



Community Center Feasibility Study

City Council Special Meeting
July 12, 2011





City Council
City of Sammamish Park & Recreation Board
City of Sammamish Staff
Stakeholders & Users
Citizens of Sammamish

TEAM LEADER / PROJECT MANAGER

Barker Rinker Seacat Architecture

Craig Bouck, Principal in Charge, LEED AP

Keith Hayes, Consulting Principal, LEED AP

OPERATIONS & FEASIBILITY

Ballard * King & Associates

Ken Ballard, CPRP, President

AQUATIC DESIGN

Water Technology, Inc

Doug Whiteaker, Principal

CIVIL ENGINEERING

Dowl HKM

LANDSCAPE DESIGN

Site Workshop

COST ESTIMATING

**Architectural Cost
Consultants**

Team Building

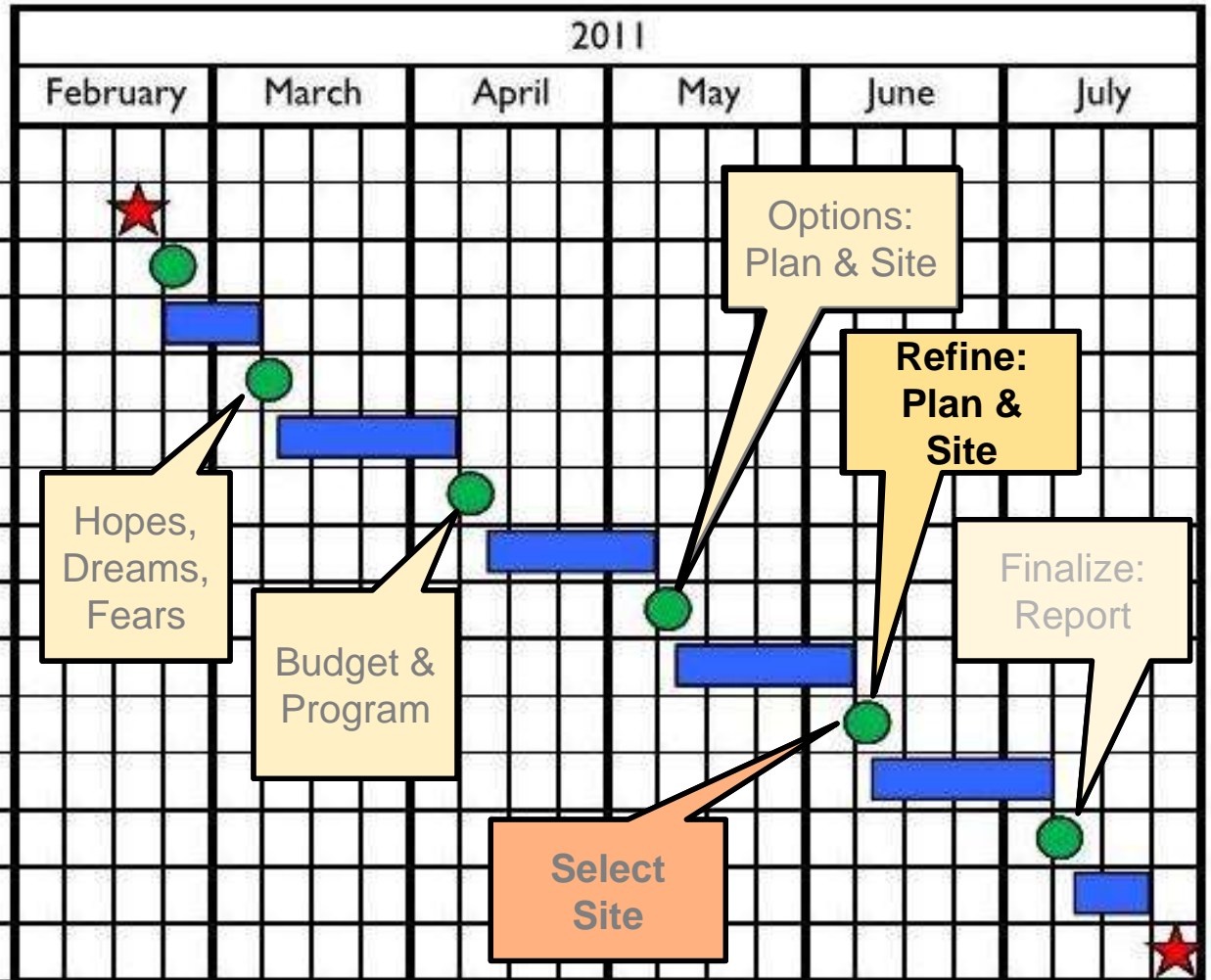
Agenda:

- **Provide a Project Overview**
- **Present Updated Project Costs**
- **Present Selected Site Findings**
 - **Traffic and Circulation**
 - **Soils**
 - **View Corridor**
- **Present Refined Design**
- **Review Key Program Components**

Progress to Date:

- **Listened to Sammamish Hopes, Dreams and Fears**
- **Toured Sammamish and Visited Potential Sites and Recreation Providers**
- **Reviewed Previous Study Materials and Demographic Data**
- **Developed Market Analysis**
- **Conducted Public Meetings including a Program Exercise and Focus Groups**
- **Met with City Planning and Development Staff**
- **Developed Project Cost Models**
- **Developed Building and Site Plans and Budgets for Three Sites**
- **Developed Draft Operations Plan**
- **Developed Pool Plan Options**
- **Council Selected a Site for Further Study**
- **Refined Plan for Selected Site**

Project Schedule





Building Program

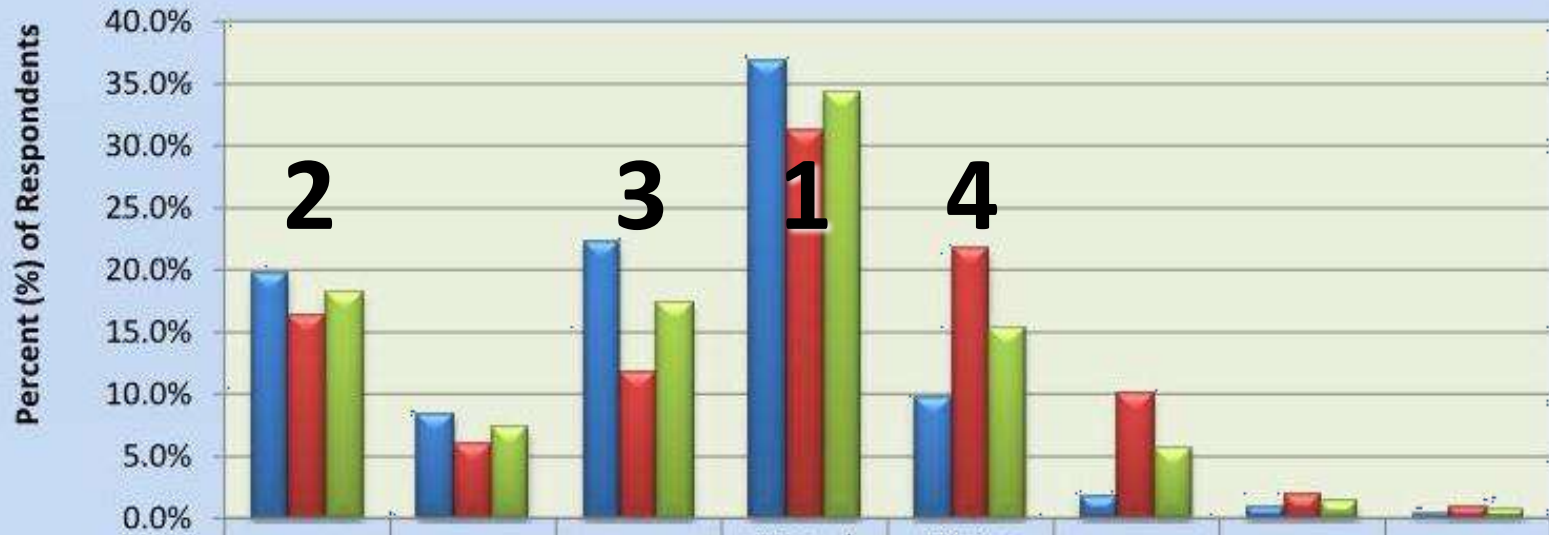
Survey Says:

Most Important Features to Include in Community Center



Survey Says:

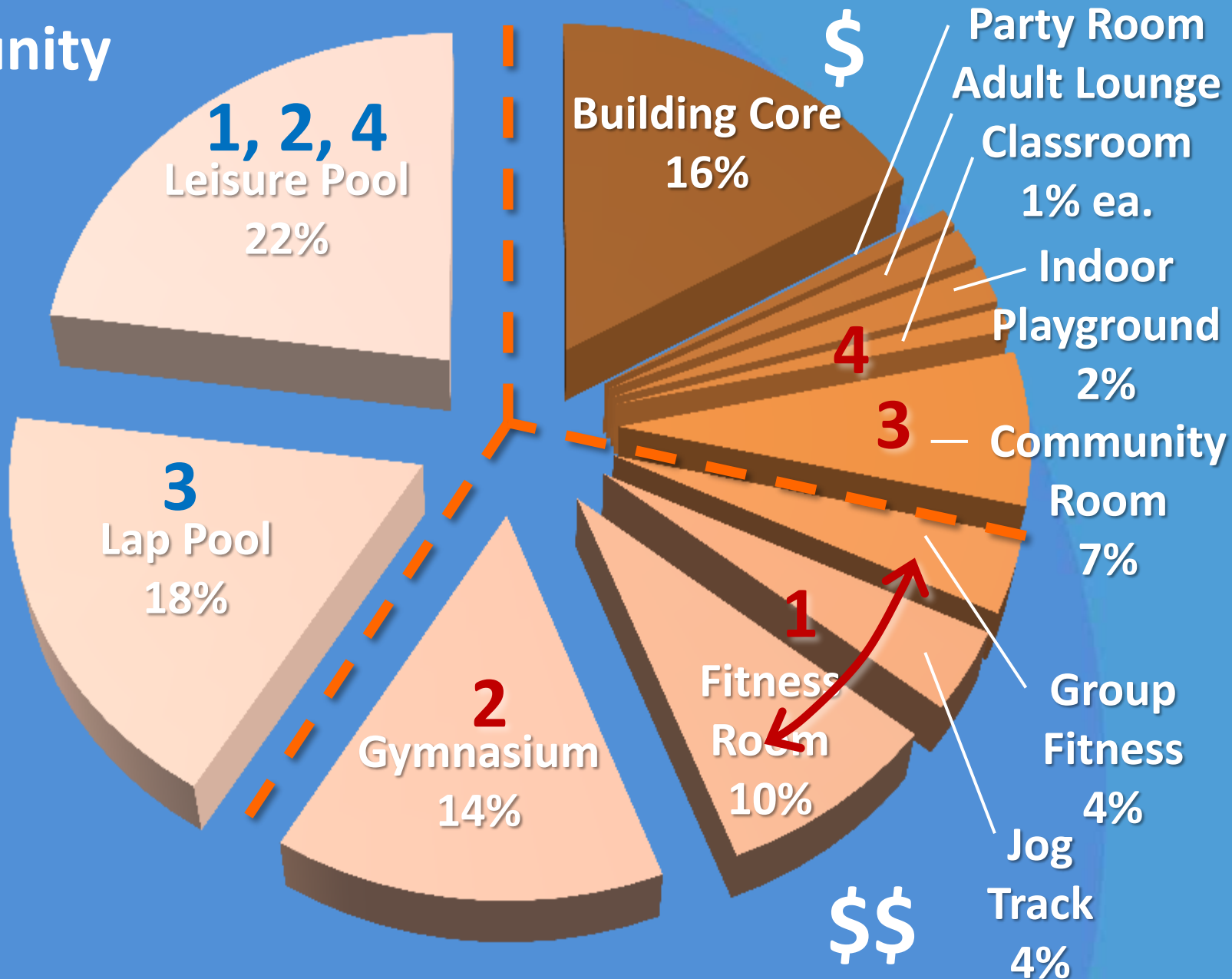
Aquatic Center Programs Most Likely to Be Used



	Swim Lessons	Comp. Swim.	Lap Swim.	Open/Family Swim	Water Exercise Classes	Rehab/Therapy	Water Polo	Other
■ First Choice	19.8%	8.4%	22.4%	36.9%	9.7%	1.7%	0.9%	0.4%
■ Second Choice	16.4%	6.0%	11.8%	31.2%	21.7%	10.1%	2.0%	1.0%
■ Combined	18.2%	7.3%	17.4%	34.2%	15.4%	5.6%	1.4%	0.6%

Community Center Budget

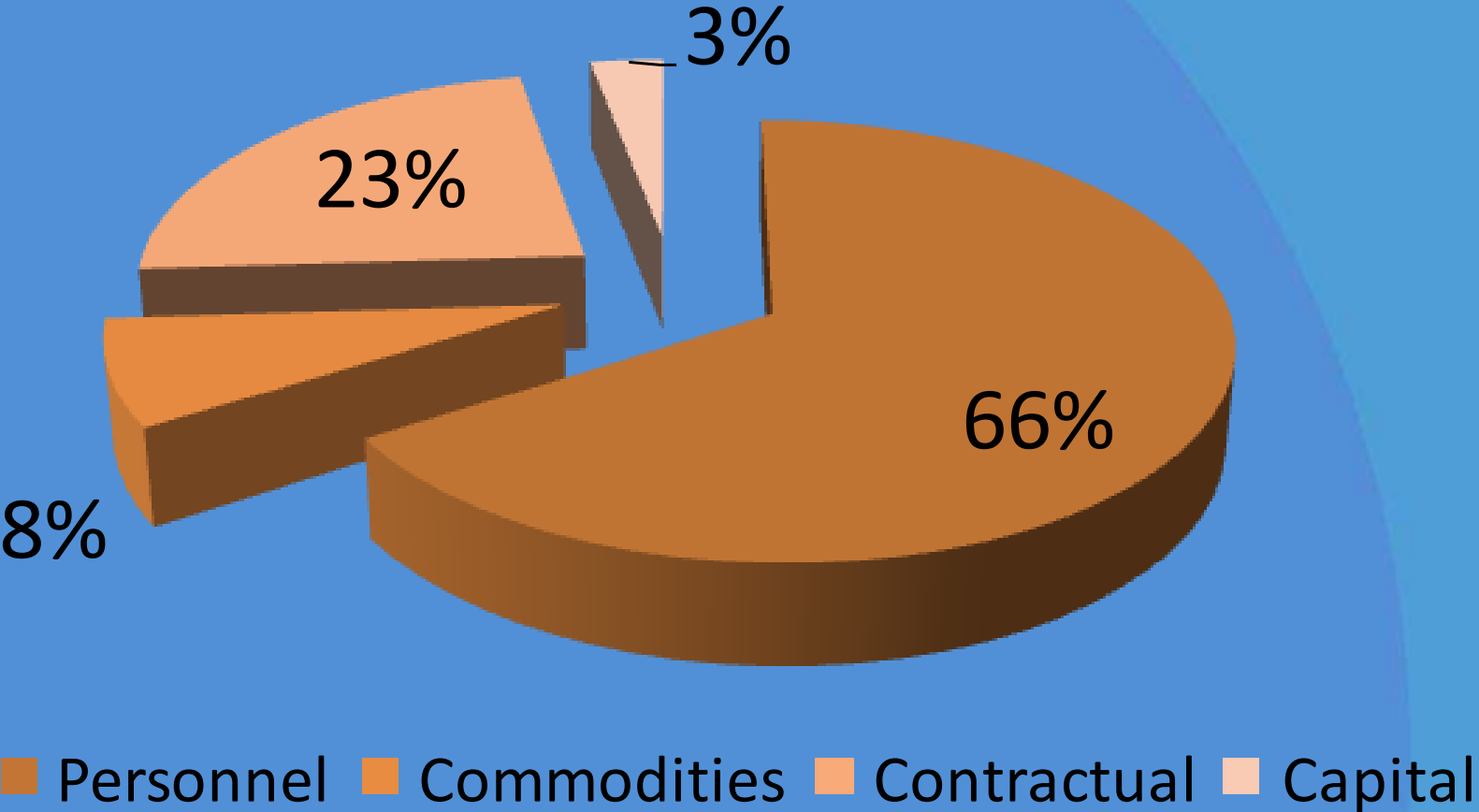
\$\$\$\$



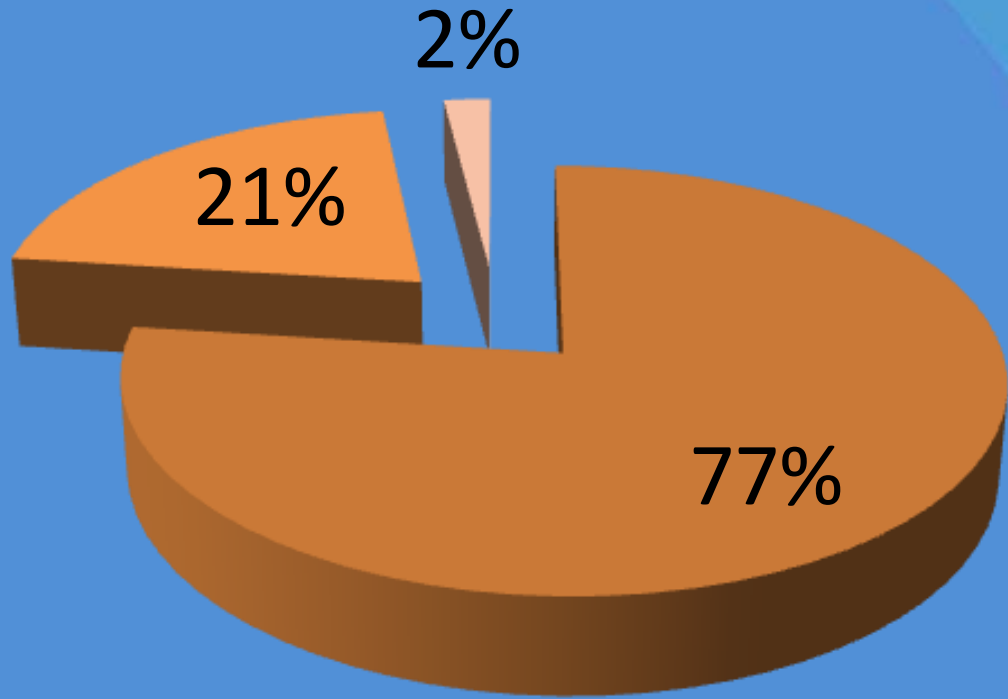


Operations Plan

Expenditures



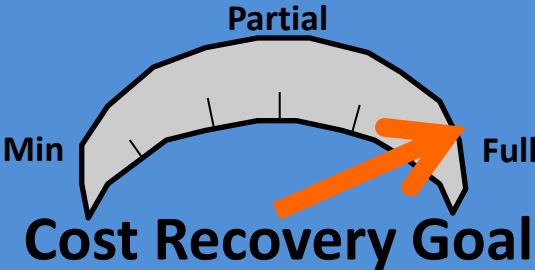
Revenues



■ Fees ■ Programs ■ Other

Cost Recovery

Category	
Expenditures	\$2,950,000
Revenues	\$2,683,000
Difference	\$267,000
Recovery Rate	91%



Removing the competitive pool reduces the annual subsidy by approximately \$100,000 a year.

Hours of Operation

Days	Hours
Monday-Friday	5:00am-10:00pm
Saturday	7:00am-8:00pm
Sunday	9:00am-6:00pm
Hours per Week	107

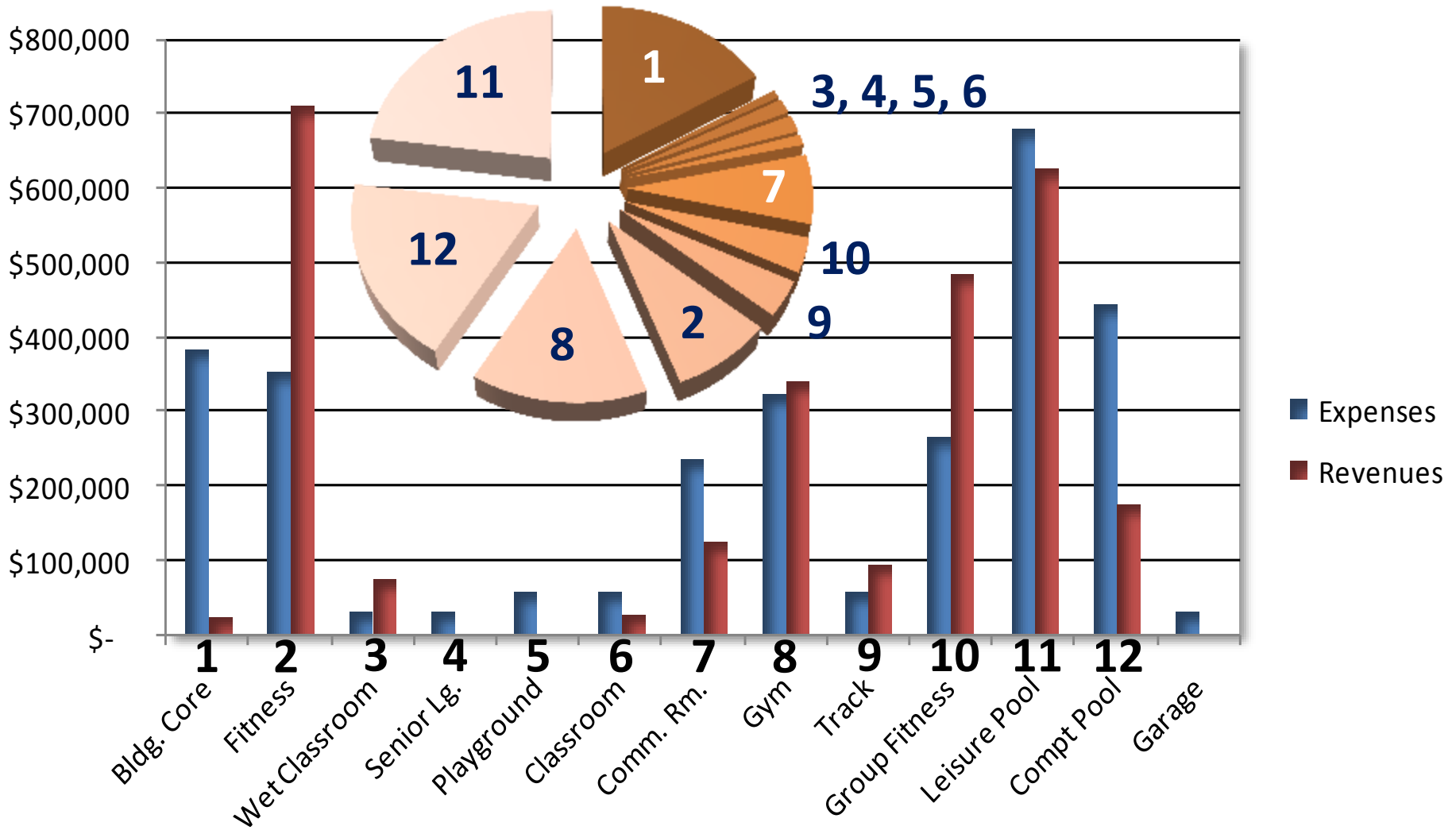
Fees

- A very preliminary fee schedule has been developed

Category	Daily		3 Month		Annual		Monthly	
	Res.	Non-Res.	Res.	Non-Res.	Res.	Non-Res.	Res.	Non-Res.
Adult	\$7.00	\$9.00	\$205	\$260	\$550	\$690	\$47	\$59
Couple	N/A	N/A	\$270	\$335	\$715	\$895	\$61	\$77
Youth (3-17 yrs)	\$5.00	\$6.50	\$150	\$190	\$400	\$500	\$34	\$43
Senior (65+)	\$5.00	\$6.50	\$150	\$190	\$400	\$500	\$34	\$43
Senior Couple	N/A	N/A	\$195	\$245	\$520	\$650	\$45	\$56
Family	N/A	N/A	\$340	\$425	\$900	\$1,125	\$77	\$97

- Different rates for residents and non-residents

Operational Expenses and Revenues





Focus Group Update

Focus Group Re-Cap

Two Additional Focus Groups Conducted:

- June 29, 2011 (14 participants)
- July 6, 2011 (10 participants)

Age Range: 21 to 68 years old, majority in their 40's and 50's.

Gender Distribution: Even distribution of males and females.

Moderated by: Jim Hebert

Main Focus Group Objectives

- Identify which community center spaces are most important to participants.
- Identify which programs participants would like to see offered.
- Evaluate preferences for payment and membership options.
- Evaluate cost and funding options.
- Assess how knowledge of costs and revenues changed preferences for prioritization of features.

Community Center Priorities

	Priority Spaces
1	Competitive Pool
2	Leisure Pool
3	Double HS Gym
4	Large Fitness Studio
5	Child Watch Room
6	Community Room
7	Indoor Playground
8	Weight Room
9	Elevated Track
10	Pool Party Room
11	Classroom
12	Senior Lounge
13	Small Fitness Studio
14	Commercial Kitchen

Construction Costs
Competitive Pool
Leisure Pool
Double HS Gym
Large Fitness Studio
Child Watch Room
Community Room
Pool Party Room
Weight Room
Elevated Track
Indoor Playground
Classroom
Small Fitness Studio
Commercial Kitchen
Senior Lounge

Operating Costs
Leisure Pool
Pool Party Room
Competitive Pool
Double HS Gym
Large Fitness Studio
Child Watch Room
Community Room
Weight Room
Indoor Playground
Small Fitness Studio
Elevated Track
Classroom
Commercial Kitchen
Senior Lounge

Public Priority
Leisure Pool
Pool Party Room
Competitive Pool
Double HS Gym
Large Fitness Studio
Child Watch Room
Community Room
Weight Room
Indoor Playground
Small Fitness Studio
Elevated Track
Classroom
Commercial Kitchen
Senior Lounge

Prioritization of Spaces Conclusions

- Throughout each of the four exercises the top four priorities remained relatively similar.
- Participants had very little disagreements about the order in which spaces were prioritized and in most cases were able to reach a consensus.
- Participants were highly engaged in the process and took the operating revenue and expense considerations extremely seriously.

Usage of the Community Center

- Participants with children reported that although they may not frequently use the community center, their children would use it several times a month (up to 12).
- Approximately half reported that they would be heavy users and utilize the community center more than 10 times per month.
- The other half of the group reported that they would use the community center between 0 and 2 times per month.
- Participants agreed that they would be more likely to use the community center in the winter months as opposed to the summer months when more outside activities would be available.

Membership

Participants were presented with three types of fees:

- Membership Passes
 - Pay as You Go (Daily Admission)
 - Blended (A combination of the above)
- **Consensus for the blended approach**
- **City of Sammamish residents should receive a discount**

Rates

The Following rates with ranges were presented:

- Daily rate (\$5.00 to \$9.00)
 - 3 Month-Family Pass (\$300 to \$450)
 - Annual-Family Pass (\$800 to 1,200)
-
- **Participants felt all of the rates were reasonable.**
 - **Recommend customizable options (i.e. summer membership passes for college students)**
 - **Recommended additional costs for specialized programs**
 - **Recommended higher rates for those living outside of the City of Sammamish**

Potential Costs

Lyman Howard presented information on financing the construction of the Community Center, including the table below and the assumptions.

Amount Needed Annually (Construction Only)

\$20 Million	\$30 Million	\$40 Million	\$50 Million	\$60 Million
\$ 1,520,000	\$ 2,280,000	\$ 3,040,000	\$ 3,800,000	\$ 4,560,000

- Includes Principal & Interest
- AAA Rating from Standard & Poors
- 20-Year Term for Bonds
- 4.16 True Interest Cost of Bonds
- 4.592% Average Bond Coupon

The following two funding methods were presented:

Property Taxes using 2011 Assessed Value (AV)					
Construction Cost	\$20 Million	\$30 Million	\$40 Million	\$50 Million	\$60 Million
Cost per \$1,000 AV	\$ 0.18	\$ 0.27	\$ 0.36	\$ 0.45	\$ 0.54
Annual Cost*	\$ 93.60	\$ 140.40	\$ 187.20	\$ 234.00	\$ 280.80
Monthly Cost	\$ 7.80	\$ 11.70	\$ 15.60	\$ 19.50	\$ 23.40

Assumptions:

- Average Cost of a Home in Sammamish = \$520,000
- \$8,587,714,906 Assessed Value

Utility Tax (1% = \$970k annually)					
Construction Cost	\$20 Million	\$30 Million	\$40 Million	\$50 Million	\$60 Million
Utility Tax Rate Needed	1.57%	2.35%	3.14%	3.92%	4.15%
Annual Cost/Person	\$ 33.21	\$ 49.81	\$ 66.50	\$ 83.01	\$ 99.61
Annual Cost/Household	\$ 99.63	\$ 149.43	\$ 199.50	\$ 249.03	\$ 298.83
Monthly Cost/Household	\$ 8.30	\$ 12.45	\$ 16.63	\$ 20.75	\$ 24.90

Assumptions:

- 3.0 Persons per Household Population
- Utilities Taxed Include: Electric, Natural Gas, Telephone, Cell Phone, Cable
- Utilities Not Taxed: Water & Sewer

Potential Costs

Comparison of Funding Options:

- Initially participants considered them both similar
- However, after further discussion the majority of participants agreed that the property tax method would be preferred because it “would be deductible on their federal taxes and is cheaper.”

Price Range:

- The majority prefer the \$60 million range (build it all)
- 2 others preferred the \$40 to \$50 million range
- One participant did not want the community center built

Conclusions

- All but one participant reported they want the community center built.
- Potential for local businesses to sponsor the community center.
- The groups were both very engaged in the process and the discussion.
- The participants considered both their personal opinion and what would be the most beneficial for the community.
- For the majority, the community center would be an asset to the city.



Site Studies



Site Investigations:

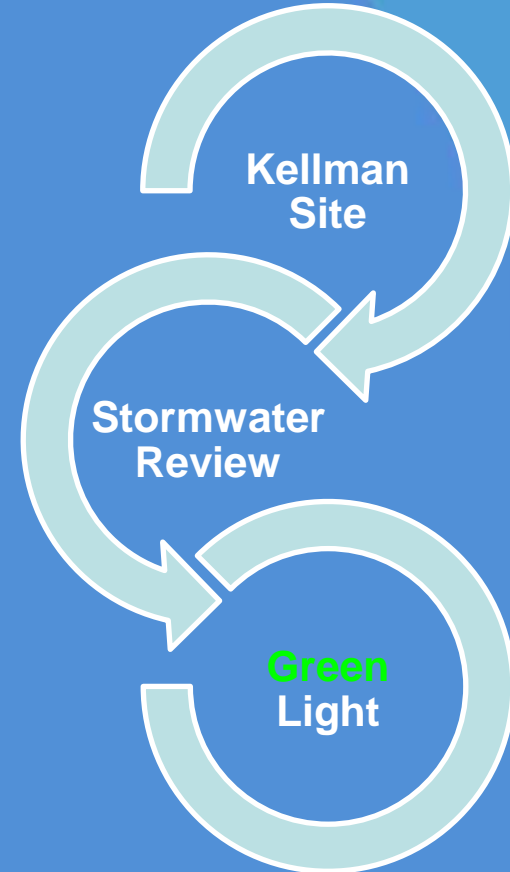
Geotechnical

- **Three borings drilled**
 - 21.5' to 66.5 ' deep
 - Groundwater encountered in one boring
- **Findings**
 - Soils are consistent with those encountered at Library and Commons
 - Soils Are Moisture Sensitive (wet-weather construction requirements)
 - Recommendations for
 - Pile foundations
 - Shoring and basement retaining walls
 - Fill
 - Dewatering under pool

Site Investigations:

Stormwater

- Towncenter Stormwater Rules
 - Rainwater Harvesting
 - Green Roofs
 - Protective Flow Control
- City Hall Lessons Learned
 - Erodible Soils
 - Tightline Flows
 - Soils Are Moisture Sensitive
 - Seasonal Clearing Limits
 - Other Sensitive Areas
 - Critical Aquifer Recharge Area
 - Wetlands



Site Investigations:



Traffic Analysis

- Evaluated operations at 228th Ave. SE @ SE 8th St. & SE 10th St. Traffic signal vs. roundabout in PM peak hour
- Assumed 80,000 SF
- Scenarios Evaluated, Community Center with:
 - 1) 2016 with Initial Town Center
 - 2) 2020 with Town Center
 - 3) 2030 with Town Center
- Conclusions:
 - Both traffic signal and roundabout options meet City Level of Service standards
 - Roundabouts provide better operations



Building Design

Kellman Property

Street Improvement Scope



North

Loop Road

City Hall
CITY HALL

TOWN CENTER

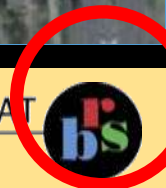
Library

New Traffic Circles

228th Street

Arbor School

Mary Queen of Peace



Street Improvement Budget

Off-Site Construction*

Public Street Through Site	\$1,000,000
Improvements to 228 th	\$2,000,000
Utility Improvements	\$160,000
Soft Costs (included above)	
Sales Tax (9.5%)	\$300,200
<u>Contingency (10%)</u>	<u>\$346,020</u>
Total	\$3,806,220

*Includes design for these line items

Kellman Property



North

Parking Garage—
300 Stalls



Parking Garage Budget

Facility Construction

Parking Garage (300 Stalls) \$11,520,000

Site Construction \$486,649

Soft Costs

Fees (Design and Expenses) \$1,383,658

Tap Fees \$125,000

Testing \$25,000

Sales Tax (9.5%) \$1,140,632

Contingency (10%) \$1,453,094

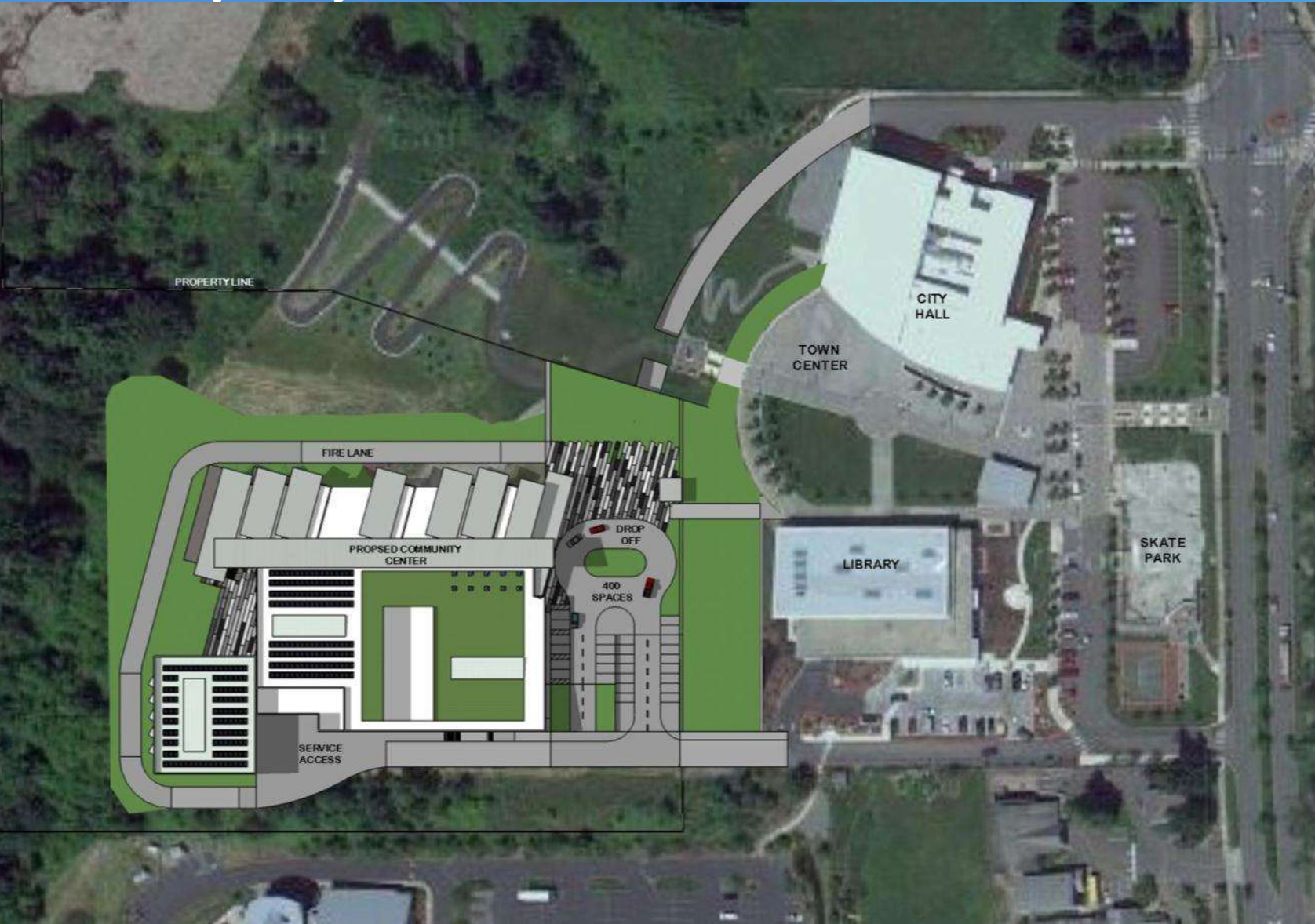
Total \$15,984,033

Cost to add 100 additional structured stalls: \$5,043,456

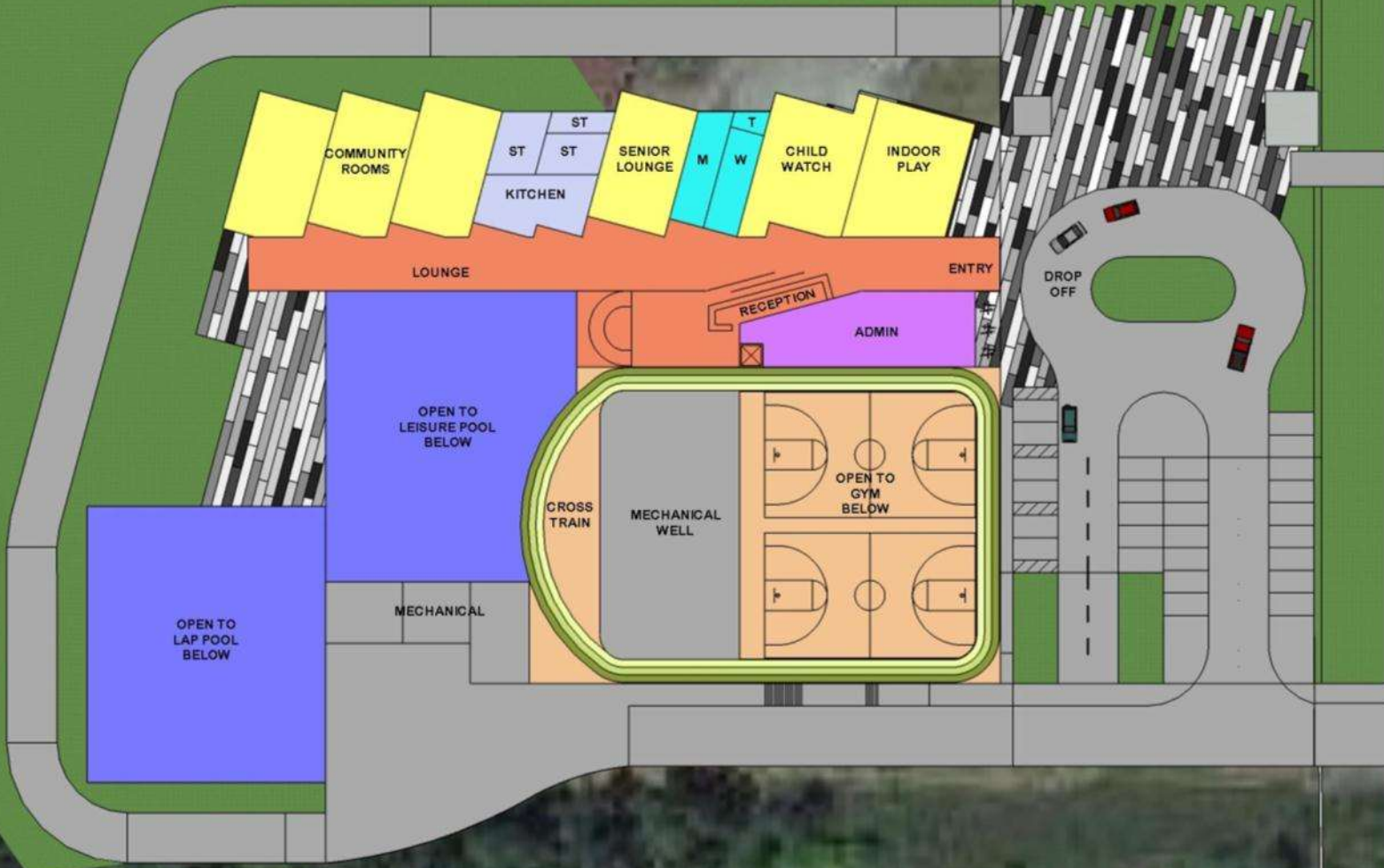
Kellman Property



North



Entry Level Plan



Lower Level Plan



Site Section



Looking Southeast



Looking East



Looking Northeast



Looking Northwest



Entry



View from Entry looking toward Town Center



View from Library



View from Sammamish Commons Plaza



View from Sammamish Commons Plaza



Community Center Budget

Facility Construction

Building \$28,163,786

Site Construction \$2,677,369

Soft Costs

Fees (Design and Expenses) \$3,428,171

Furniture and Equipment \$2,551,982

Tap Fees \$375,000

Testing \$75,000

Sales Tax (9.5%) \$3,067,424

Contingency (10%) \$4,033,873

Total \$44,372,605

Budget Summary

Capital Cost

Component	Cost	Fund
Off-Site Construction	\$3,806,220	\$1
Parking Garage	\$15,984,033	\$6
Community Center Budget	\$44,372,605	\$18
Total	\$64,162,858	\$25

<u>Annual Operating Subsidy</u>	\$267,000	\$1.50
Total		\$26.56

Cost to an average household to fund:
\$26.56 per month

Next Steps:

- Incorporate Collateral Study Material Information
- Refine Facility Design and Character
- Clarify Project Phasing
- Finalize Operations Pro-Forma
- Refine Project Budgets



SAMMAMISH
COMMUNITY CENTER

Thank You!

