



Community and Aquatic Center

Design Development

Workshop 3

September 10, 2013



Objectives of the Meeting:

- Design progress
- Exterior Finishes
- Cost Estimate Update
- YMCA Operations Plan



Good News:

- On Schedule
- Design is progressing well



Not so Good News:

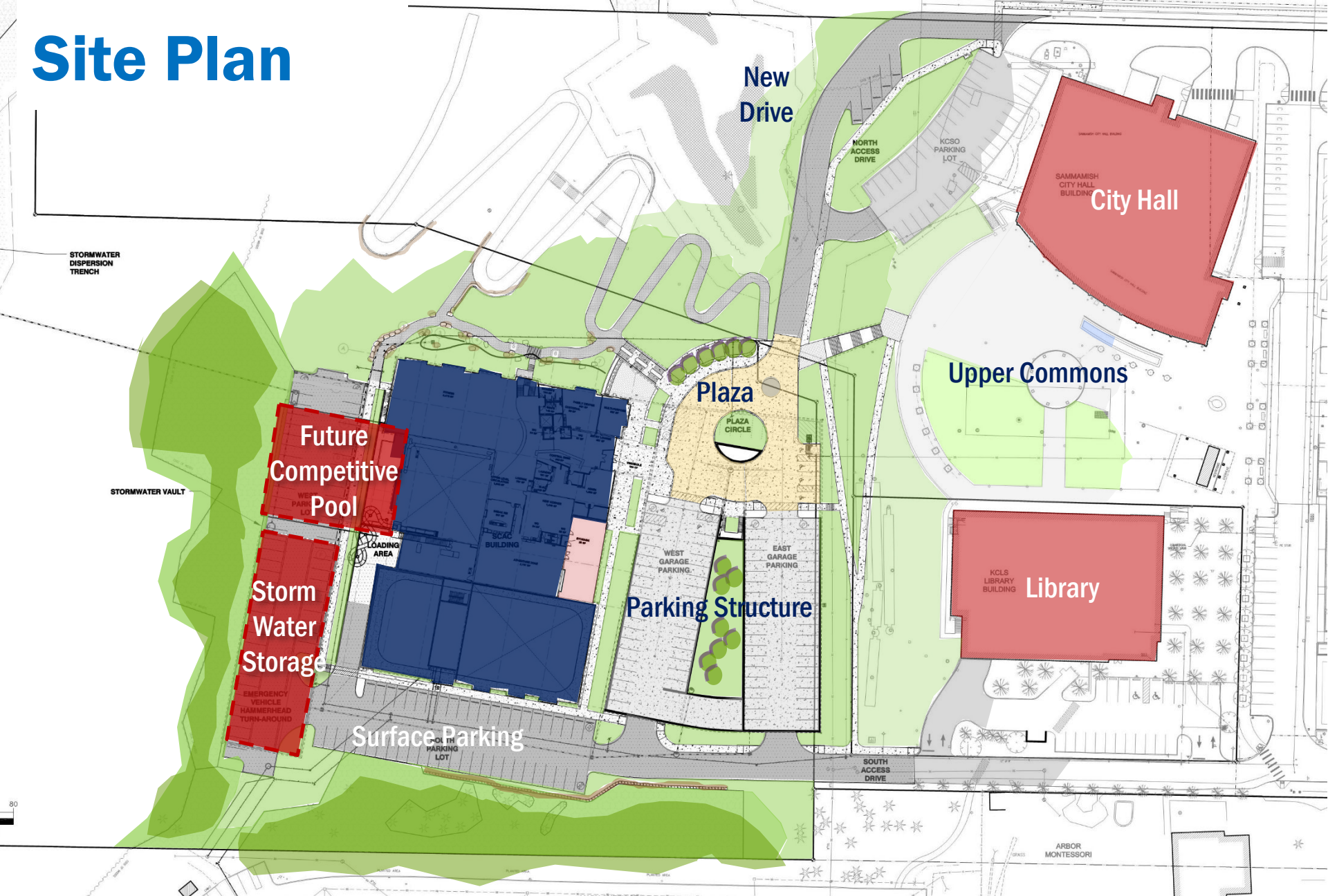
- 30% design estimate exceeds project budget
- Estimate is at \$34.6 million, 15% higher than previously estimated

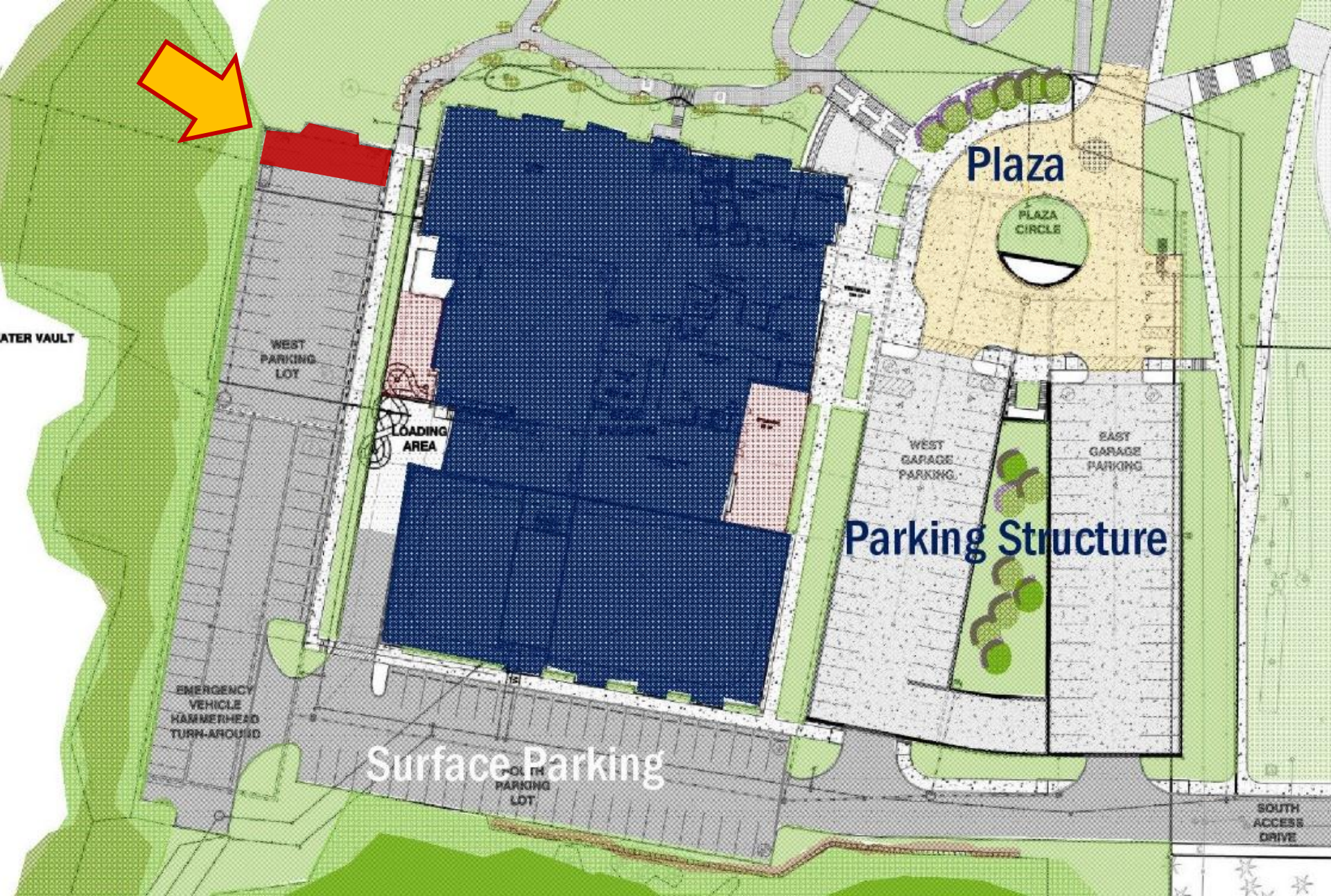


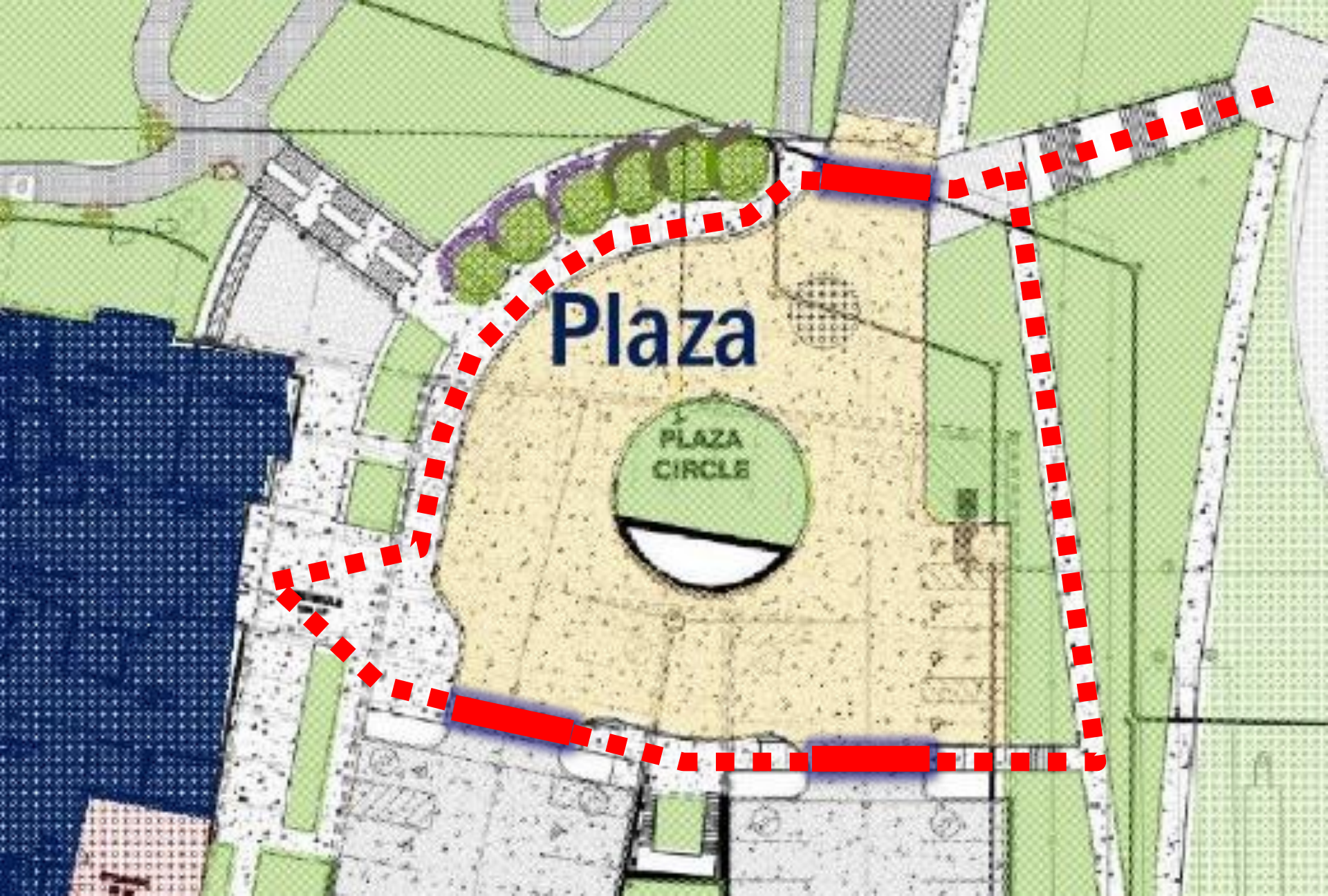


Site and Plan Studies

Site Plan







Plaza

PLAZA CIRCLE

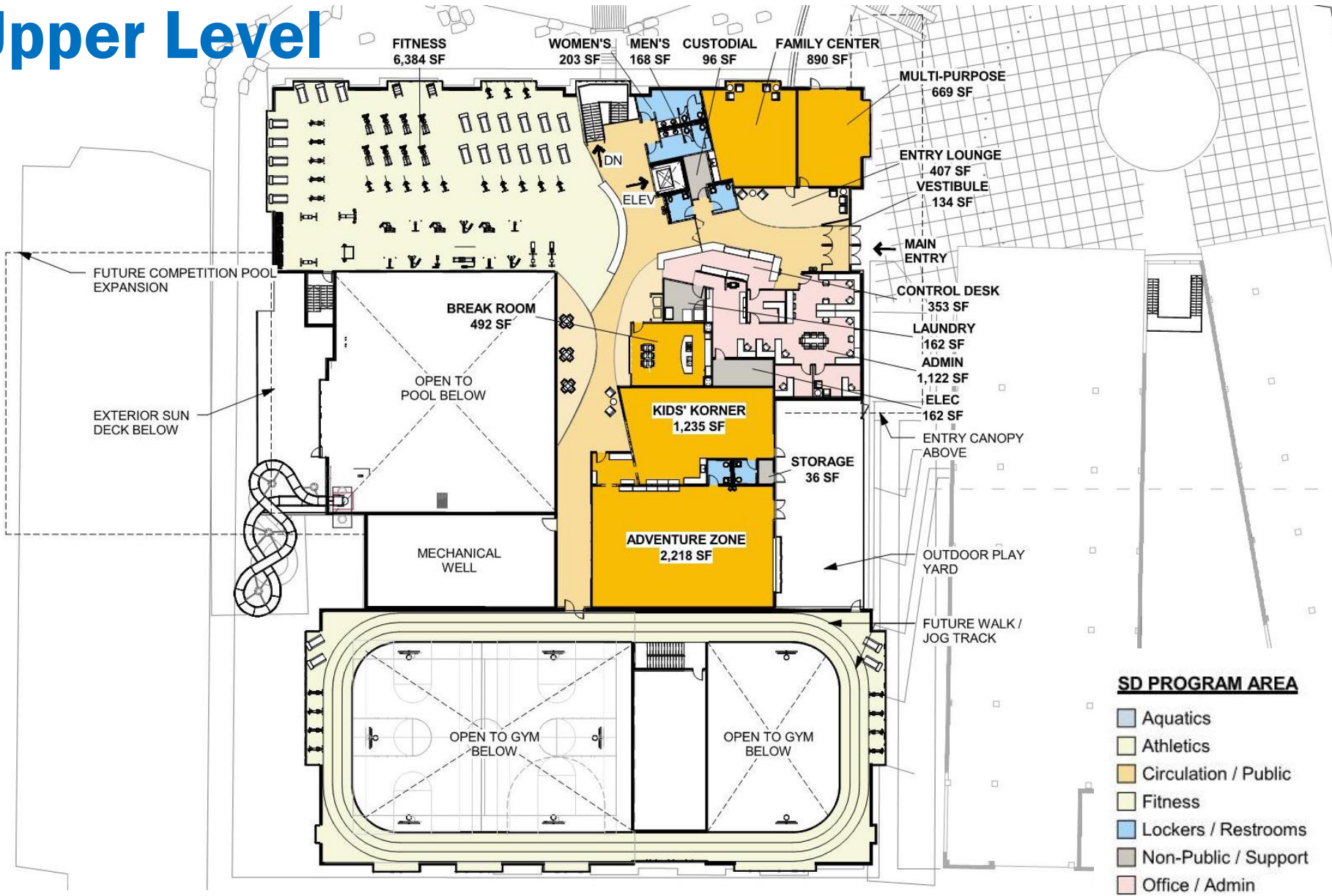


10% Grade
Express Route

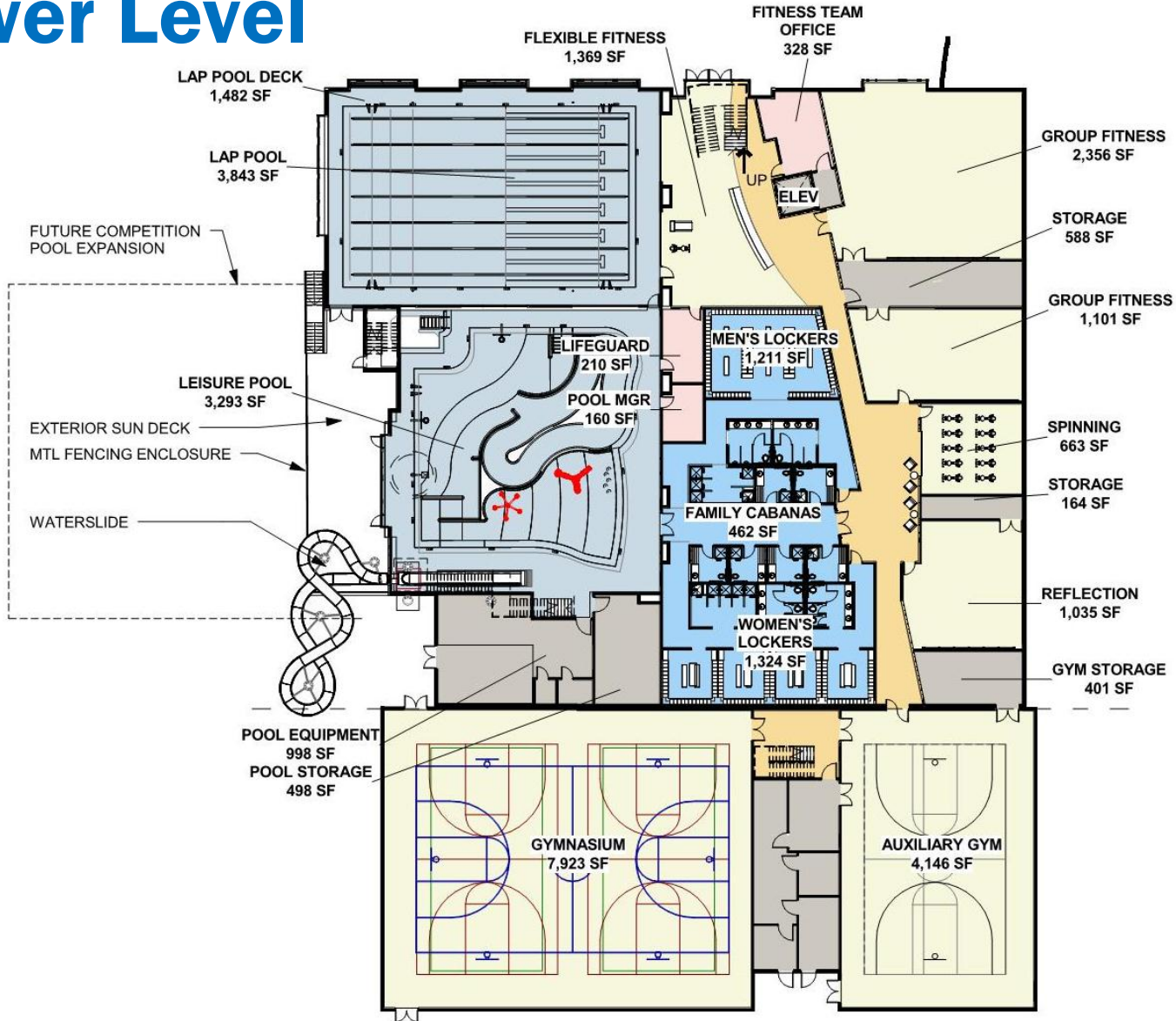


Building Design

Upper Level



Lower Level



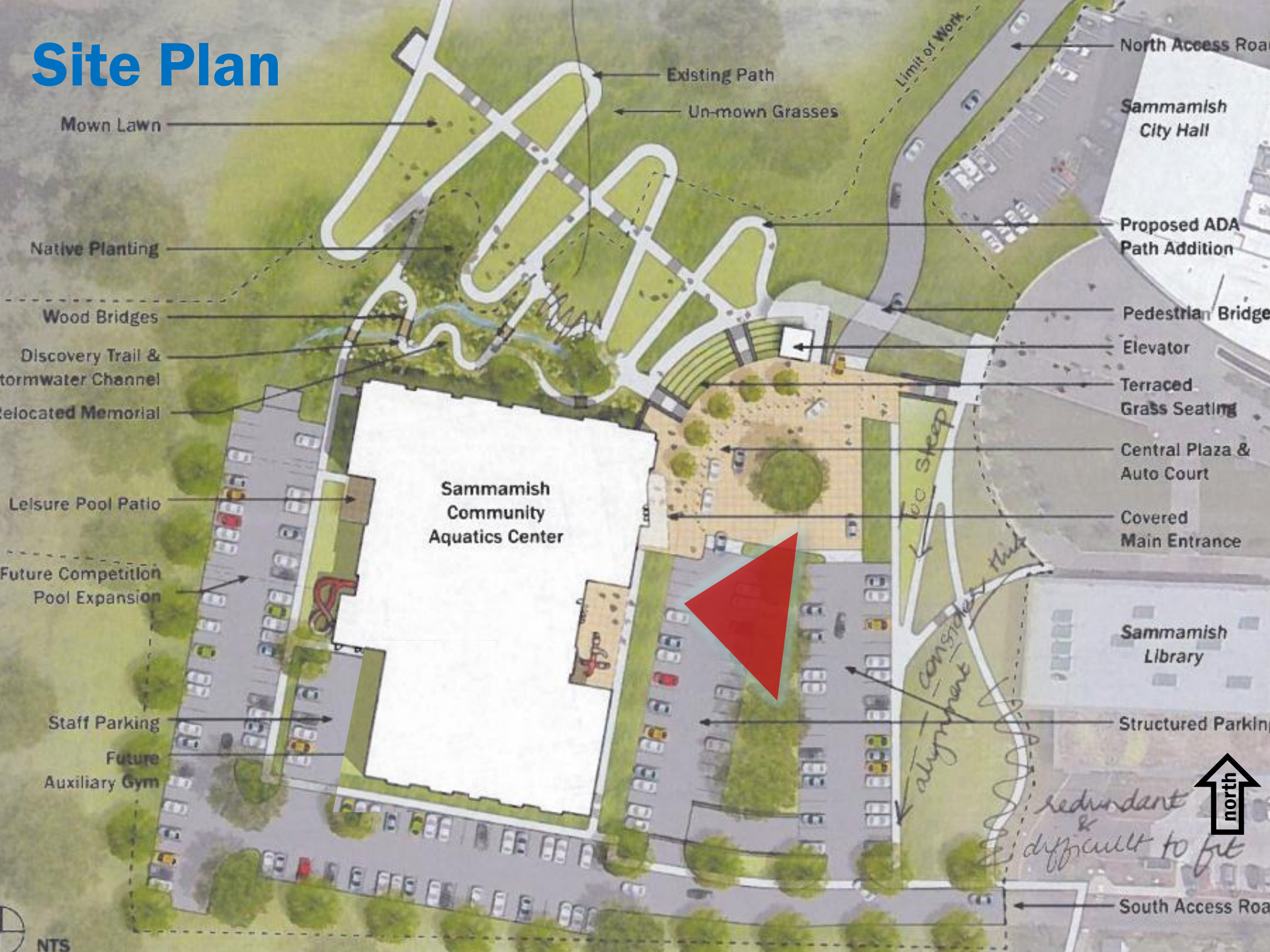
SD PROGRAM AREA

- Aquatics
- Athletics
- Circulation / Public
- Fitness
- Lockers / Restrooms
- Non-Public / Support
- Office / Admin



Exterior Elevations and Finishes

Site Plan



Mown Lawn

Native Planting

Wood Bridges

Discovery Trail & Stormwater Channel

Relocated Memorial

Leisure Pool Patio

Future Competition Pool Expansion

Staff Parking

Future Auxiliary Gym

Existing Path

Un-mown Grasses

Limit of Work

North Access Road

Sammamish City Hall

Proposed ADA Path Addition

Pedestrian Bridge

Elevator

Terraced Grass Seating

Central Plaza & Auto Court

Covered Main Entrance

Sammamish Library

Structured Parking

South Access Road

Sammamish Community Aquatics Center

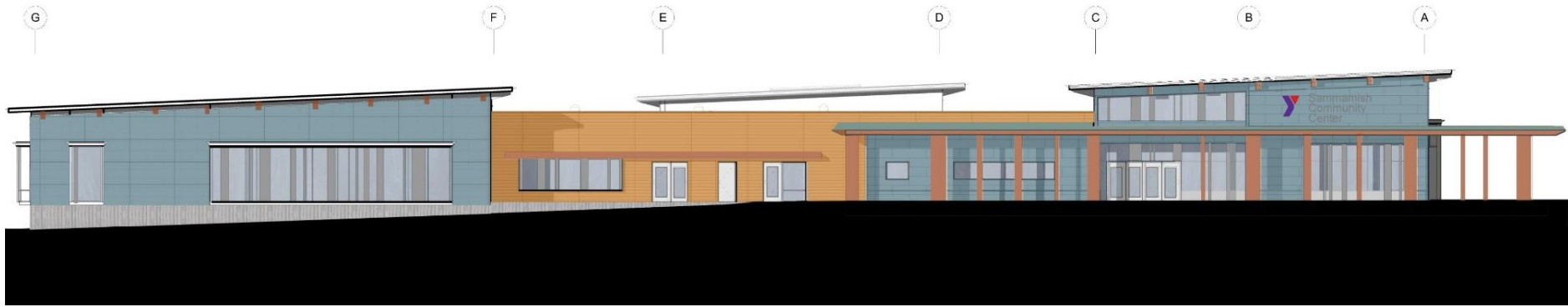
no sleep

alignment consider this

redundant & difficult to fit

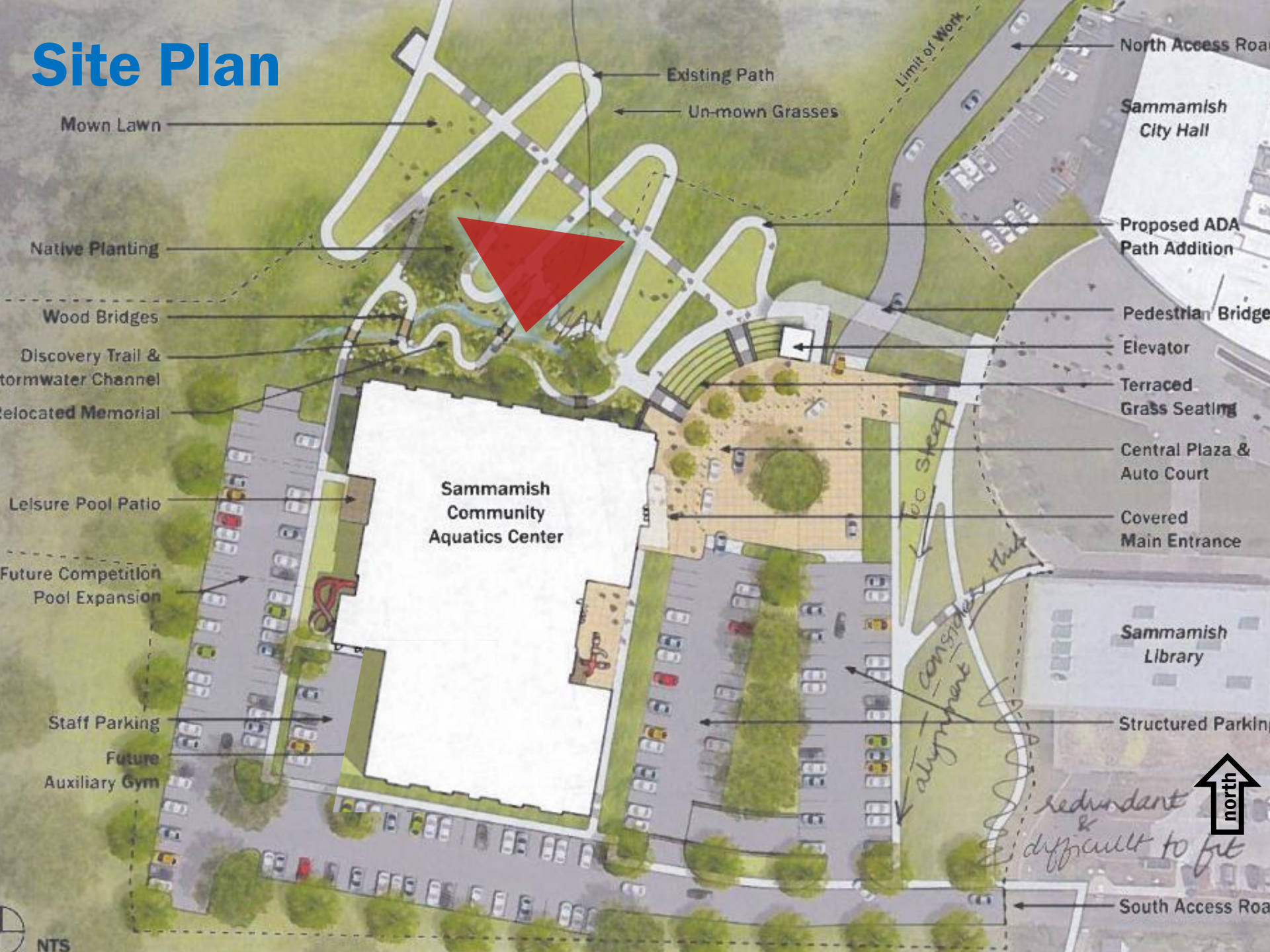


NTS



East Elevation

Site Plan



Mown Lawn

Native Planting

Wood Bridges

Discovery Trail & Stormwater Channel

Relocated Memorial

Leisure Pool Patio

Future Competition Pool Expansion

Staff Parking

Future Auxiliary Gym

Existing Path

Un-mown Grasses

Limit of Work

Sammamish Community Aquatics Center

North Access Road

Sammamish City Hall

Proposed ADA Path Addition

Pedestrian Bridge

Elevator

Terraced Grass Seating

Central Plaza & Auto Court

Covered Main Entrance

Sammamish Library

Structured Parking

South Access Road

align
consider this

redundant & difficult to fit

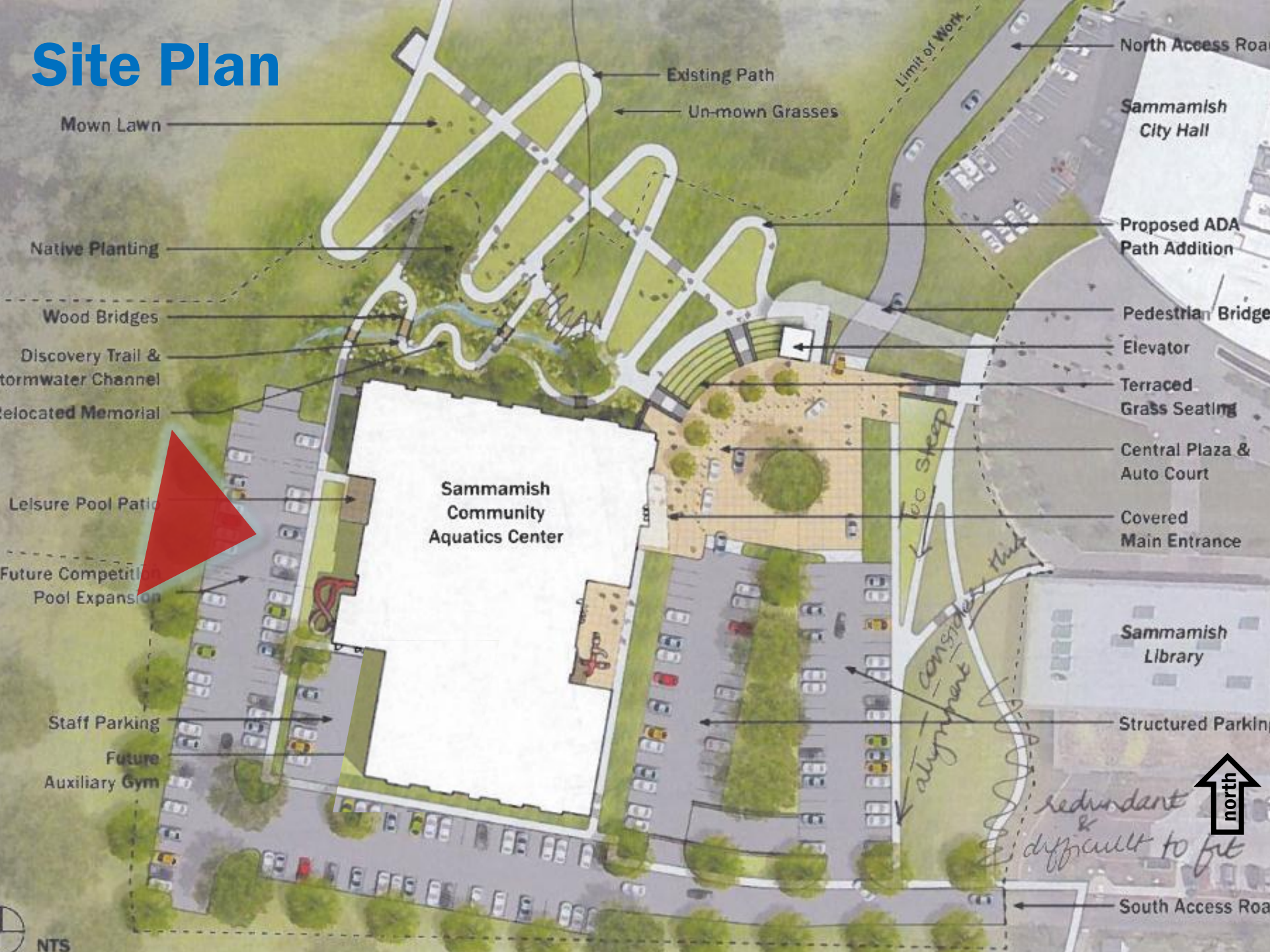


NTS



North Elevation

Site Plan



Mown Lawn

Native Planting

Wood Bridges

Discovery Trail &
Stormwater Channel

Relocated Memorial

Leisure Pool Patio

Future Competition
Pool Expansion

Staff Parking

Future
Auxiliary Gym

Existing Path

Un-mown Grasses

Sammamish
Community
Aquatics Center

North Access Road

Sammamish
City Hall

Proposed ADA
Path Addition

Pedestrian Bridge

Elevator

Terraced
Grass Seating

Central Plaza &
Auto Court

Covered
Main Entrance

Sammamish
Library

Structured Parking

South Access Road

Limit of Work

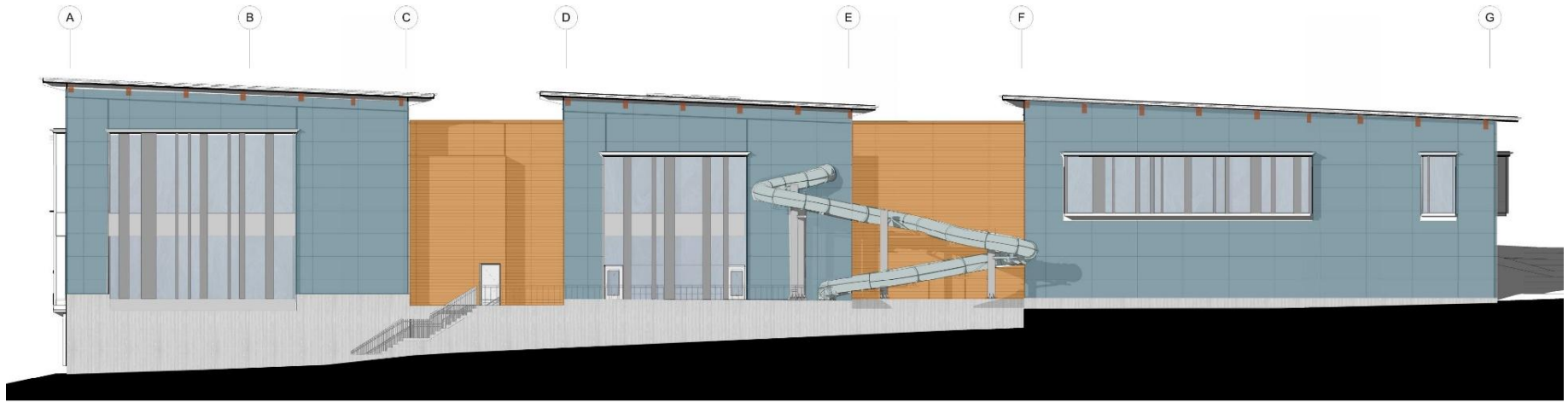
no sleep

alignment
consider this

redundant
&
difficult to fit

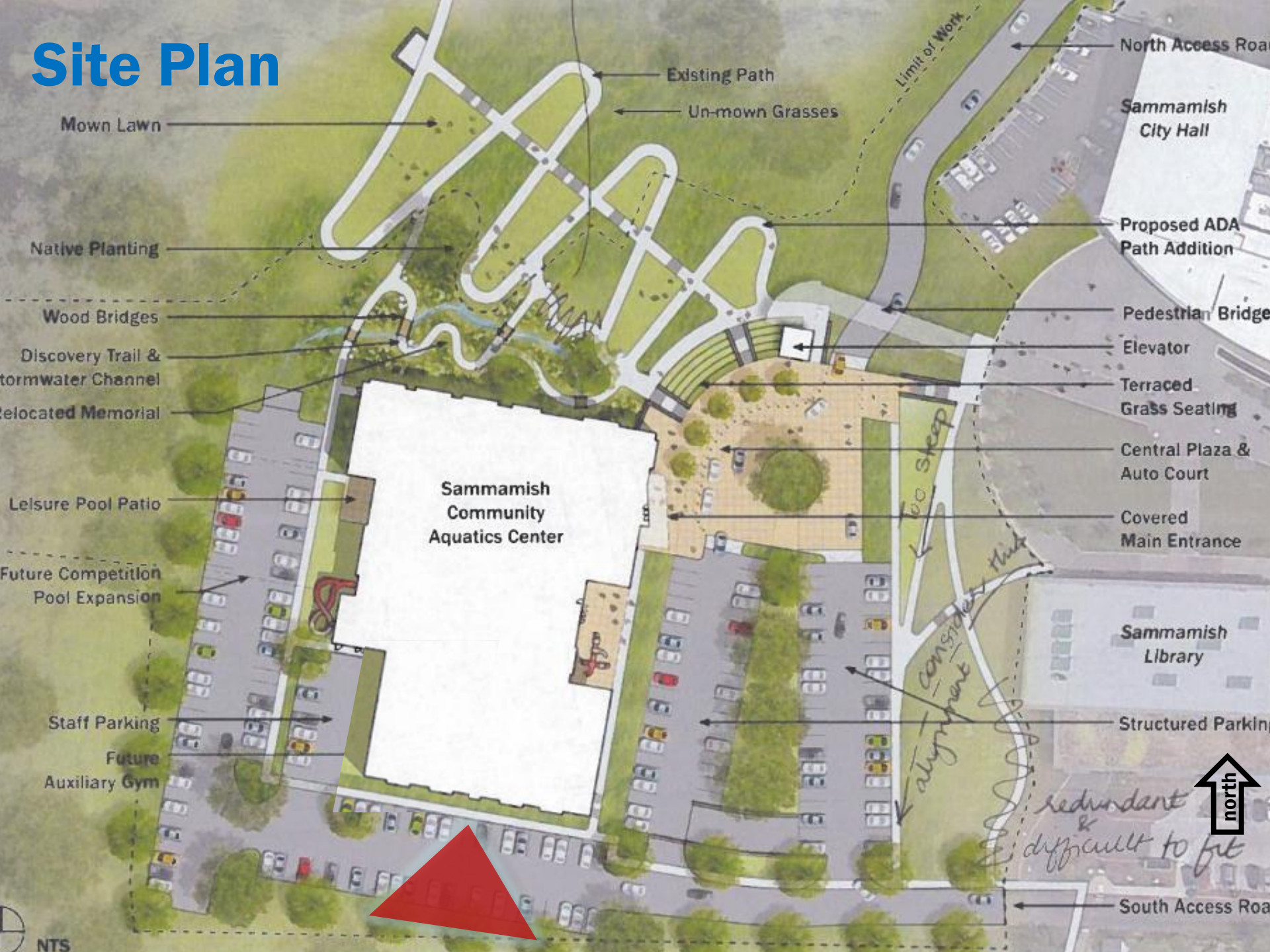


NTS



West Elevation

Site Plan



Mown Lawn

Native Planting

Wood Bridges

Discovery Trail & stormwater Channel

Relocated Memorial

Leisure Pool Patio

Future Competition Pool Expansion

Staff Parking

Future Auxiliary Gym

Existing Path

Un-mown Grasses

Limit of Work

Sammamish Community Aquatics Center

North Access Road

Sammamish City Hall

Proposed ADA Path Addition

Pedestrian Bridge

Elevator

Terraced Grass Seating

Central Plaza & Auto Court

Covered Main Entrance

Sammamish Library

Structured Parking

South Access Road

alignment consider this

redundant & difficult to fit



NTS



South Elevation

Upper Commons View



View from Library



Lower Commons View



Building Elevation Options



Horizontal Lap Siding (Green)
Horizontal Rainscreen Panels (Orange)



Horizontal Lap Siding (Orange)
Horizontal Rainscreen Panels (Blue)

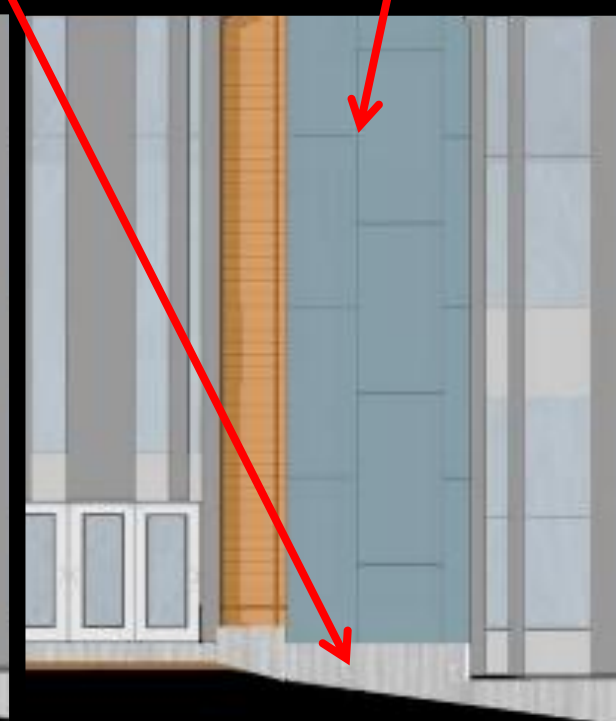


Horizontal Lap Siding (Orange)
Vertical. Rainscreen Panels (Blue)

A

B

C



A

B

C

Building Elevation Option A



North Elevation



East Elevation

Building Elevation Option A



South Elevation



West Elevation

Building Elevation Option B



North Elevation

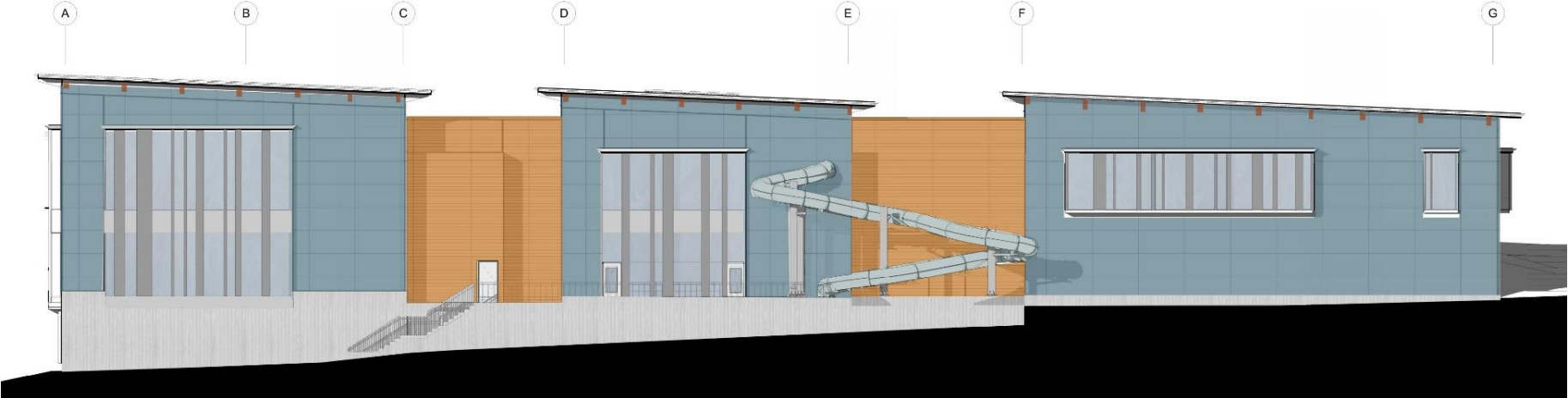


East Elevation

Building Elevation Option B



South Elevation

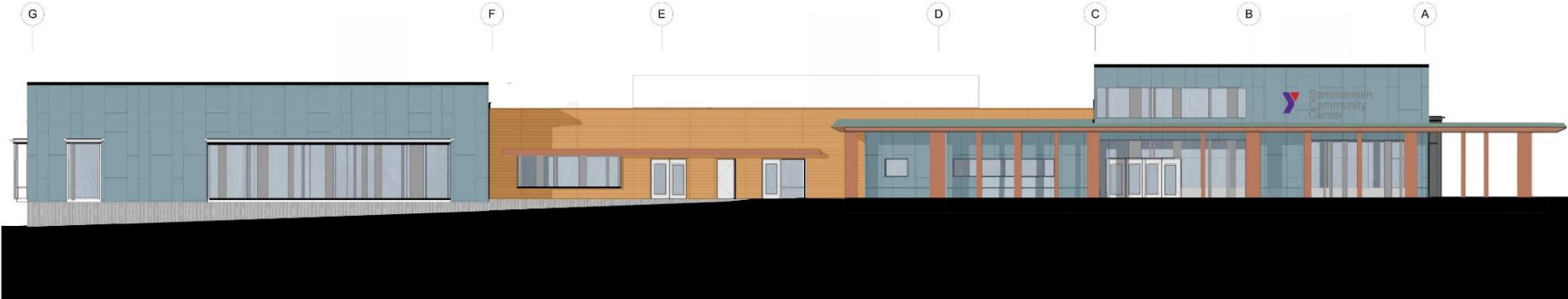


West Elevation

Building Elevation Option C



North Elevation

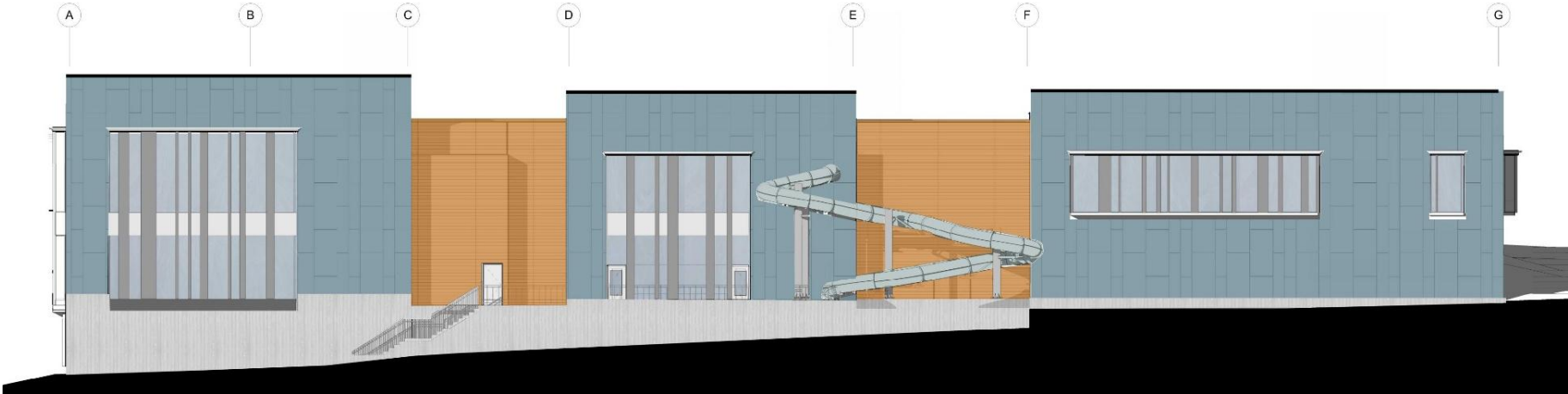


East Elevation

Building Elevation Option C



South Elevation



West Elevation



Market Conditions

- Estimates are consistent with current market conditions.
- Construction costs are up 14% from 2008.
- City project bids 5 to 18% higher in recent months.
- Sales tax, REET and impact fees have gone up in the City of Sammamish.
- City's 2013-2014 ending fund balance projected to reach nearly \$60 million (\$14 million in excess of budget projected).



Budget vs. Projected Estimate Update

	<u>Budget</u>	<u>Current Estimate</u>
Building Cost	\$14,100,000	\$17,180,492
Structured Parking Cost	\$ 4,300,000	\$ 4,113,471
Site and Loop Road	\$ 3,856,000	\$ 4,715,073
Construction Costs	\$22,256,000	\$26,009,036
9.5% Sales Tax*	\$ 2,038,000	\$ 2,470,858
Subtotal	\$24,294,000	\$28,479,894
Soft Costs	\$ 3,000,000	\$ 3,000,000
Subtotal	\$27,294,000	\$31,479,894
10% Contingency	\$ 2,729,000	\$ 3,147,989
Project Cost	\$30,023,000	\$34,627,883

The Auxiliary Gym and Jog Track are an alternate in both the June Budget and the Current Estimate. Value is \$824,647. Total Project with Aux Gym and Jog Track is projected to be \$35,452,530.

Funding Options:

Option 1

- Allocate additional funds of approximately \$5 million to make up the deficit.

Option 2

- Bid Alternates:
 - Auxiliary gym back in base-bid
 - Water Slide, Full Size Gym & Jogging Track are bid alternates
- Project Contingencies: **reduce by 3%**
- Alternate Funding sources for Loop Road & Surface Parking
- Additional Value Engineering



Option 2

Total Project \$34,627,883

Aux Gym and Track \$824,647

Loop Road & Additional Parking (\$1,887,945)

Bid Alternatives (\$2,467,509)

Contingency Reduction (-3%) (\$944,397)

Additional Value Engineering (\$234,329)

Total Base Bid \$29,918,350



Timeline:

Schematic Design
(complete)

April to June 2013

Design Development
(in progress)

June to October 2013

Construction Docs.

Oct 2013 to Feb 2014

Permit Review

January to April 2014

Bidding

April to May 2014

Contract Award

May to June 2014

Construction

June 2014 to Dec 2015





FOR YOUTH DEVELOPMENT®
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY

SAMMAMISH CITY COUNCIL PRESENTATION

YMCA PROGRAM & OPERATION PLAN
SAMMAMISH COMMUNITY & AQUATIC
CENTER/YMCA

September 10, 2013

“A DAY IN THE LIFE” OF THE SAMMAMISH COMMUNITY & AQUATIC CENTER



PROGRAM ARCHITECTURE OVERVIEW

YMCA OF GREATER SEATTLE

Area of Focus	YOUTH DEVELOPMENT Nurturing the potential of every child and teen,				HEALTHY LIVING Improving the nation's health and well-being,				SOCIAL RESPONSIBILITY Giving back and providing support to our neighbors,			
Offering Categories	Child Care	Education & Leadership	Swim, Sports & Play	Camp	Family Time	Health, Well-being & Fitness	Sports & Recreation	Group Interests	Social Services	Global Services	Volunteerism & Giving	Advocacy
Programs and Services	<p>Early Learning Child Development Centers Preschool</p> <p>Before & After School School Age Care Kids' Club Kids University</p>	<p>Academic Skills & Enrichment Afterschool Academic Enrichment Programs Community Learning Centers (CLCs) Community Schools English Language Learners Camp Homeschool Enrichment Classes Summer Schools; Level 9 YU LEARN</p> <p>Leadership Development Boys Outdoor Leadership Development (BOLD) Earth Service Corps Girls of Promise Leaders Clubs Patsy Collins Adventures in Leadership for Girls (PCAL) Y-Boys</p> <p>College & Career Prep Black Achievers Y Achievers Youth Employment Services</p> <p>Youth Civic Engagement Mock Trial Youth Advisory Boards Youth and Government</p>	<p>Recreation Homeschool Fitness Snow Trips Caravans Special Events Y-Teen Center YEAH!</p> <p>Youth Sports & Skills Adaptive/Inclusive Sports Dance - Ballet Baseball & T Ball Basketball Fitness/Exercise Flag Football Gymnastics Karate Soccer Tae Kwon Do</p> <p>Youth Swim Lessons Adapted Swim Lessons - Children w/ Disabilities Child/Parent Lessons Preschool Lessons Splash Youth Lessons</p> <p>Competitive Swimming & Sports Swim Team Club Volleyball</p>	<p>Overnight Camps Summer Camps Teen Expeditions Outdoor Environmental Ed (OEE) Challenge Education</p> <p>Day Camps Summer Camp School Break Camps</p>	<p>Adventure Guides Family Camp Family Fitness Family Nights Family Wellness Programs Prime Time Family Kids Corner Kids Gym Adventure Zone</p> <p>Parties Birthdays Pool</p>	<p>Group Classes/Adult/Youth/Family Body Shop Cross Training Belly Dancing Boot Camp Nia Pilates Tai Chi/Qigong Zumba Triathlon Training Men Only Fitness Special Populations MS Active Older Adults Aerobics/Dance/Step Circuit Training Indoor Cycling Martial Arts Strength Training Women Only Fitness Yoga</p> <p>Healthy Lifestyles Consultations Disabilities CPR/First Aid Diabetes Prevention & Self-Management Health Screenings/ Lifestyle Appraisal Injury Rehabilitation Lifeguard Training Cancer Survivors - Exercise & Thrive Obesity Programs Youth - ACT Relaxation Programs Women's Wellness Weekends Workplace Wellness</p> <p>Personal Fitness Personal Training Starter Fitness Programs</p> <p>Water Activities Exercise Classes Classes for Adults with Disabilities</p>	<p>Adult Team Sports Adult Basketball Adult Volleyball</p> <p>Recreation Cycling Hiking Masters Swim Running Clubs Skiing Snowboarding Walking Groups Wall Climbing</p>	<p>Life-long Learning Adult Arts & Humanities Healthy Cooking Group Trips (travel) Knitting Sewing Seminars/Workshops Specialty Classes Brain Agility/Self Defense Social Groups & Clubs</p>	<p>Child Welfare & Permanency Foster Care; Therapeutic Traditional Short Stay Family Preservation Family Reunification</p> <p>Family Stabilization 24 Hour Service; Children's Crisis Outreach & Response System (CCORS) Mental Health Counseling - Youth & Family</p> <p>Foster & Homeless Youth Transition Services Employment, Education & Life Skills Housing</p> <p>Youth Violence & Crime Violence Prevention Classes Gang Involved Youth Street Outreach Institutional In-reach Alive & Free Critical Incident Response Youth & Family Interventions Teen Court</p> <p>Community Health Military Outreach Initiative</p> <p>Employment/Vocational Training Mentoring GED Preparation</p>	<p>Global Education Exchanges of Volunteers & Staff Global Leadership Development Service Learning</p> <p>Global Network Global Partners Hosting International Visitors International Y-to-Y Relationships The Global YMCA</p> <p>Newcomer/Immigrants English as a Second Language</p> <p>World Service Disaster Response</p>	<p>Financial Support Annual Support Campaign Youth Sponsorships</p> <p>Volunteers Managerial Volunteers Policy Volunteers Program Volunteers</p>	<p>Grassroots/Community Organizing Civic Engagement Activities Healthy Communities (CDC) Asset Development</p> <p>Public Policy Legislative Action Center State Alliances</p>

02.22.12

PROGRAMS AT A GLANCE: SAMPLE OFFERINGS FOR THE NEW SAMMAMISH COMMUNITY & AQUATIC CENTER/YMCA

YOUTH, TWEENS, TEENS & FAMILY

A.C.T. (Actively Changing Together)
Adventure Guides
After the Bell (6th- 8th grade)
Birthday Parties: Pool, Adventure Zone, Gym/Sport themes
Cooking Classes
Family Camp
Family Nights: Games, movies, potlucks, etc.
Family Story Time
Family Wellness: Boot Camp, Cycling, Pilates, Table Tennis
Kid's Corner & Adventure Zone
Middle School Late Nights (6th-8th grade)
Outdoor Recreation & Outings
Parents Night Outs
Service Saturdays (6th - 12th grade)
Teen Advisory Boards
Teen Fitness Orientation & Strength Training
Teen Open Basketball & Volleyball (Ages 13 -17)
Volunteer Opportunities
Youth Earth Service Corps
Youth & Government

SENIORS

Cards & Group Games: Bridge, Pinochle, etc.
Community Groups
Cooking Classes
Luncheons
Monthly Field Trips
Pickleball
Service Projects
Silver Sneakers
Wellness Classes

PROGRAMS AT A GLANCE: SAMPLE OFFERINGS FOR THE NEW SAMMAMISH COMMUNITY & AQUATIC CENTER/YMCA

HEALTH & WELLNESS

AOA Classes (Active Older Adult - designed for 55+)
Boot Camp
Cardio Variety
Circuit Training
Hip Hop
Mat Pilates
Meditation
Personal Training/Small Group
Running/Walking Groups
Silver Sneakers
Ski Conditioning
Strength Training
Step
Step Circuit
Tae Kwon Do
TAI CHI
Yoga
YMCA Diabetes Prevention Program
Zumba

AQUATICS

Aqua Power
Aqua Zumba
Arthritis & Injury
Family Swim
H2O Fitness
Lap Swim
Master's Swim
Parent/Child Swim Lessons
Pool Parties
Recreational Swim
Senior Swim
Swim Lessons: group & private (3-99+ years)
Tween Fitness Swim
Water Walking

PROGRAMS AT A GLANCE: SAMPLE OFFERINGS FOR THE NEW SAMMAMISH COMMUNITY & AQUATIC CENTER/YMCA

RECREATION

Adult Basketball (Ages 17 +)

Adult Volleyball (Ages 17 +)

Community Meetings/Gatherings/Dances

Family Open Gym

Group Wellness: Zumba, Step, Boot Camp, etc.

Home School Swim & Gym

Kids In Motion/Youth Tumbling

Preschool Sports (Ages 3 – 6)

Racquet Sports (Table tennis, badminton, pickleball)

Tae Kwon Do

Youth Basketball & Volleyball Clinics (Ages 6 - 17)

Youth Sports Leagues

OPERATING PROFORMA BUDGET

REVENUE	2016	2017	2018	2019	2020
Contributions (local & association)	\$100,000	\$110,000	\$125,000	\$135,000	\$150,000
Membership Dues	\$1,773,750	\$3,436,197	\$3,610,155	\$3,792,919	\$3,984,935
Program Service Fees	\$500,000	\$525,000	\$551,250	\$578,813	\$607,753
Miscellaneous	\$8,000	\$8,200	\$8,407	\$8,621	\$8,844
TOTAL REVENUE	\$2,381,750	\$4,079,397	\$4,294,812	\$4,515,353	\$4,751,532

EXPENSES	2016	2017	2018	2019	2020
Salary & Benefits	\$1,152,938	\$2,233,528	\$2,346,601	\$2,465,397	\$2,590,208
Program Supplies	\$250,000	\$262,500	\$275,625	\$289,406	\$303,877
Utilities	\$258,249	\$265,996	\$273,976	\$282,195	\$290,661
Occupancy Costs & Services	\$541,554	\$576,049	\$599,578	\$624,077	\$649,669
PR & Marketing	\$150,000	\$165,000	\$181,500	\$199,650	\$219,616
Staff Support & Development	\$60,000	\$66,000	\$72,600	\$79,860	\$87,846
Association Service Fee (9.25% of revenue)	\$170,000	\$340,935	\$357,228	\$374,937	\$393,081
Reserves (CapEx, Vehicles, Equipment Replacement)	\$0	\$175,000	\$200,000	\$200,000	\$200,000
TOTAL EXPENSE	\$2,582,741	\$4,085,008	\$4,307,108	\$4,515,522	\$4,734,958
OPERATING NET	-\$200,991	-\$5,611	-\$12,296	-\$169	\$16,574

BUDGET BASED ON THE FOLLOWING OPERATING ASSUMPTIONS

3,300 Households at Opening	3,548	3,725	3,818	3,913	4,011
60,000 Square Footage Facility					
.55 Productivity Ratio (PR)					

YMCA OF GREATER SEATTLE MEMBERSHIP RATES AS OF OCTOBER 1, 2013

Category	Monthly Rate
Adult (26-64)	\$65
Couple	\$102
Family 2 (2 adults)	\$112
Family 1 (1 adult)	\$88
Senior (65+)	\$57
Teen/Young Adult (14-25)	\$40
Youth (0-13)	\$35



QUESTIONS & ANSWERS

THANK YOU

Marcia Isenberger

Regional Executive

425-282-1505

misenberger@seattleyymca.org



Thank You!