

# Aquatics

## INTRODUCTION

The aquatics division offers a robust offering of outdoor aquatic facilities, including three outdoor waterparks: CiCo Park Waterpark, City Park Waterpark, and Northview Waterpark. Two splash pads are located at City Park and Blue Earth Plaza.

Indoor aquatics is not currently offered through the City of Manhattan, and a vacancy in indoor service was created when Kansas State University closed their natatorium in 2020.

Public input throughout this Plan included support and interest in aquatics, both outdoor and indoor, and demonstrated a high priority ranking. A detailed breakdown of public input findings can be found in Section 02.

## EXISTING OUTDOOR WATERPARKS ASSESSMENT

A site visit was conducted at each waterpark facility in April 2024 to get a high-level understanding of the physical conditions based on visual inspection. Overall conditions are listed under each facility description. Splash pads were not included in the assessment

### CiCo Park Waterpark



CiCo Park Waterpark was originally built in the late 1980's with the lap and diving pool, and was renovated in 2011 to add the leisure pool and various other features and improvements. It is a neighborhood swimming facility designed to serve the local community.

With just over 9,000 s.f. of water surface, the facility offers features such as:

- Zero-depth entry with sprays and a toddler slide
- Family waterslide
- Floatables
- Current channel
- Basketball
- 1-meter and 3-meter diving boards
- (6) 25-yard lap lanes

Overall conditions of CiCo Waterpark are good, and systems are working as anticipated. Ongoing maintenance is occurring as expected for the character and age of the facility.

### City Park Waterpark



City Park Waterpark was built in 2010 and offers a character that is in line with a regional facility, serving local community members and beyond with a more comprehensive amenity and feature offering than other neighborhood waterparks in the system.

With nearly 23,700 s.f. of water surface, the facility offers features such as:

- Kids pool with toddler slide
- Zero-depth entry with sprays and a kids play structure
- Lazy river
- Water walk
- Several waterslides
- Wet bubble waterslide
- (2) 1-meter diving boards and (1) 3-meter diving board
- (10) 50-yard lap lanes

Overall conditions of City Park Waterpark are good, and systems are working as anticipated. Ongoing maintenance is occurring as expected for the character and age of the facility. However, there are several exceptions of note.

- The Stingray Wave Rider has not been operational for several years due to maintenance challenges, primarily related to the flexible membrane on top of the ride and the pumps seizing, being out of commission, and needing replacement.

- The bubble slide experiences ongoing challenges and is difficult for staff to maintain.
- There are more cracks throughout the pool basins than the other pools, and will need to be monitored and repaired as needed. Attention should be given to cracking in the pool walls and floor, particularly at the lower part of the pool walls as they transition to the floor.

## Northview Waterpark



Northview Waterpark was built in 2011 and is a neighborhood swimming facility designed to serve the local community.

With nearly 9,000 s.f. of water surface, the facility offers features such as:

- Zero-depth entry with sprays and a kids play structure
- Several waterslides
- Floatables
- Current channel
- Basketball
- 1-meter diving board
- (3) 25-yard lap lanes

Overall conditions of Northview Waterpark are good, and systems are working as anticipated. Ongoing maintenance is occurring as expected for the character and age of the facility. It is noted, however, that the facility experiences high ground water and the sump pump runs most of the time; water backs up into the pump pits.

## PROPOSED INDOOR AQUATICS

One of the highest community priorities expressed consistently over the past 30 years in many studies dating as far back as the 1992 Parks Master Plan, has been the addition of an indoor aquatics facility. As part of the Move MHK! Plan, the Consultant Team issued a statistically valid community survey to determine if this remains true today in the eyes of the public. This indoor facility would serve the community's needs for year-round access to competition and recreational lap swimming, diving, and multi-generational leisure and family-oriented aquatics.

The Consultant Team was asked to provide a recommendation for a multi-use facility with indoor aquatics and community recreation. The purpose for this study was to provide decision makers with a cost/benefit comparison over time to the indoor aquatics-only facility study completed in 2022. Priorities for community recreation have included additional indoor recreation spaces such as indoor courts, weights and cardio fitness space, group exercise studios, walk/jog/running track, child watch, indoor playground, and a learning kitchen to enable a variety of recreation and wellness programs.

## Community Feedback

Community feedback for indoor aquatics included an expressed need and interest in offering competition space in Manhattan, for swimming and diving, along with leisure and family-oriented space that could serve the community at large and various ages and ability levels. Offering a multi-generational space and programs for young children through seniors, structured programs and open swim, and various water experiences were areas of particular interest.

In addition to the general community engagement conducted, three (3) targeted focus group meetings were held to hear from stakeholders specifically about indoor swimming and program needs. Stakeholder groups included the Manhattan School District/High School Swim program, the Manhattan Marlins Swim Team, and the past Aquatics Steering Committee. A statistically valid survey was conducted by ETC Institute, which also demonstrated that there is a priority and preference for developing an indoor aquatics facility. Amenities ranking as high priority in the survey included:

- Open recreational swimming area
- Warm water
- Competitive lap lanes
- Deep water
- Lazy river
- Inclusive features and amenities
- Active water features
- Shallow water

A variety of programs and activities are anticipated to be accommodated in a new indoor aquatic space, and were considered when developing the concept plan. Examples of programs include but are not limited to:

- Baby and toddler swim time
- Lap swimming
- Open and leisure swimming
- Parties and rentals
- Special events
- Swim and dive team practice and meets
- Swimming lessons
- Water aerobics & fitness
- Water walking

## Proposed Building

A single indoor recreation and aquatic center facility concept was developed with a total area of approximately 170,000 gross square feet. Due to the significant cost of developing a facility of this size and understanding the community's highest priority is indoor aquatics, a phased approach is proposed.

### Phase 1: Indoor Aquatics

Phase 1 includes 80,000 gross square feet focusing on indoor aquatics with appropriate support, circulation, and administrative spaces as follows:

#### **Competition Indoor Aquatics**

- Pool A: 8-lane by 50-meter lap pool with a moveable bulkhead, moveable floor system, and starting blocks. The water depth would be approximately up to 8 ft. when the floor is completely lowered.
- The moveable bulkhead allows for separation and flexibility within the pool area. For example, it could be used to isolate the areas of the moveable floor, allows for two 25-meter short courses, or a 25-yard short course and free swim area to occur simultaneously if desired.
- Pool B: 6-lane by 25-yard practice pool with 12'-6" to 13'-0" water depth for (2) 1-meter springboards and (1) 3-meter springboard.
- Fixed seating for up to 1000 spectators to view swim meets.
- The water temperature for competition swimming is likely between 77 and 82 degrees Fahrenheit which is typically cooler than program or family-oriented pools. The competition aquatics would be separated from the other recreational swimming pools with its own HVAC systems due to the difference in use and water temperature(s).

#### **Recreation Aquatics**

A wide variety of recreation and multi-generational aquatics opportunities exist which were not refined for the purposes of this planning exercise. Most modern

indoor, multi-generational aquatic facilities may include some of the following types of aquatic spaces:

- Zero-depth entry with toddler play features, deck sprays, or play structures.
- Water depths of 24 to 42 inches for swim lessons and a variety of programming or activities.
- A short lazy river or current channel that can be used for a variety of recreation and program activities such as resistance walking with or against the current.
- Underwater benches and other socializing spaces in the water, typically in water depths of 36 to 42 inches.
- Indoor slides, rock climbing, crossing activities, and other active water play features.
- The water temperature of these pools is typically warmer than competition aquatic spaces due to the wide variety of age groups using the pool for recreation and entertainment rather than exercise. Temperatures in the range of 82 to 87 degrees Fahrenheit are typically most comfortable in indoor, multi-generational pools.
- Water temperatures may exceed 87 degrees in warm water therapy pools, whirlpool spas, and other program-specific pools.

Storage, pool mechanical, and staff spaces are allocated to support the indoor aquatic spaces and are not included in the areas listed above.

Other spaces that are recommended in the Phase 1 building space program include the following spaces that support the aquatics facility:

- (2) Birthday party rooms
- (3) Community meeting rooms
- Learning kitchen
- Administrative office spaces for facility staff
- Building mechanical, utility, and custodial spaces
- Building lobby and circulation spaces

Birthday party rooms, community rooms, and the learning kitchen spaces may have a specific primary function however each should be capable of being used for a variety recreation programming, classes, meetings, or training. For instance, swim teams may use these meeting spaces for "crash space" during swim meets. Birthday party rooms are designed with highly durable and easily cleaned finishes, which may also be used for arts programming or act as a small group exercise/yoga studio. The learning kitchen may serve dual purpose as a catering/prep kitchen for the community rooms as well as allow for wellness programs such as meal prep or culinary classes.

### Phase 1: Indoor Aquatics Building Space Program

Competition Aquatics & Seating	32,500 NSF
Recreation Aquatics	10,250 NSF
Party Rooms	1,250 NSF
Community Rooms (3) (used as Team rooms during swim meets)	4,500 NSF
Learning Kitchen	1,200 NSF
Administrative Support Spaces	1,500 NSF
Lobby and Circulation Spaces	5,000 NSF
Mechanical/Custodial Spaces	8,500 NSF
Changing, Showers, and Restrooms	2,850 NSF
<u>General Storage</u>	<u>2,000 NSF</u>
Total Gross Area* Phase 1	79,983 GSF

A grossing factor of 15% is added to the net area to account for wall thicknesses, mechanical chases, and other non-programmed space needs.

The estimated opinion of probable construction cost for Phase 1 is approximately \$54.6m assuming a mid-point of construction in Q1 2029 and an anticipated opening date of January 1, 2030. Escalation of 4% per year from 2024 is included in this estimation. Site development costs and other owner “soft” costs are not included. These can typically range from 15% to 25% depending on the project requirements and existing conditions.

### Phase II: Indoor Recreation

Phase II would include 90,045 gross square feet of additional building area providing a variety of indoor recreation spaces with additional administrative and support areas.

#### Gymnasium, Indoor Track, and Fitness Spaces

- Double gymnasium with two high school basketball courts with game lines overlaid for two to four volleyball courts and up to six pickleball courts. The court is anticipated to be hardwood courts in this facility. Seating may be built-in with telescoping bleachers to allow flexibility of the space for a variety of programs and activities.
- Cross-training gymnasium with indoor turf for a variety of recreation programs and performance sports training located adjacent to the main gymnasium. An outdoor turf area would allow programming to expand to the exterior of the building strengthening the connection to the park and surrounding exterior spaces.

To reduce a sprawling building footprint in the park and maximize the value of the upper level, all weights/ cardio, group exercise, and indoor track would be

located on the upper level of the concept.

- An elevated walking and jogging track would circle the main gymnasium space with opportunities to extend into and around other spaces. At a minimum the track length constrained to the inside a double gymnasium would be approximately 500 ft, or 11 laps per mile. Alternatively, and preferably, the indoor track could meander through and adjacent to other spaces allowing for an enhanced experience and visual connections inside and outside the facility. An overall track length of a quarter of a mile are possible with subtle incline/ declines and alternative routes to offer a variable and dynamic experience.
- Weights and cardio fitness equipment located throughout the majority of the second level create zones of different equipment types and provide opportunities for visual connections to spaces inside and outside the building.
- Two group exercise studios allow for a wide range of programs from spinning, dance, yoga, aerobics, and other self-guided or instructor led classes.
- An outdoor fitness studio with protection from the elements could serve similar uses as the indoor group exercise studios but visually connect this studio to the park and surrounding area.

Other spaces that support the recreation and fitness spaces in Phase II:

- Parks and Recreation Department administrative offices
- Child watch with an indoor playground
- Lobby and circulation spaces
- Mechanical and custodial spaces
- Restrooms
- General and program-specific storage rooms

Additional circulation and separation from aquatics spaces will be necessary. As Phase II is realized, the staffing requirements will also increase. Centralize the Parks and Recreation Department’s administrative offices in this facility will create efficiencies and help reduce operational costs.

A child watch space with an adjacent, separate indoor playground will allow parents to visit the facility to participate in programming while children have a safe and fun place to be cared for in short durations.

## Phase II: Indoor Recreation Building Space Program

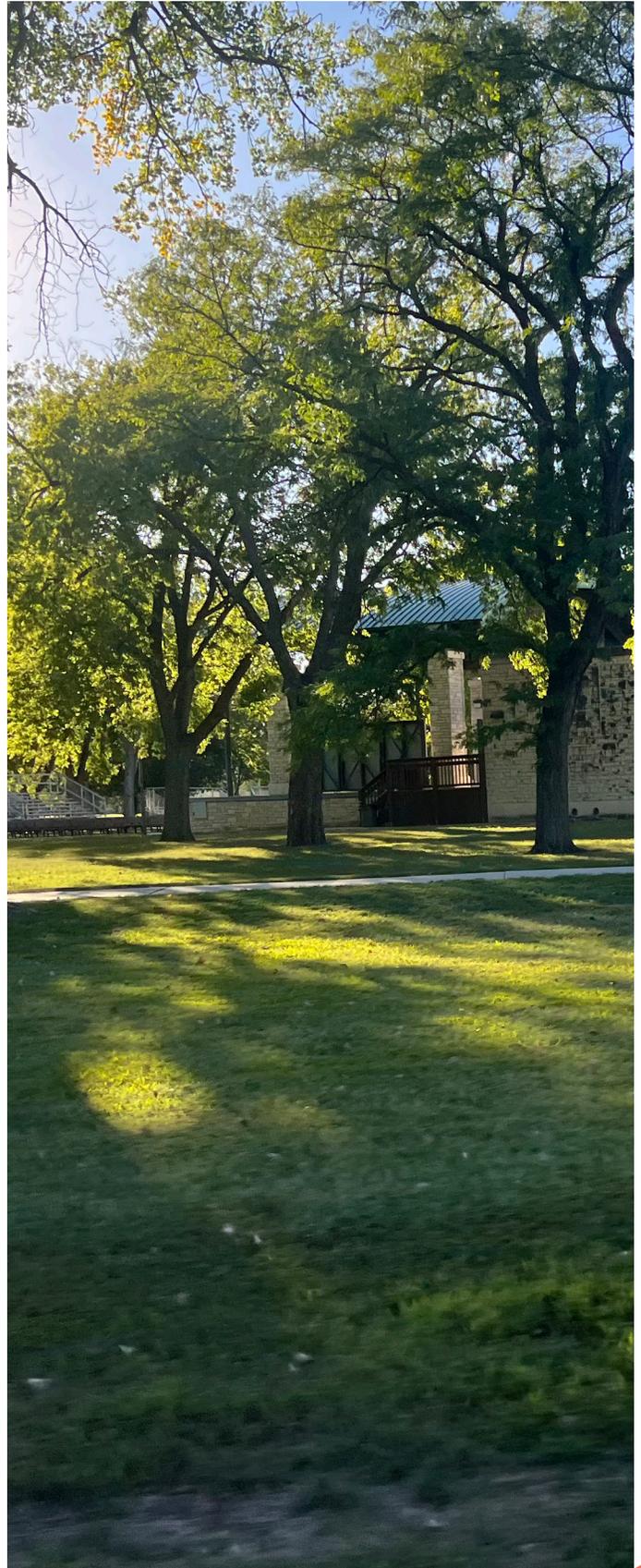
Double Gymnasium	14,250 NSF
Cross Training Turf Gymnasium	4,000 NSF
Fitness (Weights and Cardio)	11,500 NSF
(2) Fitness Studios	4,000 NSF
Outdoor Fitness Studio	3,000 NSF
Indoor Elevated Walk/Jog/Run Track (~1400 ft length)	16,750 NSF
Child Watch and Indoor Playground	3,000 NSF
Administrative Support Spaces	4,800 NSF
Lobby and Circulation Spaces	12,000 NSF
Mechanical/Custodial Spaces	1,500 NSF
Changing, Showers, and Restrooms	1,500 NSF
General Storage	2,000 NSF
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Total Gross Area* Phase 2	90,045 GSF

A grossing factor of 15% is added to the net area to account for wall thicknesses, mechanical chases, and other non-programmed space needs.

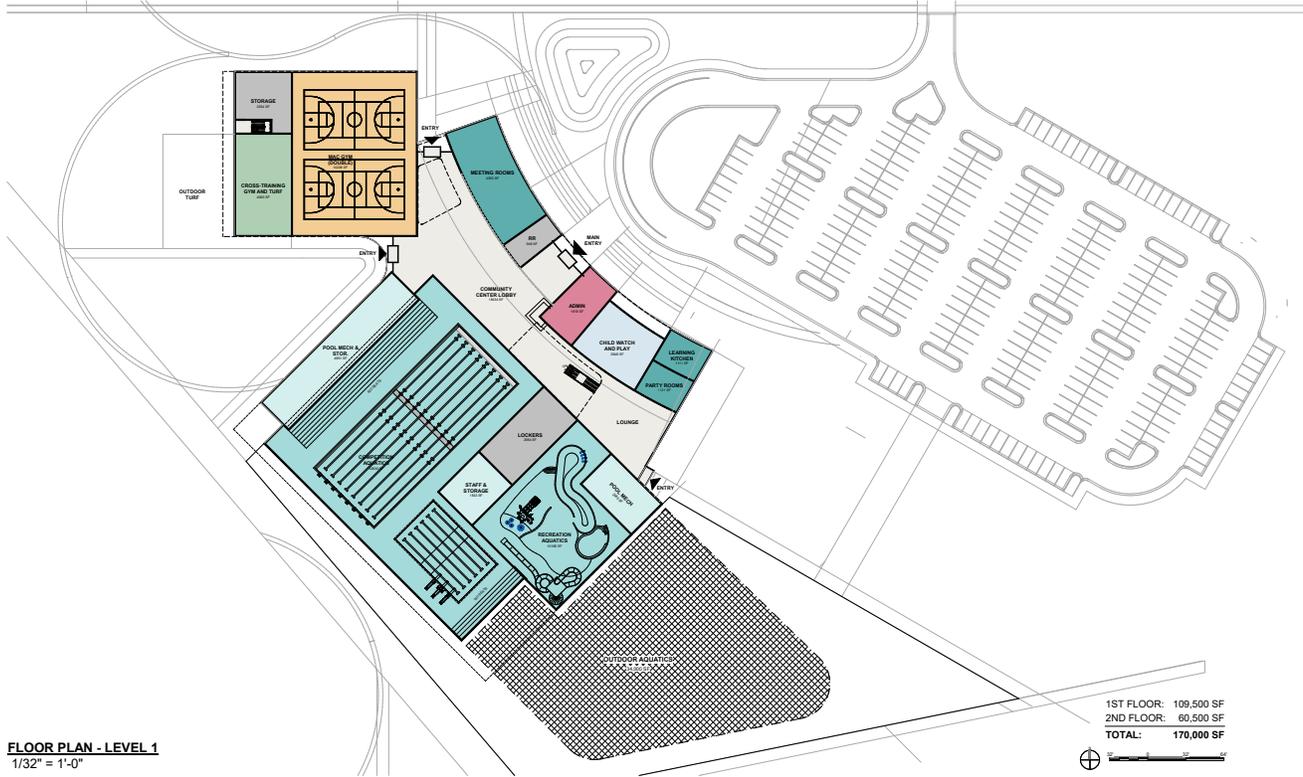
The estimated opinion of probable construction cost for Phase II is approximately \$56.7m assuming a mid-point of construction in Q1 2039 and an anticipated opening date of January 1, 2040. Escalation of 4% per year from 2024 is included in this estimation. Site development costs and other owner “soft” costs are not included. These can typically range from 15% to 25% depending on the project requirements and existing conditions.

## O&M Budget

A in-depth analysis of the anticipated order of magnitude annual operations and maintenance budget for this facility can be found in Appendix G.



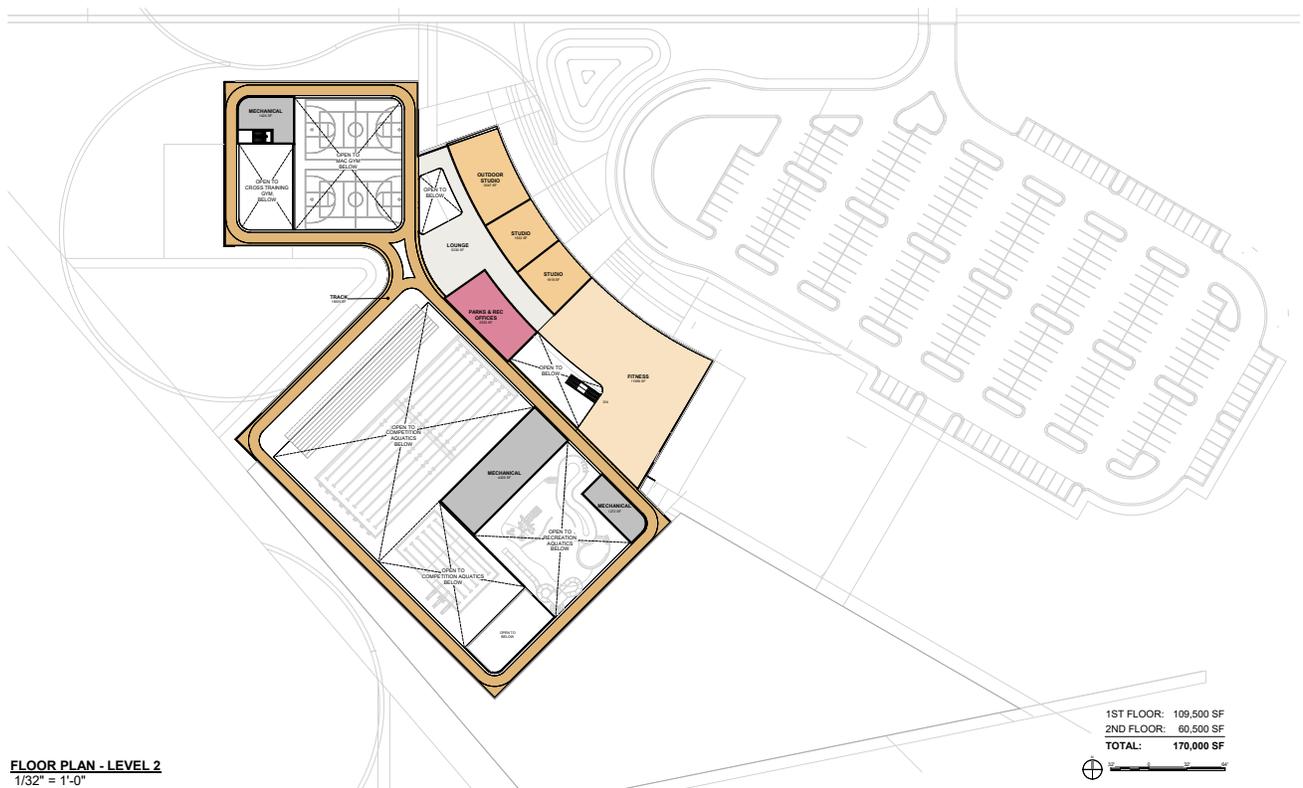
# Community Center Floor Plans



## COMMUNITY CENTER CONCEPT PLANS

MoveMHKI - City Park Plan | 04/23/2024

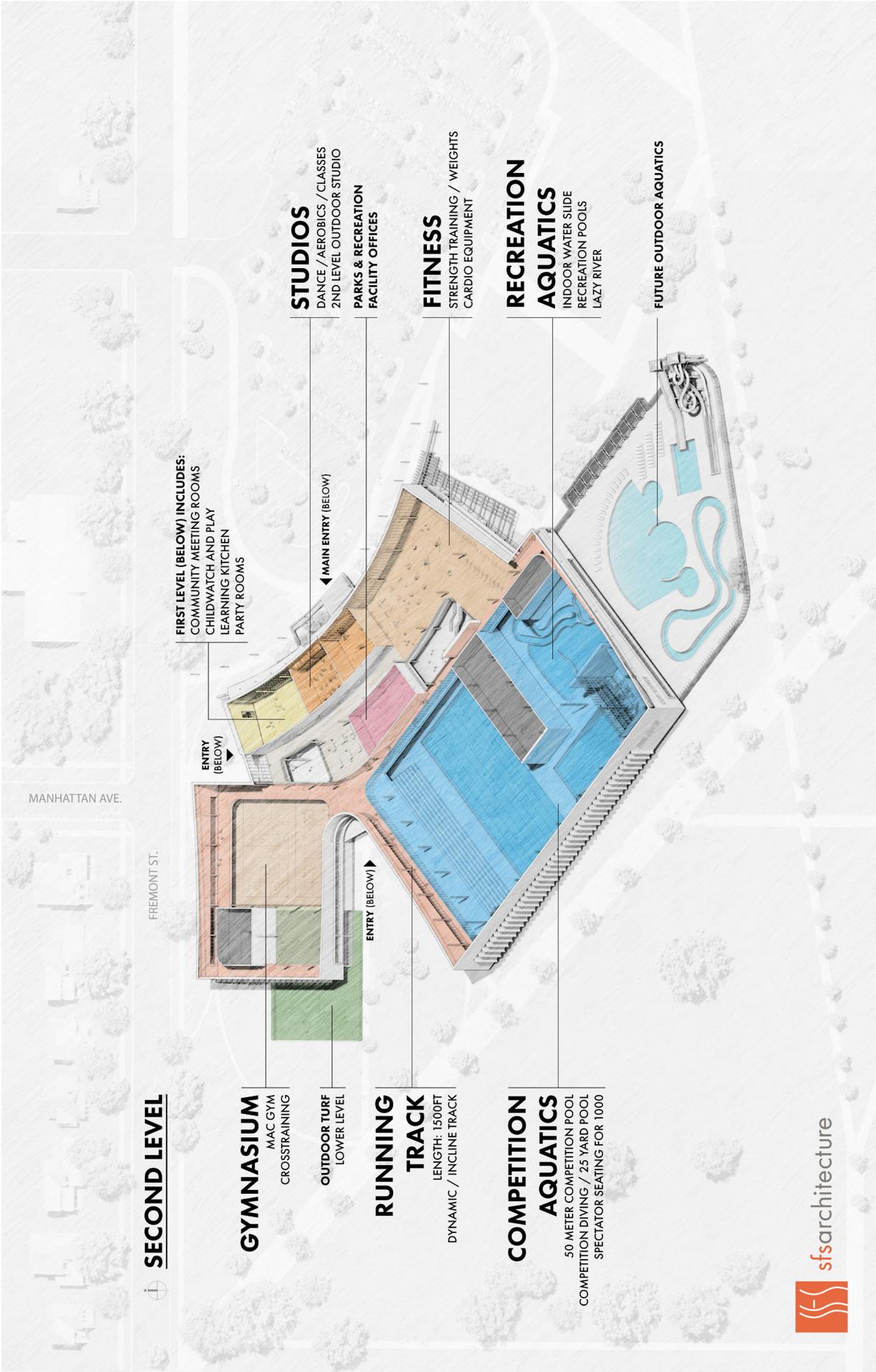
sfsarchitecture



## COMMUNITY CENTER CONCEPT PLANS

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**SECOND LEVEL**

**GYMNASIUM**  
MAC GYM  
CROSTRRAINING

**OUTDOOR TURF**  
LOWER LEVEL

**RUNNING TRACK**  
LENGTH: 1500FT  
DYNAMIC / INCLINE TRACK

**COMPETITION AQUATICS**  
50 METER COMPETITION POOL  
COMPETITION DIVING / 25 YARD POOL  
SPECTATOR SEATING FOR 1000

**FIRST LEVEL (BELOW) INCLUDES:**  
COMMUNITY MEETING ROOMS  
CHILDWATCH AND PLAY  
LEARNING KITCHEN  
PARTY ROOMS

**STUDIOS**  
DANCE / AEROBICS / CLASSES  
2ND LEVEL OUTDOOR STUDIO

**PARKS & RECREATION FACILITY OFFICES**

**FITNESS**  
STRENGTH TRAINING / WEIGHTS  
CARDIO EQUIPMENT

**RECREATION AQUATICS**  
INDOOR WATER SLIDE  
RECREATION POOLS  
LAZY RIVER

**FUTURE OUTDOOR AQUATICS**

MANHATTAN AVE.

FREMONT ST.

ENTRY (BELOW)

MAIN ENTRY (BELOW)

ENTRY (BELOW)

# Community Center Renderings



Potential view at the intersection of Manhattan Avenue and Fremont Street



Potential view looking southeast along the proposed promenade

## SIMILAR SERVICE PROVIDERS

The consultant team conducted a similar service provider study to assess the feasibility of a multi-use recreational facility with access to fitness equipment, programming, and indoor water for the City of Manhattan, KS. Thirteen facilities were compared and analyzed to understand amenities, hours of operation, programs, rates for memberships, daily admission fees, fees for programs, as well as gaps of service and opportunities for City of Manhattan.

### Purpose of the Market Analysis

The purpose of the market analysis is to identify and assess the competitive landscape of both public and private indoor recreation and fitness facilities within City of Manhattan. Through the careful collection of various data elements such as type of facility, location, description of amenities, membership and program fees, current activities, among other organizational factors. The analysis aims to provide a thorough understanding of similar providers in Manhattan and Fort Riley, KS. With the assistance of the City in identifying facilities, this report will examine current services, operations, structure, and discern opportunities for a future multi-use recreational facility with indoor water. The culmination of this research, including a review of amenities, fee structures, and any available operating data, is intended to inform and guide better decision-making processes, considering relevant plans and insights from alternative providers in the City.

### Key Highlights

- Out of 13 facilities, almost half (5) are open 24 hours a day, 7 days a week. Another five are open Monday through Saturday on select hours.
- Genesis Health Club and Fort Riley Aquatics are the only facilities that offer aquatics.
- Genesis Health Club and KSU Recreation Services offer an indoor track.
- Genesis Health Club is the only facility to offer child care.
- City of Manhattan has an opportunity to capture a segment of the market by offering fitness equipment and classes, indoor aquatics, indoor track, and child care at a low-cost rate compared to Genesis Health Club.

### Summary

With the median age in the City of Manhattan being 33 and over 2,500 Fort Riley Soldiers and Department of Defense (DOD) civilians living in the City and Riley County, the City has an opportunity to capture a segment of the population by offering a comprehensive facility with access to standard weight and cardio rooms, aquatics, fitness classes, and complementary or paid child care. Child care, weights, cardio equipment, aquatics, and fitness classes may be factors that attract younger

families with children to the facility as they can partake in fitness activities while their children are cared for. Additionally, this facilitates the opportunity to have their children participate in aquatic or recreational activities either before or after the parent begins a workout session or class.

Thirteen facilities within Manhattan (one in Fort Riley) were assessed to understand the services, trends, and amenities they provide. The following key highlights demonstrate trends, services and program offerings that may provide insights to Manhattan in discovering opportunities and gaps in amenities and offerings. More detailed tables and charts are located in the Appendix.

### Hours:

Out of the 13 assessed facilities, 5 offer 24/7 access to facility and equipment, while another 5 are open Monday to Saturday during select business hours. Two facilities are open Monday to Sunday during select business hours. One facility is only Thursday to Sunday during select business hours.

- The average opening time during weekends is 5 A.M. and range from 4 A.M. to 7 A.M.
- The average closing time is 10 P.M. and range from 7 P.M. to 11 P.M.

### Programming and Amenities:

- Almost all facilities (except for Wildcats, both locations) offer personal training. While all facilities except for Eat The Frog Fitness offer weight and cardio rooms.
- Notably, only Genesis Health Club and KSU Recreation Services offer an indoor track.
- All facilities offer free program orientation or trial period, most facilities include fitness classes in their memberships.
- Genesis Health Club and Fort Riley Aquatics are the only facilities with pools and aquatics. Fort Riley Aquatics stands out by additionally offering an outdoor swimming pool.
- Five facilities offer premium programming such as sports training.
- Apart from having the most robust offerings in services and amenities, Genesis Health Club offers on-site child care. This can be a significant factor as it removes barriers to families without having child care or afterhours child care to parent/s seeking to participate in fitness activities or training.

### Monthly Cost:

The average monthly membership cost is \$70 dollars, with prices ranging from \$26 to \$159 dollars.

Day passes are offered by five facilities and range from \$4 to \$70 dollars. Day passes may be popular for those transiting through Manhattan and Fort Riley or patrons' interests in first "testing out" the facilities before they commit to a monthly plan.