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PROJECT VISION & PRIORITIES

VISION
To make functional and code-required modifications to selected spaces within the building in a phased manner.

PRIORITIES

Priority 1 - Lower Level Work
a. Redesign and renovation of two restrooms on the pool deck - combined into two family restrooms
b. Redesign, renovation, and repurposing of the racquetball court and game room

Priority 2 - First Level Work
a. Redesign and renovation of two restrooms to meet current code and accessibility requirements
b. Redesign and relocation of the kitchen to renovated space adjacent to the social hall
c. Redesign and renovation of scattered office spaces into repurposed space

Priority 3 - Signage/Wayfinding
Identify opportunities and ideas for new signage and wayfinding work to coordinate, clarify and enhance the user experience.
PRIORITY 1.A - POOLSIDE RESTROOMS

Existing Challenges:
- Room size and layout does not comply with ADA restroom standards.
- Two spaces are unequal in size given current wall configuration.
- No secure entrance.

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17.07.2017

LOWER LEVEL WORK
Future Opportunities:
- With a small shower, and swinging doors outward, ADA-compliant restrooms are achievable.
- Renovation allows equal sizing of both spaces.
- Secure door for family use.
PRIORITY 1.B - RACQUETBALL & GAME ROOM REPURPOSING

Existing Challenges:
- No dedicated access to these rooms (access through the gymnasium).
- Racquetball court is not accessible due to stair.
- Spaces are disconnected from the rest of the facility.
- Spaces are dimly lit and not inviting.

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LOWER LEVEL WORK
PRIORITY 1.B - RACQUETBALL & GAME ROOM REPURPOSING

Future Opportunities:

- Relocate receiving area storage room to allow for separate entry at exterior.

- Infill floor to align racquetball court with game room.

- Provide accessible path (via ramp) to exterior at NE corner of space.

- Approach opens up exterior and provides more "breathing room" at vestibule.

- Creates separate entry to new space.

- Provides one contiguous, usable space of approx. 1,900 sf (23’ x 83’).

- Opportunity to add daylighting (high along east wall).
PRIORITY 2.A - FIRST LEVEL RESTROOMS

Existing Challenges:
- Room size and layout does not comply with ADA restroom standards.
- Entries hidden and existing signage doesn’t adequately convey location.

ENLARGED PLAN - DEMOLITION

IMAGES OF EXISTING SPACE(S)

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FIRST LEVEL WORK
PRIORITY 2.A - FIRST LEVEL RESTROOMS

Future Opportunities:
- Reconfigure layout to comply with current standards.
PRIORITY 2.B - KITCHEN RELOCATION

Existing Challenges:

- Small and inadequately sized offices.
- Multiple storage rooms/areas that are unnecessary and/or storing items in excess.
- Offices and storage areas don’t serve the adjacent Multi-Purpose Room (Social Hall) and could be located elsewhere.
PRIORITY 2.B - KITCHEN RELOCATION

Future Opportunities:
- Locate kitchen in an area that better serves the adjacent Multi-Purpose Room (Social Hall).
- Opportunity for window at stage side for service.
- Kitchen vent hood may exit the building at the roof if required.
- Layout maintains existing office space opposite elevator.
- Relocate individuals using small rooms as offices to newly re-purposed open office space.
PRIORIT 2.C - MEETING ROOM REPURPOSING

Existing Challenges:
- Kitchen located between meeting rooms where it's not as well utilized as it could be.
- Space is separate/disconnected from Multipurpose Room.
- Office space is in-demand and lacking in the building.
PRIORITY 2.C - MEETING ROOM REPURPOSING

Future Opportunities:
- Renovate former kitchen to be repurposed for use as a medium-sized conference room.
- Repurpose existing Meeting Room A for use as an open office work area without significant modification required.
- These moves shift program areas within the building to better utilize existing spaces and meet functional needs.
SIGNAGE OVERVIEW

Existing interior signage has been added over time and is inconsistent in its design, color, finish and scale. Wayfinding on the interior of the building is challenging as a result. Exterior signage has been updated in recent years to acknowledge uses within the building through the application of supergraphic cut metal signs to the facade at several locations. Following a process to remove extraneous materials from the wall, the suggested overall strategy for new interior signage is to likewise employ supergraphic lettering along with simple field wall colors, and accent color/graphics in a process of clarifying and unifying interior wayfinding. Directory signs are also suggested at each floor to indicate major uses within the building.

In addition, tactile room, elevator, and restroom identification signage are missing from the building. Tactile room signage is required at main entry doors to all rooms, but not required at doors to interior rooms. These types of room ID signs should also be incorporated into a unifying signage package.
LOWER LEVEL PROPOSED SIGNAGE LOCATION PLAN

- Existing Exterior Sign (Cut Metal Letters)
- Proposed Exterior Sign (Cut Metal Letters)
- Suggested Interior Wall Area with Informational or Directional Graphics
- Suggested Location for Interior Informational Signs
- Directory Signage
- Circulation
- Individual Room ID Signs Not Shown (Qty = Approx. 40+ on this Level)

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SIGNAGE
PRIORITY 3.A - EAST ENTRY SIGNAGE

Existing Challenges:
- No building entry signage at east (parking lot) entry.
- Lack of immediate way-finding signage and directory upon entry.

Future Opportunities:
- Add compatible cut metal exterior letters for building identification from parking lot.
- Opportunity to add / identify new space & entry to former racquetball / game room area.
- Add interior graphics and signage immediately upon entry.

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SIGNAGE
PRIORITY 3.B - LOWER LEVEL MAIN DESK SIGNAGE

Existing Challenges:
- Lack of immediate way-finding signage and directory upon entry.
- Control desk experience could be more welcoming upon entering the building.
- Lack of programmatic definition.
- Area somewhat cluttered visually.

Future Opportunities:
- Wall color
- Enhance face of desk (dark imagery not legible in space).
- Supergraphic lettering behind to ID function of space.
- Identify where public should go/stand for help.
- Relocate/add directory in this area or adjacent to.
- Add graphics at glass wall along fitness room.
PRIORIT 3.C - FITNESS ROOM SIGNAGE

Existing Challenges:
- Creates a visual obstruction for patrons locating the pool.

Future Opportunities:
- Apply graphics/cut-out figures depicting action and movement.
- Direct movement towards pool area.
- Maintain visual access into fitness room
PRIORITI 3.D - LOWER LEVEL SIGNAGE AT BOTTOM OF STAIRS

Existing Challenges:
- Directory signage not easily visible and located far from lower level entry doors.
- Not clear what is beyond glass wall.
- Space under stair not desirable to look at.
- Dark pin-up areas detract from wall.

Future Opportunities:
- Clean-up
- Organize
- Add graphics
- Move directory to better location.
PRIORITIZED 3.E - LOWER LEVEL SIGNAGE AT RESTROOMS

Existing Challenges:
- Restroom entry to be reconfigured to allow visual access from control desk.
- Current restroom doors not well signed.
- Dark pin-up areas detract from wall / overly busy.

Future Opportunities:
- Clean-up
- Organize
- Add graphics to clarify new restroom entry points.
PRIORITY 3.E - LOCKER ROOM CORRIDOR SIGNAGE

Existing Challenges:
- Small, dark signage gets lost.
- Lack of immediate way-finding signage.
- Wall ribbon could have more directionality and logic to where it is leading.
- Could be more fun.

Future Opportunities:
- Add full-length mirrors at corner of corridors to improve sightlines, security, and to brighten.
- Brighten field color wall paint.
- Freshen accent ribbon color and enlarge slightly to have more impact.
PRIORITY 3.F - WEST ENTRY SIGNAGE

Existing Challenges:
- No directory signage.
- Lack of immediate way-finding signage.
- Competing imagery.
- Lack of unifying color scheme.

Future Opportunities:
- Clarify
- Unify
- Simplify
- Use graphics/accents to pull visitors downstairs
PRIORITY 3.G - FIRST LEVEL CONFERENCE CORRIDOR

Existing Challenges:
- No signage for offices or kitchen.
- Meeting room signs not legible from a distance and are dark.
- Admin. office area signage needs to be updated along with new function and due to removal of transaction window.

Future Opportunities:
- Remove transaction window, update function of space though renovation.
- Maintain light field wall color.
- Add supergraphic lettering designating office area.
- Add applicable room ID signs.
PRIORITIY 3.H - FIRST LEVEL COMMON AREA SIGNAGE

Existing Challenges:
- No signage for Multi-Purpose space.
- Need to clarify/communicate use of area with signage or graphics

Future Opportunities:
- Potential project to create STEAM mural to occupy portion of recessed wall space adjacent to pool window.
- Identify Multipurpose Room with graphics, lettering
- Opportunity to add map of City with graphics similar to example shown in precedent imagery.
**PRIORITY 3.1 - FIRST LEVEL ART CORRIDOR SIGNAGE**

**Existing Challenges:**
- Low-impact signage for Art Room.
- No information desk on upper level, which makes the stair the focal point, despite there being no informational aspects/wayfinding clues present in the area.
- Signs too small, dark - get lost

**Future Opportunities:**
- Graphics/color to director visitors downstairs.
- Call more attention to elevator and activities at end of corridor.
PRIORITY 3.J - FIRST LEVEL RESTROOM SIGNAGE

Existing Challenges:
- Low-impact signage for Men's Restroom.
- Signage visibility difficult due to restroom location and sight lines from surrounding spaces.
- Limited ADA-compliant signage provided throughout entire building.

Future Opportunities:
- Better call-out of restroom location.
- ADA-compliant signage
Imagery for Thought...
Modern, simple, color used to draw your eye.
Images depict activity, motion, and direction.
Imagery for Thought...
Modern, simple, color used to draw your eye. Images depict activity, motion, and direction.
Imagery for Thought...
Modern, simple, color used to draw your eye.
Images depict activity, motion, and direction.
## COST OPINION

**City of Iowa City**  
**Robert A. Lee Recreation Center**  
**Building Improvements Study**  
**Opinion of Probable Project Cost**  
Neumann Monson Architects  
NM Proj. #17.073

### September 7, 2017

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<th>Priority 1 - Lower Level Work</th>
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<tr>
<td>Priority 1.a - Poolside Restrooms</td>
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<td>Priority 2.b - Kitchen Relocation</td>
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<td>Priority 2.c - Conference Room Repurposing</td>
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