



# BARTOW AQUATICS CENTER FEASIBILITY REPORT

April 8th, 2024

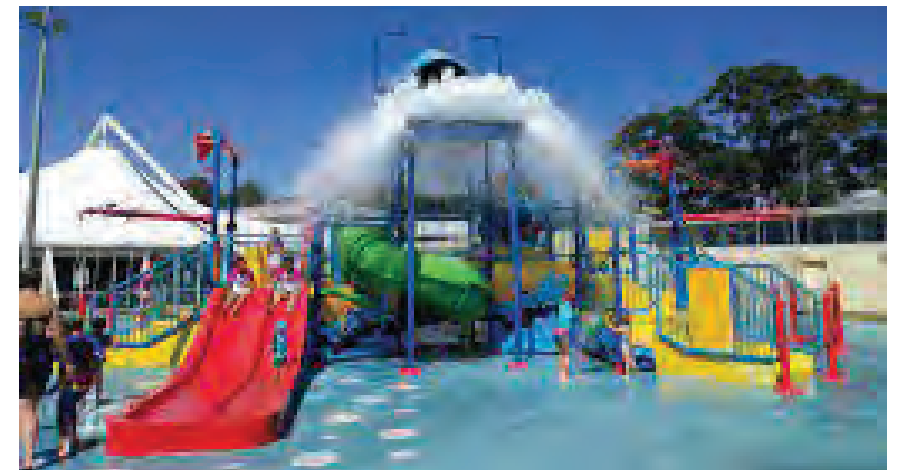
**STRAUGHN TROUT**  
ARCHITECTS



# PROJECT OBJECTIVE

To determine the development feasibility for a new downtown aquatics facility with the following components:

- Exercise, Activity & Recreation Pool
- 25 Yrd Exercise Lanes
- Zero-Depth Pool Entry
- Kids Pool with Play Structure
- “Splash Pad” Interactive Water Feature
- Shaded Event Pavilion
- Support Spaces/Structures for
  - > Lifeguards & Staff
  - > Concessions
  - > Restrooms
  - > Pump & Filter Equipment

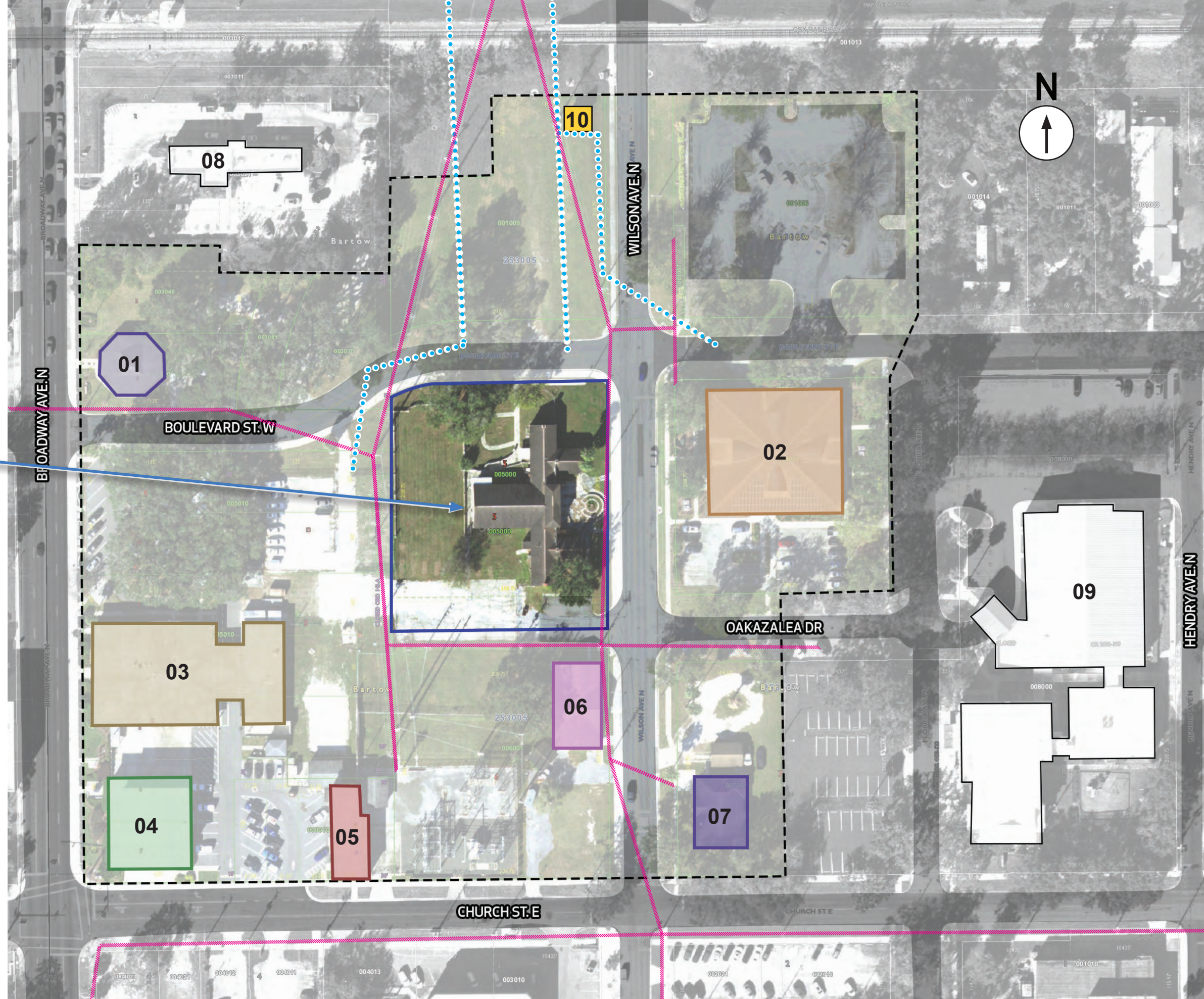


# PROJECT SITE SELECTION

The 1.15 acre single-parcel site is immediately west of City Hall across N. Wilson Avenue and home to the building originally constructed as the Bartow Civic Recreation Center and Pool between 1933-1935 under New Deal programs.

## LEGEND:

- City of Bartow Properties
- Overhead Power Lines
- Underground Water Utilities
- 01** Chamber of Commerce
- 02** City Hall
- 03** Police Department
- 04** Fire Department
- 05** Church St Electrical Substation
- 06** Girl Scout House
- 07** Public Works Department
- 08** First Baptist Church
- 09** Zaxby's
- 10** Wastewater Lift Station



## PROPOSED PROJECT SITE

The facility appears to have been unused since the Oaks School vacated the building in 2005 due to low enrollment and related financial hardships. Described by some as a blend of semi-Italian and Spanish architectural styles, structure was built of native stone and once featured a Spanish tile roof. The site has undergone multiple transformations and unrealized rehabilitation concepts. The building is not designated as a historically contributing structure by the National Register.



## DESIGN VISION

The proposed concept aims to revitalize this locally significant site into a state-of-the-art community hub for recreation and wellness by creating a new aquatics facility. Located within the downtown Bartow Community Redevelopment Area (CRA), the proposed Aquatics Center would honor the site's multifaceted history, from its New Deal origins to its educational and civic roles.



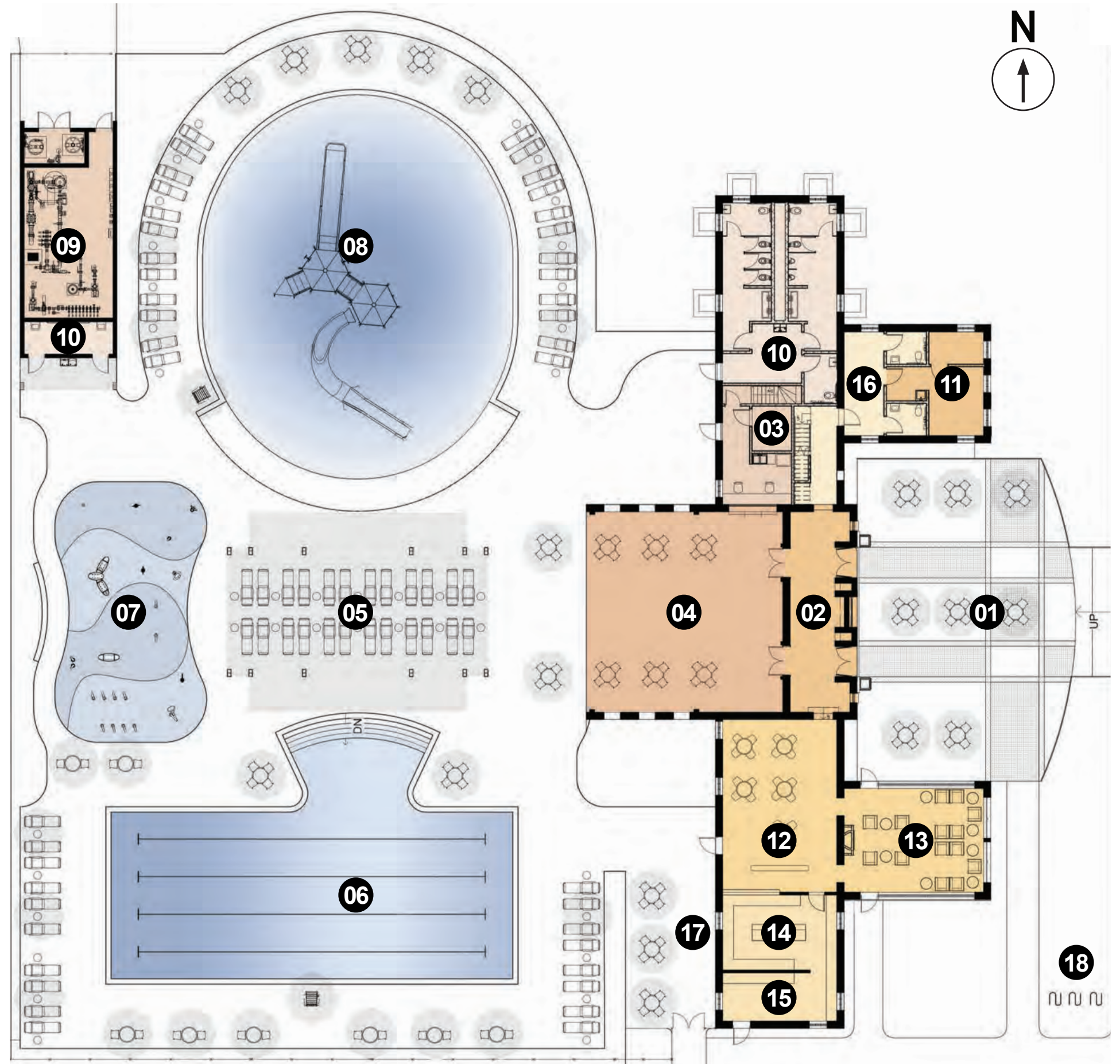
# EXISTING CONDITIONS



# CONCEPTUAL FLOOR PLAN

#	AQUATICS CENTER	AREA	EST. OCCUPANT/ BATHING LOAD
01	OUTDOOR ENTRY PATIO	2,320 SF	32
02	VESTIBULE	403 SF	-
03	CHECK-IN/LIFEGUARD	165 SF	2
04	COVERED ACTIVITY AREA	1,350 SF	90
05	SHADE PAVILION	1,700 SF	-
06	EXERCISE POOL	2,705 SF	180
07	SPLASH PAD	1,200 SF	60
08	KIDS POOL	3,380 SF	100
09	POOL EQUIPMENT	578 SF	-
10	POOL RESTROOMS	838 SF	-
11	STORAGE/ELECT	241 SF	-

#	CAFE / BISTRO	AREA	EST. OCCUPANT LOAD / SEATS
12	CAFE DINING	686 SF	30
13	COFFEE LOUNGE	502 SF	16
14	CAFE PREP & SERVE	299 SF	2
15	KITCHEN & STORAGE	193 SF	1
16	CAFE RESTROOMS	238 SF	-
17	POOLSIDE DINING	-	12
18	BIKE RACK	-	-



# CONCEPTUAL SITE PLAN



- Restrooms and Equipment
- Kids Pool with Play Structure and Zero-Depth Entry
- Event Pavilion
- "Splash Pad" Interactive Water Feature
- Exercise, Activity & Recreation Pool with 25 Yrd Lanes
- Concessions



# LANDMARK REVITALIZATION



◀ Bartow Civic Center, 1935

▼ Concept Rendering





# EXPANDED ENTRY PLAZA

Concept Renderings ▼►



Bartow Civic Center, 1935 ►



# COMPREHENSIVE REDEVELOPMENT



# FLEXIBLE ACTIVITY & EVENT SPACE



# EXERCISE + LAP POOL



# INTERACTIVE WATER FEATURE / SPLASH PAD



# KID'S POOL + PLAY STRUCTURE



# SHADE + SUPPORT SPACES

Shade Pavilion ▼



Poolside Cafe Area ▼

Pool Equipment Access for Maintenance ▼



# PARKING ANALYSIS

The site is currently zoned as "PI - Public Institutional", which does not qualify for an exemption from off-street parking requirements per the City's Unified Land Development Code, Section 3.03.02 (C).

## ESTIMATED PARKING REQUIREMENTS:

### EXISTING FACILITIES

City Hall	14,000 SF	1/400 SF	35 spaces
Public Works	2,500 SF	1/333 SF	9 spaces
Girl Scout House	3,500 SF	1/5 Members	20 spaces

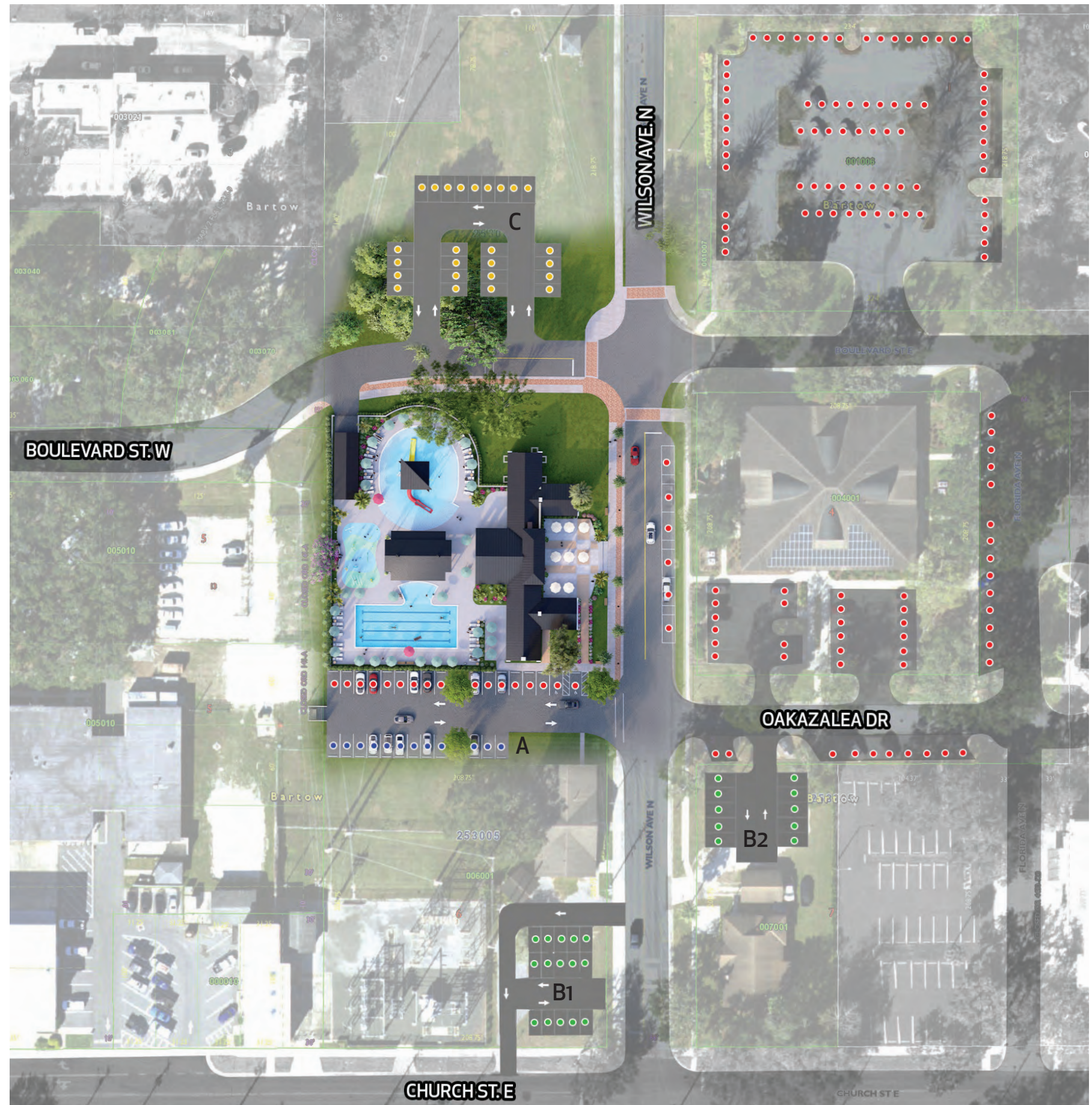
### NEW FACILITY

Bistro / Cafe	80 Seats	2/5 Seats	32 spaces
Aquatics Center	430 Bathers	1/5 Bathers	86 spaces

**TOTAL ESTIMATED REQUIRED PARKING 182 spaces**

## EXPANDED PARKING STRATEGIES:

● Existing Parking	<b>145 spaces</b>
● New Infill Parking (A)	<b>12 spaces</b>
Subtotal	<b>157 spaces</b>
● New Parking Lots (B1 & B2) or	<b>25 spaces</b>
● New Parking Lot (C)	<b>25 spaces</b>
<b>Total Provided</b>	<b>182 spaces</b>





# ESTIMATED PROJECT BUDGET

Aquatic Pools & Splash Pad/IWF	7,285 SF	\$275/ SF	\$2,003,375
Building Renovation *	7,216 SF	\$120/ SF	\$902,000
Building Construction**	670 SF	\$200/ SF	\$134,000
Shade Pavilion	1,700 SF	\$65/SF	\$110,500
Pool & Patio Decking/Pavers		Allowance	\$225,000
Misc. Site Work, Landscaping & Parking		Allowance	\$250,000
Construction Management Services		Allowance	\$362,500
<b>CONSTRUCTION BUDGET SUBTOTAL</b>			<b>\$3,987,375</b>

A/E Design Services	Allowance	\$362,500
Site Furnishings & Misc. Equipment	Allowance	\$100,000
Permits, Insurance & Contingency	Allowance	\$200,000

**ESTIMATED TOTAL PROJECT BUDGET \$4,649,875**

\* Includes existing building envelope modifications, repairs & interior build-out for aquatics needs only. Concessions build-out by TBD tenant/operator partner. Excludes any required environmental mitigation and basement spaces.

\*\* Includes new restroom and pool equipment structure.



# SIMILAR PROJECT REFERENCE IMAGES

Lake Eva Aquatics Center in Haines City, Florida.



## KEY COMPONENTS:

- Exercise, Activity & Recreation Pool with 25 Yrd Lanes
- Kids Pool with Play Structure and Zero-Depth Entry
- "Splash Pad" Interactive Water Feature
- Event Pavilion
- Support Structures for Staff, Concessions, Restrooms, and Equip.



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