUCATION

Indiana University
B.S. Recreation and Parks Management

PROJECT TEAM

Our team is assembled to provide the City of Shakopee with a collaborative approach for the feasibility study at SandVenture. Our team is built to work with the City and stakeholders to find the best solution to address long-term financial success, innovative aquatic and recreation amenities, an exceptional community gathering space, and hub of year-round activity for Lion's Park and Shakopee. Our team's experience and expertise is unmatched; USAquatics work with sandbottom pools in Minnesota has built an exceptional portfolio and knowledge base as a resource for the city, PROS Consulting's national experience in aquatic facility proforma preparation and knowledge base of Shakopee's Parks System finances and operations provides a unique perspective, MSR Design history of the highest quality, sustainable, and iconic design will help the city build a community facility that will become beloved in the community, and Confluence's parks and aquatic facility experience and innovative site design will tie it all together. Additionally, we view the City as a critical member of our team and will facilitate a process to draw out your staff's expertise and talent so we can collectively create a project that continues SandVentures legacy for the next generation of Shakopee residents.

SHAKOPEE

STAKEHOLDERS + **SPECIAL INTEREST GROUPS**

CONFLUENCE
TEAM LEAD, LANDSCAPE ARCHITECT & PLANNER

Brad Aldrich, ASLA, PLA, LEED AP BD + C
Principal-in-Charge

Sandy Meulners, ASLA
Project Manager

Hank Moyers, ASLA, PLA
Associate + Landscape Architect

USAQUATICS

Thomas Schaffer
Founder & Senior Aquatic Consultant

Cody Buckley
Director of Engineering

Rick Schaffer
Senior Project Coordinator

Paul Schaffer
Project Coordinator

MSRDesign

Matthew Kruntorád
Principal

pros consulting

Leon Younger
President

Philip Parnin
Associate Principal

Michael Svetz
Principal

ARTICLE 1: SCOPE OF SERVICE

1.1 PRELIMINARY INVESTIGATION AND ANALYSIS

Our team will evaluate the existing state of Sandventure in order to understand its challenges and opportunities for improvement. Our work will focus on the building, the aquatic park, the surrounding park and relationship to the site, and the operational and financial realities. This work will entail the following:

- On-site evaluation of the facility
- Interviews with key staff regarding operations and existing conditions and visioning and wants for future facility
- Report of initial findings and options for repair, renovation, and potential upgrades. Options will include maintaining sand and retrofits similar to those in the North Mankato 'sister pool' facility.
- Potential market and user group demographics and trends analysis

1.2 AQUATICS DESIGN ANALYSIS

This section will cover a study of the existing aquatic park covering condition and operational functions. The study is to include renovation, repair and improvement options with construction and operational estimates for use in decision making and future planning. An examination and options planning study will include:

- Initial report of findings.
- Assembly of preliminary options for repair, renovation, and potential upgrade/improvement of the facility.
- Additional discussion of options (2 on-site meetings included in proposal).
- Narrative and sketches of proposed options.
- Probable construction cost estimation of proposed options.
- Probable operational cost estimation of proposed options.



The scope of study will include the following elements:

- Aquatics shell/pond vessel
- Aquatics operational systems
- Aquatics related infrastructure
- Aquatics amenities such as slides
- Code and operational applicability of aquatics regarding support facilities
- It is assumed that most meetings are to be held remotely via phone or video conference, these meetings are reasonably included in the proposal in addition to on-site meetings listed.

Final deliverables will be included into an overall feasibility report:

- Repair options
- Renovation options
- Up to three upgrade/improvement plans
  - Itemized improvements may be included aside from master plan options
- Narratives and sketches of options plans
- Probable construction cost estimates
- Probable operational cost estimates
- Two site trips

1.3 BUSINESS PLAN ANALYSIS

Task 1 – Project Coordination, Administration & Meeting Facilitation

Business Plan. Included in this task will be a kick-off meeting; the kick-off meeting should be attended by the key staff members to confirm project goals, objectives, and expectations that will help guide actions and decisions of the Consulting Team.

- **Kick-off Meeting, Tour & Project Management** – The Consulting Team will request, collect, log, and review potential data and information required to facilitate a thorough understanding of the project background. The Consulting Team will work closely with the City's designated project manager and a variety of park and recreation staff to ensure timely delivery of all work efforts, which include regular status reports to keep the project focused and on schedule. Also, the Consulting Team will maintain a project tracking and accounting system that accounts for hours expended by task and direct and expenses related to the project. Project meetings will be facilitated in conjunction with the Parks and Recreation Staff Team.

- **Key Leadership Interviews** – The Consulting Team will perform up to ten (10) interviews with key leaders and stakeholders to initially evaluate the aquatic facilities. The community values, strengths and challenges potentially facing the aquatic facilities and operations will also be evaluated during this time.

Task 2 – Data Collection

The Consulting team will consider existing physical infrastructure and programming and operational information associated with the Lions Park Aquatics program. Once the Consulting Team completes this, the information will be formatted into a single source for future use. This technical report will summarize existing conditions and all data collected which includes the following task items:

The Consulting team will consider existing physical infrastructure and programming and operational information associated with the Lions Park Aquatics program. Once the Consulting Team completes this, the information will be formatted into a single source for future use. This technical report will summarize existing conditions and all data collected which includes the following task items:

- **Review Existing Information, Reports, and Existing Aquatic Facility at Lions Park** – The Consulting Team will review and discuss with management and staff existing programs and operational issues at the current aquatic facility, as well as the current market, other services providers, customer base and key findings and themes in relevant reports.
- **Demographic & Trends Analysis** – The Consulting Team will use the complete demographic and trends analysis used in the master plan report. Also, the effect of demographic changes for the aquatic facilities will be researched. This analysis will provide an understanding of the demographic environment for the following reasons:
- To understand the market areas which are potentially served by the existing aquatic facility.
- To determine changes and assist in making proactive decisions to accommodate those shifts.

Task 3 - Financial and Operational Alternatives / Recommendations

- **Operational Plan** – The Consulting Team will conduct an operational plan that includes the following:
    - **Organizational Assessment** – The Consulting Team will analyze current management practices and limitations to understand the operational situation of the Lions Park aquatic facility. This analysis will provide support for a future organizational structure and staffing requirements, and strategies for operational efficiency (including the evaluation of the privatization of certain operations), policy development, system and technology requirements, and marketing/communication capabilities. Also, any potential partnerships or opportunities for shared use will be identified with each partner's role.
    - **Operational Standards** – The Consulting Team will establish operational standards and costs for the aquatic facilities based on full operations. This will include hours of operation, staffing levels needed, technology requirements and customer service requirements based on established and agreed upon outcomes. Where appropriate, personnel standards as dictated by all state and/or local codes and ordinances will also be determined based on the design and program of the aquatic facility.
- **Financial Plan/Pro-Forma** – Based on the program, operations, and conceptual plans for the aquatic facility, the Consulting Team will develop detailed financial plans illustrating pricing strategies for each of the programs and services delivered on site. The detail financial plans will include a space utilization summary based on detailed line item projections and detailed participation by program area. Financial modeling will be completed in Microsoft Excel. A fully functional version of the electronic model will be provided to the city for future use as a budgeting and planning tool. The electronic financial model, fully linked and functional with the ability to project and model dynamic scenarios, will include:



- Expenditure detail
  - Detailed staffing by space/program area
  - Contractual costs, including but not limited to, utilities, maintenance and repair, insurance, office/license/dues, advertising and promotion
  - Commodity costs for program area and general facility requirements
  - Contract instructor costs
- Revenue and participation detail
  - General admission by month, by participant category and price point (youth, adult, weekday, weekend, etc.)
  - Program/class participation by session/meetings, by participant category
  - Rental by space/program area by price point

Pricing strategies will be based on a ten (10) step process which highlights the level of exclusivity received by the participant and the value of experience provided. The detailed financial plan will be included as a deliverable to provide management and staff the ability to affectively plan and budget for future years. In addition to the line item detail and summary schedules for revenues and expenditures of this model will provide a five-year pro forma and cash flow for budgetary purposes. Funding strategies will be developed based in part to our review and analysis of the facilities as well as the national experience brought by the Consulting Team. The Consulting Team has identified numerous funding options that can be applied based on the community values.

Task 4 – Draft Report, Presentations and Final Report

- Based on the analysis and findings, the Consulting Team will assemble a report document that clearly and succinctly states the programmatic, physical, and operational elements required to achieve the outcome expectations. All deliverables will be provided in both hard copy and electronic format.
- **Draft Report Production** – The Lions Park Aquatic Assessment will establish a definitive direction for the aquatic's division and the aquatic facilities and management team. The plan will be one that generates energy and advocacy while providing confidence in the business practices required for success. A draft plan will be developed and distributed to key management.
- **Presentation of Findings and Recommendations** – The Consulting Team will present the draft report findings and recommendations over a one (1) day period for comment and review. Presentations will be made to the staff and City Council if so directed.
- **Final Report Production** – Following consensus on the draft analysis and recommendations, the Consulting Team will prepare the final report documenting all findings, analysis and recommendations to support implementation. The final report will be provided as an electronic copy in native formats, as well as supporting plans, graphics and narrative information.

1.4 SITE AND BUILDING OPPORTUNITIES

Our team will lead a collaborative design process that takes advantage of our team's deep experience and innovative skill sets. Additionally, we will collaborate with City staff and stakeholders to deliver an exceptional project that meets City residents needs and wants. We will guide a process to help determine program and siting of the new building structure and its relationship to Sandventure and the surrounding parks and trails. A primary goal is to provide programming opportunities for the facility to extend its season throughout the year and host revenue generating activities in all seasons – further becoming a community hub within the City. We will provide cost opinions to inform the business plan and allow City decision makers to be fully informed and empowered.

Design scope to include the following:

- Analysis of existing facility, site, park, and building programming with analyses graphics produced for discussion and collaboration
- Audit of facilities to verify condition and provide estimated service life of each component
- Collaborative design workshop with design team and key staff members to quickly develop ideas, define guiding principles and a core concept strategy for development
- Concept generation to express an inspirational vision that will include:
  - Draft plans
  - Concept renderings of the building, site, and aquatics facility
  - Supporting diagrams and renderings
  - Key building renderings (3 min. assumed)
  - Park renderings and analysis graphics
  - Presentation and discussion with key staff and identified stakeholders
- Final concept generation and refinement
  - Final schematic plans
  - Concept renderings of building (3-5 assumed)
  - Concept renderings of site, park, and aquatic facility
  - Cost opinion
  - Presentation to Parks Advisory group or other as determined by the city
  - 1 public open house
  - Presentation to Council

EXCLUSIONS

The following elements are not included in this proposal but can be added for an additional fee if requested by the CLIENT:

1. Civil Engineering
2. Electrical and lighting design
3. Structural design other than aquatics related
4. Sewer design
5. Construction documentation
6. Surveying

ARTICLE 2: OWNER'S RESPONSIBILITIES:

1. The Owner shall establish the guidelines for the project and shall provide general background information needed for analysis.
2. Fees for services of special consultants if required beyond the Scope of Services proposed herein, shall be paid for by the Owner if authorized in advance.
3. Organization and scheduling of key meetings to interact with staff, advisory groups, stakeholders, and Council.
4. The Owner shall furnish, obtain, or direct this firm to obtain at the Owner's expense, any information related to existing or proposed City/Parks Department logo and branding graphic files, including specifications for colors, fonts and other usage guidelines.

ARTICLE 3: FEES AND EXPENSES:

1. We propose to perform the services described in an Hourly Not to Exceed basis as follows: $90,610
2. A breakdown in consultant Professional Design fees is provided BELOW:

Sandventure Aquatics Feasibility Study Fee Proposal September 18, 2020	
Feasibility + Operations Study Alternatives	**Confluence** // $23,500.00
	MSR // $36,260.00
	PROS // $21,050.00
	US Aquatics // $16,800.00
Subtotal Fee	***$97,610.00***
Reimbursable Expenses	**$1,500.00**
Subtotal	**$99,110.00**

3. Reimbursable expenses, including travel, long-distance telephone, and printing are included in the services fee and assumed at a Not to Exceed fee of $1,500.
4. If the project is suspended for more than three (3) months, or abandoned in whole or in part, this firm shall be paid their compensation for services performed prior to receipt of written notice from the Owner of such suspension or abandonment, together with reimbursable expenses then due and all terminal expenses resulting from such suspension or abandonment.

ARTICLE 4: TIME OF PERFORMANCE:

1. We propose to process this work in a timely and expeditious manner to meet the Owner's timetable. A final report will be ready to present to council in February.

ARTICLE 5: EXTRA WORK AND CONTINUATION OF SERVICES:

1. If, during the progress or upon completion of the work outline in the Scope of Services in this agreement, the Owner finds it desirable or necessary to cause this Consultant to perform additional services other than those outlined in the Scope of Services, the hourly schedule and reimbursable expense schedule may apply or a project fee may be negotiated.

ARTICLE 6: SUCCESSOR'S AND ASSIGNMENT:

1. The Owner and this firm each bind itself, partners, assigns and legal representatives to the other party to this agreement and to the partners, successors, assigns and legal representatives of such other party in respect of all covenants of this agreement.

ARTICLE 7: FORM OF AGREEMENT:

1. The return of a signed digital copy of this letter will constitute your acceptance of this proposal and provide authority for proceeding to accomplish this work.



PARK, TRAILS AND RECREATION MASTER PLAN

This comprehensive master plan is intended to provide a clear 15-year vision for the City and guide implementation priorities.

Confluence and PROS were hired by the City to develop a Parks, Trails and Recreation Master Plan. Creating a clear and dynamic vision was a critical component to this master plan. The current park and trail system requires renovation of older parks, re-visioning of the downtown riverside parks, and development of new parks in rapidly developing parts of the city. One of the primary objectives was to re-connect residents back to the Minnesota River for recreation, cultural and historical reasons. The master plan brings the community together by addressing trail gaps, provides a strong vision for integrating new and innovative recreation facilities into the community, and defines a process for maximizing the returns on parkland dedication fees and donations. The vision is communicated with simple renderings that set the tone and character for the community. Our team worked closely with City staff to engage several resident groups that are traditionally not a part of these processes. Confluence worked with the Shakopee Mdewakanton Sioux Community, the City of Shakopee, Three Rivers Park District, and Scott County to explore park and trail redevelopment in areas of significant Native American cultural resources, developing a partnership to protect important resources and history.

PROJECT DETAIL

Location
Shakopee, Minnesota

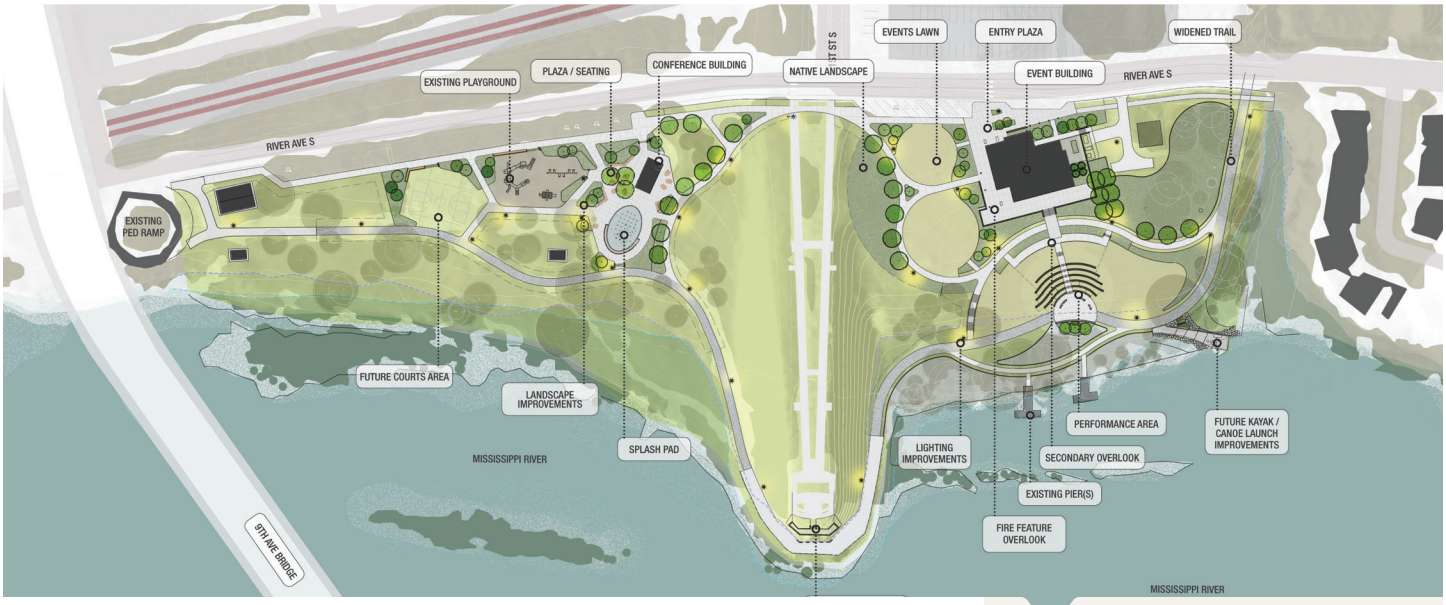
Client
City of Shakopee, Minnesota

Size
Regional

Contact
Michael Kerski
Director of Planning & Development
952.233.9346







SAUK RAPIDS RIVERFRONT PARK IMPLEMENTATION

The Sauk Rapids Riverfront Park focuses on a strategy to encourage residents and visitors alike to reconnect with the Mississippi River and nearby downtown Sauk Rapids.

This revitalization effort intends to serve the local and regional community by providing many programming opportunities that will engage and attract many user types to the site inviting the community to congregate, socialize, play and relax.

Confluence led the visioning of the riverfront park, building intent and program, as well as the public engagement process in partnership with the City of Sauk Rapids. The riverfront park includes an event center venue, performance amphitheater, event lawn space for community events, recirculating sequencing interactive water feature, small gathering venue, river engagement and touchpoints, native restoration and the adaptive reuse of granite outcropping. The Mississippi will regain its value as a focal asset for the community and the riverfront park will become a part of the city's identity as well as a regional attraction.





PROJECT DETAIL

Location
Sauk Rapids, Minnesota

Client
City of Sauk Rapids

Contact
Ross Olson
City Administrator
320.258.5302
rolson@ci.sauk-rapids.mn.us



GARDEN CITY AQUATICS CENTER

A multi-disciplinary partnership provided visioning and final design services for the replacement of the Garden City Big Pool.

This historical pool was the largest hand-dug public pool in the world when built and served the residents of Garden City for 100 years. To build support for the development of a new aquatic center, the design team had to justify development of a new facility to the public and generate excitement for the new program.

Confluence worked with the City to identify new programmatic elements to incorporate into the new facility to create a signature facility to replace the beloved Big Pool. The new facility will include a zero-depth entry pool, lazy river, slides, splash pad and 50m competition pool. The new aquatics center will be one of the first in the country to include two fly-high slides and an aquatics ninja course. In order to build buy in and support from the community for the new aquatics center, Confluence provided robust public input services to theme the new facility. The theming included renaming, study of various thematic characters for branding and establishment of color palettes to support the new theme. The new pool facility is slated to open in the summer 2021.

PROJECT DETAIL

Location
Garden City, Kansas

Client
City of Garden City

Size
5 acres / $14 million

Contact
Jennifer Cunningham
Assistant City Administrator
620.276.1157









BURRUS OLD MILL PARK

These new Improvements provide multi-generational and ability opportunities while extending resident recreational experiences within the parks.

Confluence completed final design work as part of a design build team in the fall of 2018 after completing conceptual design work for Burrus Old Mill Park in the summer of 2018. The project renovation completed construction in June 2019. The new design features a new splash pad, inclusive playground, restroom, basketball court, shelter, skate park and loop road. Signage was also updated to follow design guidelines created by Confluence for the parks department.

PROJECT DETAIL

Location
Blue Springs, Missouri

Client
City of Blue Springs, Missouri Parks and Recreation Department

Size
16.5 acres

Contact
Dennis Dovel, Parks and Recreation Director
816.228.0110









LONGVIEW TRACT PARK + THE BAY OUTDOOR AQUATICS FACILITY

With input from engaged citizens, this new plan incorporates two multi-use sports fields, trail connections, indoor and outdoor aquatics facilities, and associated parking and picnic facilities.

The addition of this 20-acre recreation park was a long-needed and much anticipated for the Hickman Mills community. Confluence was retained to develop the community-driven Longview Tract Park Master Plan. The park also incorporates sustainable design elements including porous pavement, bio-retention facilities and native grasses. Our team lead a multi-disciplinary design team in the development of final design documents and to oversee construction of the proposed park components. The project was organized into phases corresponding to implementation funding availability, which allowed for a coordinated and sequential construction implementation process. Phase I included two fully irrigated sports fields and grading for the entire site. Phase II consisted of a large picnic shelter and concession stand, an equipment storage facility, and parking for 300 cars. Phase III included the outdoor aquatics facility complete with bathhouse and concession buildings. Phase IV is anticipated to include an indoor aquatics and recreation facility with an expanded parking area to serve the needs of the surrounding community.

PROJECT DETAIL

Location
Kansas City, Missouri

Client
City of Kansas City, Missouri
Parks & Recreation Department

Size
20 acres

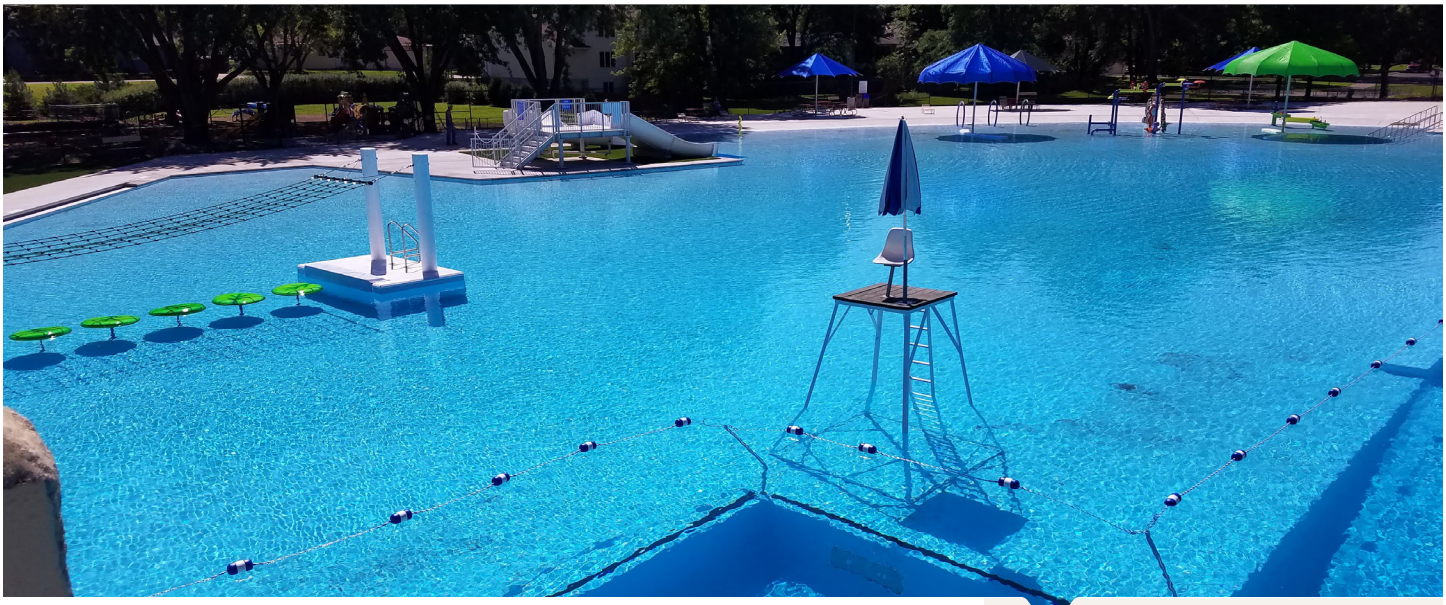
Contact
Parks & Recreation Department
Scott Overbay
816.513.7500

Awards
KC Economic Development Corporation Cornerstone Award, Public Projects









NORTH MANKATO SPRING LAKE PARK

All the features in the facility create a large water attraction that is clean, efficient and attractive to users of all ages.

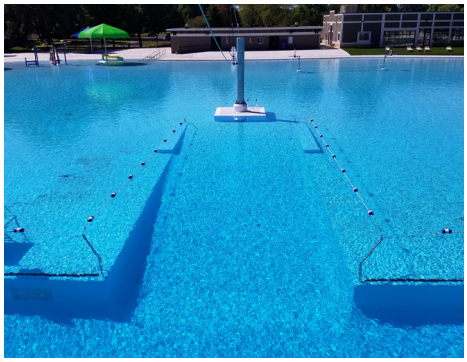
North Mankato Spring Lake Park was an aging sand bottom swim pond in need of renovation. USAquatics studied the facility and worked with the City to establish a refresh plan that would improve operating efficiency, correct issues and give the park a refresh to make the swim pond more appealing and interesting to users. The operating systems were upgraded to modern standards including regenerative media filtration, an increased recirculation rate and high efficiency pumps and heaters. In the shallow area, more features were added for younger children including spray and slide attractions. A zip line and diving platforms were included in the deep water area, incorporated into a rock cliff faced structure that added visual appeal to the attraction. The sand bottom floor was improved using a pvc lining system. The decks were transformed from sand to concrete and artificial turf was added in several areas. The decks and artificial turf made the facility easier to maintain. Two flume slides were also added to the facility.

PROJECT DETAIL

Location
Mankato, Minnesota

Client
City of Mankato









HUTCHINSON FAMILY AQUATIC CENTER

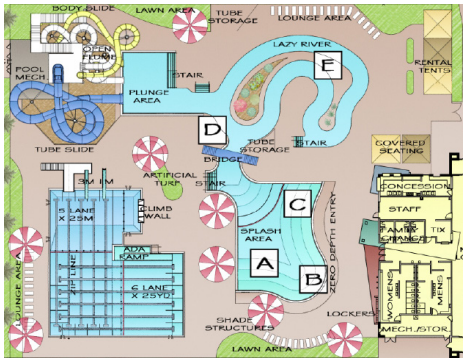
USAquatics worked with The City of Hutchinson to create a new facility plan based on program needs.

The new plan completely replaced the aging pool structures with a new and more modern swimming complex that encompasses both leisure and competition aspects. Part of the program request was for deep water activities. To satisfy this need USAquatics designed a zip line feature to go along side a 3 meter diving board, a 1 meter diving board and a climbing wall. As with all recreational diving designs by USAquatics, this facility features stair and platform access to the 3 meter board rather than a ladder. USAquatics saw a safety concern asking people to climb a 3 meter ladder and has championed this safer alternative to the traditional ladder design. The new facility is widely used by a large area surrounding the Hutchinson community.

PROJECT DETAIL

Location
Hutchinson, Minnesota

Construction Cost
$4,965,000





PINE ISLAND AQUATIC CENTER

The City of Pine Island went through an extensive process involving community input and special committee work to determine the aquatic needs of the community.

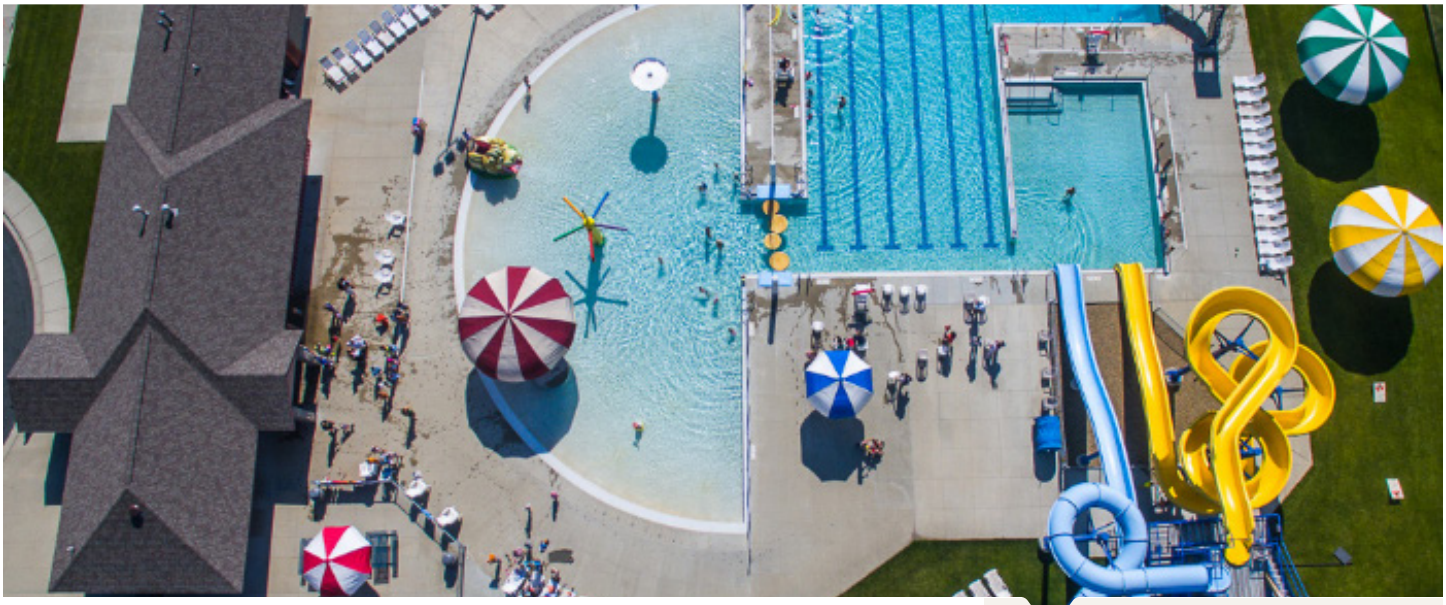
The result is a design that combines usages for typical municipal programming. There is adequate space for learn-to-swim activities, shallow and young aged play, general recreation, fitness and other aquatic activities. There is ample space for concessions and parent lounging while the children learn and/or play. Shade is another prevalent amenity at this facility where parents and guardians can get out of the sun as well as patrons who need a break.

PROJECT DETAIL

Location
Pine Island, Minnesota

Construction Cost
$2,350,000





STEWARTVILLE PUBLIC SWIMMING POOL

The pool committee in Stewartville decided that one body of water was the best ft for their community.

USAquatics worked with Yaggy Colby Associates on a single body of water design that still incorporated all of features and amenities desired by the City.
In one body of water, we were able to get a wide variety of features, starting with a large zero-depth pool that maximizes the amount of shallow water for their young population. The shallow water gradually descends to deeper water but is separated from the lap pool by a water-walk feature that allows guest to balance across floating pads with cargo net overhead.

To allow for potential swim meets in the future, we have a six lane lap pool that has an adjacent diving well and in addition, there is a catch pool for the alternate water slides.

Te excitement grew during construction of the facility and the community came together and raised the money, by fundraising, to add two water slides in the first year. More money is being raised to add play features in the zero-depth entry pool.



PROJECT DETAIL

Location
Stewartville, Minnesota

Aquatics Construction Cost
$2,000,000



LA CRESCENT MUNICIPAL AQUATIC CENTER

The City of La Crescent, Minnesota sought help with an aging aquatic facility with mechanical deficiencies, programming shortfalls and other concerns.

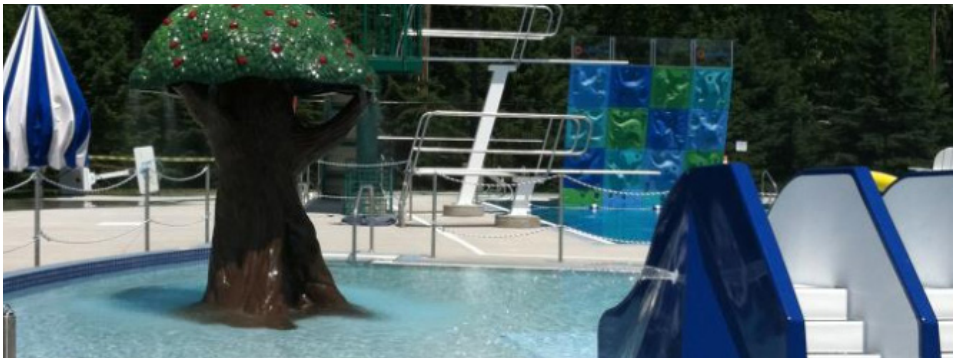
USAquatics performed an analysis of the existing facility and coupled that with a simple feasibility study to determine the wants and needs of the community. The bathhouse was gutted, reroofed, refitted and outfitted with modern equipment.

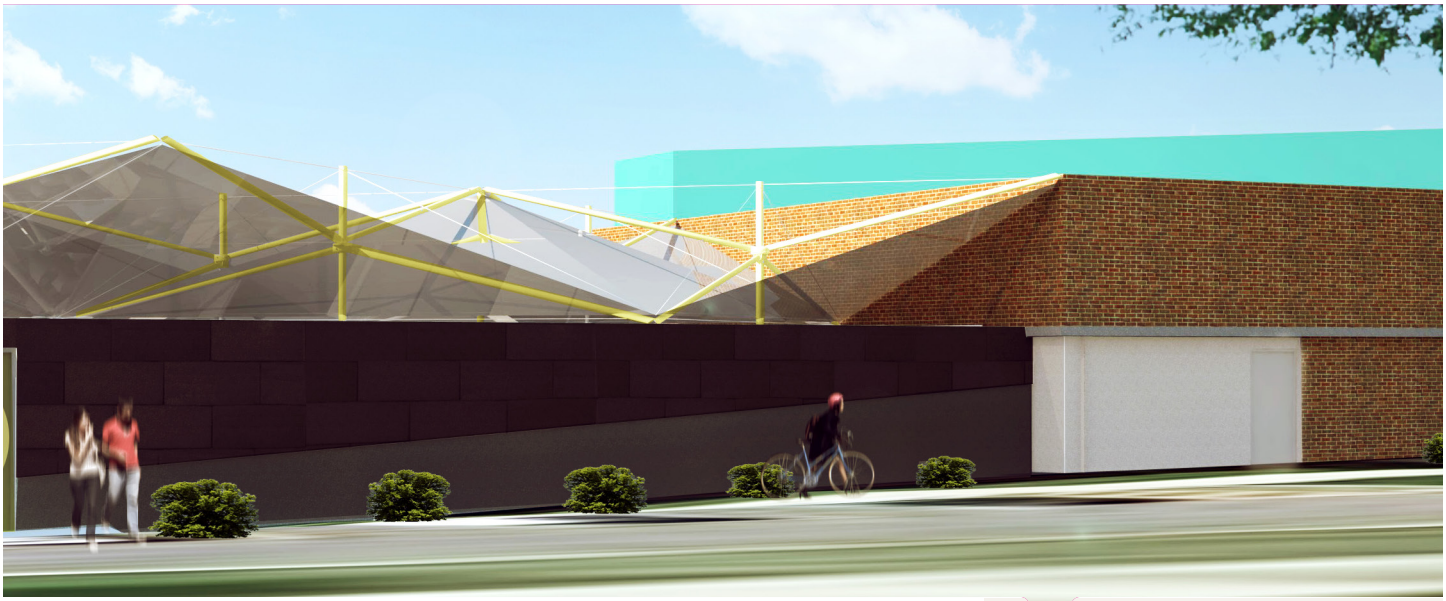
The pool was expanded to accommodate the programming identified in the study. The new facility includes expanded deck and softscape areas, a 1 and 3 meter diving board, an aquatic climbing wall, zero-depth shallow water area with spray features, lap swim lanes, dual flume slides, expanded bathhouse and concessions. The whole community was made a part of the project team, giving ownership to the facility from assessment to completion and operation.

PROJECT DETAIL

Location
La Crescent, Minnesota

Construction Cost
$2,500,000





UNIVERSITY OF MINNESOTA GABBERT RAPTOR CENTER

Master plan for raptor medicine and conservation.

The new raptor housing facilities (called mews) replaces the 90-year-old facilities. To the east, mews for 30 permanently-housed education ambassadors (ranging from Saw-whet Owls to American Bald Eagles) surround an exterior teaching court for public observation. To the south, 12 mews for rehabilitating wild raptors allow for flight and the strengthening of damaged wings. The design team worked with project stakeholders to maximize the quality of bird care and staff convenience, while meeting a tight budget and limited space available on site.

PROJECT DETAIL

Location
Saint Paul, Minnesota

Size
7,000 square feet



VIEW FROM NORTH APPROACH



VIEW FROM INSIDE PROGRAM MEWS



SCHAAR'S BLUFF GATHERING CENTER

Traces 8,000 years of American Indian history on site along Mississippi River bluff.

Environmental education center focused on active stewardship of ecological and cultural resources, designed to achieve LEED Gold rating standards. Designed to be ultra low net energy building. 35 kW wind turbine provides 83% of energy used by building. Involved all-day conceptual planning event in a tent led by an American Indian elder to conceive ideas for the park building's design and landscape. Features visitor contact station, interpretive facility with exhibition space, outdoor stage, interpretive trails, and recreational structures.

PROJECT DETAIL

Location
Hastings, Minnesota

Size
3,500 square feet





OAKDALE DISCOVERY CENTER

New community nature center focusing on environmental design and the education of ecological resources.

Community nature center featuring environmental designing and education of ecological resources. Features exhibition area, flexible classroom and event spaces, a kitchen, and offices. Large expanses of glass provide ample views of the site's natural settings, and a bridge stretching out from the building places visitors among the trees.

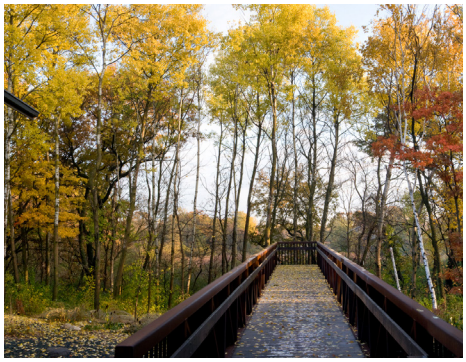
PROJECT DETAIL

Location
Oakdale, Minnesota

Size
6,800 square feet









UNIVERSITY OF MINNESOTA LANDSCAPE ARBORETUM TASHJIAN BEE & POLLINATOR DISCOVERY CENTER

Embodiment of an urgent call for visitors to deepen their connection to the natural world.

Public education facility within the arboretum, focused on the life of bees and other pollinators and how we depend on their role in ecology. Addresses how the health of pollinators is in danger from pesticide use, lack of forage, destruction of nest habitats, and colony collapse disorder. Exhibit space reveals the story of pollinators, while inviting visitors to sense the world from the vantage point of the bees. A classroom provides space for interpretation and learning activities. Interior program spaces are connected to an outdoor environment that features demonstration pollinator gardens, a wildflower meadow walk, an outdoor learning pavilion, and an apiary area.

PROJECT DETAIL

Location
Chaska, Minnesota

Size
6,700 square feet

Awards
AIA COTE Top Ten Award

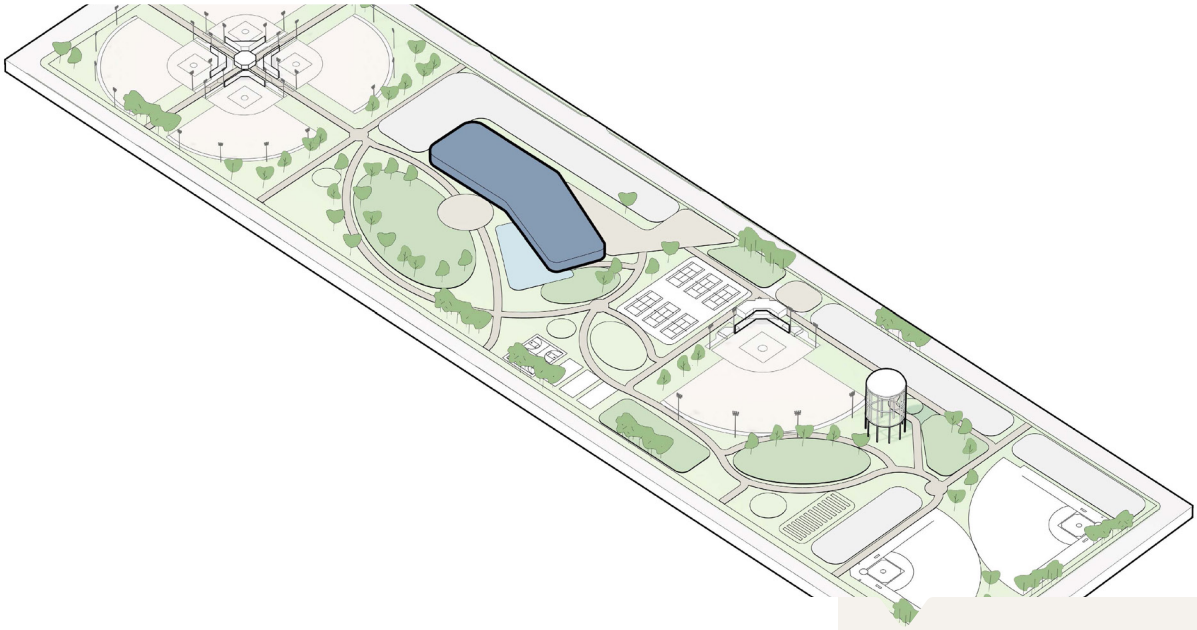
AIA Minnesota Honor Award

Woodworks Wood Design Award in Beauty of Wood Category









BLOOMINGTON COMMUNITY CENTER

New welcoming, inclusive social hub within a 34.4-acre park focused on cultivating creativity, health, and well-being.

New community center that will serve the entire City of Bloomington with versatile, flexible multi functional spaces, including a new aquatics center, space for fitness activities, community gathering areas, an indoor playground, and offices for the parks department. The redesigned park will accommodate outdoor aquatics, efficient parking, and improved park amenities for the neighborhood. Key design goals include maximizing open green park space, enhancing connections within the park and to the neighborhood, offering safe access for pedestrians, maintaining neighborhood scale, and increasing year-round use. Sustainable measures include prioritizing passive design principles to minimize energy use. Involving extensive community engagement, including online surveys and in-person sessions. Preliminary work involved preparing a series of site capacity studies to look at the feasibility of placing a community center within the park. Will include pre-referendum presentation support.

PROJECT DETAIL

Location
Bloomington, Minnesota

Size
140,000 square feet



CITY OF DENTON, TEXAS AQUATICS ASSESSMENT

The analysis included operational and fiscal perspectives of the Aquatics Division to determine if Denton Parks and Recreation is meeting best practices for Aquatics facility management and programming.

The City of Denton is a growing and dynamic community with an estimated population of 124,601 residents. A significant aspect of the Parks and Recreation Department's offerings is its Aquatics system. The system consists of three pools and provides a wide variety of programming and services aimed at meeting the Aquatics needs of the community. The three Aquatics facilities are:

- Civic Center pool is a community pool.
- Water Works Park is a destination location water park. This outdoor facility operates between Memorial Day and Labor Day and offers four giant slides, two toddler slides, one giant indoor slide, a wave pool a lazy river, children's play pool, sand volleyball, cabanas and full-service concessions.
- The Natatorium is an indoor, year-round aquatics facility. The Natatorium has two indoor pools (a ten-lane competition pool with diving well and leisure pool with slide) and is used for year-round swim lessons, party rentals, water exercise classes, the Denton Dolphins Swim Team, Family Fun Nights, and more.

In 2018, the City of Denton hired PROS Consulting to complete an analysis of its current Aquatics facilities and operations. The analysis included operational and fiscal perspectives of the Aquatics Division to determine if Denton Parks and Recreation is meeting best practices for Aquatics facility management and programming. The planning process for the Aquatics Assessment was completed in conjunction with City of Denton staff.

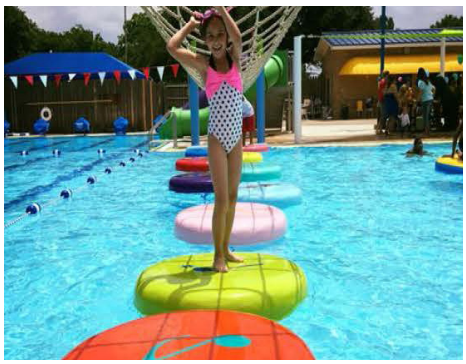
PROJECT DETAIL

Location
Denton, Texas

Client
City of Denton

Size
Three Pools

Contact
Ms. Sarah Kuechler
Director of Public Affairs
940.349.8356





MONON COMMUNITY CENTER FEASIBILITY STUDY AND BUSINESS PLAN

Designed to serve as an "anchor" to the inter-urban Monon Trail, the Center features an enclosed pedestrian bridge that spans the trail and links the passive, dense, mature forested areas of the site to the east, and active programming spaces in the open meadows of the site to the west of the Center.

Set in a new park envisioned to be the "Jewel" of the Carmel-Clay park system, the Monon Community Center features an indoor natatorium containing a leisure depth pool and a six-lane, non-competition lap pool; a three-court gymnasium; health/fitness areas; an indoor children's play zone; a café; flexible lobby space; administrative offices; program rooms; and a banquet room with a catering kitchen – are augmented by amenities contained in the facility's accompanying, 3.5-acre, 2,098-capacity outdoor aquatic center. The amenities present in the finished project reflects input gleaned from a year-long series of public forums.

Following completion of the feasibility study in 2001, which was completed by PROS Consulting and Williams Architects, in 2010 the Carmel/Clay Board of Parks and Recreation again contracted with the PROS Consulting to complete a Business Plan, as well as a Marketing Plan for The Monon Community Center. PROS worked closely with Carmel Clay Parks & Recreation management and staff to develop an understanding of the business plan project and outcome expectations, as well as access the current operating practices and key issues facing The Monon Community Center. The ultimate outcome of the business plan was to provide a true measurement of The Monon Community Center's ability to meet the financial and operating expectations of the Park Board, elected officials, and the Carmel Clay community.

PROJECT DETAIL

Location
Carmel, Indiana

Client
Carmel/Clay Board of Parks and Recreation

Size
3.5-acre, 2,098-capacity outdoor aquatic center

Contact
Mr. Michael Klitzing
Executive Director
317.573.4018





CITY OF BOULDER, CO
AQUATICS DIVISION FEASIBILITY PLAN

The foundation of the Plan was to "mine" local knowledge through the use of a creative and comprehensive public participation process.

The City of Boulder is a growing and dynamic community with an estimated population of 100,000 inhabitants. The community is proud of its world-class parks and recreation system that matches Boulder's national reputation for fitness, health and recreation. A significant aspect of the Parks and Recreation Department's offerings is its aquatic system. The system consists of five pools and provides a wide variety of programming and services aimed at meeting the aquatic needs of the community. The City contracted with PROS Consulting to complete a study that included the following outcomes:

- Provide a condition assessment of current aquatics facilities and infrastructure;
- Evaluate current and anticipated demand for aquatic facilities in Boulder as well as the current and future supply to meet demands;
- Provide case studies and industry best practices for aquatic facility development and management;
- Develop scenarios and recommendations for Boulder to ensure vibrant and innovative aquatic facilities and management strategies;
- Provide conceptual cost estimating for capital and operating associated with recommended scenarios.

The foundation of the Aquatics Feasibility Plan was to "mine" local knowledge through the use of a creative and comprehensive public participation process. It was important to engage community members who enjoy the opportunity to participate in planning as well as to encourage to encourage thoughts from other stakeholders that typically do not voice their opinions. The public input process incorporated a variety of methods that included interviews, focus group meetings, and public forums.

PROJECT DETAIL

Location
Boulder, Colorado

Client
City of Boulder Parks & Recreation

Size
Five pools

Contact
Ms. Allison Rhodes
District Services Manager
303.413.7249



SCHEDULE

Feasibility Study for SandVenture Renovations	
Task	**Month**
Analysis	**October**
Building and Aquatics Facility analysis, team site visit, needs assessment, data collection	
Design Kickoff	**November**
Team design meeting to generate concepts and collaborate between expertise	
Develop guiding principles and concept strategies	
Concept Generation	**January/ February**
Provide recommendations and cost/benefit for existing facility	
Internal work to create plans and imagery around selected concept	
Concept review with City staff	
Team meetings as necessary	
Concept Delivery	**March**
Finalize plans, renderings, and financial analyses	
Provide imagery and graphics for public review	
Present to Committees and Staff for final review	
Public Presentation and Testing	**April**
Update design based on input	
Facilitate public open house and feedback channel to present design and gather input	
Work with staff and City Council to get approved	





CONFLUENCE STANDARD HOURLY RATES

Senior Principal	$160.00 - $210.00 per hour
Principal	$140.00 - $195.00 per hour
Associate Principal	$130.00 - $170.00 per hour
Associate	$110.00 - $160.00 per hour
Senior Project Manager	$100.00 - $150.00 per hour
Project Manager	$90.00 - $120.00 per hour
Senior Landscape Architect	$90.00 - $120.00 per hour
Landscape Architect	$80.00 - $110.00 per hour
Senior Project Planner	$90.00 - $120.00 per hour
Planner II	$80.00 - $110.00 per hour
Planner I	$70.00 - $100.00 per hour
Landscape Architect-In-Training	$70.00 - $100.00 per hour
Landscape Architect Intern / Landscape Designer	$60.00 - $85.00 per hour
Draftsperson	$50.00 - $85.00 per hour
Graphic Designer	$70.00 - $100.00 per hour
Clerical / System Staff	$42.00 - $80.00 per hour

REIMBURSABLE EXPENSES

Social Pinpoint Public Engagement Tool	$1,500.00
Filing Fees	1.15 x cost
Materials and Supplies	1.15 x cost
Meals and Lodging	1.15 x cost
Mileage	$.575 per mile
Postage	1.15 x cost
Printing by Vendor	1.15 x cost
B/W Photocopies/Prints 8½ x 11	$.05 each
B/W Photocopies/Prints 11x17	$.09 each
Color Photocopies/Prints 8½ x 11	$.65 each
Color Photocopies/Prints 11x17	$1.50 each
Large Format Plotting – Bond	$2.50/SF
Large Format Plotting - Mylar	$4.50/SF
Large Format Plotting - Photo	$5.00/SF
Flash Drives	$10.00 each
Booklet Binding (cover, coil, back)	$4.50 each
Foam Core	$8.00 each
Easel Pads	$32.75 each
Electronic Files	$50.00 each
Online Meeting Service	$35.00 each

Effective 5/1/2020











