

RIVERVIEW RECREATION COMPLEX

COUNCIL MEETING

DESIGN DEVELOPMENT
MAY 23, 2023

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1. WHERE WE ARE

- PROCESS
- COSTING

2. DESIGN DEVELOPMENT PROCESS

3. DESIGN DEVELOPMENT

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1. WHERE WE ARE

+WHERE WE ARE - PROCESS

- **DESIGN DEVELOPMENT**

- REFINING LAYOUTS
- STRUCTURAL, MECHANICAL, CIVIL & LANDSCAPE COORDINATION
- CODE & ACCESSIBILITY REVIEW
- INTERIOR FINISHES

- **SITE & BUILDING DESIGN REVIEW WITH STAKEHOLDERS**

- **USER GROUP WORKSHOPS & FEEDBACK**

- **ROOM DATA SHEETS** (ROOM-BY-ROOM REQUIREMENTS)

- **DD COSTING**

- **COUNCIL MEETING (TODAY)**



- **NEXT STEPS:**

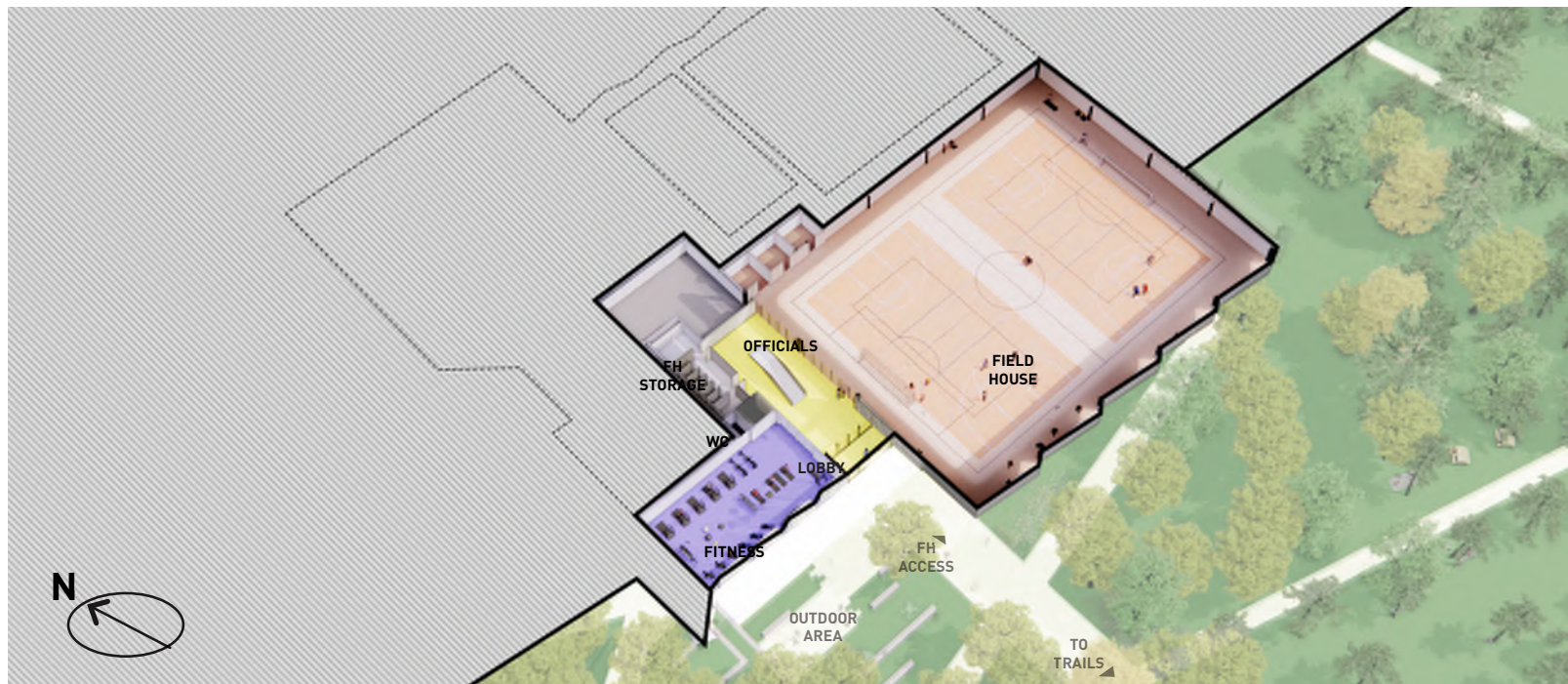
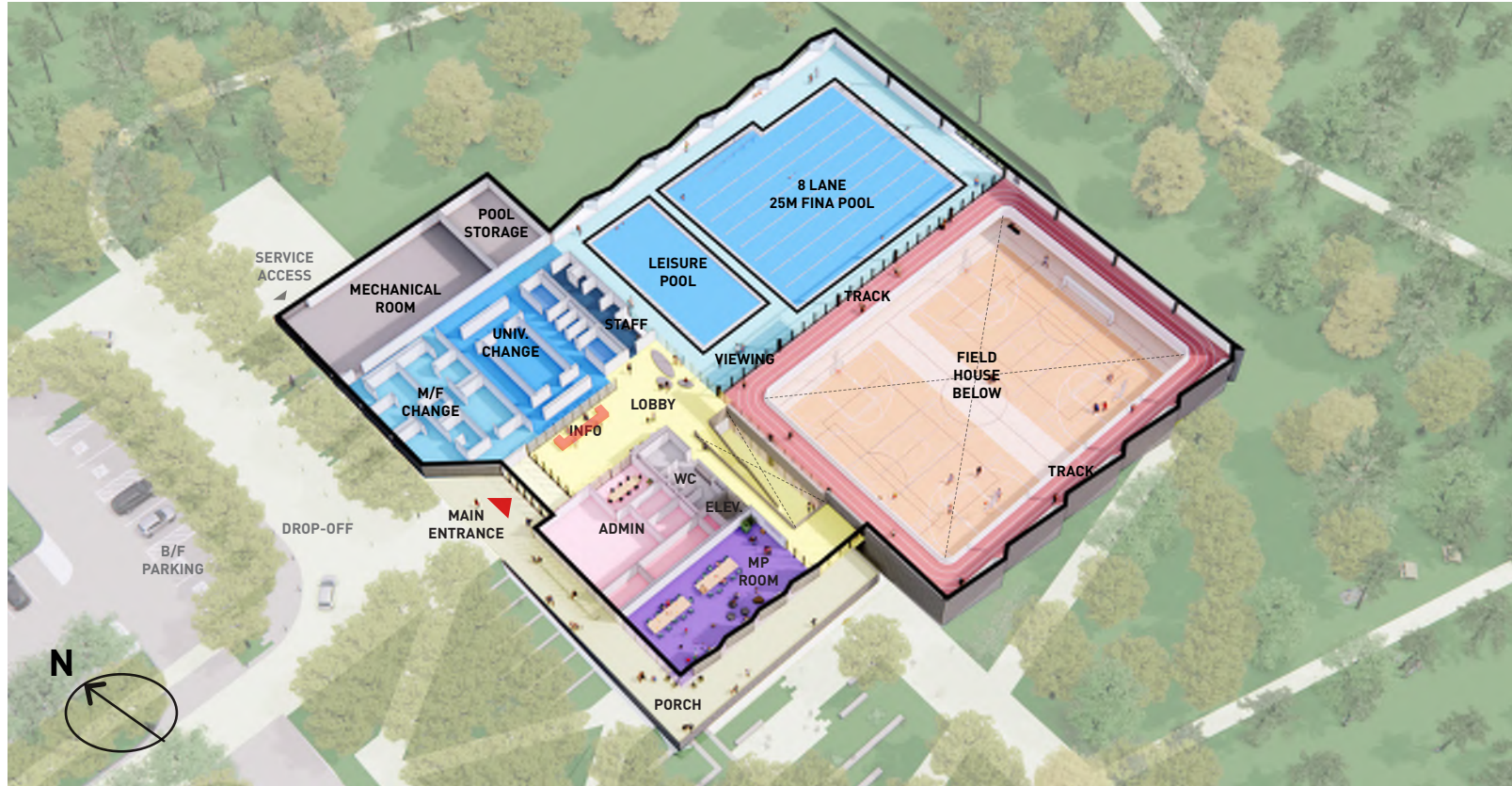
- **CONSTRUCTION DOCUMENTS** (BUILDING PERMIT APPLICATION, CONSTRUCTION DOCUMENTS)
- **TENDER** (PRE-QUALIFICATION, TENDER DOCUMENTS & ADDENDA PERIOD, CONTRACT AWARD)
- **CONTRACT AWARD** (WINTER/SPRING 2024)
- **CONSTRUCTION** (2 YEARS)

+WHERE WE ARE - COSTING

	SD (NOV.2022)	DD (APR. 2023)
AREA	60,150 sft	61,700 sft
COST ESTIMATE	<u>\$37.3M</u> \$45.7M (+/- 15%)	<u>\$39.1M</u> \$45.9M (+/- 8%)

2. DD PROCESS

+PREVIOUS COUNCIL MEETING

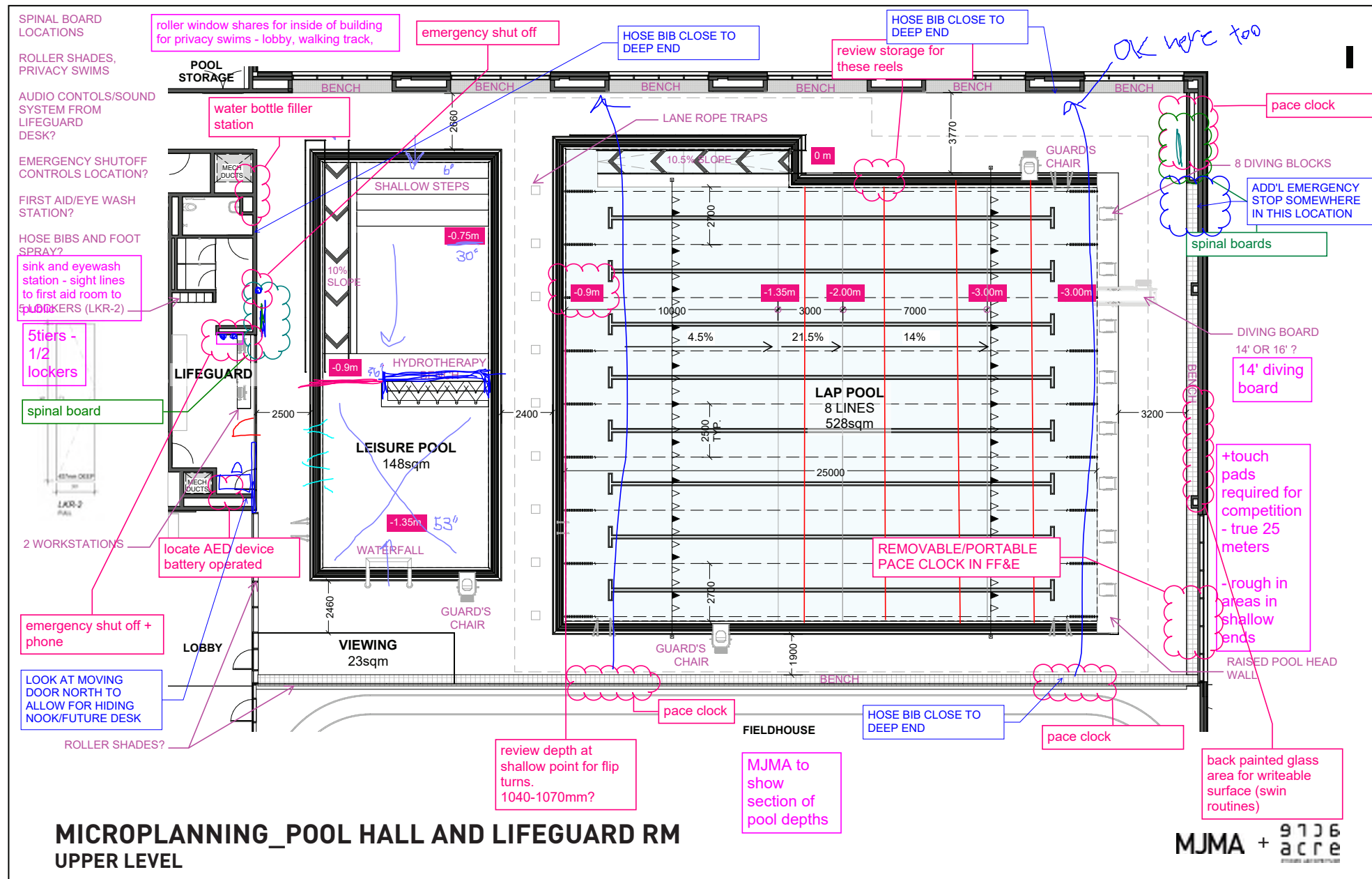


WEST ELEVATION



SOUTH ELEVATION

+USERGROUP WORKSHOPS



USERGROUP WORKSHOPS

ROOM DATA WORKSHEETS

AQUATICS

Department Name: AQUATICS
 maclean jaunkais miller architects

Rev	Description	Marked Up By	Date
1			
2			
3			
4			
5			
6			
7			

Client: City of Guelph
 Project: Guelph South East Community Centre
 Project No: 1718

ARCHITECTURAL PLANNING

Program Area: NSP
 Current Area: NSP
 Level: Level 1
 Occupancy: FINA Standards Required?
 Water Volume: Accessibility Requirement Standard - CBC & City of Guelph FADM

Refer to Plans
 Refer to Plans
 Refer to Plans
 Accessibility Requirement Standard - CBC & City of Guelph FADM

SPECIAL PROGRAM REQUIREMENTS

Security	Expandability	Privacy (Women Only Swims?)
<input type="checkbox"/> Low	<input type="checkbox"/> Low	<input type="checkbox"/> Low
<input type="checkbox"/> Medium	<input type="checkbox"/> Medium	<input type="checkbox"/> Medium
<input type="checkbox"/> High	<input type="checkbox"/> High	<input type="checkbox"/> High
<input type="checkbox"/> Other	<input type="checkbox"/> Other	<input type="checkbox"/> Other

Acoustic Isolation	Abuse Resistance Assemblies Required?	Aquatic Sport Types
<input type="checkbox"/> Low	<input type="checkbox"/> Yes	<input type="checkbox"/> Water Polo
<input type="checkbox"/> Medium	<input type="checkbox"/> No	<input type="checkbox"/> Synchro
<input type="checkbox"/> High	<input type="checkbox"/> Wall	<input type="checkbox"/> Underwater Hockey
<input type="checkbox"/> Other	<input type="checkbox"/> Ceiling	<input type="checkbox"/> Other

POOL

Pool Type:	Gutters:	Deck Finish:
<input type="checkbox"/> Lap Pool	<input type="checkbox"/> Continuous	<input type="checkbox"/> Mosaic 50x50mm
<input type="checkbox"/> 25 meter	<input type="checkbox"/> Stepped	<input type="checkbox"/> Mosaic 200mmx200mm
<input type="checkbox"/> 50 meter	<input type="checkbox"/> Header Wall Required	<input type="checkbox"/> Mosaic 200mmx200mm
<input type="checkbox"/> Competition	<input type="checkbox"/> Gutter Grille Type:	<input type="checkbox"/> Large Format
<input type="checkbox"/> Lane Width (2.15m min):	<input type="checkbox"/> Parallel	<input type="checkbox"/> Other
<input type="checkbox"/> City of Lanes:	<input type="checkbox"/> Perpendicular	
<input type="checkbox"/> Water Temp:	<input type="checkbox"/> Accessories:	
<input type="checkbox"/> Bulkhead Required	<input type="checkbox"/> Lane Ropes	
<input type="checkbox"/> Depth:	<input type="checkbox"/> Under Deck Compartment	
	<input type="checkbox"/> Qty:	

Leisure Pool	Drinking Board Platforms:	Depth Markers:
<input type="checkbox"/> Stepped Entry	<input type="checkbox"/> Spring	<input type="checkbox"/> Mosaic Tile
<input type="checkbox"/> Sloped Entry	<input type="checkbox"/> Platform	<input type="checkbox"/> Large Format Graphical Tile
<input type="checkbox"/> Ladder Entry	<input type="checkbox"/> Qty:	<input type="checkbox"/> Other
<input type="checkbox"/> Movable Floor	<input type="checkbox"/> Height:	
<input type="checkbox"/> Depth:	<input type="checkbox"/> 0.6 meters	
<input type="checkbox"/> 1070mm	<input type="checkbox"/> 1.0 meters	
<input type="checkbox"/> 915mm	<input type="checkbox"/> 1.5 meters	
<input type="checkbox"/> Hot Tub	<input type="checkbox"/> 2.0 meters	
<input type="checkbox"/> Stepped Entry	<input type="checkbox"/> 3.0 meters	
<input type="checkbox"/> Sloped Entry	<input type="checkbox"/> 10.0 meters	
<input type="checkbox"/> Water Temp:		

Ramp Type	Recreational	Water Slide:
<input type="checkbox"/> Straight Run	<input type="checkbox"/> Traction Ropes	<input type="checkbox"/> On Deck
<input type="checkbox"/> Switch Back	<input type="checkbox"/> Climbing Wall	<input type="checkbox"/> In Pool
<input type="checkbox"/> Other	<input type="checkbox"/> Other	<input type="checkbox"/> Other

Water Features:	Water Type:	Water Slide:
<input type="checkbox"/> List Types:	<input type="checkbox"/> All Type	<input type="checkbox"/> Premanufactured
WF1: GPM	<input type="checkbox"/> Mobile	<input type="checkbox"/> Fabricated/Architectural
WF2: GPM	<input type="checkbox"/> Other	<input type="checkbox"/> Lockable
WF3: GPM		
WF4: GPM		
WF5: GPM		
WF6: GPM		

ROOM FINISHES

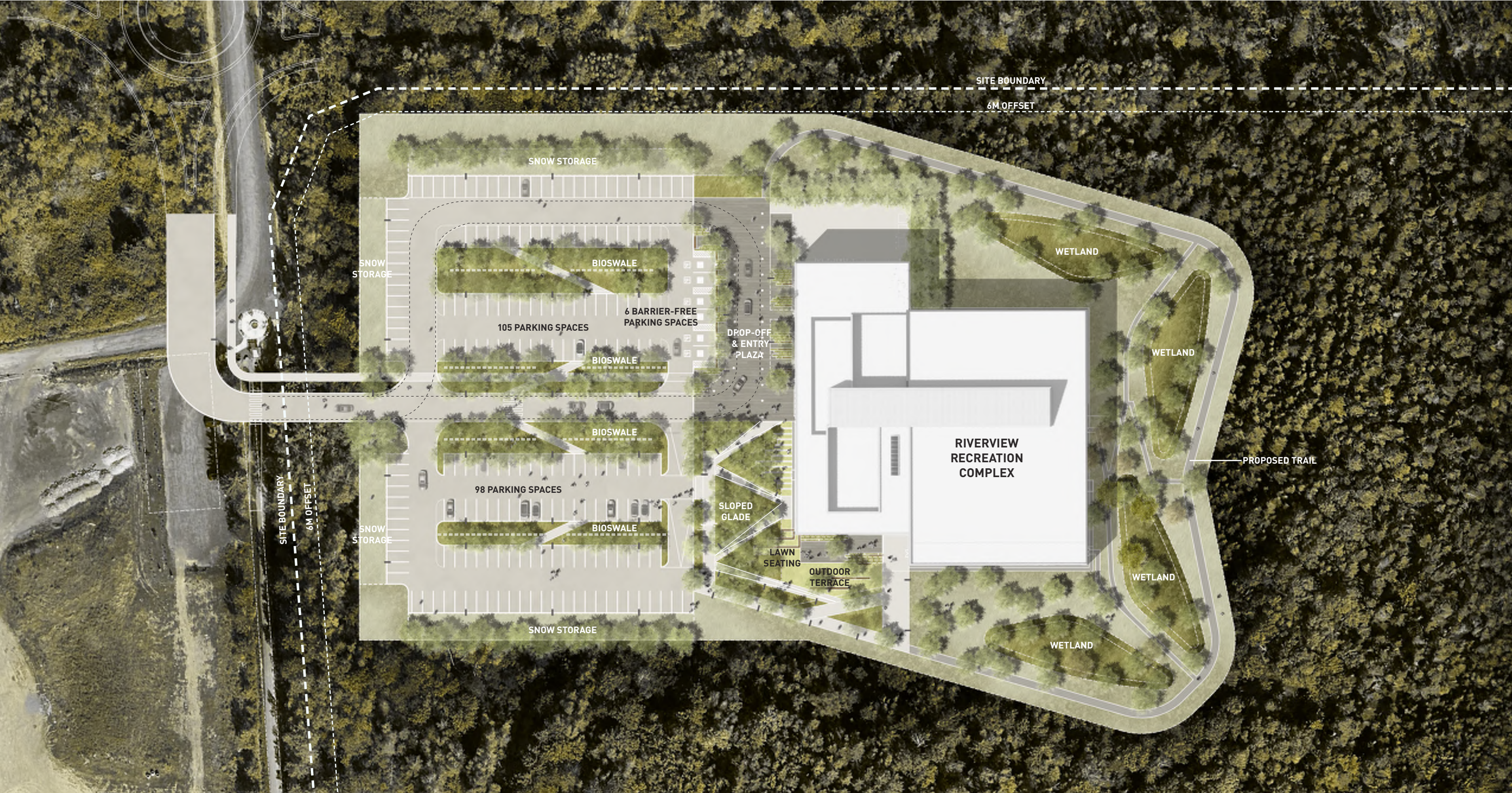
Flooring (Standard)	Wall Finish	Ceiling Material
<input type="checkbox"/> Concrete Sealed	<input type="checkbox"/> Exposed (Paint)	<input type="checkbox"/> Exposed (Paint)
<input type="checkbox"/> Concrete Polished	<input type="checkbox"/> Exposed (Sealed)	<input type="checkbox"/> Exposed (Sealed)

ROOM DATA SHEETS

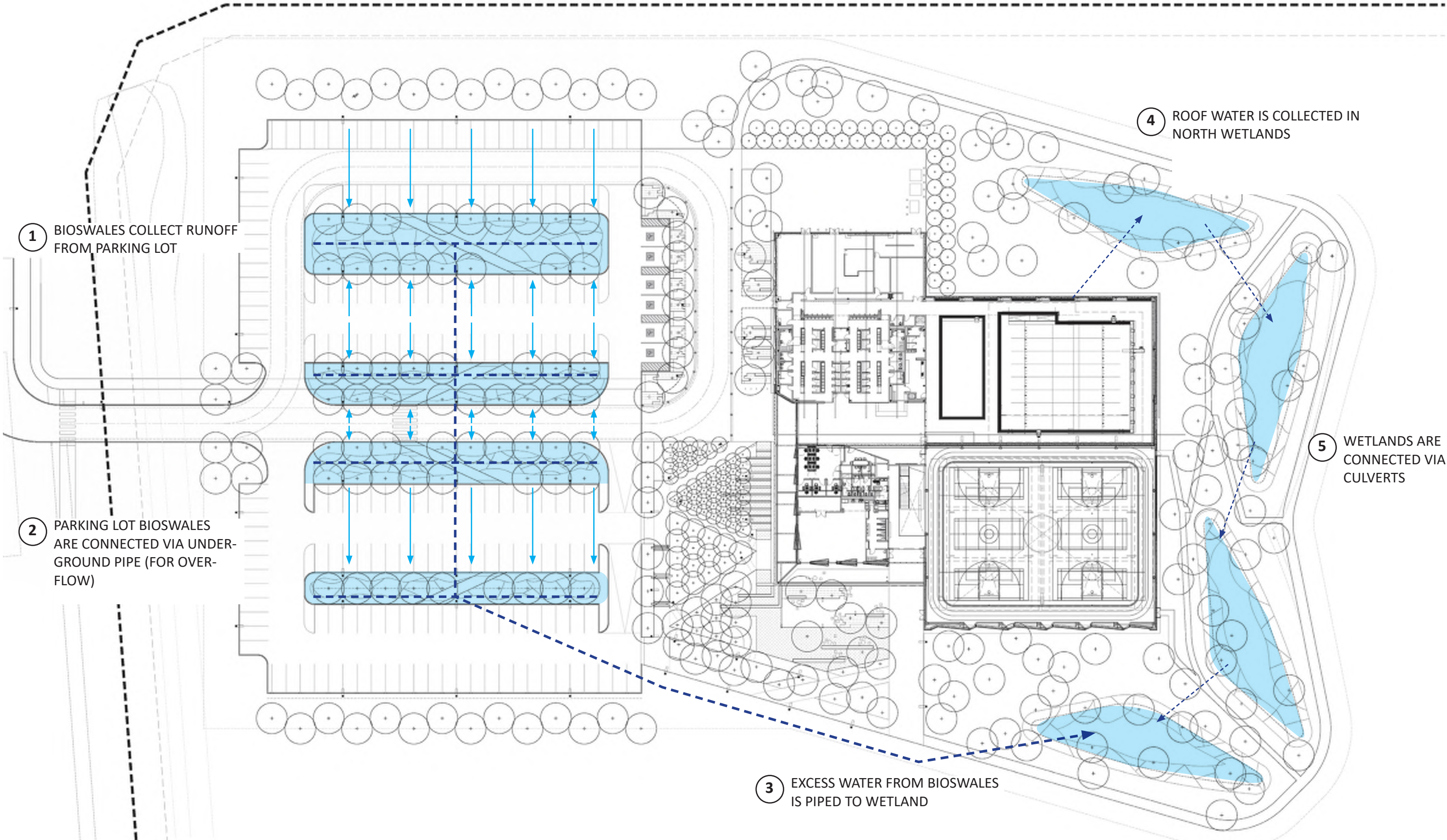
3. DESIGN DEVELOPMENT

3.1. EXTERIOR

+SITE PLAN UPDATES



+LANDSCAPE WETLAND SYSTEM



1 BIOSWALES COLLECT RUNOFF FROM PARKING LOT

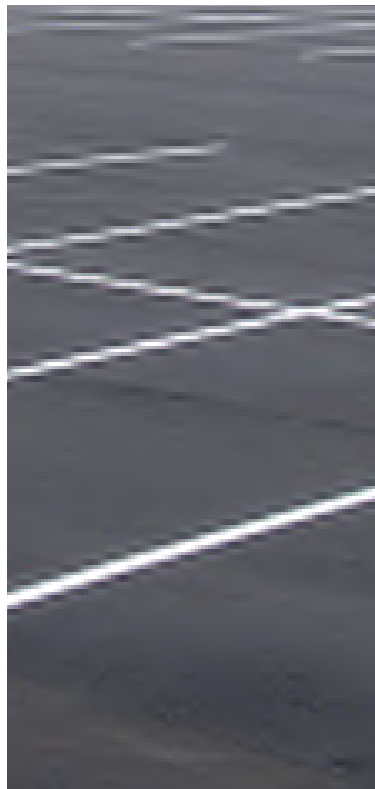
2 PARKING LOT BIOSWALES ARE CONNECTED VIA UNDERGROUND PIPE (FOR OVERFLOW)

3 EXCESS WATER FROM BIOSWALES IS PIPED TO WETLAND

4 ROOF WATER IS COLLECTED IN NORTH WETLANDS

5 WETLANDS ARE CONNECTED VIA CULVERTS

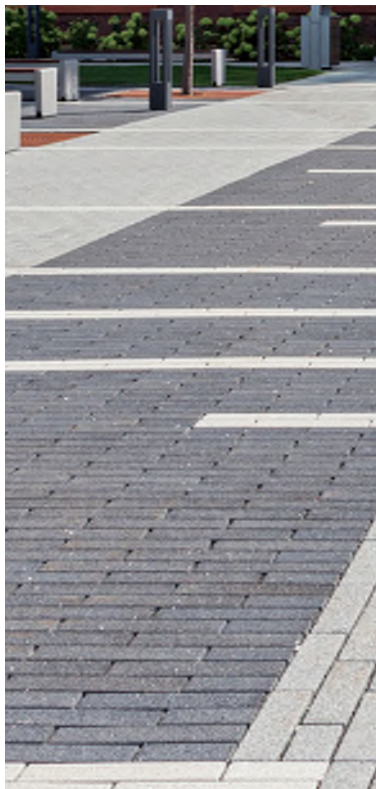
+LANDSCAPE PAVING MATERIALS & SITE FURNISHING



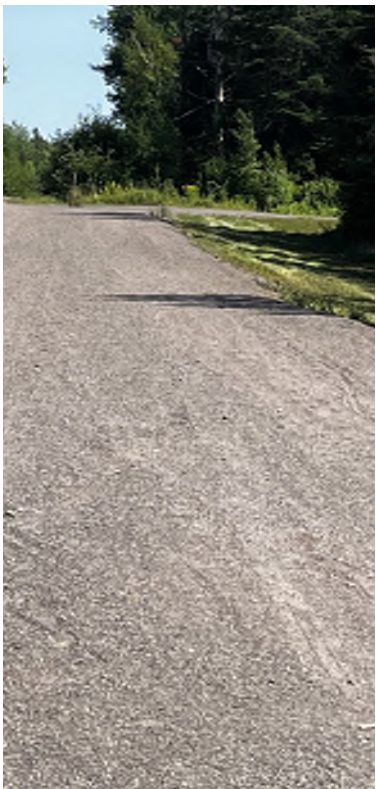
Asphalt Paving
Parking Lot & Access Road



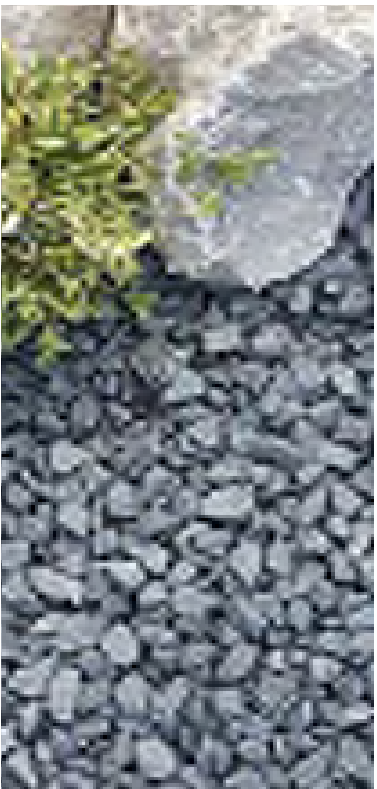
CIP Concrete Paving (Pedestrian & Vehicular)
Formal Walkways



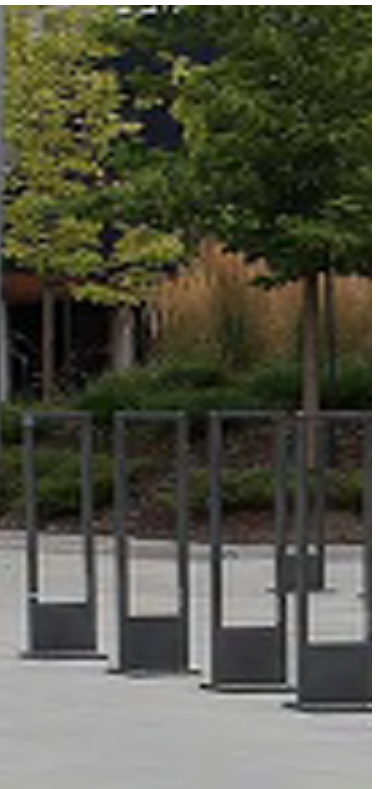
Unit Paving
Drop-Off Plaza



Crusher Dust Paving
Informal Walkways (Trail & Exit Route)



Crushed Stone Paving
Maintenance Strip around Building



Bike Rack
Near Main Entrance



Waste & Recycle Receptacles
Near Main Entrance



Bollard
Drop-Off Plaza

+APPROACH



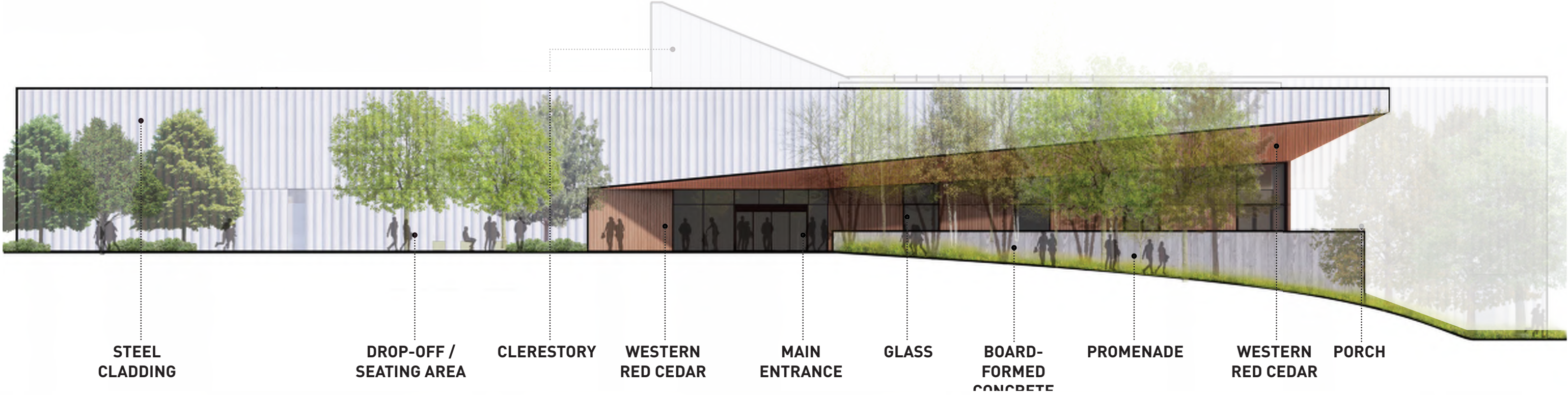
+ ARRIVAL - PORCH



+ SOUTH OUTDOOR AREA



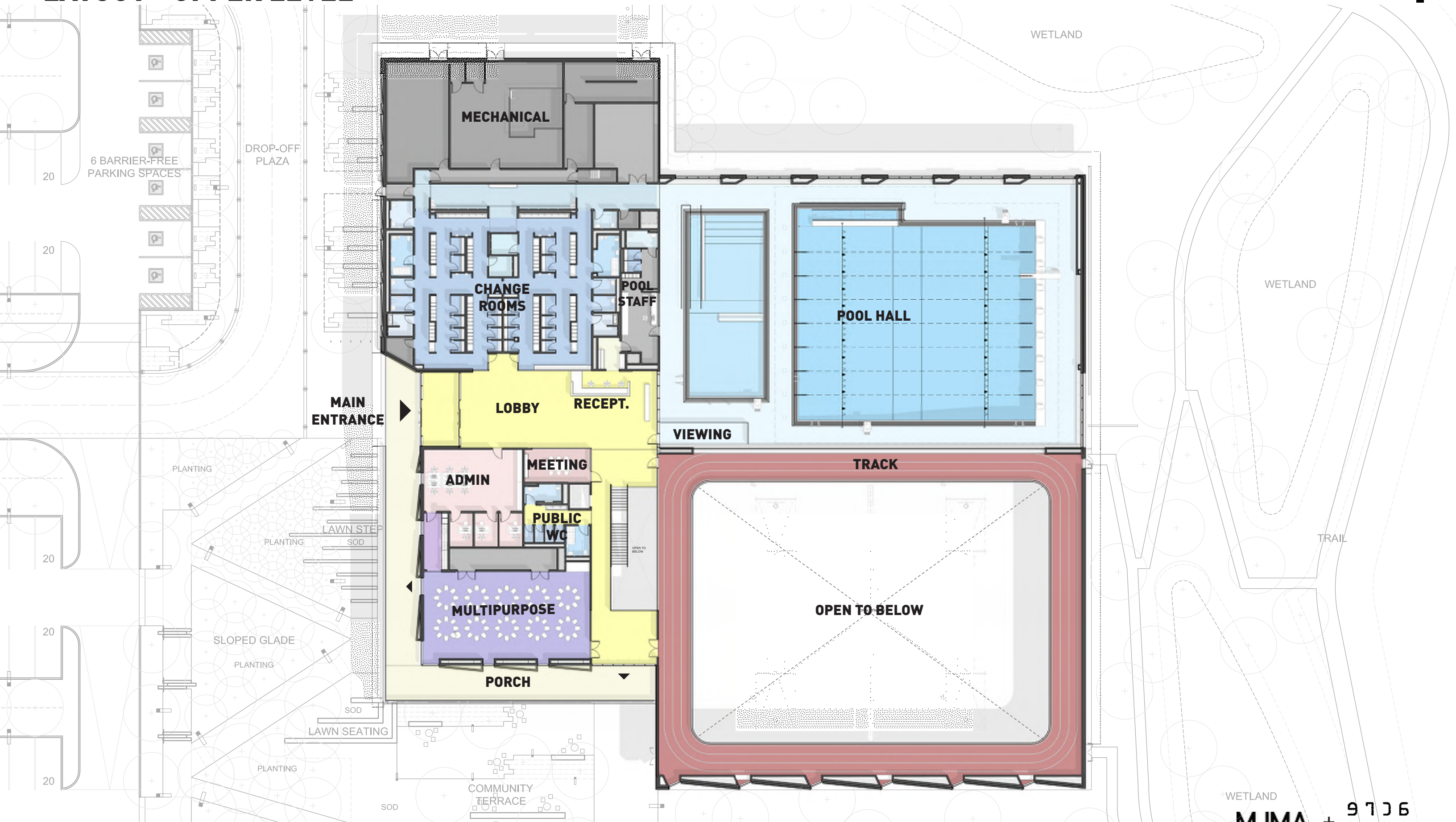
+ ELEVATIONS



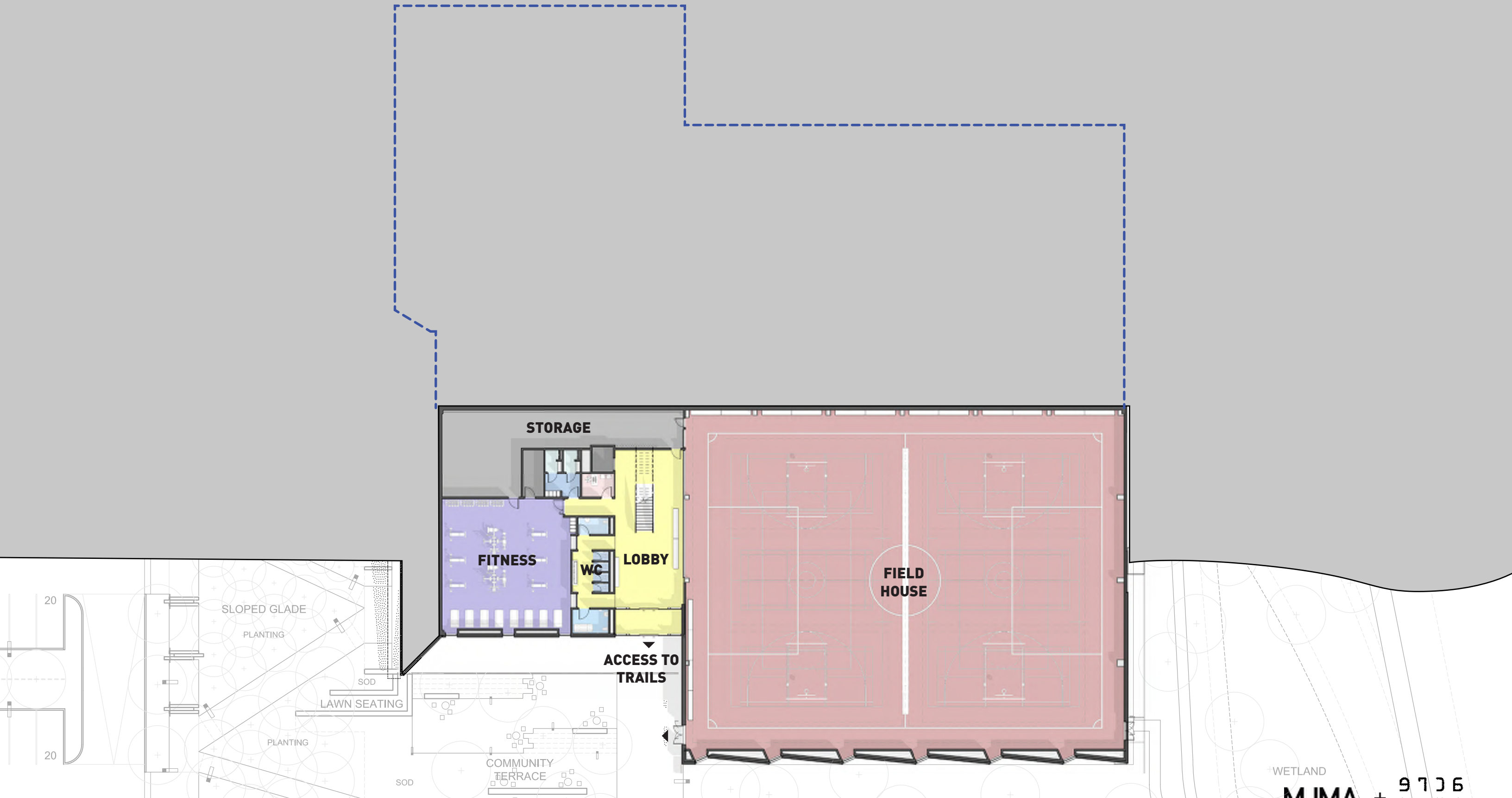


3.2. INTERIOR

+LAYOUT - UPPER LEVEL



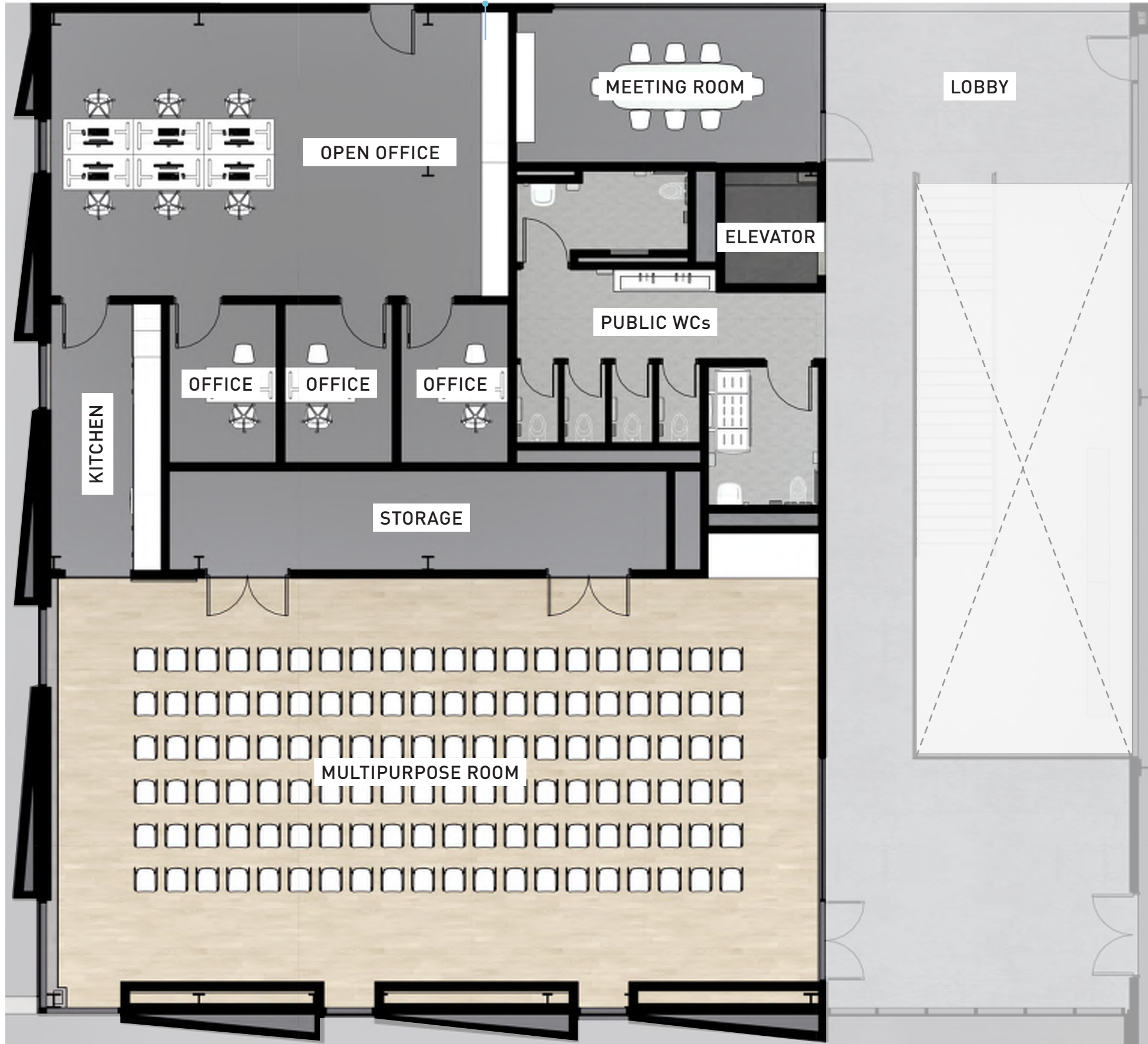
+LAYOUT - LOWER LEVEL



+ ENTRANCE LOBBY

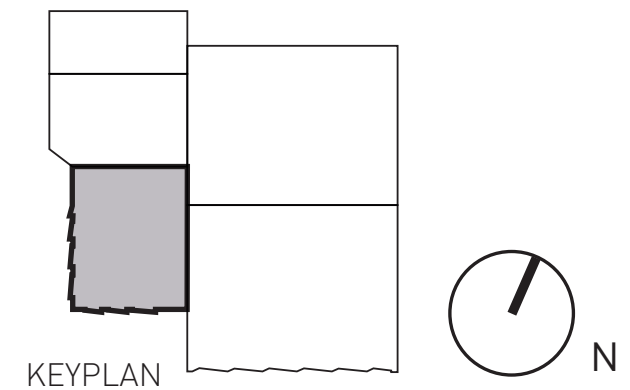


+ MULTIPURPOSE ROOM, OFFICES, WCs, LOBBY



MULTIPURPOSE ACTIVITIES:

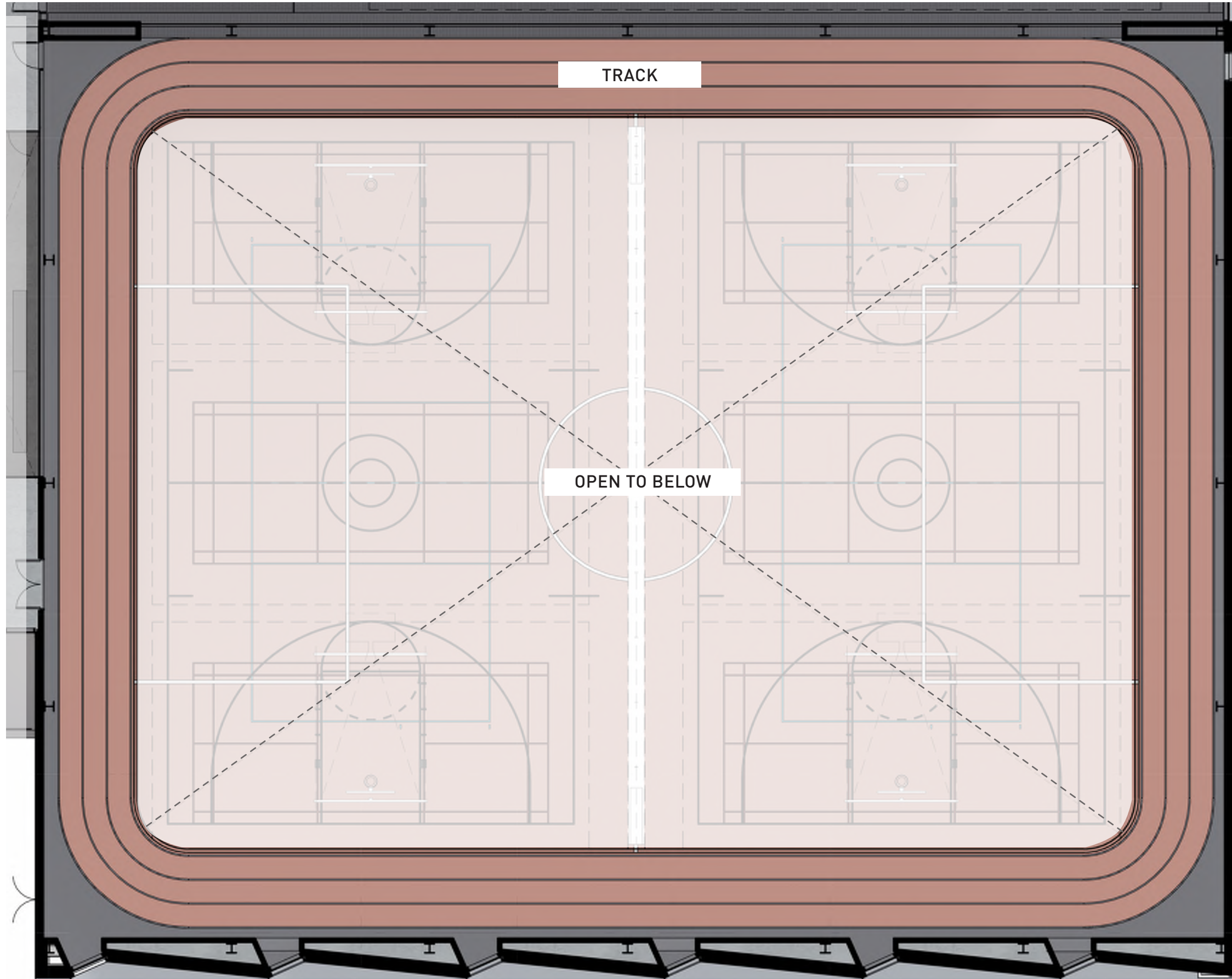
- USERGROUP MEETINGS
- TRAINING/COURSES
- BOARD MEETINGS
- WORKSHOPS
- CONFERENCES
- BANQUETS
- SOCIAL GATHERINGS
- SCREENINGS



+ MULTIPURPOSE ROOM

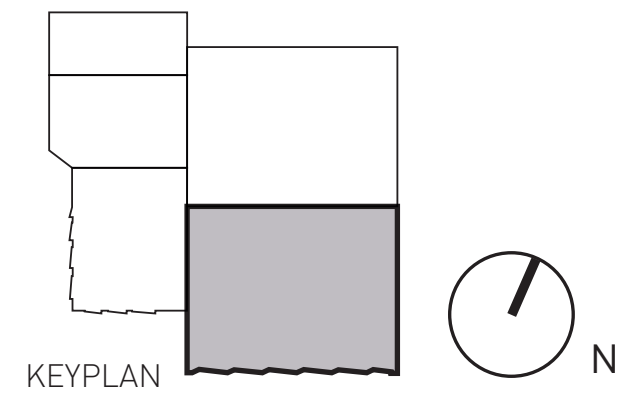


+ TRACK



ACTIVITIES:

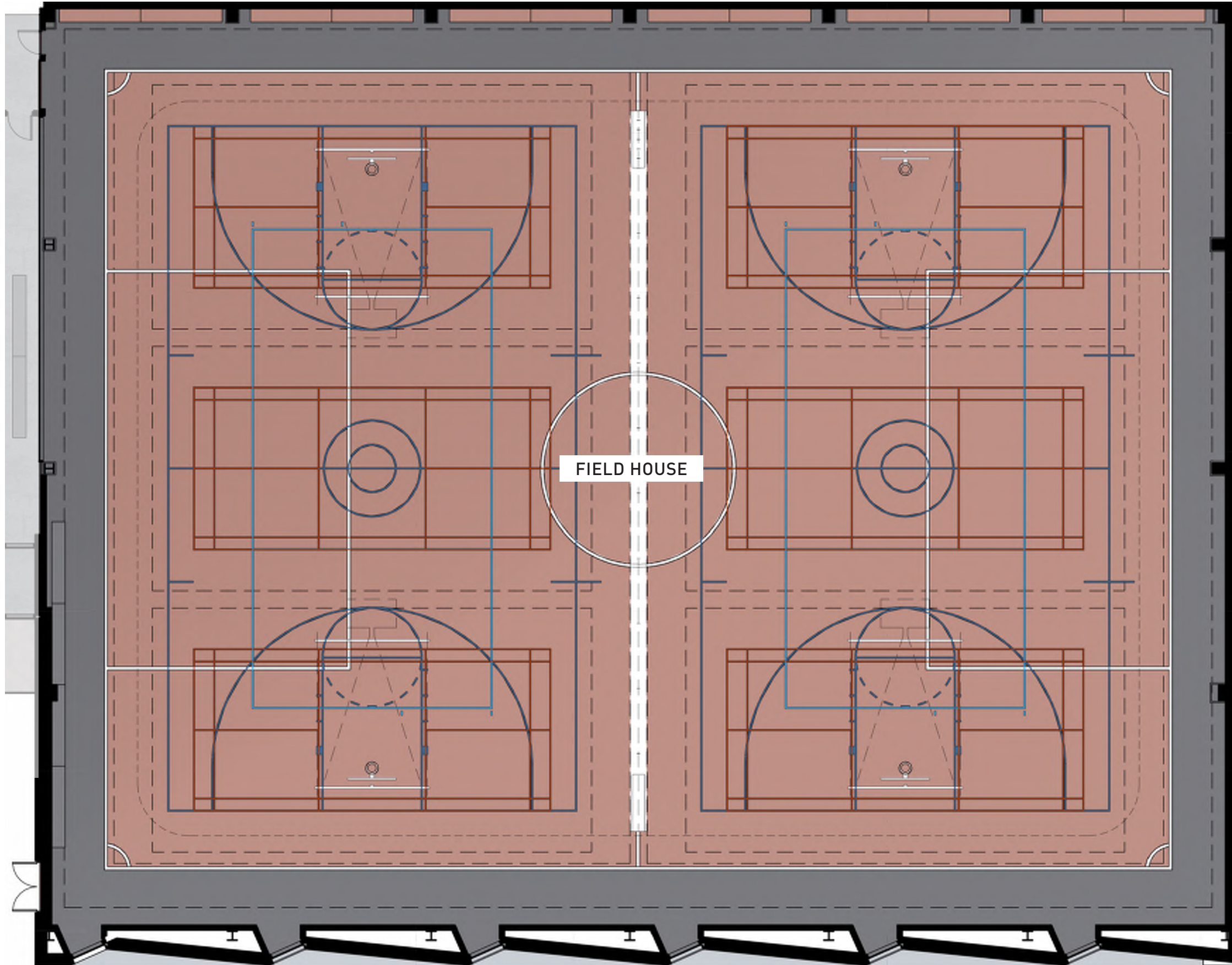
- WALKING
- NORDIC WALKING



+ THE 'BIG ROOM'

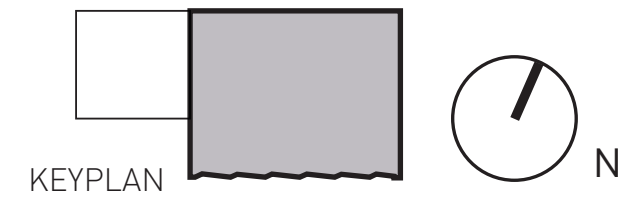


+ FIELDHOUSE - SYNTHETIC FLOORING



ACTIVITIES:

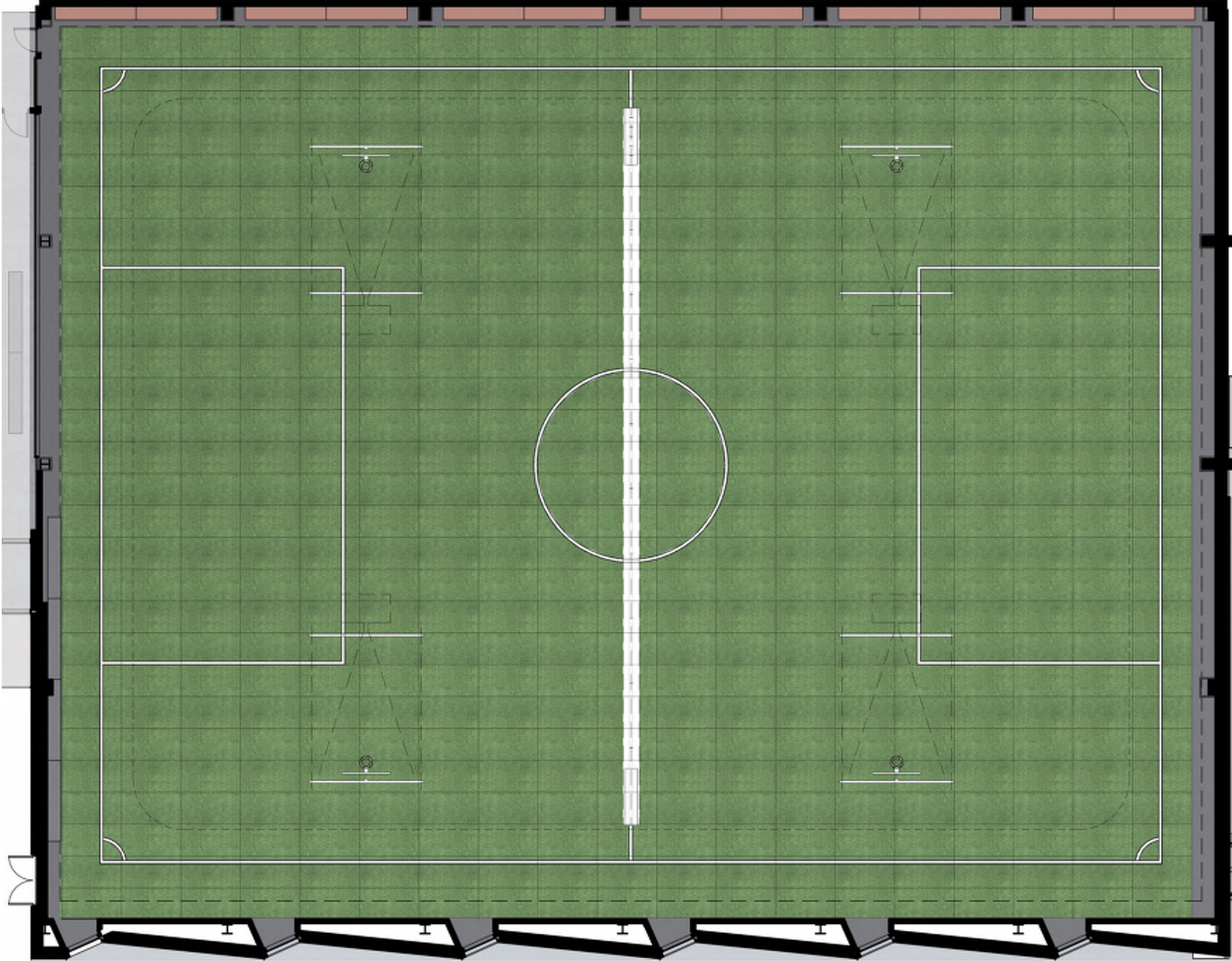
- BASKETBALL
- INDOOR SOCCER
- INDOOR BASEBALL
- PICKLEBALL
- BADMINTON
- VOLLEYBALL
- FOOTBALL
- COMMUNITY EVENTS



+ FIELD HOUSE - SYNTHETIC FLOORING

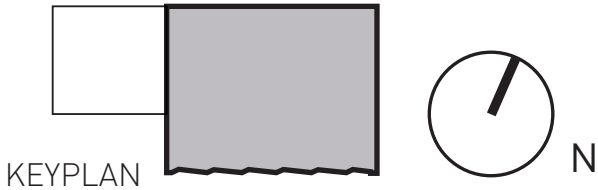


+ FIELDHOUSE - REMOVABLE TURF



ACTIVITIES:

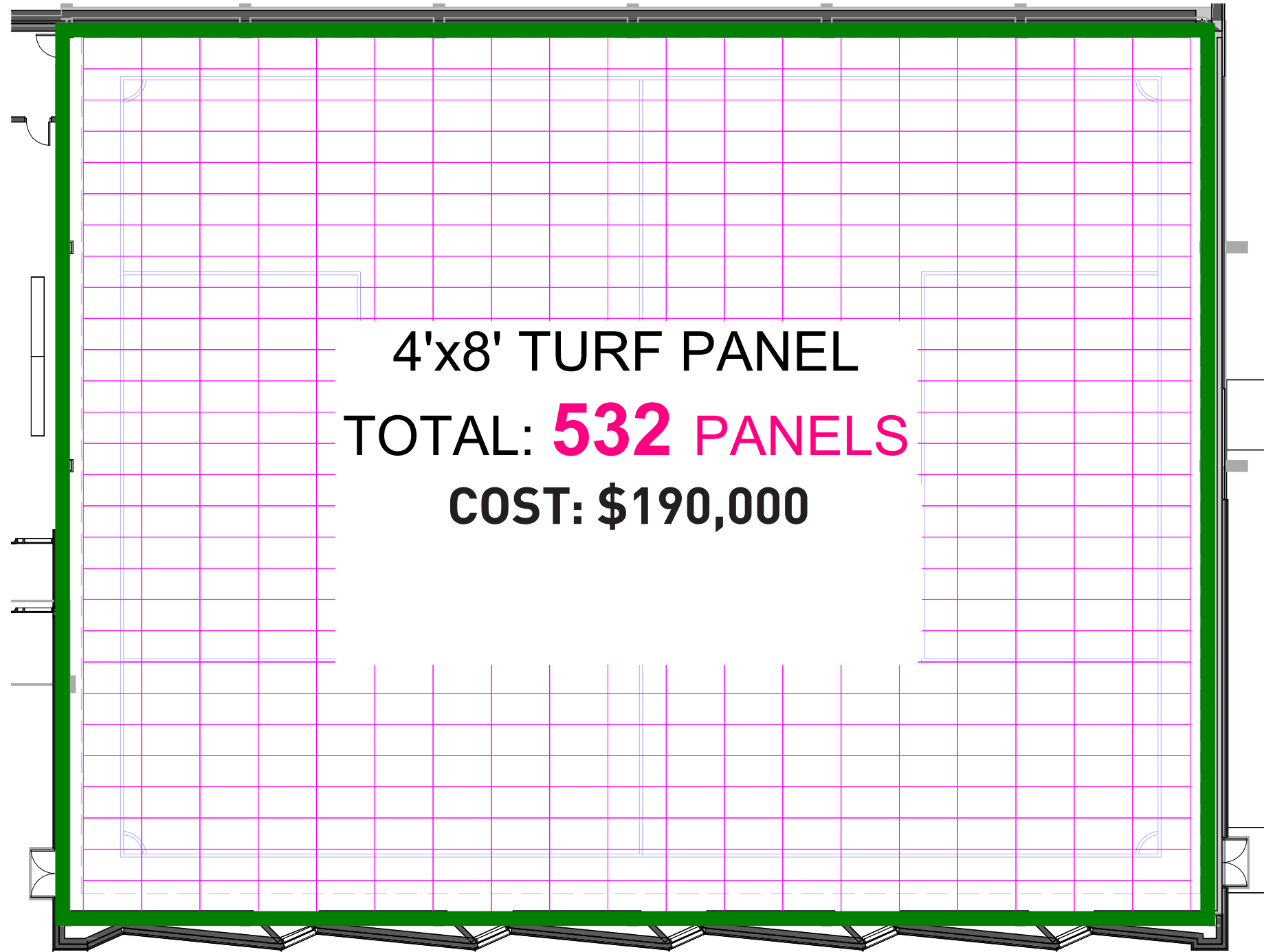
- BASKETBALL
- INDOOR SOCCER
- INDOOR BASEBALL
- PICKLEBALL
- BADMINTON
- VOLLEYBALL
- FOOTBALL
- COMMUNITY EVENTS



+ FIELD HOUSE - REMOVABLE TURF



+REMOVABLE TURF

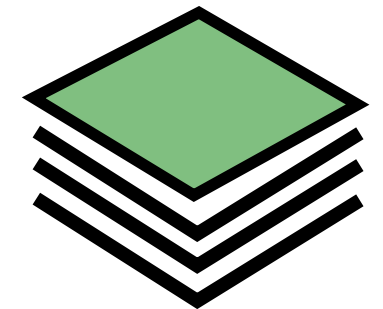


INSTALL:

50 PANELS STACKED ON 4'x8' SKID TO BE MOVED AROUND WITH 'ELECTRIC PUMP JACK'



+

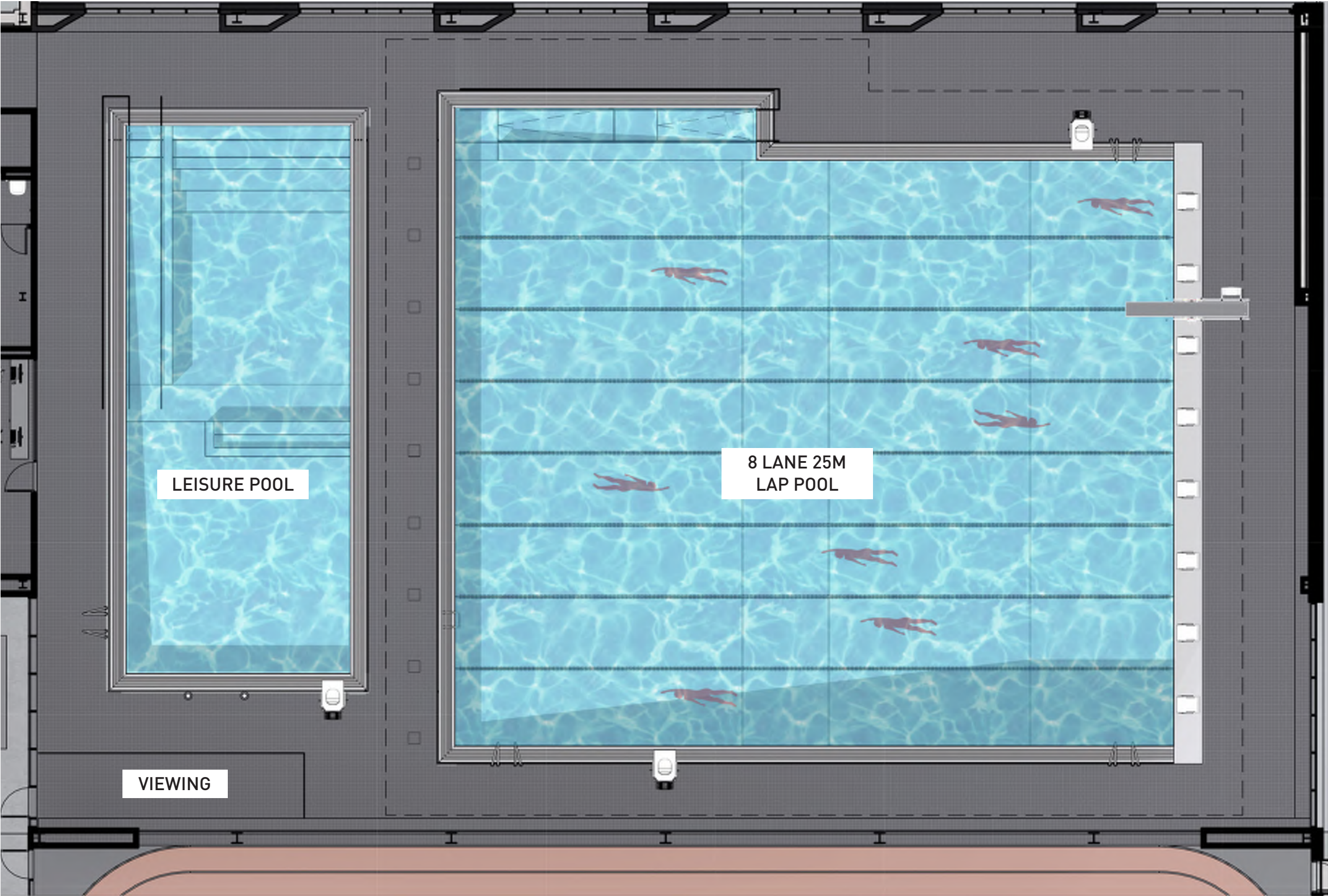


APPROX. **50 MOVES**

TURF EDGE:

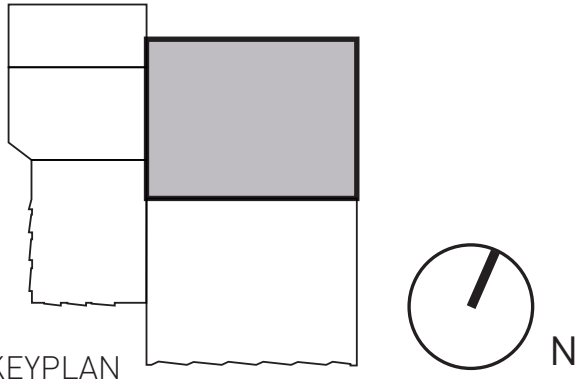


+ POOL HALL



SWIMMING PROGRAMS:

- COMPETITION
- TRAINING
- LEARNING
- THERAPY
- RECREATION



+ POOL HALL





6. QUESTIONS?