



PROJECT OVERVIEW

The City of Boulder Parks and Recreation Department and the Farnsworth Group, Inc. are preparing conceptual designs for the redevelopment of the main bathhouse and administration building at the Boulder Reservoir located at the swim beach.

Constructed in the 1980s, the facility currently provides several functions including a bathhouse for patrons, concession stand, administrative offices, and storage and deck space with shade covering. One of the primary functions are the men's and women's dressing rooms, showers and bathrooms for customers and is currently one of the biggest sources of patron complaints. These bathrooms currently serve approximately 250,000 people per year with a majority of use coming in a 4 to 6 month period during the hot summer months. This amenity, as it currently exists, cannot support the high level of use during large events and, as a result it is necessary to supplement services with portable toilets throughout the year as well as additional portable toilets, showers and hand wash stations for special events.

Preliminary assessments of facility components conducted by the Farnsworth Group indicate that deficiencies in some systems can be addressed through preventative maintenance or minor repairs while other components have reached or surpassed their expected lifespan and require significant repair, rehabilitation, or replacement. Maintenance issues consistently effect the operation of the facility and result in a loss of service and revenue.

The alternatives that are developed as part of this project will be an integral component for the future site design for the enhancement of the South Shore of the Boulder Reservoir. However, given the immediate need to address the old facility, this project will proceed to final design with construction anticipated in 2019.



GOALS AND OBJECTIVES

Once the Boulder Reservoir Master Plan was accepted in 2012, the Parks and Recreation Department has been working to implement the many policy recommendations and various actions of the plan that focus on an enhanced visitor experience. The goals and objectives of the plan were to improve the visitor experience along the South Shore with new and enhanced amenities. The primary goal of this project is to provide a preferred concept design based on community input and support by the Parks and Recreation Advisory Board that at a minimum provides the following primary design objectives for enhancing the facility:

Primary Program Elements

- A** Administration Building with Offices and Community Meeting Space
- B** Bathhouse with Dressing Rooms, Showers and Storage
- C** Concession Area with Kitchen and Dining Area (Indoor/Outdoor)
- D** Entry/Arrival to Building
- E** Breakout/Training Space (from meeting space)
- F** Service/Maintenance Area
- G** Access to Beach (pedestrian and vehicle)
- H** Life Guard Station
- I** Staff Parking

The plans should also address the following secondary objectives as funding allows:

Secondary Program Elements

- J** Promenade/Boardwalk
- K** Activity/Event Patio with Shade Structures
- L** Recreation Activity Area
- M** Overlook to Beach
- N** Children's Play Area
- O** Pavilion/Potential Future Restaurant Space
- P** Overflow/Event Parking



PROGRAMMING SUMMARY - OPPORTUNITY AND VISION

In summary, the information gained during the programming session combined with what is known about the existing structure points toward a new administration/boathouse building with a larger footprint and much more efficient layout that will be accessible by all. The new building will provide flexible spaces, both indoor and out, centered by a large room for meetings, classes, and other events. As presented in the concepts, the new building will also provide a reception/information space, a larger more efficient administration space with offices and work stations, and an updated bathhouse, with integrated life guard station, that transitions to a flexible patio space overlooking the beach. The building will also provide an updated concession space that will be adaptable/expandable depending on future partnerships with a concessionaire or restaurateur. The character and style of the building will be of a more "mountain contemporary" nature, using timeless materials and colors more fitting for the community of Boulder. The site improvements will blend manmade with nature while guiding visitors to the front door and maximizing views both to and from the reservoir. Most importantly the new building will be sited and equipped to provide optimal observation and support by Boulder Reservoir staff.



PHASING AND SCHEDULE

PHASE 1: Data Gathering – Summer 2016

The team has assessed the current condition of the bathhouse / administration building, facility operation, architectural and programming requirements that have been summarized with the following information:

General Condition of Existing Building

Based on our general assessment of the existing bathhouse/administration building combined with input from city staff during the programming session we believe that there are significant challenges with the possible reuse of the existing structure for a new building. The primary issues include structural settling, ADA accessibility and inefficient building layout with small spaces spread out on three different levels and water infiltration on the bottom level. The building also lacks "environmental control" with an outdated HVAC system and constant infiltration by various types of pests. There are some redeeming qualities about the existing building but they are minimal. The location of the existing building has merit which will be considered during concept development.

PHASE 2: Alternatives Development – Summer / Fall 2016

The consultant has developed a set of three alternatives for the redevelopment of the bathhouse / administration building and related facilities. These alternatives will be reviewed by city staff and the community to determine a final preferred concept that will proceed to final design in 2017.

PHASE 3: Final Design / Permitting – 2017

Develop a final design and project budget based on the preferred concept as directed by the City and informed by public input. Prepare a construction package for the final design to be used for bidding.

PHASE 4: Construction 2018-2019

BOULDER RESERVOIR - BATHHOUSE AND ADMINISTRATION BUILDING

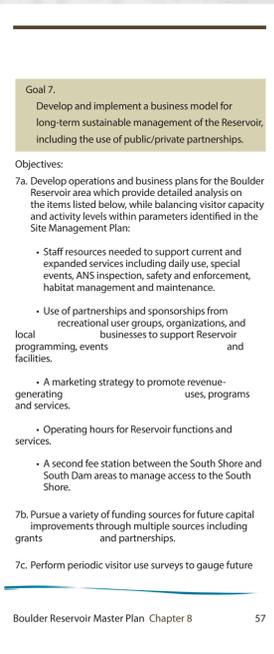
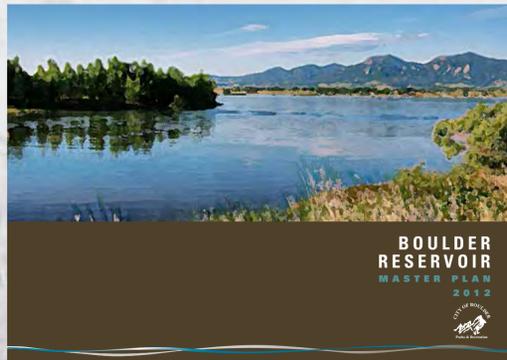
PROJECT OVERVIEW

BOULDER, COLORADO | SEPTEMBER 22, 2016



A BUSINESS PLAN FOR THE RESERVOIR

Over the past few years, the Parks and Recreation Department has focused efforts on improving the visitor experience, safety, and quality of the Boulder Reservoir. The Boulder Reservoir Master Plan (BRMP) was approved by City Council in early 2012 and set overarching goals and objectives for the facility while giving guidance for long-term investment strategies and programs. Major plans, including the Site Management Plan and the Business Plan were identified as necessary Master Plan objectives to improve the site.



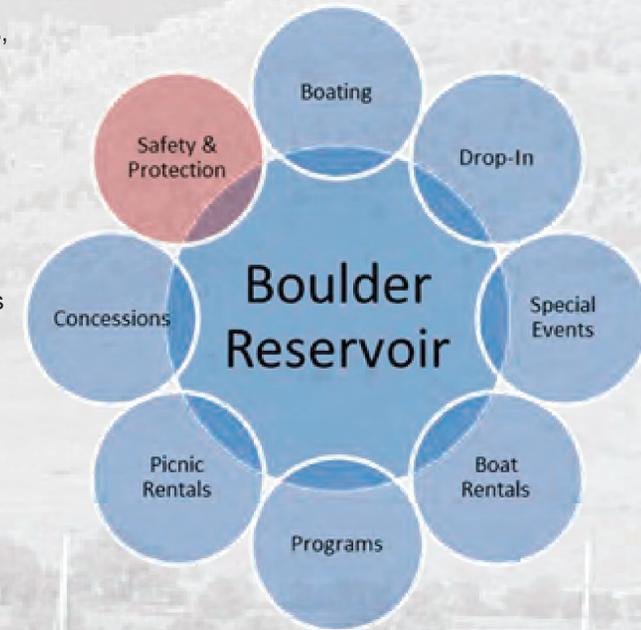
WHAT DOES THE RESERVOIR PROVIDE?

The BRMP recognized the interrelationships of all aspects of the Reservoir, ranging from recreation, visitor use, ecological resources, operations and administration.

Over the past few years, staff have been implementing various aspects of the BRMP through capital improvements and critical infrastructure development as well as, developing management goals and objectives of how to operate.

Recently a Business Plan was developed to provide strategic, business-oriented recommendations for the Reservoir to improve its operational objectives.

The Business Plan takes into account several aspects of the Reservoir's operation, including boating, facility access, special events, boat rentals, programs, picnic rentals, concessions, and safety and protection



WHAT ARE WE EVALUATING?

To evaluate the various areas of the Reservoir, the team analyzed the current site operation to understand the organization and financial structure of the facility as well as safety and protection procedures. The Business Plan identified the following themes.

- The Reservoir serves a regional population – greater than the City of Boulder and Boulder County
- Contamination of the water supply is a great vulnerability to many areas and has a large impact to the operation
- There is a great opportunity to partner and/or contract with outside vendors to further stabilize the operation
- Compared to similar reservoirs and lakes, few offer the degree of service offerings as the Boulder Reservoir

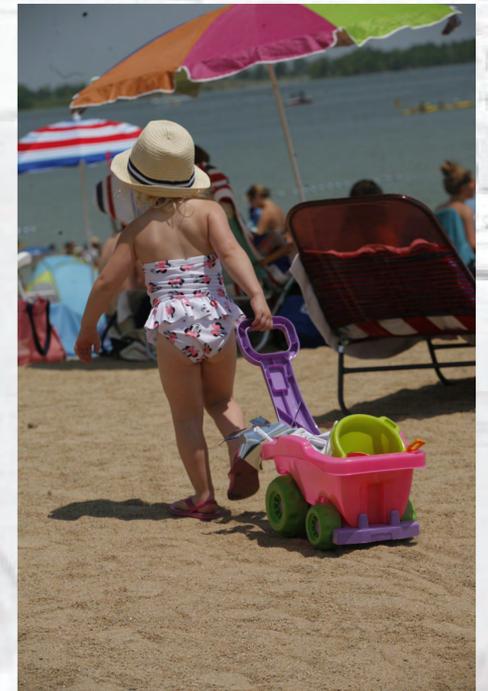


WHAT ARE THE OUTCOMES?

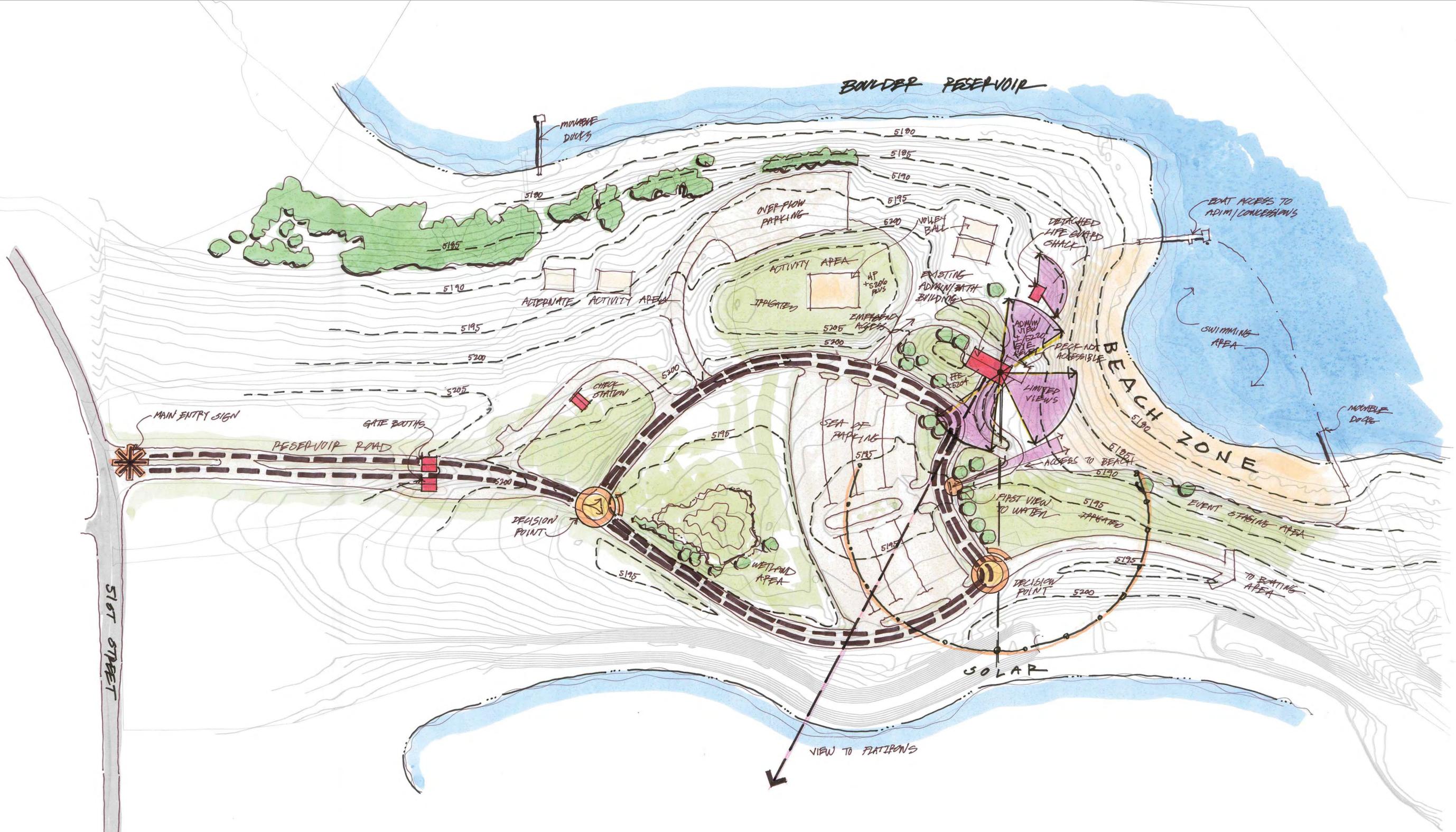
As a result of evaluation, analysis, strategic discussions, and scenario developments, the Business Plan ultimately recommends six major improvements.

- Centrally locate and outsource boat rental/boat repair services
- Enhance season efficiencies and revenue generation opportunities
- Optimize boat storage to optimize space and reduce Aquatic Nuisance Species risk
- Optimize food/beverage concessions partnership opportunity
- Restructure watercraft permitting, storage, programming, and event fees
- Continue to explore maintenance efficiencies and practices

Significant improvements in customer service, sustainability, and efficiency will be achieved if these improvements are achieved. The department will continue to involve the Reservoir community as these changes become a reality and as further site planning initiatives occur.



BOULDER RESERVOIR - BUSINESS PLAN



BOULDER RESERVOIR - BATHHOUSE AND ADMINISTRATION BUILDING

SITE ANALYSIS
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CITY OF BOULDER





- SERVICE ZONE**
- Activity/Event Overflow
 - Service/Delivery Access
 - Emergency
 - Maintenance Access
 - Water Access

- WATER ACCESS**
- Access via Movable Dock
 - Potential for Permanent Dock
 - Access to and from water
 - Access for Boaters to Services
 - Access for Emergency
 - Access for Maintenance

- BEACH ZONE**
- Swimming
 - Water Access
 - Recreation Activities
- TRANSITION ZONE**
- Pedestrian Promenade
 - Outdoor Dining/Seating
 - People Watching
 - Equipment Rental
 - Retail

- BUILDING ZONE**
- Primary Area for Building
 - Best View to Water
 - Best View to Mountains
 - Best Area for Auto Access
 - Best Area for Ped Access

BOULDER RESERVOIR - BATHHOUSE AND ADMINISTRATION BUILDING

CONCEPT DIAGRAM
BOULDER, COLORADO | SEPTEMBER 22, 2016

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