

Base Plan: Aquatics + Wellness

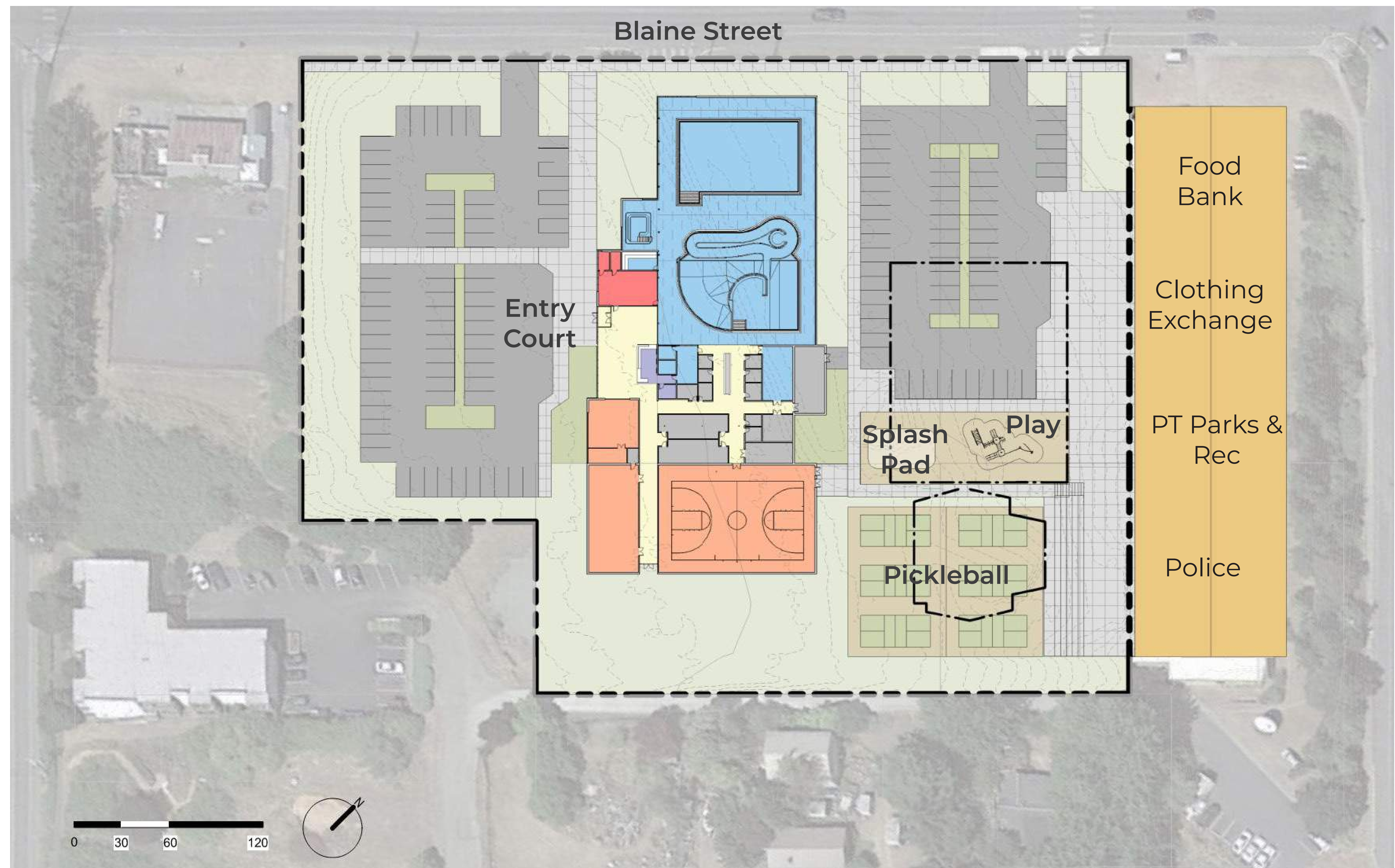
SITE PLAN



29,700sf 96 parking stalls

Full Build-Out Plan: Aquatics + Wellness + Gym + Multi-Use

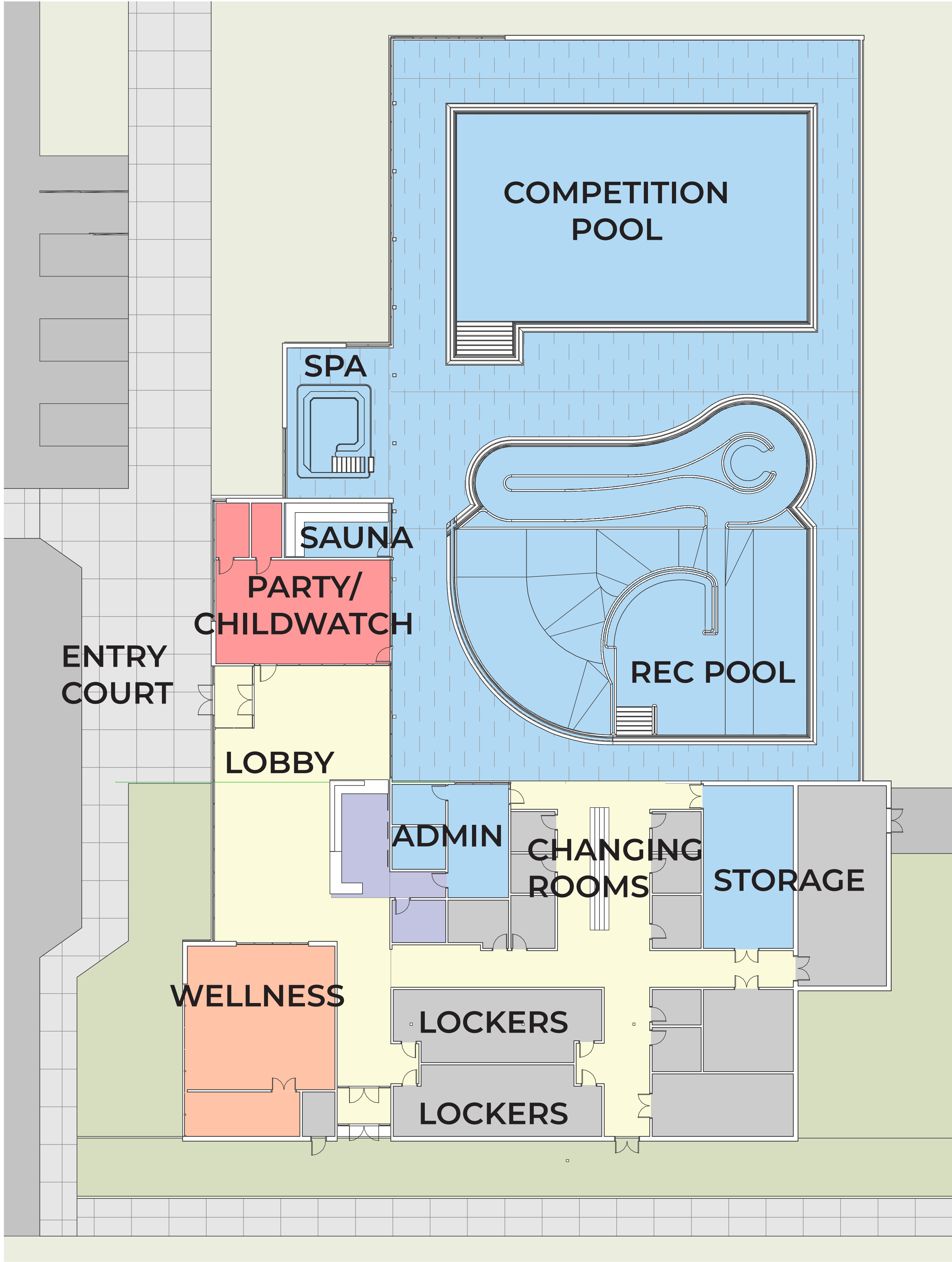
SITE PLAN



40,200sf 128 parking stalls

Base: Aquatics + Wellness

FLOOR PLAN



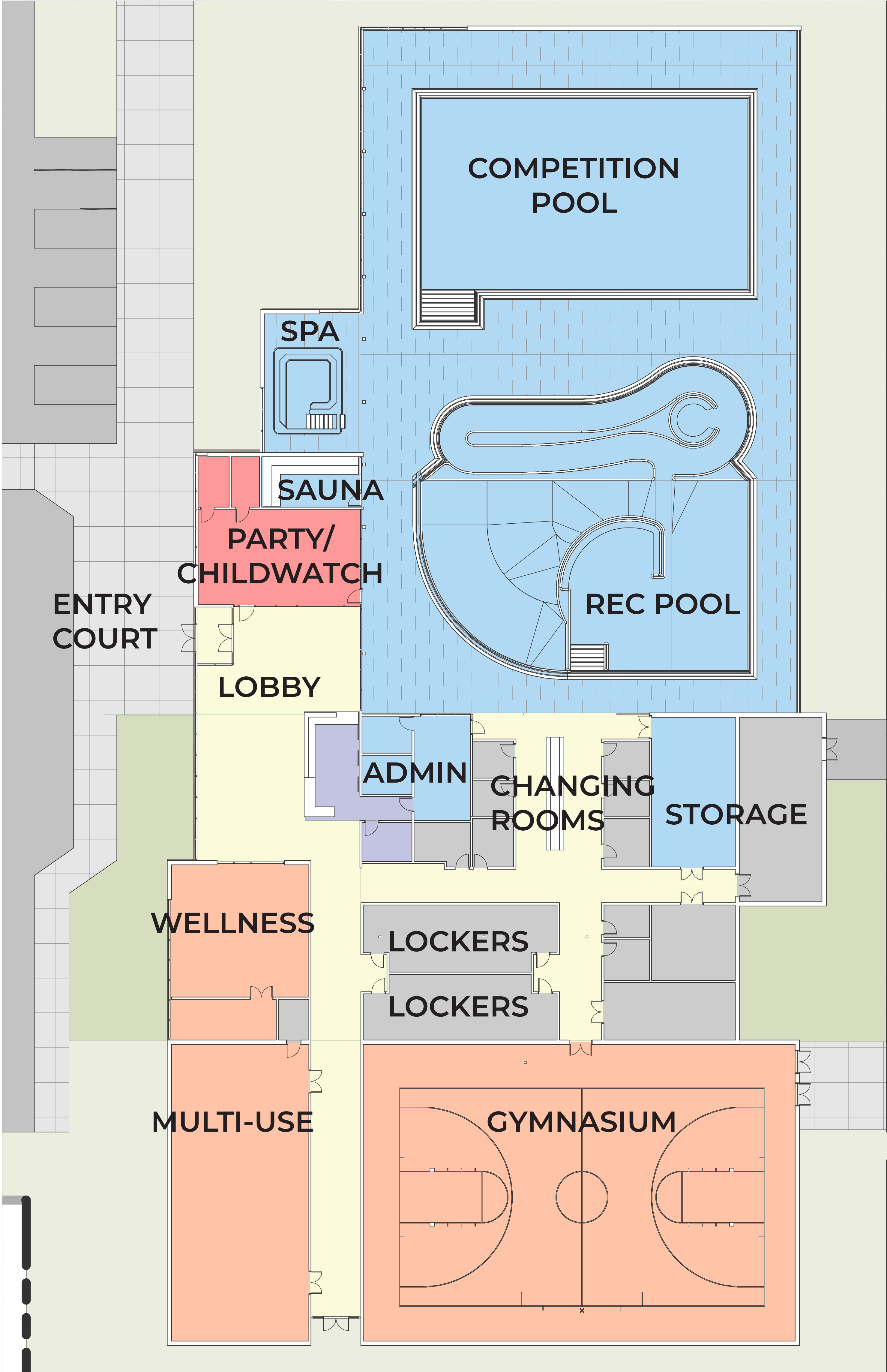
CAPITAL COST:	
Building	\$24.4M
Sitework	\$3.5M
Construction Cost	\$27.9M
Soft Costs	\$9.2M
Total Project Cost	\$37.1M

OPERATIONAL COST	
Expense	\$1.27M
Revenue	\$0.84M
Subsidy	\$0.43M
Current Subsidy	\$0.40M
Cost Recovery:	66%

29,700sf

Full Build-Out: Aquatics + Wellness + Gym + Multi-Use Space

FLOOR PLAN



CAPITAL COST:	
Building	\$30.9M
Sitework	\$3.5M
Construction Cost	\$34.4M
Soft Costs	\$11.5M
Total Project Cost	\$45.9M

OPERATIONAL COST	
Expense	\$2.08M
Revenue	\$1.73M
Subsidy	\$0.35M
Current Subsidy	\$0.40M
Cost Recovery:	83%

40,200sf

DESIGN CONCEPT



SW Aerial View



DESIGN CONCEPT



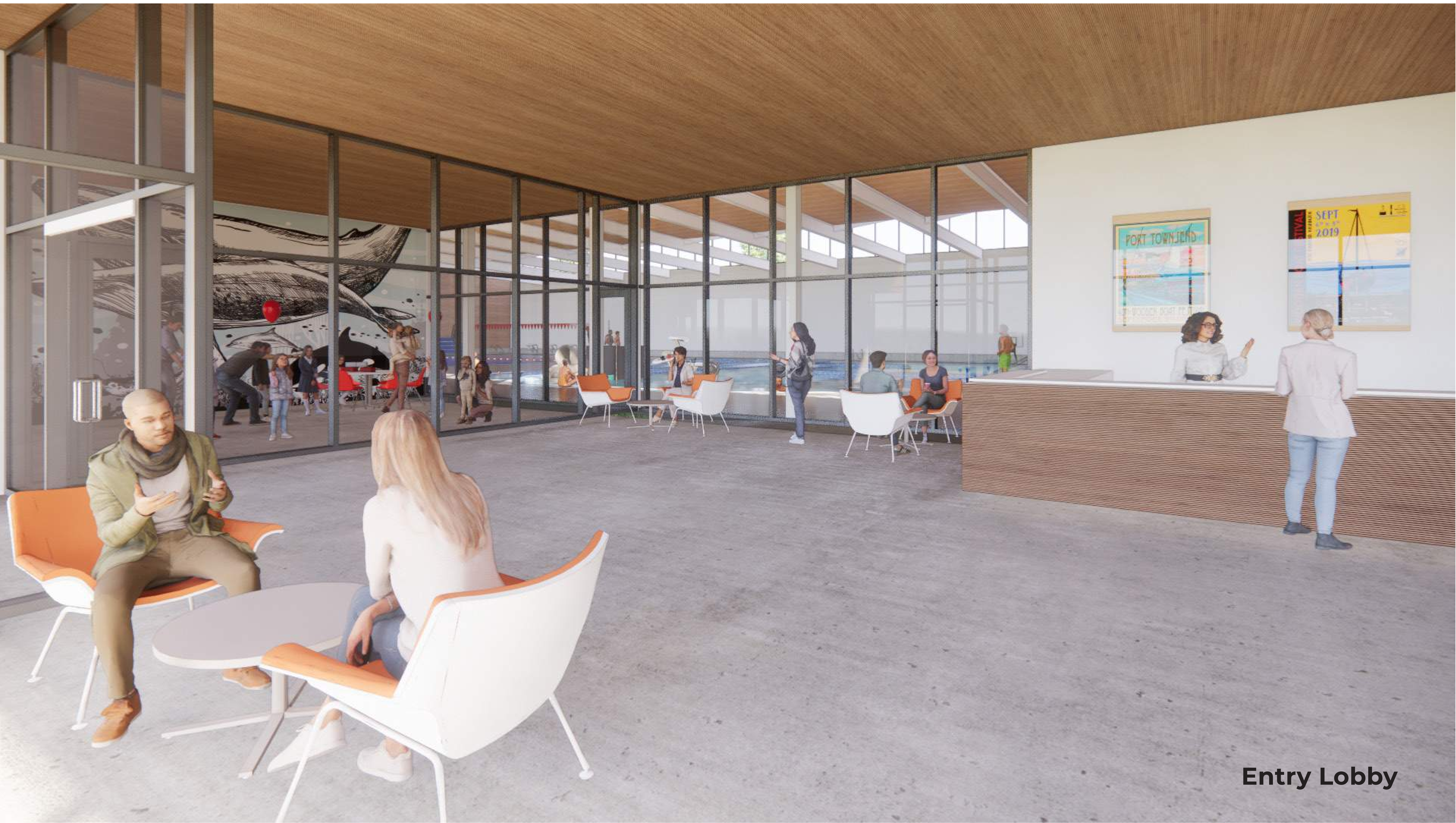
Entry Approach

DESIGN CONCEPT



Main Entry

DESIGN CONCEPT



Entry Lobby



DESIGN CONCEPT



Natatorium - View to NE



DESIGN CONCEPT



Natatorium - View to SW

