



WORTHINGTON POOLS

SCHEMATIC DESIGN PACKAGE
JUNE 1, 2023



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APPENDIX DOCUMENT: OUTLINE SPECIFICATIONS

PRELIMINARY CODE REVIEW

APPLIES TO CONCEPT OPTIONS 2 AND 3

	Space Description	Qty	Program Net Each	Program Total Net
1.00	Entry & Administration			
1.01	Entry Area	1	600	600
1.02	Admissions	1	170	170
1.03	Manager	1	150	150
1.04	Guard Room	1	560	560
1.05	Restroom	1	65	65
1.06	Storage	2	70	140
1.07	First Aid	1	100	100
1.08	Office	2	115	230
	Total Net Square Footage			2,015
2.00	Restrooms & Locker Rooms			
2.01	Men's Locker Rooms	1	560	560
2.02	Women's Locker Room	1	560	560
2.03	Utility Room / Chase	1	175	175
2.04	Family Restroom	2	115	230
	Total Net Square Footage			1,525
3.00	Concessions & Party Room			
3.01	Concessions Area	1	365	365
3.02	Pantry	1	80	80
3.03	Multi-Purpose Room	1	620	620
3.04	Multi-Purpose Storage	1	80	80
3.05	Restroom	1	70	70
	Total Net Square Footage			1,215
4.00	Pool Support Space			
4.01	Filter Room	1	1,050	1,050
4.02	Chemical Storage	3	110	330
4.03	Maintenance Workshop	1	800	800
4.03	Pool Equipment Storage	1	190	190
4.04	Deck Storage	1	190	190
	Total Net Square Footage			2,560
	Total Net Square Footage			7,315
11.01	Circulation/Walls/Envelope @ 15%			1,097
	Building Total			8,412

Core Programs

Recreation – All Pools

- Adult Lap Swimming – Adult Pool
- Aquatic Exercise – Adult Pool and Central Pool
- Yoga Paddle Board – Deep End of Central Pool
- Swim Lessons, Groups and Private – Central Pool and Adult Pool
- Stroke School – Central Pool and Adult Pool

Team Programs

- Age Group Summer Swim Team – Central Pool
- High School Water Polo – Central Pool
- 1M Springboard Diving – Central Pool
- Ohio Cup – High School Water Polo Tournament – Central Pool
- Central Ohio Swimming Association Developmental Championship

Events

- Guard Party
- 4th of July
- Wet N Wild
- Doggy Days (Activity Pool when pools close after Labor Day)
- High School Senior Graduation Party Movie Night

Outside User Group Rentals

- Elementary School visits – Activity Pool / Splash Pad
- Synchronized Swimming- practice/showcase – Central Pool
- TWHS Football team
- MAC - Camp Creativity
- Boy Scouts - Swim Tests – Central Pool

PROJECT STANDARDS AND AUTHORITIES HAVING JURISDICTION

BUILDINGS

Permitting Authorities

Worthington Architectural Review Board

Worthington Building Department

Columbus Public Health

Standards

2017 Ohio Building Code

POOLS

Permitting Authorities

Ohio Department of Health

Standards

Ohio Administrative Code – Chapter 3701-31-05.1

2023 Model Aquatic Health Code (4th Edition)

National Federation of State High School
Associations (NFHS) 2022-2023 Swimming and
Diving Rules Book

USA Swimming

PRELIMINARY CODE REVIEW

APPLIES TO ALL CONCEPT OPTIONS

2017 OBC, Table 1004.1.2			
Occupancy	SF	Occ Req.	Totals
Assembly A3			
Pools	14,850	297.00	297
Deck	9,000	600.00	600
Party Room	500	33.33	33
Business B			
Concessions	300	3.00	3
Guards and Administration	470	4.70	5
Utility U			
Poolhouse	4,661	0.00	0
		Total Occ =	941
Plumbing Fixture Requirements, 2017 OPC, Table 403.1			
	Ratio 1:#	Required	Provided
Water Closet - Men	125	4.00	2
Urinals 67% Max			2
Water Closet - Women	65	8.00	5
Water Closet - Unisex/ Family	NR	NR	3
Lavatories - Men	200	3.00	3
Lavatories - Women	200	3.00	3
Lavatories - Unisex / Family	NR	NR	3
Showers - Men	NR	0.00	2
Showers - Women	NR	0.00	2
Showers - Unisex / Family	NR	NR	2
Drinking Fountains	500	2.00	2
Service Sink		1.00	1

Brandstetter Carroll Inc. is working with Swim Inc. representatives on developing three concepts to provide additional support and programming at the current Worthington Pools site. The existing facility has been in operation since the 1950's and has undergone numerous renovations. However, the entire facility is in need of renovation and repairs. All three existing pool have a gutter system with overflow weirs to utilize the surface area of the pool to increase the available surge capacity of the existing diatomaceous earth vacuum filters.

The project consists of three options, which are outlined as follows:

- OPTION 1** Renovated and Repaired Existing Pool House and Pools
- OPTION 2** New Pool House and Modified Existing Pools
- OPTION 3** New Pool House and New Pools

OPTION 1 considers an approach where the current facilities are renovated and repaired. The physical parameters of the facility will remain unchanged for the most part. This includes the existing pool house and concessions buildings which currently provides minimal support for a facility of this size, consisting of concessions, guard space, restrooms and changing areas and a workshop. Although these spaces have been adequate in the past, current best design practices and code requirements would recommend family style restrooms which have been incorporated into this design option as well as a dedicated administration area. Concessions in this Option have been reduced to accommodate an admissions office within the existing building, this would further reduce concession offerings. Access to the building would remain as it is today with the large stair remaining in place. The shed for the splash pad equipment would remain in place. A new filtration building will be provided as the current filtration plant is in need of replacement and up-grade. The visual aesthetic of this structure would be consistent with the existing 1950's design.

The renovations to the buildings would leave the existing 1950's design aesthetic with the 1996 addition. Although loved by many, this aesthetic does not fit within the design context of Downtown Worthington or the Worthington High School campus.

These renovations are intended to extend the life of the facility for another 20 to 30 years with proper maintenance, however, any further renovations would likely require more intensive modifications and rework.

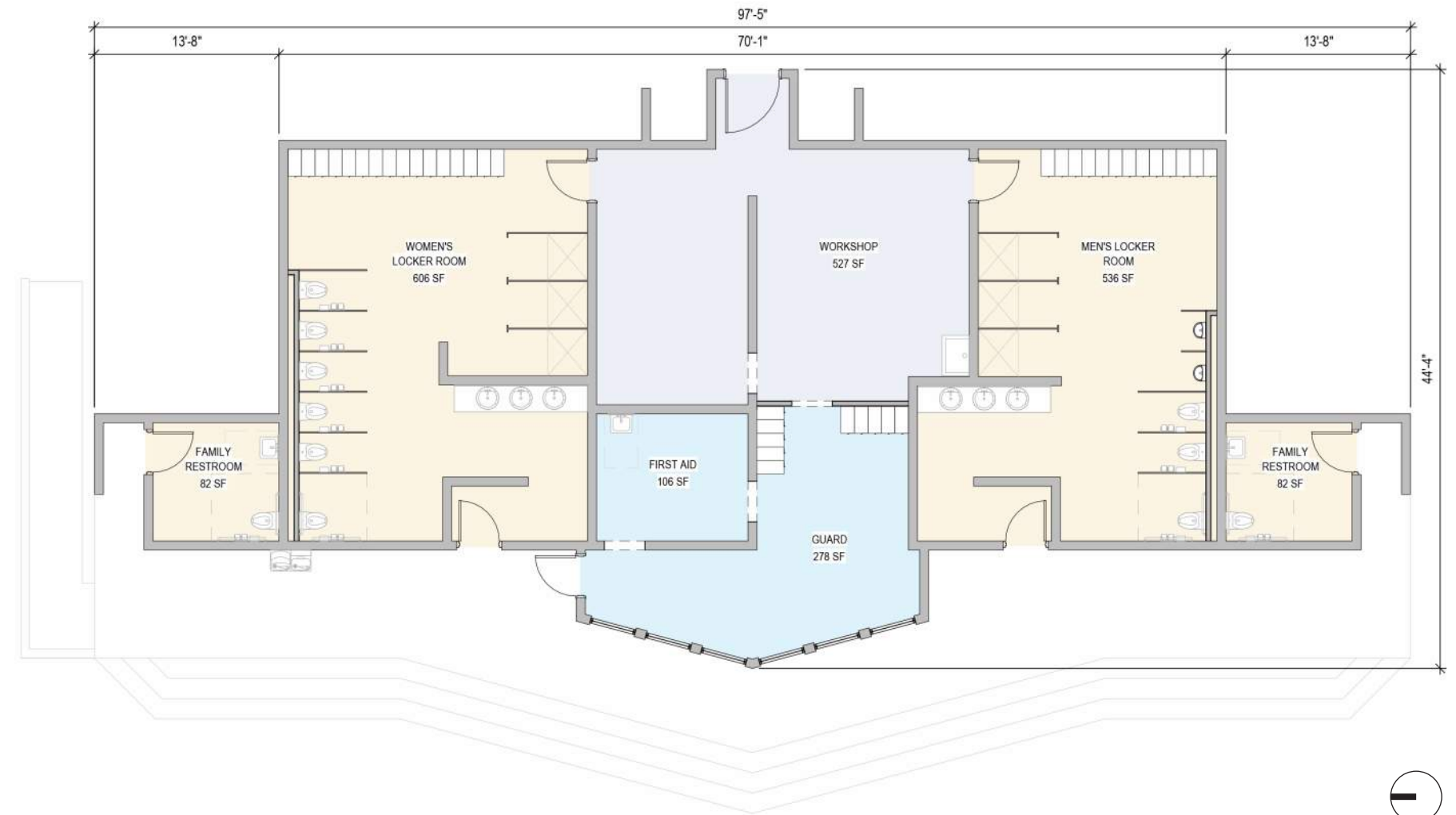
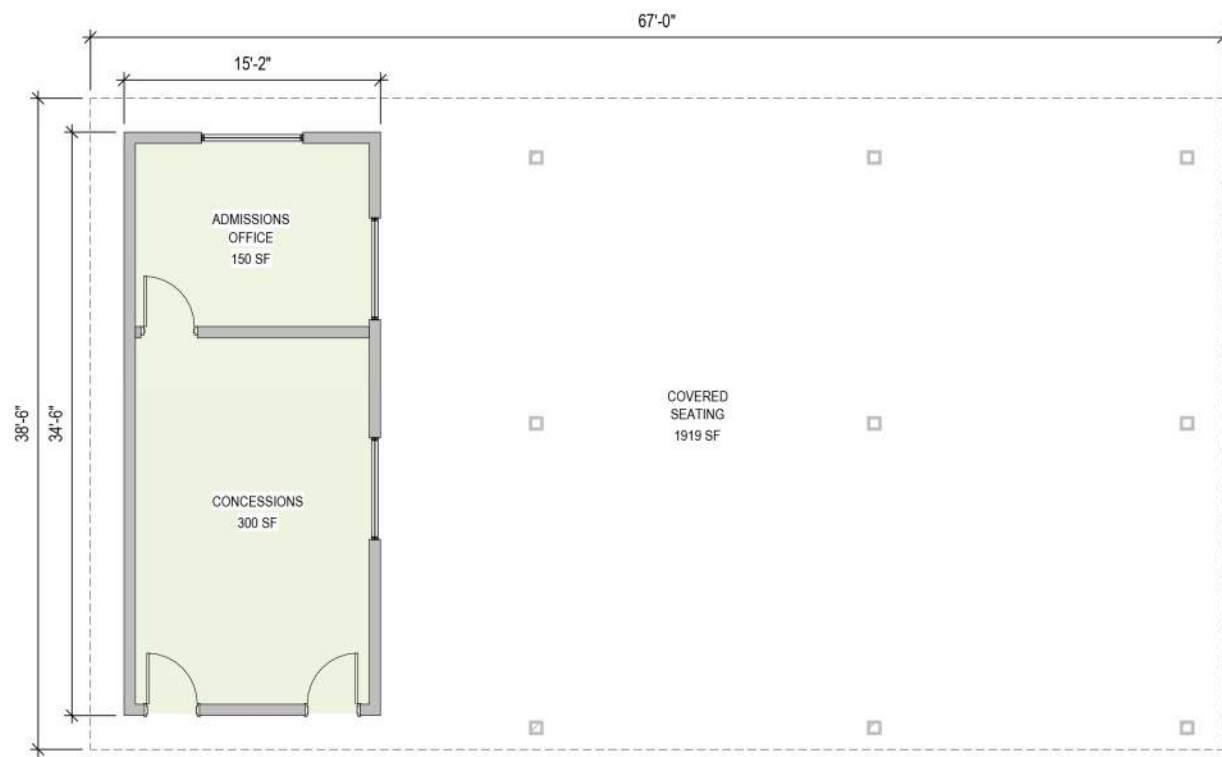
Entrance to the facility will now be from the north east corner of the concessions area using the existing windows as for admissions. Outside the facility, a new plaza area will be created and ADA accessible parking space will be added adjacent to the plaza.

The Activity pool (North Pool) needs to be replaced and be rebuilt within its current footprint. The new pool will have a zero-depth entry and be designed so that there are no walls within the pool or plunge area required. Stainless steel tube and gutter with HDPE grates will be utilized for recirculation. The floor will be poured in place concrete and the walls will be welded stain-less steel panels with carbon steel buttress support. The turnover rate for this pool is anticipated to be 4 Hours (average depth 36" or more).

The Central pool will remain unchanged in shape and function. The existing pool walls and floors will be repaired as required and a new stainless steel tube and gutter recirculation system with HDPE grates will be installed on the existing wall and buttress system. The turnover rate for this pool will be 6 Hours (Ohio code will allow for 8 hours, however, the MAHC recommends 6 hours).

The Adult pool, which is in similar condition as the Central pool, will be replaced with a larger pool to better accommodate programming and practical use. The new pool will consist of concrete floors, stainless steel wall and buttress and stainless-steel tube and gutter recirculation with HDPE grates. The new pool will have eight twenty-five yard lap lanes suitable for competition and feature a lounge ledge on the south side of the pool, a grand stair on the north and one corner will have a circular seating area with shade. The turnover rate for this pool will be 6 Hours (Ohio code will allow for 8 hours, however, the MAHC recommends 6 hours).

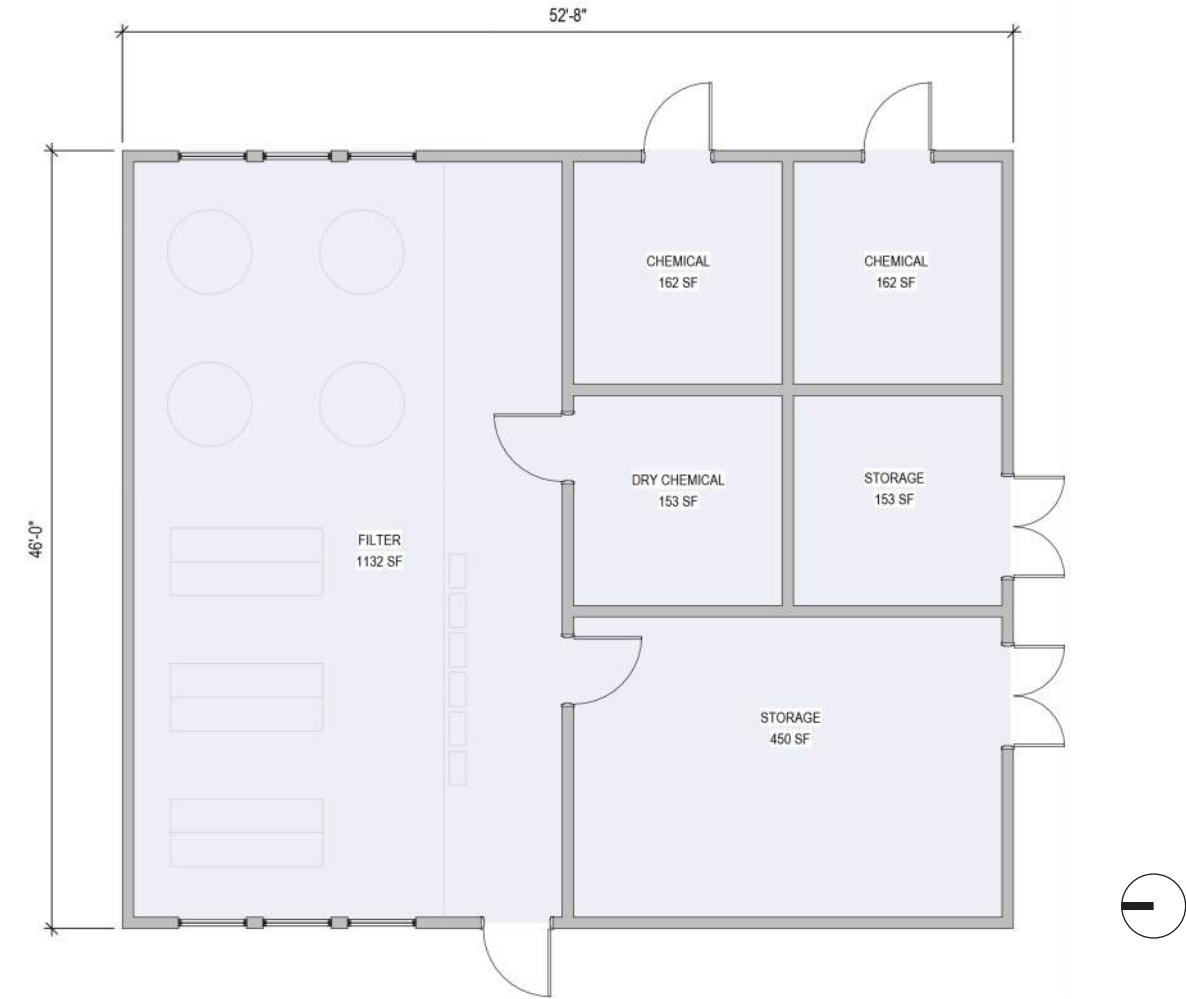
New surge tanks for all 3 pools will be required and will be located at the location of the old filtration plant. New pool piping and pool decks will be required. Filtration for all three pools to be high-rate sand filter with manual backwash. Recirculation pumps to be installed in a lowered pit within the filtration room to provide positive suction. Pumps will be equipped with variable frequency drives to optimize energy usage.



- STAFF
- RESTROOMS
- CONCESSIONS
- SUPPORT

POOL HOUSE: 3,175 SF
NEW POOL SUPPORT: 2,360 SF
TOTAL SQUARE FEET: 5,535 SF

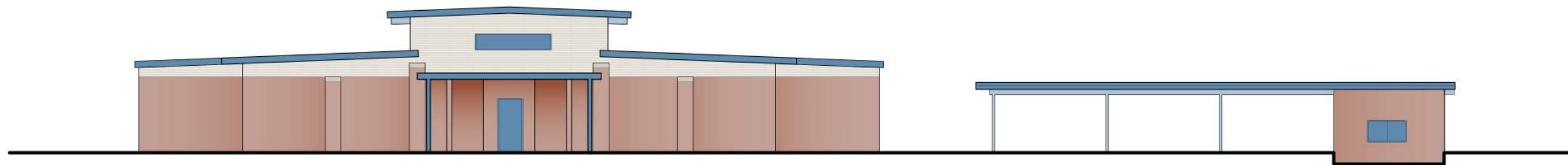
RENOVATED POOL HOUSE | FLOOR PLAN NOT TO SCALE



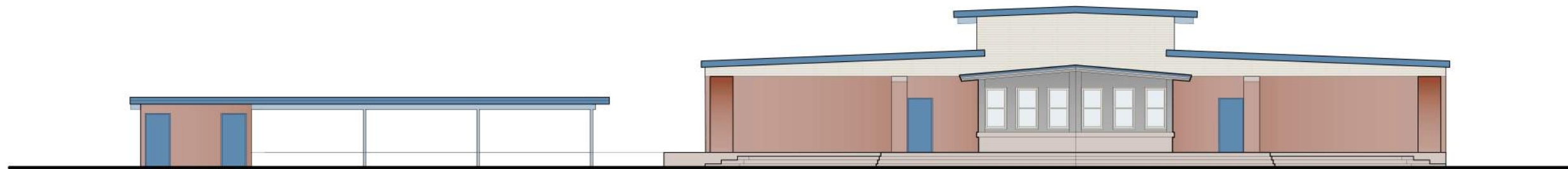
- STAFF
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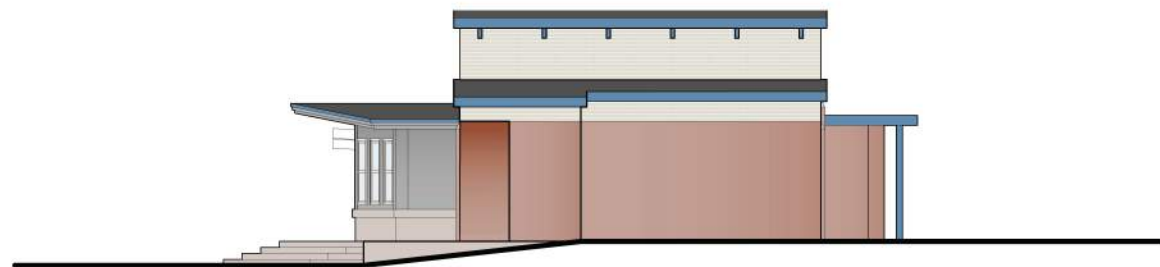
NEW POOL SUPPORT BUILDING | FLOOR PLAN NOT TO SCALE



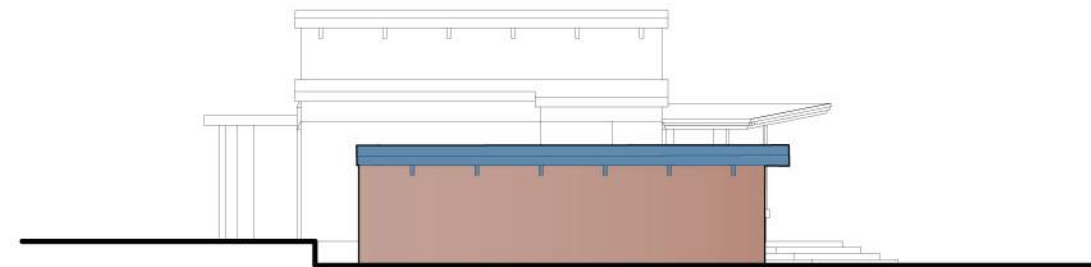
EAST ELEVATION



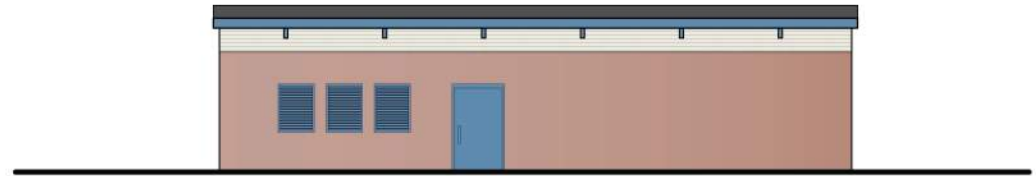
WEST ELEVATION



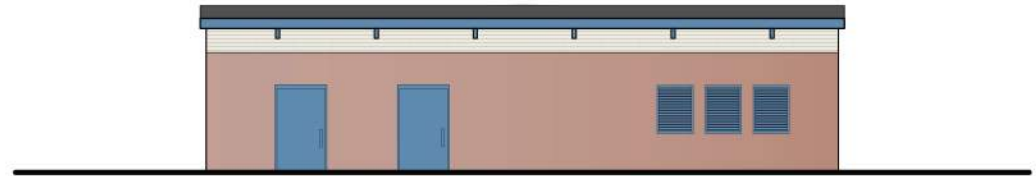
SOUTH ELEVATION



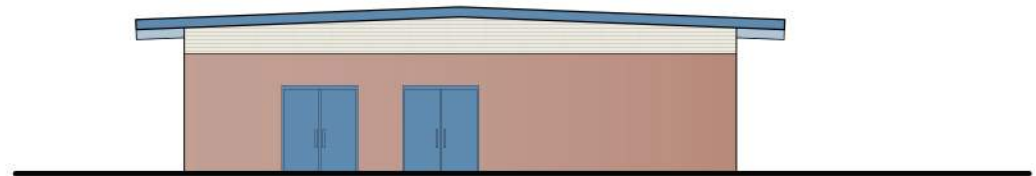
NORTH ELEVATION



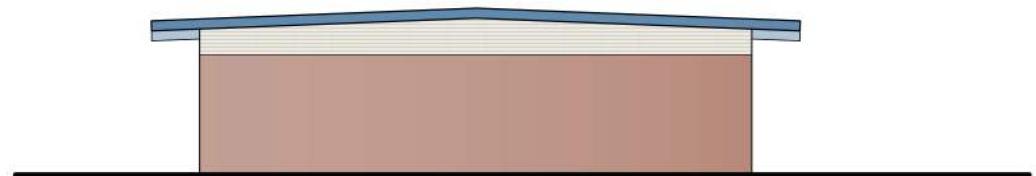
WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



CONCEPT RENDER | RENOVATED
POOL HOUSE + CONCESSIONS WITH
NEW COVERED SEATING AND POOL
SUPPORT BUILDING



OPTION 1 SITE CONCEPT



Lounge Area



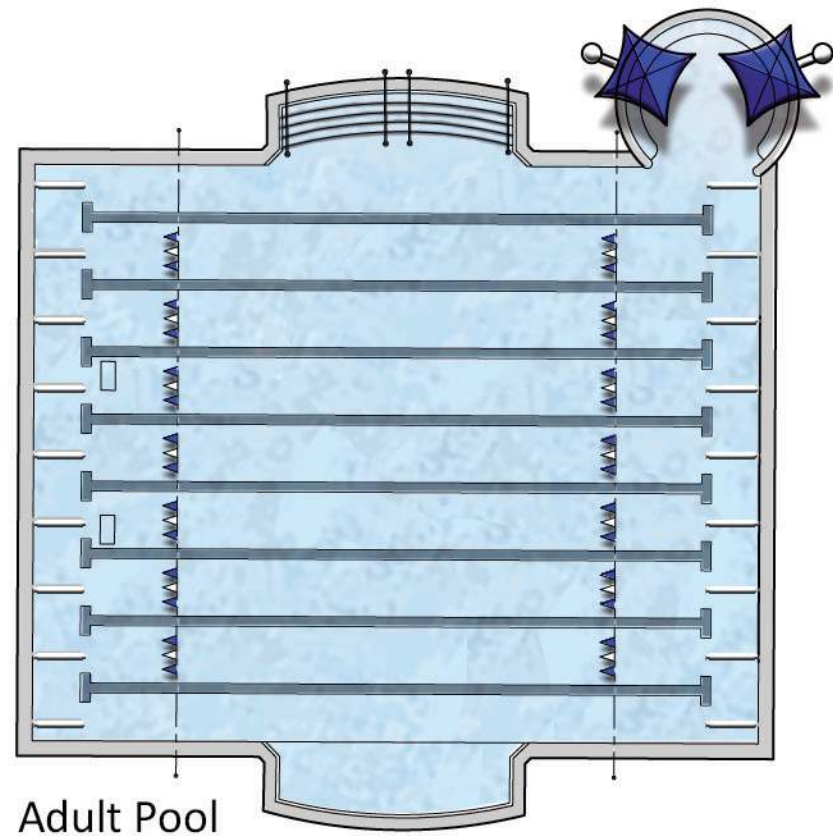
Climbing Wall



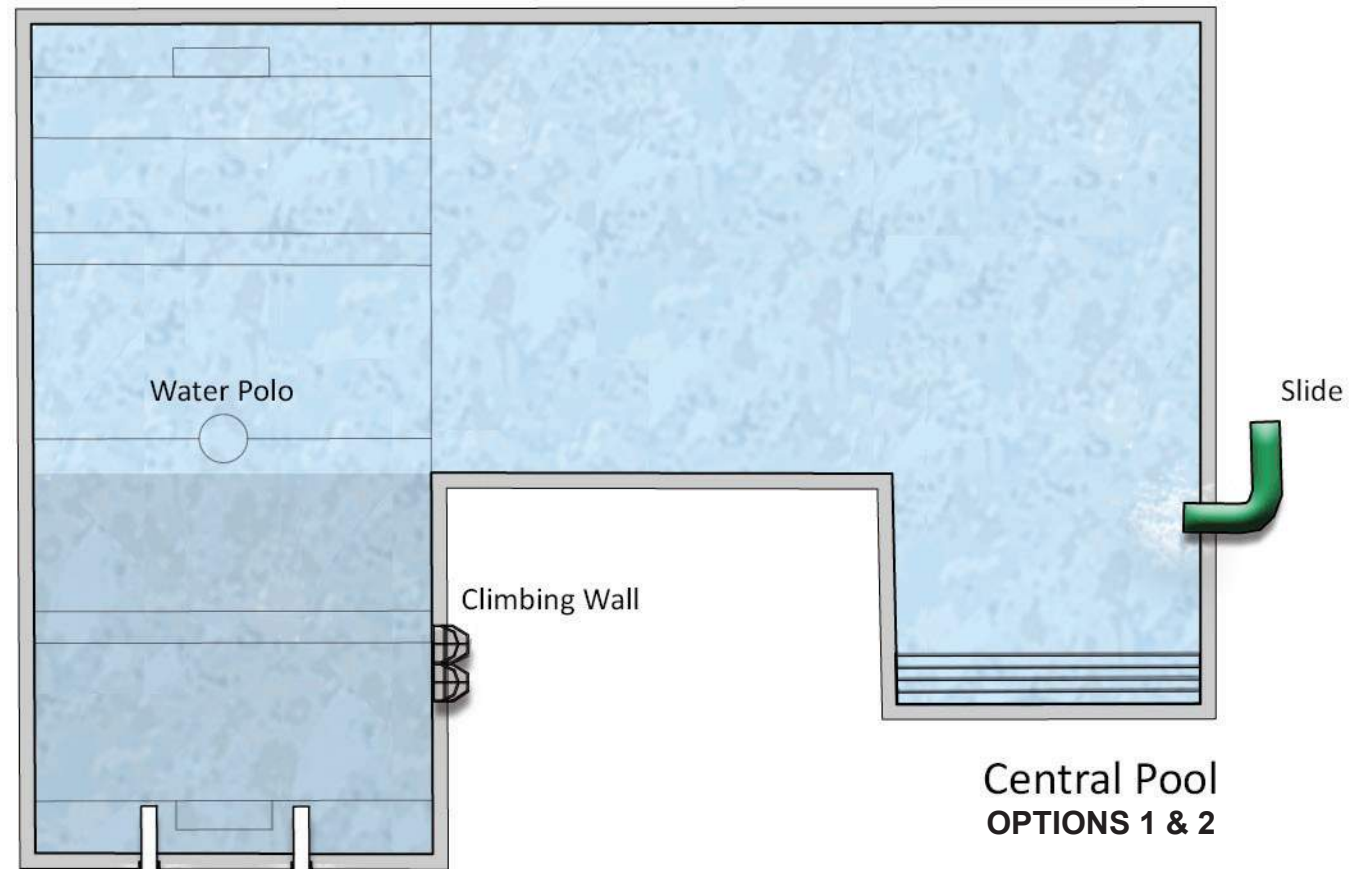
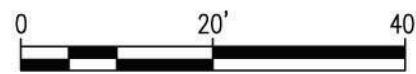
Water Polo



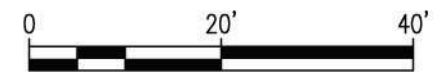
Diving Boards



Adult Pool
OPTIONS 1, 2, & 3



Central Pool
OPTIONS 1 & 2



OPTION 2 includes a new pool house and filtration building. The existing pools have been renovated and expanded to assist in providing additional aquatic programming. The new pool house will be sited on the north side of the facility facing the parking lot. The entrance will include a stair to the main entrance, a vehicular drop off area, and ADA accessible path to the west towards new ADA parking spaces. The layout of the new buildings allows for additional program space that a renovation cannot provide, within reason. These spaces include a year round multi-purpose room, expanded concession offerings, administrative offices, enhanced lifeguard space, and locker rooms exceeding current ADA standards.

The new buildings are unique and fitting to Downtown Worthington and Worthington High School Campus. Special care was taken in reviewing the Worthington Architectural Guidelines. The end result is a striking design fitting of the community, patrons and aquatic program opportunities.

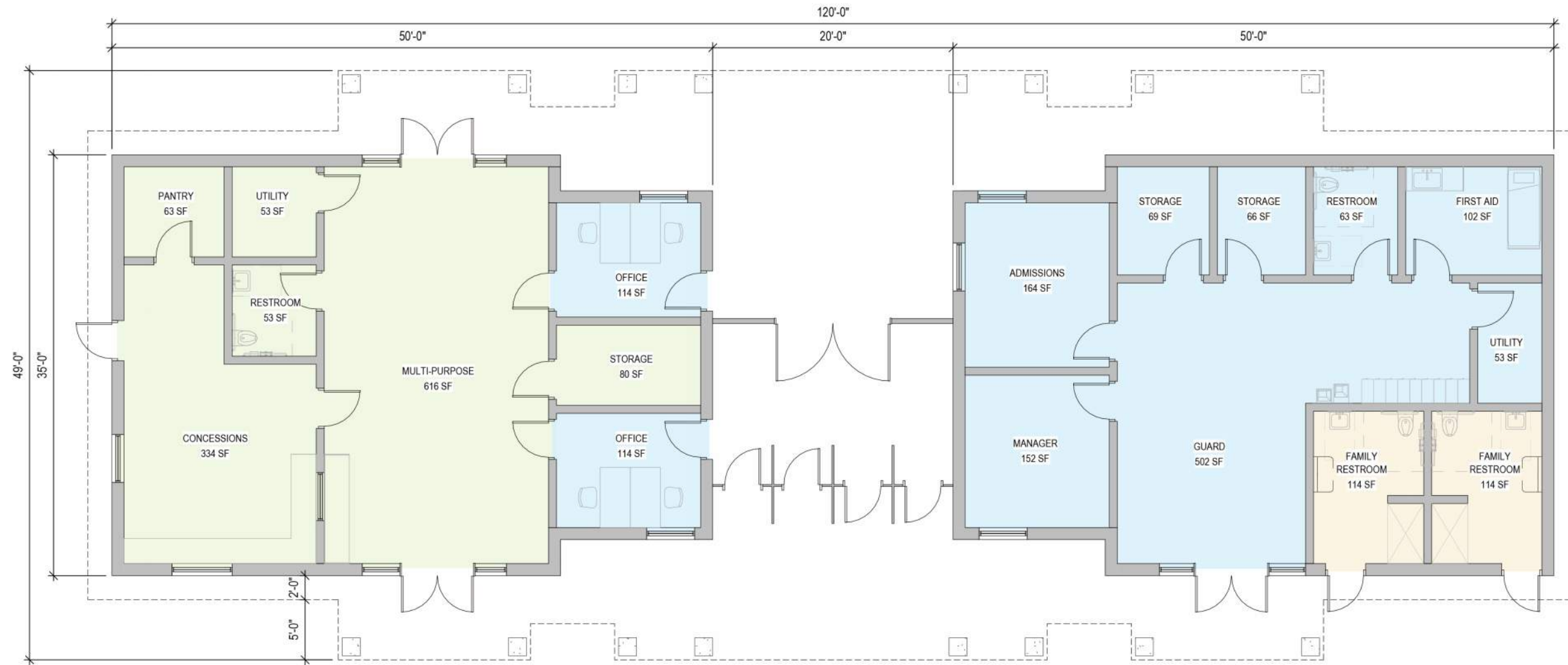
The new buildings and new and renovated pools are intended to extend the life of the facility for another 20 to 30 years with proper maintenance. Future renovations would be possible to extend the life expectancy at a lower overall effort than Option 1. The Central pool would likely require replacement at this time.

The Activity Pool (North Pool) will be replaced with a new pool located to the south east of the site, north of the splash pad. The new pool will have a zero-depth entry and have multiple activity bays. The first bay is a leisure bay with shaded bench seating and open water. The second bay is the plunge pool for the new water slide, the third bay includes a climbing wall (designed for younger climbers than the current climbing wall) and an aqua-zip rope swing, the fourth bay features the mini-ninja aquatic challenge course that spans the pool. Stainless steel tube and gutter with HDPE grates will be utilized for recirculation. The floor will be poured in place concrete and the walls will be welded stainless steel panels with carbon steel buttress support. The turnover rate for this pool is anticipated to be 4 Hours (average depth 36" or more).

The Central Pool will remain unchanged in shape and function. The existing pool walls and floors will be repaired as required and a new stainless-steel tube and gutter recirculation system with HDPE grates will be installed on the existing wall and buttress system. The turnover rate for this pool will be 6 Hours (Ohio code will allow for 8 hours, however, the MAHC recommends 6 hours).

The Adult Pool, which is in similar condition as the Central Pool, will be replaced with a larger pool to better accommodate programming and practical use. The new pool will consist of concrete floors, stainless steel wall and buttress and stainless-steel tube and gutter recirculation with HDPE grates. The new pool will have eight twenty-five yard lap lanes suitable for competition and feature a lounge ledge on the south side of the pool, a grand stair on the north and one corner will have a circular seating area with shade. The turnover rate for this pool will be 6 Hours (Ohio code will allow for 8 hours, however, the MAHC recommends 6 hours).

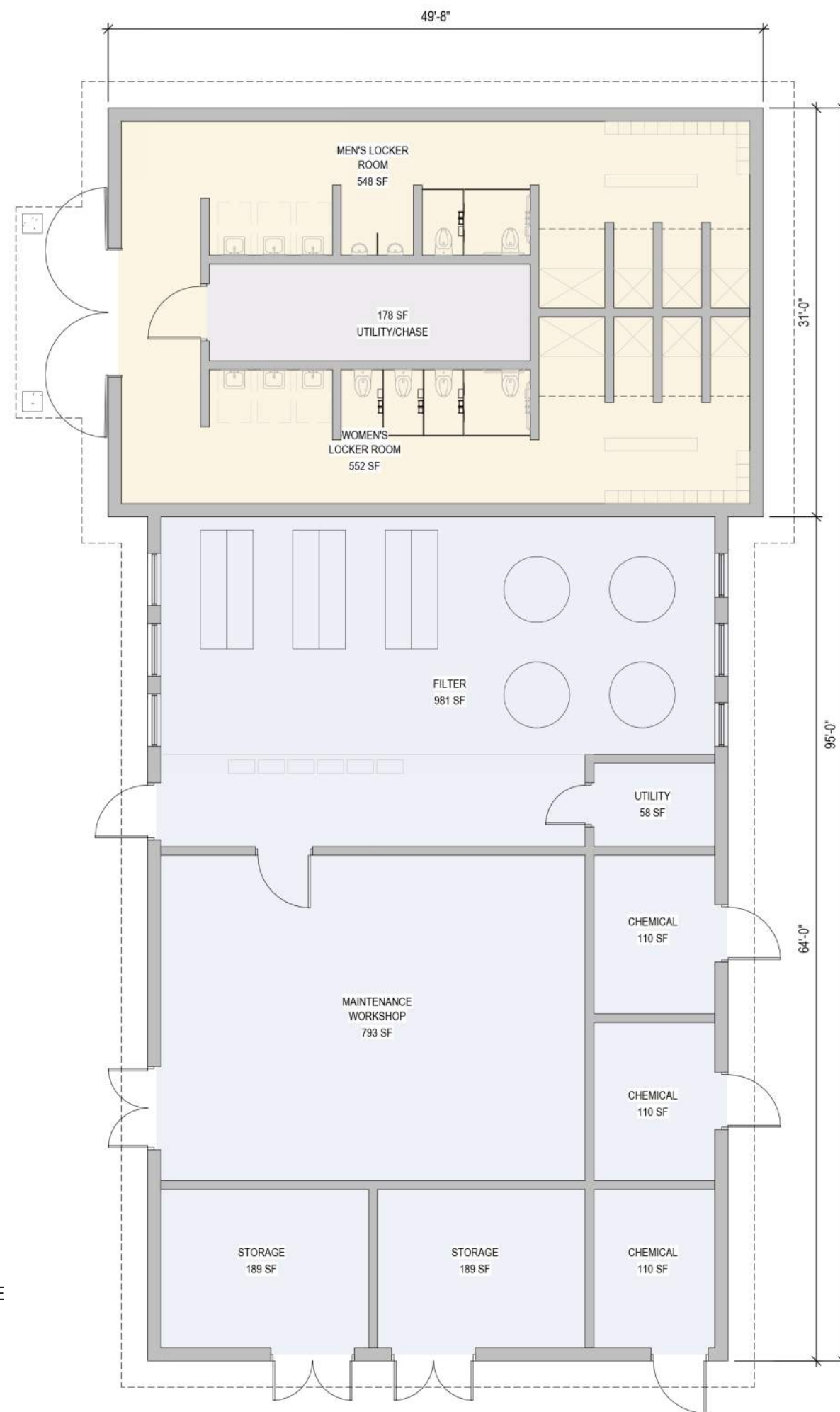
New surge tanks for all 3 pools will be required and will be located at the location of the old filtration plant for the central pool and adult pool, the activity pool surge tank is incorporated within the pool as part of the structure. New pool piping and pool decks will be required. Filtration for all three pools to be high-rate sand filter with manual backwash. Recirculation pumps to be installed in a lowered pit within the filtration room to provide positive suction. Pumps will be equipped with variable frequency drives to optimize energy usage.



- STAFF
- RESTROOMS
- CONCESSIONS
- SUPPORT

POOL HOUSE: 4,245 SF
NEW POOL SUPPORT: 4,370 SF
TOTAL SQUARE FEET: 8,615 SF

NEW POOL HOUSE | FLOOR PLAN NOT TO SCALE

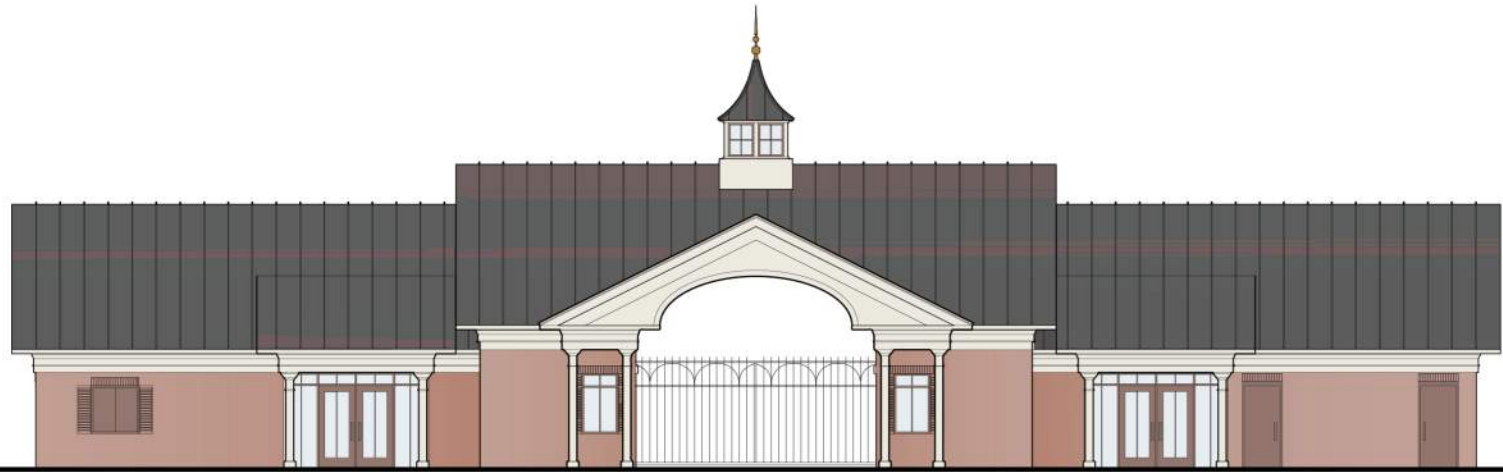


- STAFF
- RESTROOMS
- CONCESSIONS
- SUPPORT

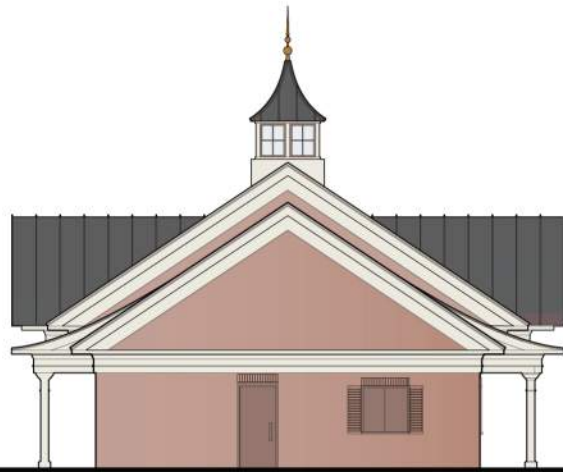
POOL HOUSE: 4,245 SF
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NEW POOL SUPPORT BUILDING | FLOOR PLAN NOT TO SCALE

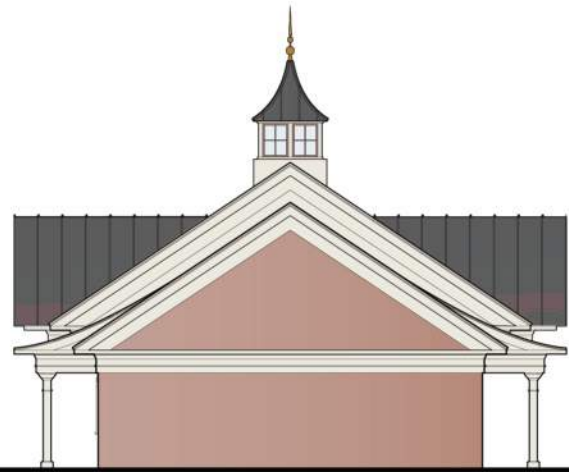




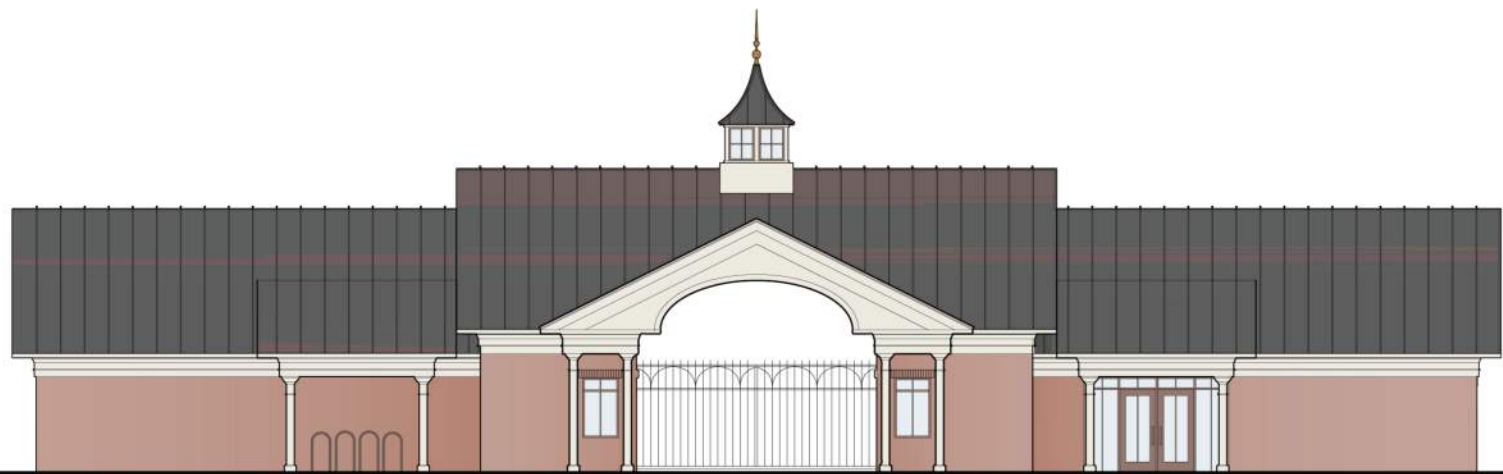
SOUTH ELEVATION



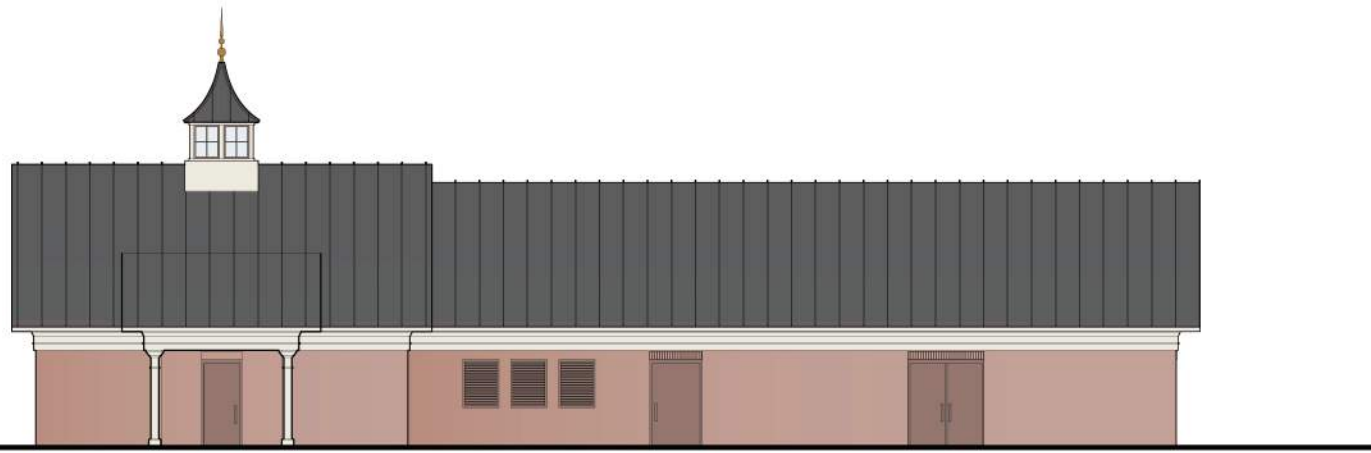
WEST ELEVATION



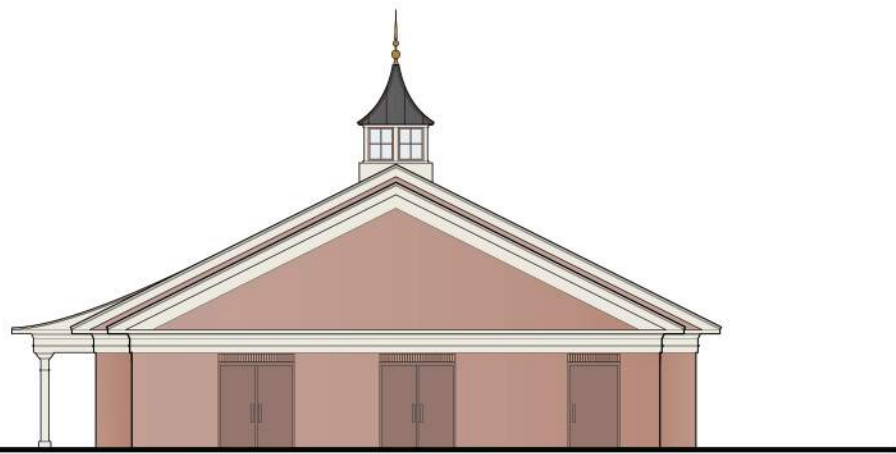
EAST ELEVATION



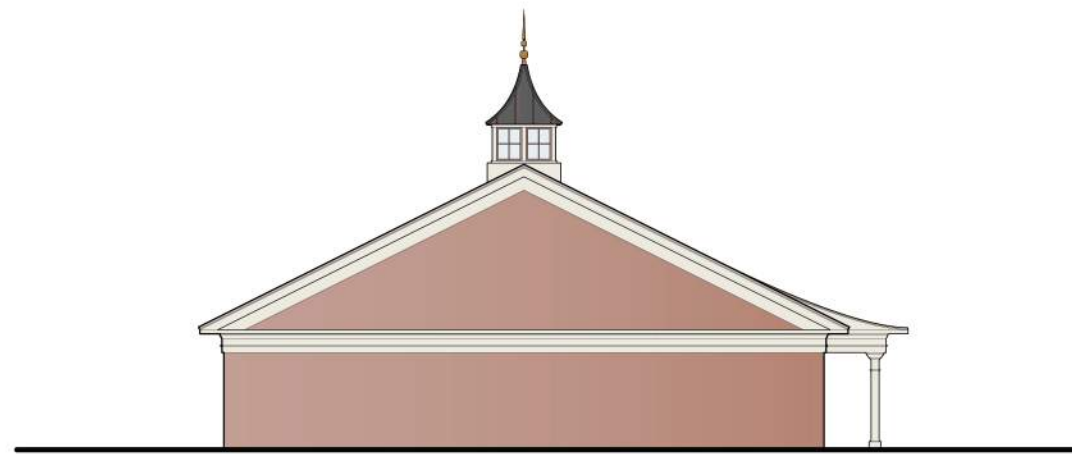
NORTH ELEVATION



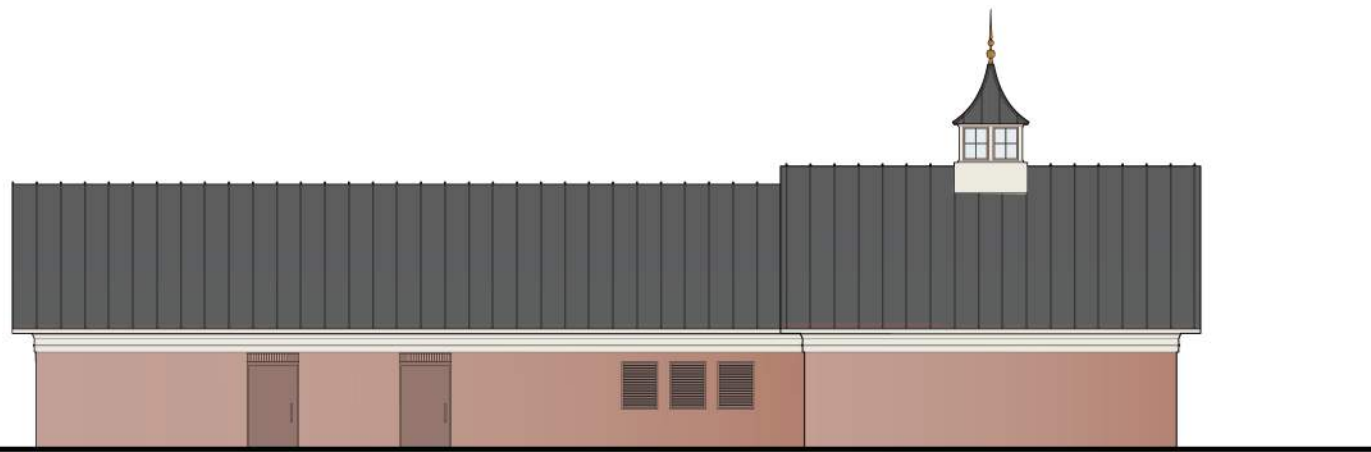
WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



CONCEPT RENDER | NEW POOL
HOUSE AND POOL SUPPORT
BUILDING



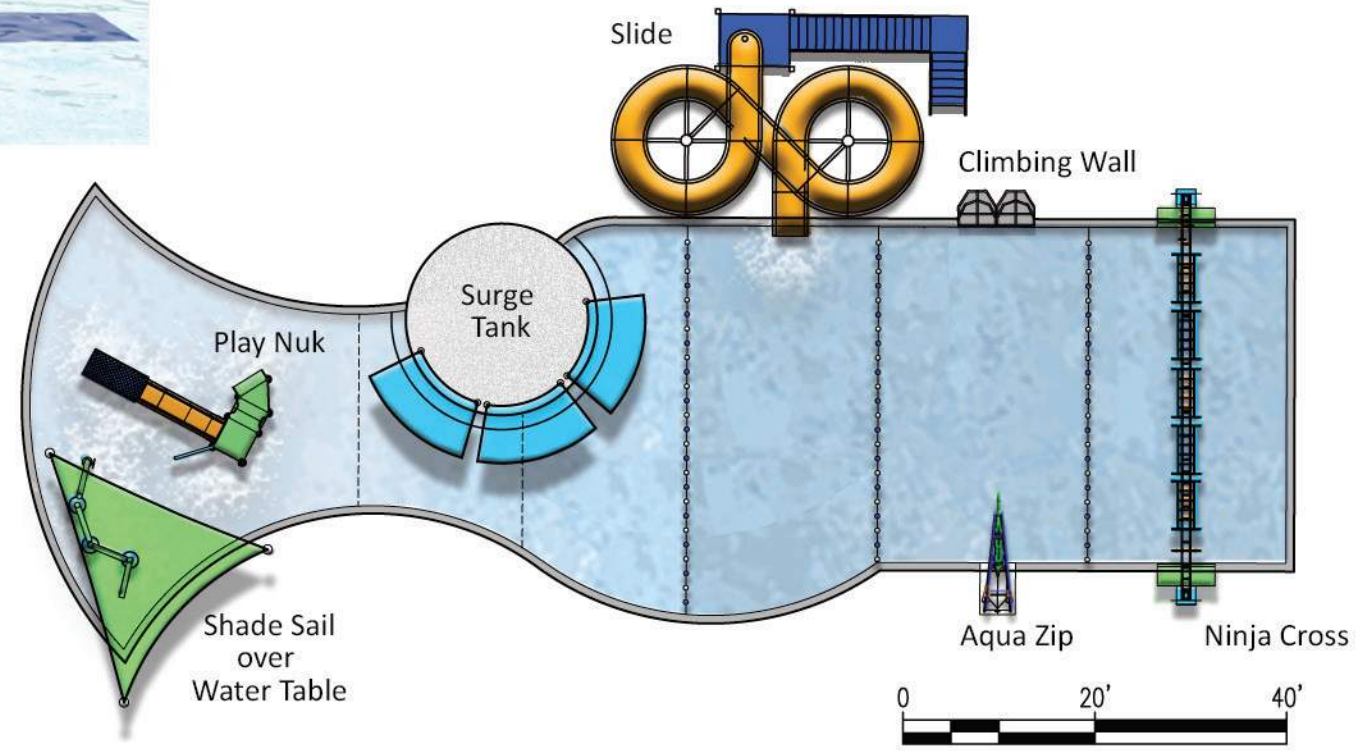
OPTION 2 SITE CONCEPT



Play Nuk



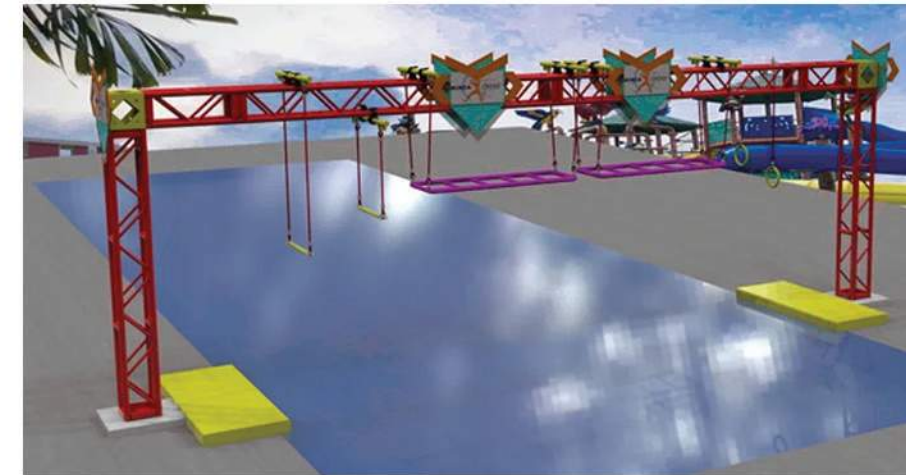
Water Table



Slide



Aqua Zip



Ninja Cross



Climbing Wall

ACTIVITY POOL

OPTION 3 consists of an entirely new aquatic center based on the current and forecasted needs of the expanding community. This includes a new pool house, filtration building, and aquatic elements. The new pool house will be sited on the north side of the facility facing the parking lot. The entrance will include a stair to the main entrance, a vehicular drop off area, and ADA accessible path to the west towards new ADA parking spaces. The layout of the new buildings allows for additional program space that a renovation cannot provide, within reason. These spaces include a year round multi-purpose room, expanded concession offerings, administrative offices, enhanced lifeguard space, and locker rooms exceeding current ADA standards.

The new buildings are unique and fitting to Downtown Worthington and Worthington High School Campus. Special care was taken in reviewing the Worthington Architectural Guidelines. The end result is a striking design fitting of the community, patrons and aquatic program opportunities.

The new buildings and new and renovated pools are intended to extend the life of the facility for another 20 to 30 years with proper maintenance. Future renovations would be possible to extend the life expectancy at a lower overall effort than Option 1 or Option 2.

The Activity Pool (North Pool) will be replaced with a new pool located as the main focal point as you enter the aquatic venue. The new pool will have two zero-depth entries and an island that serves as the surge tank for the pool. The main water feature of the pool features multiple decks with spray features and a dumping bucket, one of the decks will be accessible by a ramp from the pool deck that meets ADA codes. The pool also includes a climbing wall (designed for younger climbers than the current climbing wall) and an aqua-zip rope swing. Stainless steel tube and gutter with HDPE grates will be utilized for recirculation. The floor will be poured in place concrete and the walls will be welded stainless steel panels with carbon steel buttress support. The turnover rate for this pool is anticipated to be 4 Hours (average depth 36" or more).

A new water slide is located south of the new activity pool, two slides will come off the tower into runout exit pools. This type of slide adds operational flexibility for the facility.

The Central Pool will be completely new and designed for multiple uses. The expanded program opportunities of the new Central Pool, along with its new location, will allow the expansion of current programming and allow for regional events the other options would not accommodate. The pool will be designed to be a multipurpose pool designed for specific programs. The pool will include several team sport configurations including a regulation size water polo course in the deep end of the pool, two one-meter springboards (existing springboards will be reused) and eight 50 meter lap lanes suitable for long course competition. Recreational uses will be included featuring a climbing wall, aqua-zip rope swing, and a mini-ninja challenge course. Additionally the pool is suitable for aquatic fitness, swimming lessons and open leisure swim. The turnover rate for this pool will be 6 Hours (Ohio code will allow for 8 hours, however, the MAHC recommends 6 hours).

The Adult Pool, which is in similar condition as the Central Pool, will be replaced with a larger pool to better accommodate programming and practical use. The new pool will consist of concrete floors, stainless steel wall and buttress and stainless-steel tube and gutter recirculation with HDPE grates. The new pool will have eight twenty-five yard lap lanes suitable for competition and feature a lounge ledge on the south side of the pool, a grand stair on the north and one corner will have a circular seating area with shade. The turnover rate for this pool will be 6 Hours (Ohio code will allow for 8 hours, however, the MAHC recommends 6 hours).

New surge tanks for all 3 pools will be required and will be located at the location of the old filtration plant for the central pool and adult pool, the activity pool surge tank is incorporated in the pool. New pool piping and pool decks will be required. Filtration for all three pools to be regenerative media filters with automated bump cycles, regenerative media filters produce clearer water and greatly reduce water usage during back wash cycles. Recirculation pumps are to be installed in a lowered pit within the filtration room to provide positive suction. Pumps will be equipped with variable frequency drives to optimize energy usage.



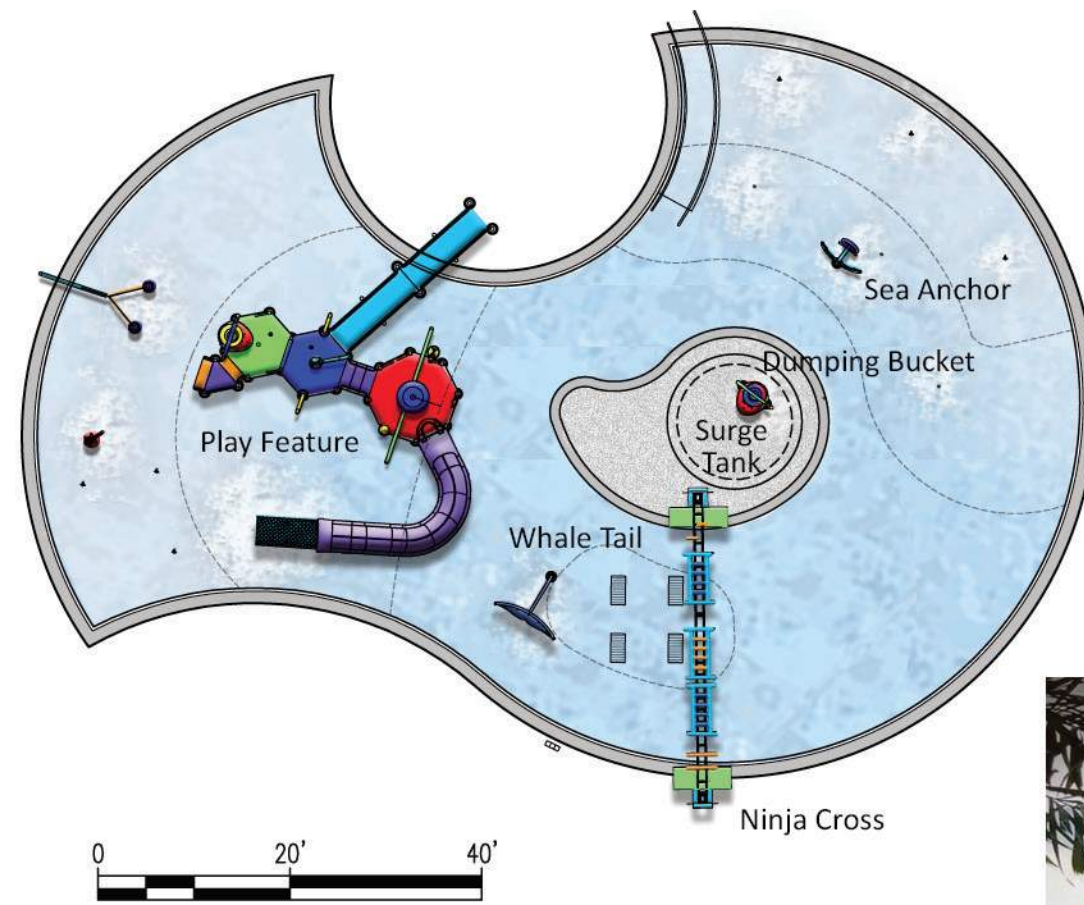
OPTION 3 SITE CONCEPT



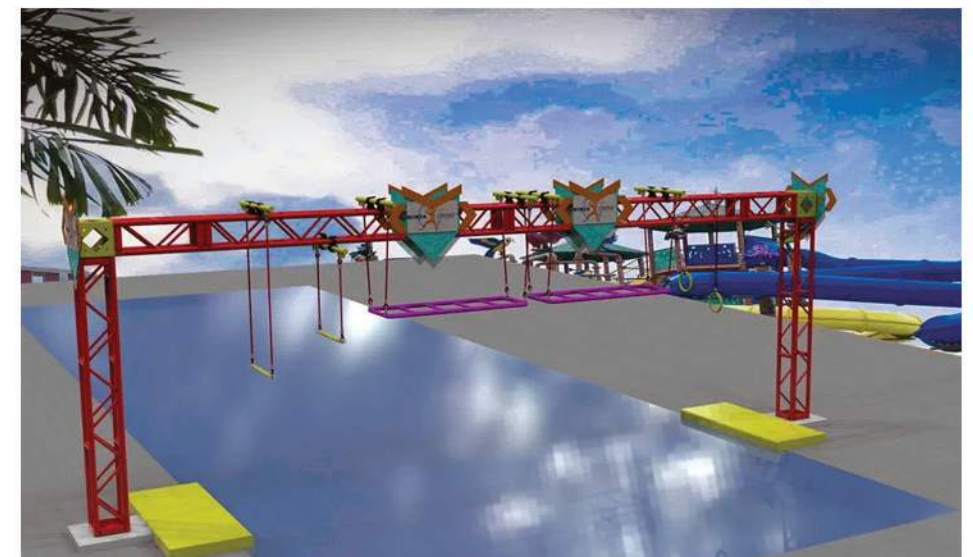
Play Feature



Whale Tail



Sea Anchor



Ninja Cross

ACTIVITY POOL



Aqua Zip



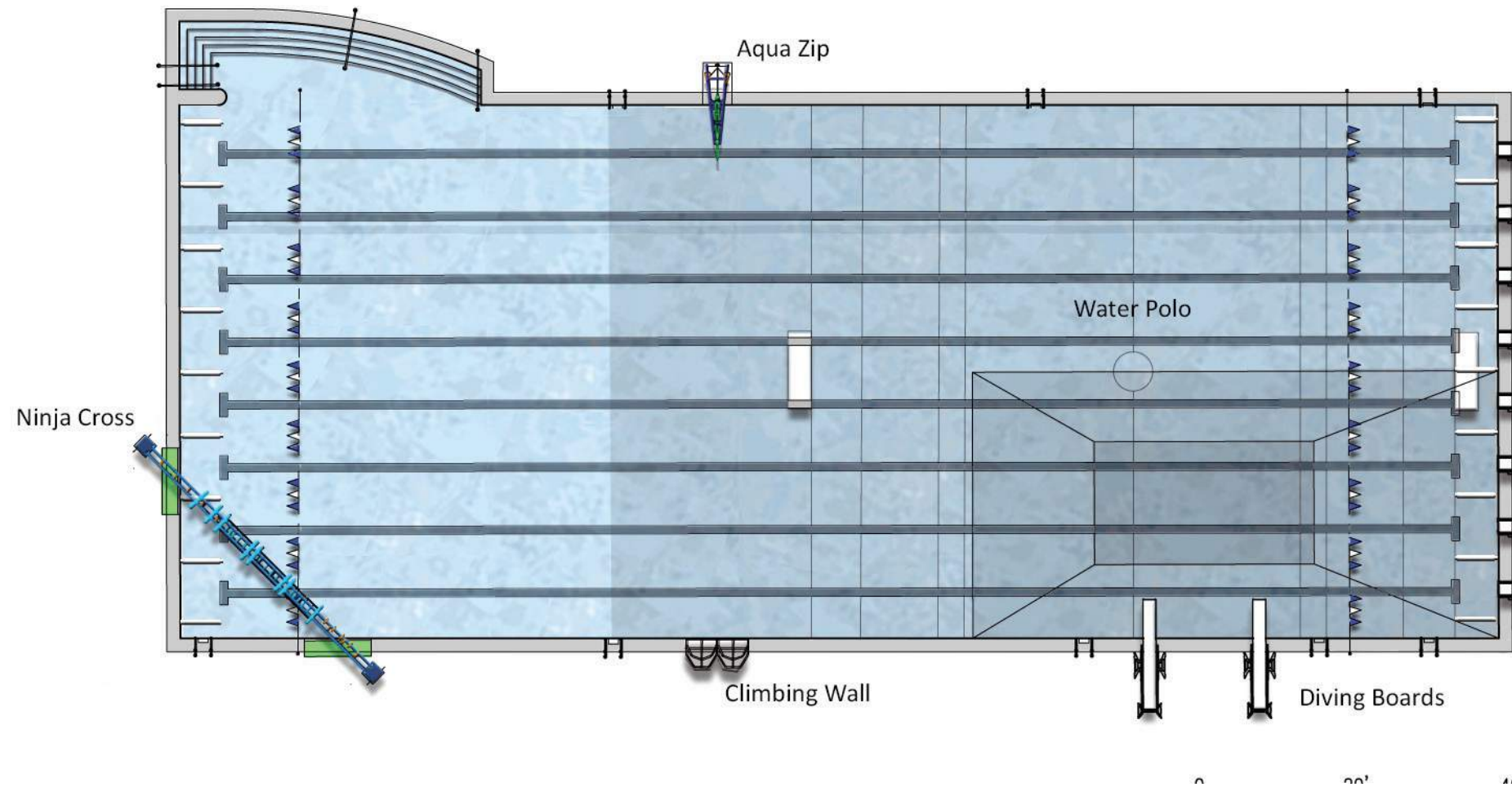
Climbing Wall



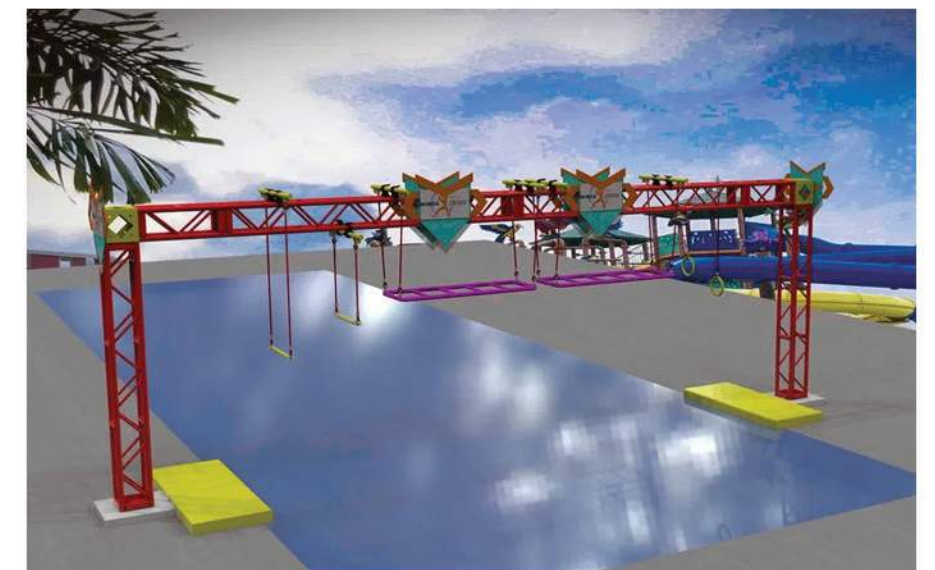
Water Polo



Diving Boards



Ninja Cross



COMPARISON

OPTION 1

Repaired / Renovated
Existing Pool House

Repaired / Renovated
Existing Pools

\$10,300,000

OPTION 2

New Pool House
and Pool Mechanical
Building

Renovation and
Replacement of Existing
Pools

\$12,800,000

OPTION 3

New Pool House
and Pool Mechanical
Building

New Pools

\$15,400,000



2360 Chauvin Drive, Lexington, KY 40517	859.268.1933
255 Seven Farms Drive, 300-A, Charleston, SC 29492	843.345.3915
17304 Preston Road, Suite 1075, Dallas, TX 75252	469.941.4926
308 E 8th Street, Cincinnati, OH 45202	513.651.4224
1220 W 6th Street, Suite 300, Cleveland, OH 44113	216.241.4480