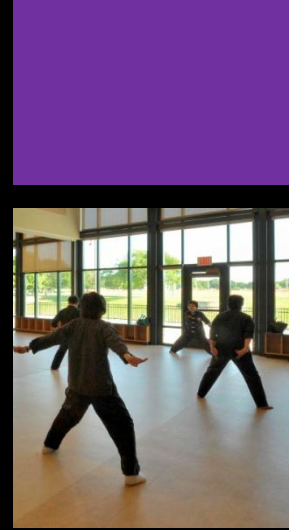




Community Center Feasibility Study

Workshop #1

March 09, 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

Matt Freeby, Project Leader, LEED AP

CIVIL ENGINEERING

Dowl HKM

LANDSCAPE DESIGN

Site Workshop

COST ESTIMATING

**Architectural Cost
Consultants**

Team Building



explorate



Contextual Design

Related Community Center Experience (past 6 years)

- **Hobbs Community Recreation Center** – Hobbs, New Mexico (design); 84,000 SF
- **Ray and Joan Kroc Community Center** – Green Bay, Wisconsin (design); 80,000 SF
- **Ray and Joan Kroc Community Center** – Augusta, Georgia (design); 74,000 SF
- **Cottonwood Aquatic/ Recreation Center** – Cottonwood, Arizona (under construction); 52,000 SF
- **Adams Aquatic Center** – Thornton, Colorado (under construction); 48,000 SF
- **Las Cruces Recreation Aquatic Center** – Las Cruces, New Mexico, (under construction) – 53,000 SF
- **Richardson Recreation Center** – Richardson, Texas (under construction); 25,550 SF
- **Ray and Joan Kroc Community Center** – Quincy, Illinois (under construction); 80,000 SF
- **Ray and Joan Kroc Community Center** – Coeur d'Alene, Idaho (2009); 120,000 SF
- **Ray and Joan Kroc Community Center** – Salem, Oregon (2009); 50,000 SF
- **Erie Community Aquatic/ Recreation Center** – Erie, Colorado (2008); 60,000 SF
- **Flagstaff AquaPlex** – Flagstaff, Arizona (2008); 52,000 SF
- **Federal Way Aquatic/ Recreation Center** – Federal Way, Washington (2007); 77,000 SF
- **Douglas H. Buck Community Aquatic/ Recreation Center** – Littleton, Colorado (2005); 55,000 SF
- **Macomb Township Community Aquatic/ Recreation Center** – Macomb Township, Michigan (2004); 58,000 SF
- **Cortez Aquatic/ Recreation Center** – Cortez, Colorado (2004); 40,000 SF
- **Cuyahoga Falls Aquatic/ Recreation and Wellness Center** – Cuyahoga Falls, Ohio (2004) 115,000 SF
- **Lonetree Aquatic/ Recreation Center** – Lone Tree, Colorado (2004); 54,000 SF
- **Paul Derda Recreation Center** – Broomfield, Colorado (2003); 85,000 SF
- **North Boulder Recreation Center** – Boulder, Colorado (2003, LEED Silver Award); 61,000 SF
- **Livonia Aquatic/ Recreation Center** – Livonia, Michigan (2003); 130,000 SF

160+

In 25 Years

50+

In the last 5 years

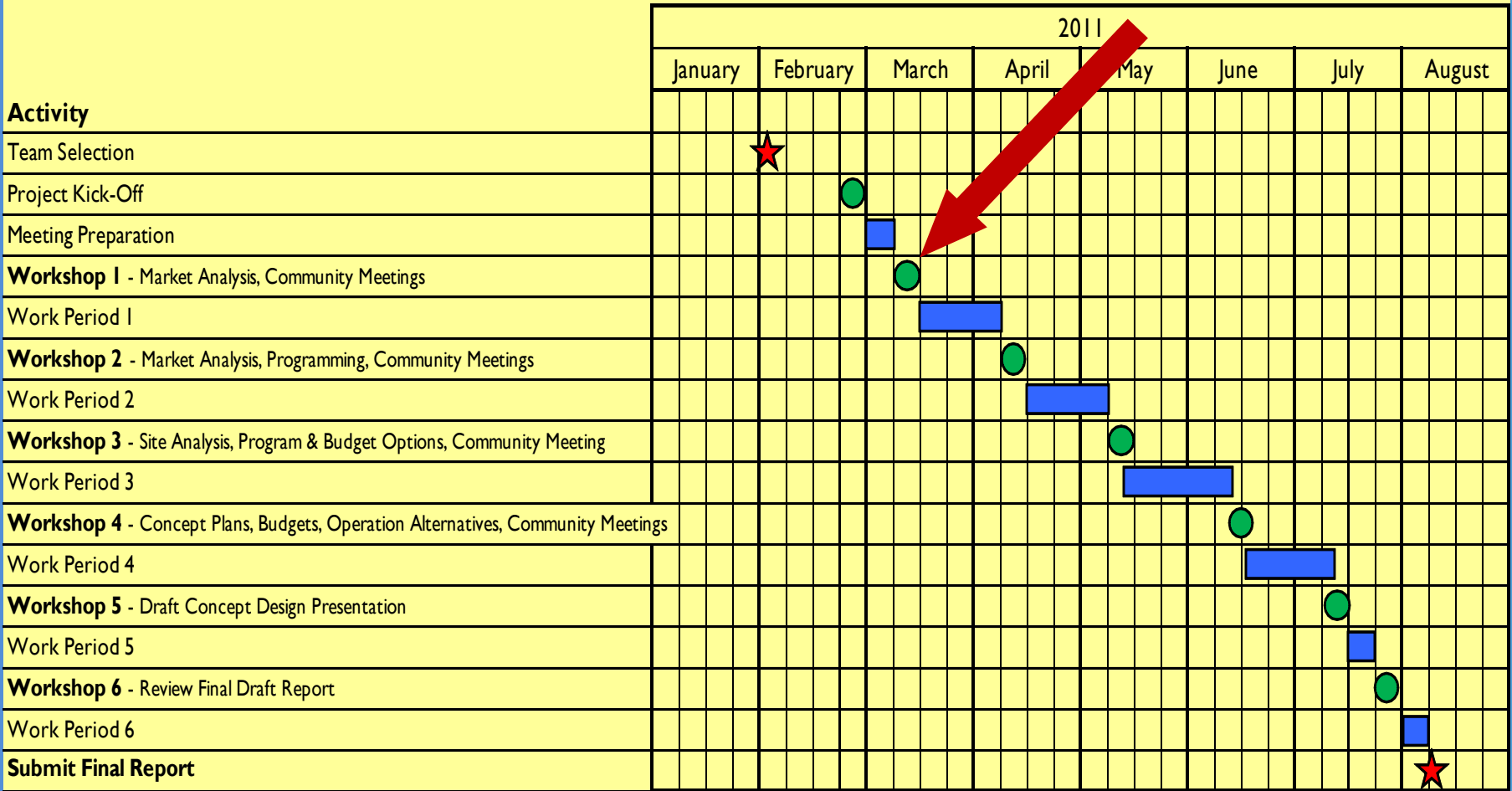
A Proven Public Process



A Proven Public Process

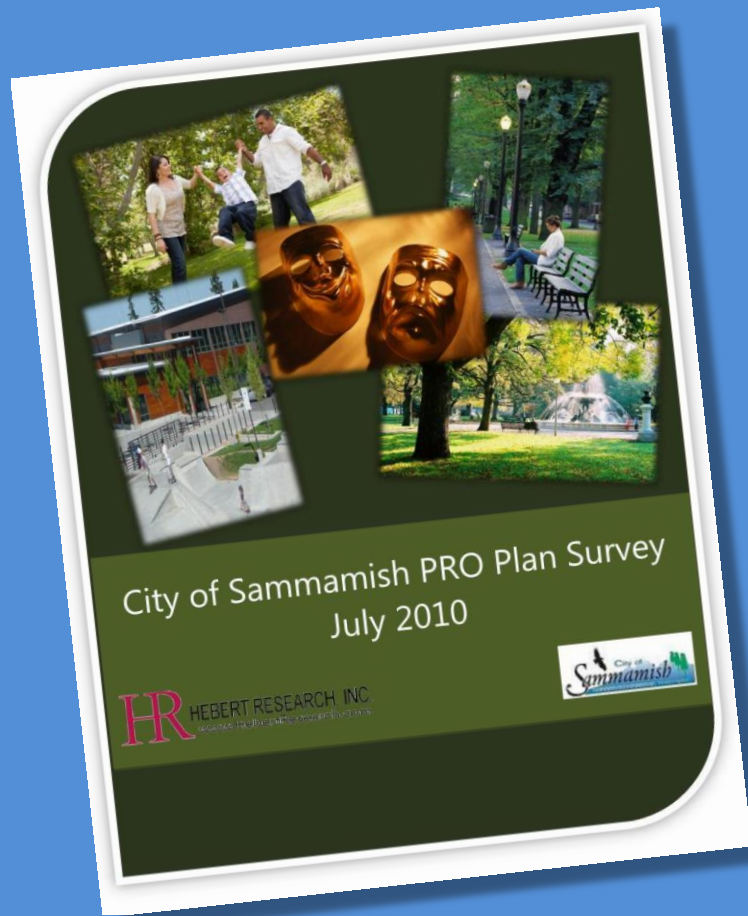
Study Schedule

Project Schedule



A Proven Public Process

Step 1: Input & Vision



Community Vision

- Maintain a **small-town atmosphere** and suburban character so that new development will complement Sammamish's existing character as well as allow for **diversity and creativity**;
- Provide a **family friendly, kid safe** community;
- Encourage **community gathering spaces** which invite human presence, arouse curiosity, pique interest and allow for the interaction of people;
- Establish a **unique sense of place** for visitors and residents;
- Respect the character and integrity of existing neighborhoods;
- Preserve trees and green ways by encouraging the preservation or development of large areas of greenery which provide a visual impact as opposed to creating small areas of unusable residue;
- Protect and enhance streams, wetlands and wildlife corridors;
- Maintain a harmonious relationship between the natural environment and future urban development;
- Create a safe and interesting network of trails for hiking, biking and horseback riding;
- **Establish a park and recreation system that meets the high standards of the community**;
- Provide accessible, quality government service and encourage active, involved citizens;
- Develop civic and cultural opportunities and experiences.

Step 1:

Public Input & Market Analysis

Program, Cost Recovery and Budget Planning



Wish List

- Child Care Area
- Multi-Purpose Room
- Classrooms
- Snack Bar / Vending
- Indoor Playground
- Youth Program Area
- Party Rooms
- Circuit and Free Weights
- Cardio Area
- Aerobics
- Gymnastic, Dance, & Yoga
- Basketball Courts
- Indoor Track
- In-line Roller Skating Arena
- Climbing Wall
- Gymnasium
- Competitive Pool
- Therapeutic Pool
- Sauna and Spa
- Family Leisure Pool
- Lobby
- Administration Offices
- Locker Rooms

A Proven Public Process

Step 1: Choose & Prioritize

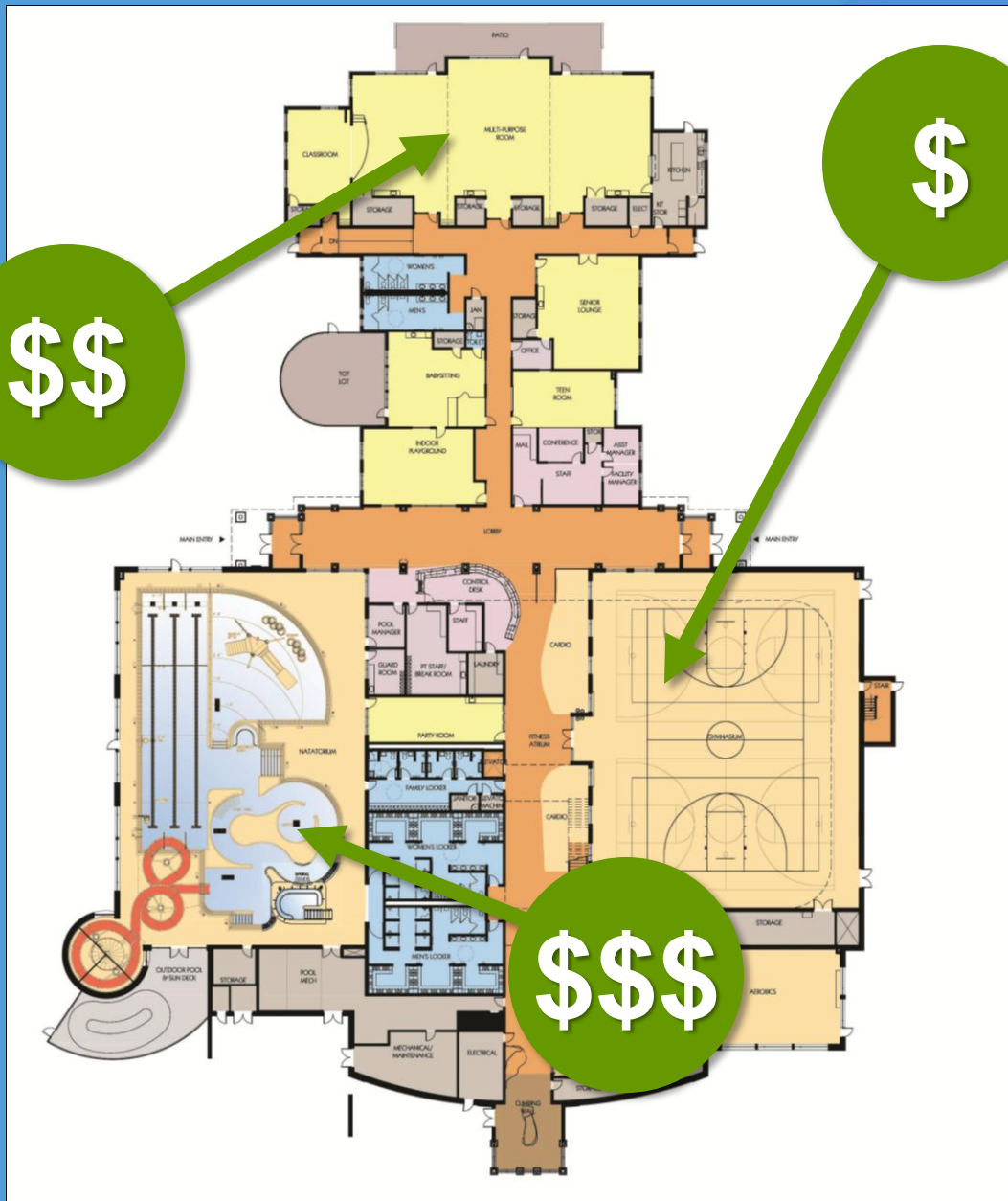
*Confirm and Develop
Program Elements*

*Assign Costs and
Priorities*

Make Choices

*Establish
Sustainable Design
Goals*

*Confirm
Programming
Decisions with
the Public*



A Proven Public Process

Recreation Amenities *versus* Revenue Production

High Revenue Potential

- * Leisure Pools
- * Weight/Cardiovascular
- * Aerobics/Dance Areas
- * Gym/Track
- * Concessions
- * Ice Arena

Medium Revenue Potential

- * Arts & Crafts Area
- * Racquetball
- * Sports Medicine Clinic
- * Game Rooms
- * Gymnastics Areas
- * Climbing Wall
- * Competitive Pools-25 meter

Low Revenue Potential

- * Senior Areas
- * Administrative/Support
- * Teen Lounge
- * Babysitting
- * Kitchen
- * Locker Room
- * Theater
- * Meeting Rooms
- * Tennis Courts
- * Competitive Pools-50 meter

Step 1: Choose & Prioritize

*Confirm and Develop
Program Elements*

**Assign Costs and
Priorities**

Make Choices

*Establish
Sustainable Design
Goals*

*Confirm
Programming
Decisions with
the Public*

CUYAHOGA FALLS COMMUNITY RECREATION/WELLNESS CENTER
"Enhancing the quality of life for the citizens of Cuyahoga Falls"

Arts & Crafts Room

1,400 n.s.f. \$220,000

- Clay, painting and other wet crafts
- Sinks
- Kiln
- 200 s.f. Storage

	High	Medium	Low
Revenue			
Expense		*	*

BRAUNSTEIDL architects
in association with
SOSKEE SUZUKI
SOSKEE ARCHITECTURE

CUYAHOGA FALLS COMMUNITY RECREATION/WELLNESS CENTER
"Enhancing the quality of life for the citizens of Cuyahoga Falls"

Large Classroom

750 n.s.f. \$280,000

- Meetings
- Classes
- Special functions
- Can act as stage if adjacent to Community Room
- Seating for 80 (classroom style)
- Can be divided into two 800 s.f. classrooms
- 150 s.f. Storage

	High	Medium	Low
Revenue			
Expense			*

BRAUNSTEIDL architects
in association with
SOSKEE SUZUKI
SOSKEE ARCHITECTURE

CUYAHOGA FALLS COMMUNITY RECREATION/WELLNESS CENTER
"Enhancing the quality of life for the citizens of Cuyahoga Falls"

Medium Classroom

1,425 n.s.f. \$225,000

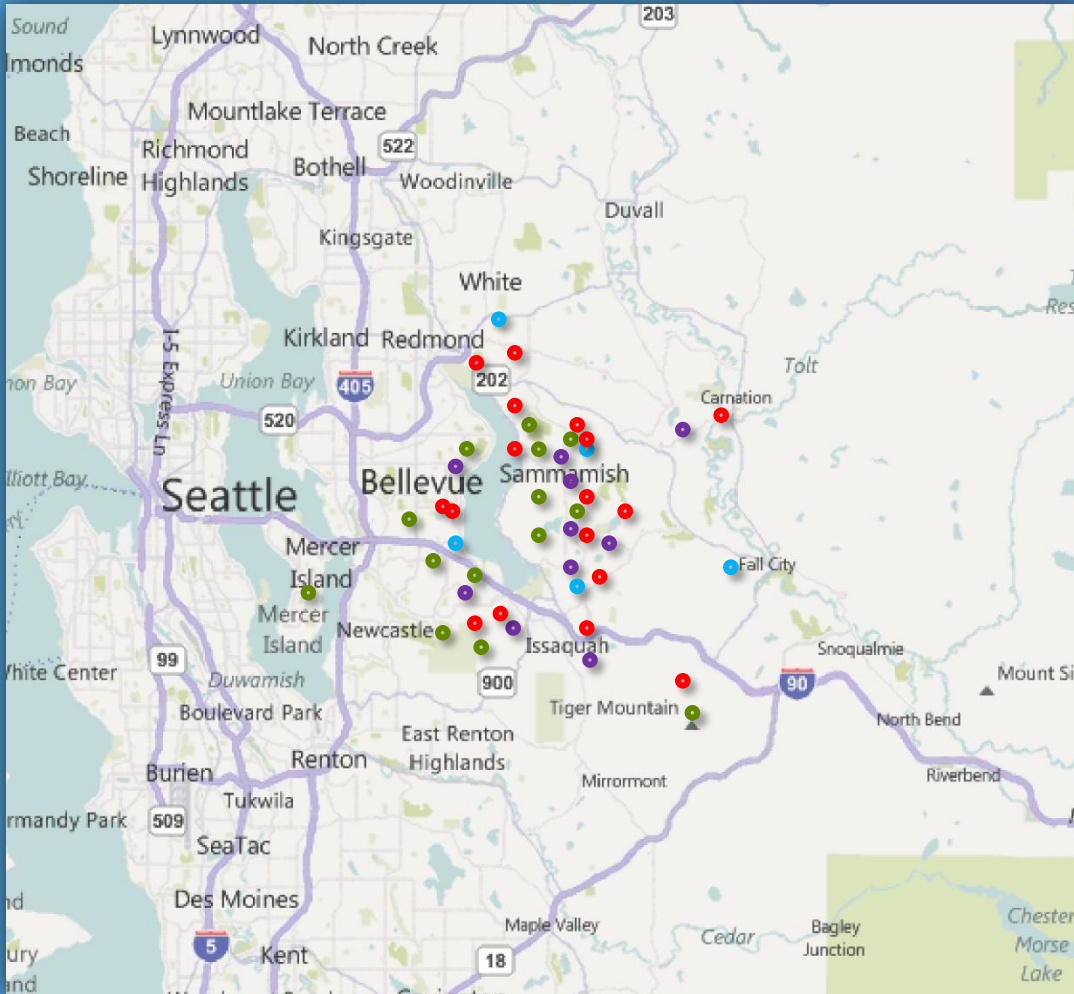
- 1,225 s.f. Classroom
- Meetings
- Classes
- Special functions
- Can act as stage if adjacent to Community Room
- Seating for 120 (classroom style)
- 200 s.f. Storage

	High	Medium	Low
Revenue			
Expense			*

BRAUNSTEIDL architects
in association with
SOSKEE SUZUKI
SOSKEE ARCHITECTURE

A Proven Public Process

Step 1: Market Analysis

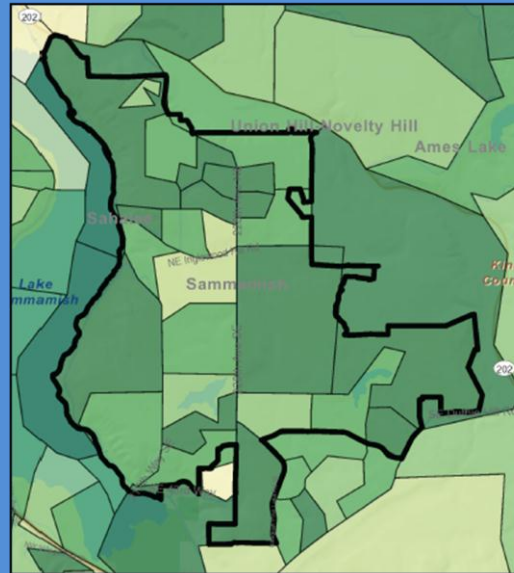
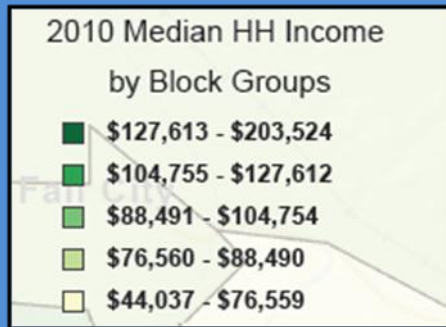
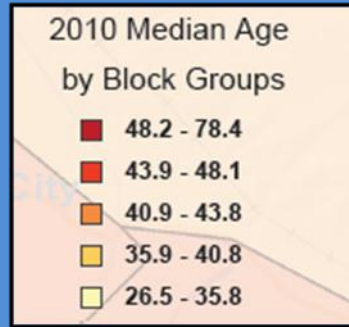
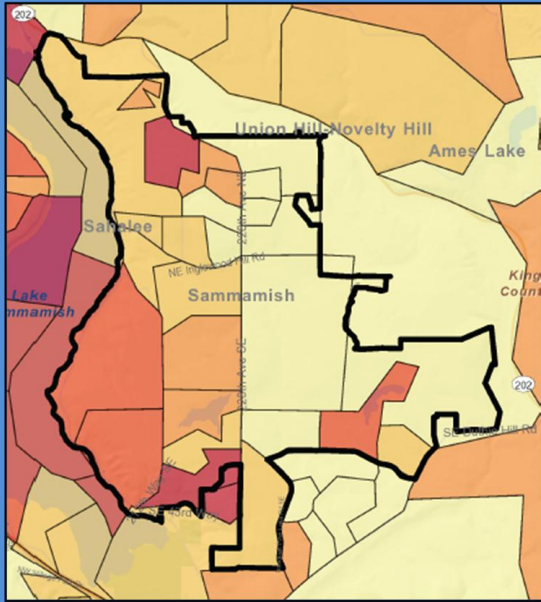


**Understand
other providers
in the area:**

- Public
- Private Fitness Centers
- Clubs and Organizations
- Hospitals and Wellness Providers
- Colleges and Universities

A Proven Public Process

Step 1: Demographic Analysis



- Demographic Characteristics
- Household Income
- Age Classifications
- Participation Estimates
- Other Service Providers

Step 2: Site Selection

Site Evaluation

Site Evaluation Criteria

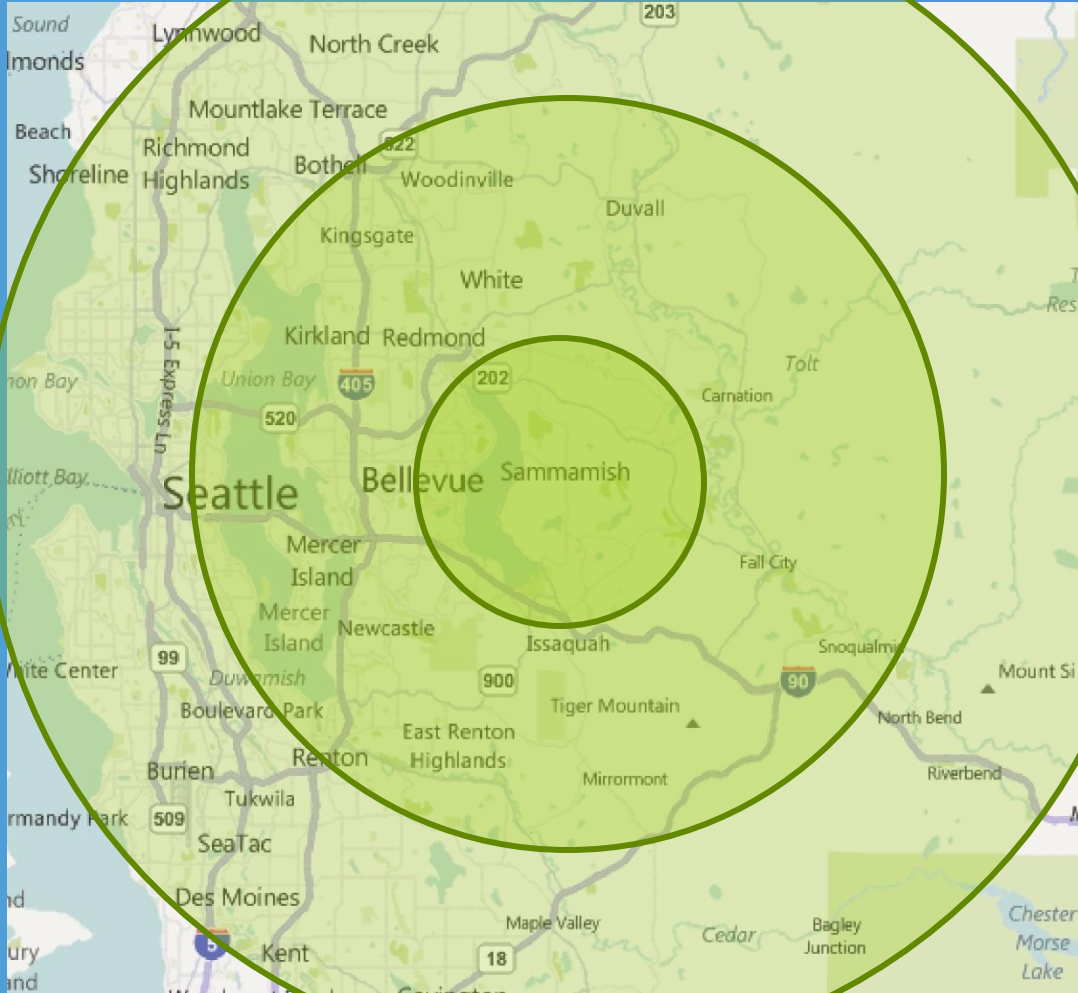
Rating Criteria
See attached criteria description for each rating scale

Total Value = Importance Value x Rating Scale

Rating Criteria	Importance Value 1=low / 4=high	SITE A		SITE B		SITE C	
		Linear Park		4W Site		1W Site	
		Rating Scale	Total Value	Rating Scale	Total Value	Rating Scale	Total Value
I. Site Features							
a. Topography	1	3	3	3	3	3	3
b. Drainage	1	0	0	2	2	3	3
c. Wetlands	1	0	0	1	1	3	3
d. Vegetation	1	0	0	3	3	2	2
e. Property Configuration	1	0	0	2	2	1	1
f. Size	1	0	0	1	1	3	3
g. Views	1	1	1	3	3	1	1
h. Visible Soils / Geology	1	3	3	3	3	2	2
i. Visibility from Major Highway	1	3	3	3	3	3	3
Subtotal			10		19		21
II. Usability / Services							
a. Access / Transportation	1	3	3	3	3	3	3
b. Sanitary Sewer	1	3	3	2	2	3	3
c. Water Service	1	3	3	2	2	3	3
d. Electric / Telephone	1	3	3	2	2	3	3
e. Gas Service	1	3	3	3	3	3	3
f. Fire Protection	1	3	3	3	3	3	3
g. Police Protection	1	3	3	3	3	3	3
h. Ambulance / Emergency Medical Service	1	3	3	3	3	3	3
Subtotal			24		22		24
III. Anticipated Cost							
a. Site Preparation / Grading Costs	1	3	3	3	3	3	3
b. Street & Utility Shared Costs	1	0	0	0	0	1	1
c. Land Acquisition Costs	1	3	3	3	3	3	3
d. Timing & Phasing of Adjacent Development	1	0	0	-1	-1	1	1
Subtotal			6		5		6
IV. Community Planning Usability							
a. Community Growth Patterns	1	1	1	2	2	3	3
b. Traffic Patterns	1	3	3	3	3	3	3
c. Distance from "Downtown"	1	2	2	2	2	3	3
d. Adjacent Cultural Amenities	1	0	0	2	2	2	2
e. Pedestrian Connectors / Trails	1	1	1	2	2	3	3
f. Public Acceptance of Site	1	0	0	2	2	3	3
g. Partnership Potential	1	0	0	2	2	3	3
h. Potential for Revenue Generation	1	0	0	2	2	3	3
Subtotal			7		14		20
SITE SCORE			47		60		73

- Proximity to Population Center
- Community Growth Patterns
- Site Features
- Vehicular Access
- Bike Trail Connections
- Pedestrian Access
- Safety
- Infrastructure & Utilities
- Balance Open Space Needs
- Potential to Enhance Development
- Potential for Revenue Generation
- Availability / Anticipated Cost
- Public Acceptance of Site
- Environmental Impact Issues

Step 3: Operations, Revenues & Management

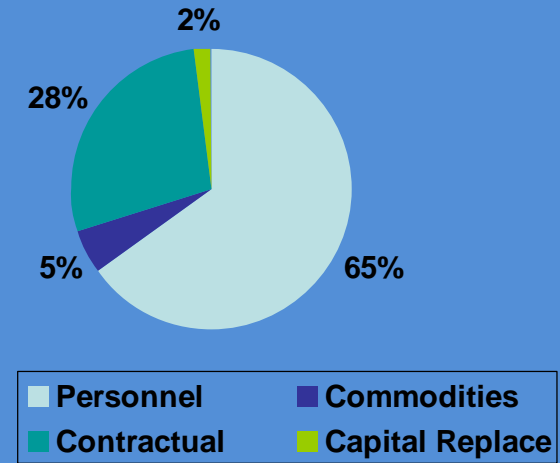


Market Orientation and Service Area

- Drop In Recreation
- Instructional Programming
- Special Events
- Rentals
- Families
- Schools

A Proven Public Process

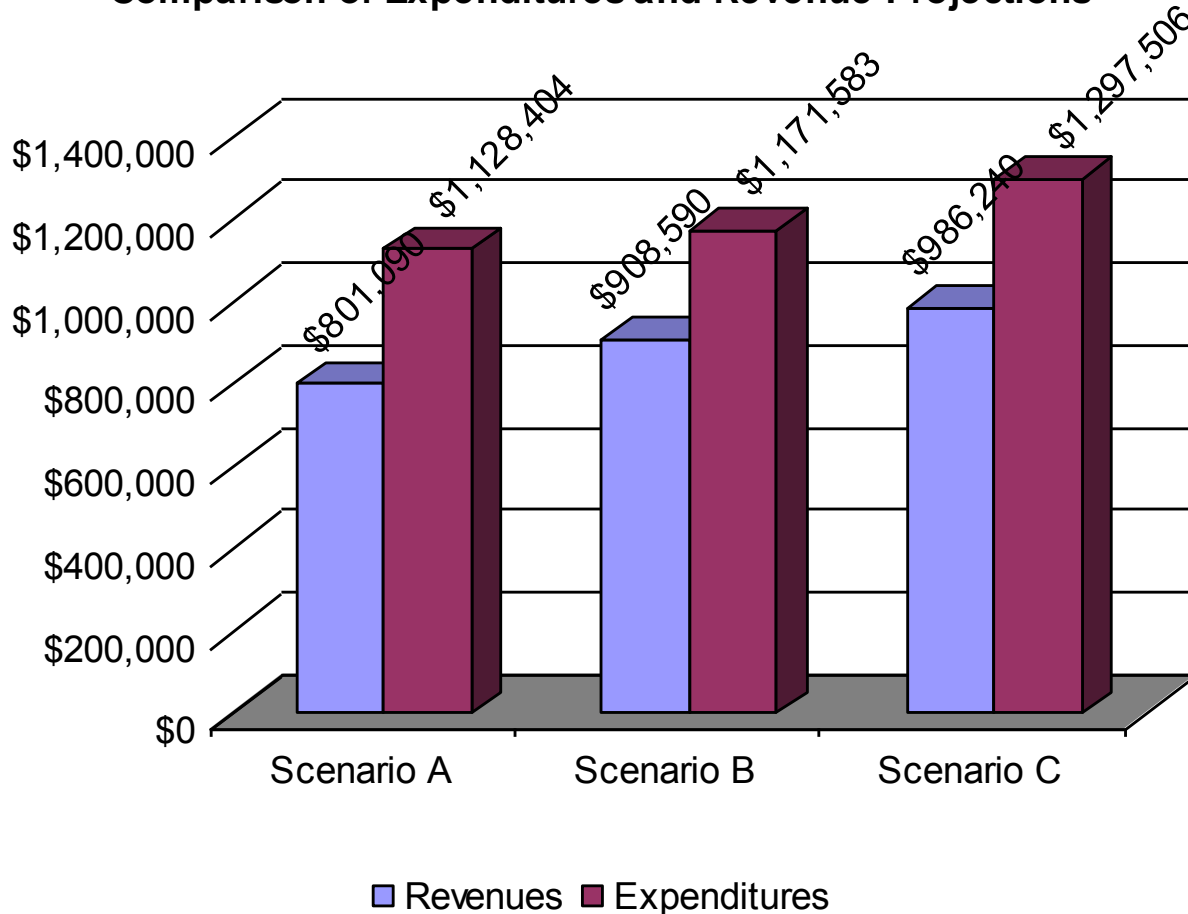
Step 4: Operations, Revenues & Management



Operations Analysis Line Item Budget

- **Expenditures**
 - Personnel
 - Commodities
 - Contractual
 - Insurance
- **Revenues**
 - Fees
 - Programs
 - Contracts
 - Other (Babysitting, Vending...)

Comparison of Expenditures and Revenue Projections



A Proven Public Process

Step 4: Operations, Revenues & Management

Facility	Area (Gross Square Feet)	2006/2007			Cost	Oper.	Year
		Revenues	Oper. Costs	Profit/Subsidy	Recovery %	Cost/ SF	Opened
Paul Derda Recreation Center	85,000	\$1,709,599	\$1,844,160	(\$134,561)	92%	\$20.11	2003
North Boulder Recreation Center	61,656	\$978,390	\$1,027,915	(\$49,525)	95%	\$16.67	2003
North Jeffco P&R District Apex Center	168,500	\$3,563,830	\$3,206,893	\$61,477	111%	\$21.15	2000
Wheat Ridge Recreation Center	70,000	\$2,007,766	\$2,339,964	(\$332,198)	85%	\$28.68	2000
Bob L. Burger – Lafayette Recreation Center	43,500	\$1,107,988	\$1,253,218	(\$145,230)	88%	\$28.81	1990
AVERAGE	85,731	\$1,561,262	\$1,466,437	(\$120,007)	94.2%	\$23.08	

Operations, Revenues, & Management

Step 5: Budgets & Proforma

Update Project Estimate

- Design & Construction
- Site Development
- Furniture, Fixtures & Equipment
- Soft Costs

Update Proforma

- Operation
- Revenues
- Cost Recovery

Flagstaff Aquatic and Multi-Generational Centers
Date: 4/17/05
Revised: 10/28/05

Program Space	Net Area	Est	Net Cost + Operating Factor	Net \$/SF	Selected Program Gross Area	Selected Program Cost	Multi-Gen
Program Space	2,085		\$438,000	\$209	2,788 SF	\$2,315,000	\$830
Utility Admin Spaces	9,223		\$2,213,300	\$240	11,864 SF	\$2,315,000	\$195
Required Building Support Spaces	2,000		\$115,000	\$57			
Pre-Control Lobby	1,400		\$362,000	\$259			
Lounge	1,400		\$224,000	\$160			
Control Desk	800		\$160,000	\$200			
Men's Locker	130		\$65,000	\$500			
Women's Locker	200		\$100,000	\$500			
Family Lockers	200		\$100,000	\$500			
First Aid	200		\$100,000	\$500			
Men's Toilets	100		\$50,000	\$500			
Women's Toilets	100		\$50,000	\$500			
Outdoor Closets	400		\$200,000	\$500			
Mechanical Rooms			\$30,000				
Electrical Rooms			\$30,000				
Storage			\$30,000				
Vending/Concessions Niche	1,440	1,440	\$308,000	\$214	1,728 SF	\$2,315,000	\$135
Babysitting	2,350	1,750	\$275,000	\$157			
Small Community Room/Swim Meet Room		300	\$150,000	\$500			
Community Room	800	750	\$480,000	\$640			
Catering Kitchen		50	\$100,000	\$2,000			
Storage		200	\$100,000	\$500			
Senior Lounge	1,200	800	\$480,000	\$400			
Common Room		200	\$100,000	\$500			
Storage		100	\$50,000	\$500			
Full Service Kitchen		200	\$100,000	\$500			
Pool	7,100	6,000	\$1,410,000	\$238			
Fence		500	\$250,000	\$500			
Commercial Equipment		500	\$250,000	\$500			
Multi-Activity Gym	3,000	3,000	\$465,000	\$155			
Gymnasium			\$0				
Small Elevated Walk/Jog Track		4,000	\$800,000	\$200			
Walk/Jog Track			\$0				
Stretching Area			\$0				
Small Weight Fitness			\$0				

Flagstaff Aquatic and Multi-Generational Centers
Date: 6/17/05

Category	Quantity	Unit Cost	Cost
OFF-SITE CONSTRUCTION			\$1,000,000
Access / Driveway / Entry Area	30,000 SF	\$33	\$990,000
Public Streets through site			\$10,000
Curb & gutter replacement			\$10,000
Traffic signal			\$10,000
100% sidewalk, landscape			\$10,000
Upgrade to 60V storm, water waste			\$10,000
Street Lighting			\$10,000
Employment / Training Unit			\$10,000
ON-SITE CONSTRUCTION @ 20% OVER			\$750,000
Workshop / Millwork			\$100,000
Parking Lot & Internal Drives			\$100,000
Access Drive			\$100,000
Fire Lane			\$100,000
Entry phase			\$100,000
Sidewalks			\$100,000
Water & sewer extensions to Building			\$100,000
Fire Loop & #4 substation			\$100,000
Storm Collection, Drainage, Storage			\$100,000
Parking & Protection Lighting			\$100,000
Site signage & Furniture			\$100,000
Landscape & Irrigation			\$100,000
Park & Active Recreation Improvements			\$100,000
Flood Resilience Structures			\$100,000
Other Site Costs			\$100,000
ADDITIONAL PROJECT DEVELOPMENT COSTS			\$1,000,000
Public Art Allocation			\$100,000
Professional Fees			\$100,000
FFE - Furniture, Fixtures & Equipment			\$100,000
Exercise Equipment			\$100,000
Plant Investment / Tree Fees			\$100,000
Construction Inflation & Survey			\$100,000
Reimbursable Expenses			\$100,000
Plan Review Fees			\$100,000
State Fee			\$100,000
GRAND TOTAL ALL PROJECT COSTS			\$3,250,000
GRAND TOTAL PROJECT REVENUE			\$1,000,000
GRAND TOTAL ALL PROJECT COSTS			\$2,250,000
Cost Items Not Included			\$250,000
Other Cost (Lump Sum) Items, I.E.			\$250,000
GRAND TOTAL ALL PROJECT COSTS			\$2,500,000

Input: Highway of of structural M. Owner's Representative, Legal fees, Land acquisition

BARKER RINKER SEACAT

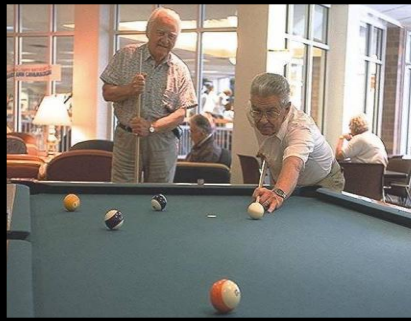
Step 6: Building Character

Refine Site and Building Plans and Develop Exterior and Interior



3D Modeling through Design Process

What makes a community center?



Community Identity

Community Gathering Place

Multi-Generational / Family Focused

Mix of Passive and Active Activities

Generally Not Membership Based

Program Components



- Child Care Area
- Multi-Purpose Room
- Classrooms
- Snack Bar / Vending
- Indoor Playground
- Youth Program Area
- Party Rooms
- Circuit and Free Weights
- Cardio Area
- Aerobics
- Gymnastic, Dance, & Yoga
- Basketball Courts
- Indoor Track
- In-line Roller Skating Arena
- Climbing Wall
- Gymnasium
- Competitive Pool
- Therapeutic Pool
- Sauna and Spa
- Family Leisure Pool
- Lobby
- Administration Offices
- Locker Rooms

A Public Community Center

Leisure



Aquatics

Competitive



Aquatics



Jog/Walk Tracks
Gymnasiums
Climbing Walls
Spinning
Fitness



Fitness



Fitness



Teen Rooms
Game Rooms
Party Rooms
Classrooms
Arts and Crafts
Babysitting



Community



**Babysitting
Child Care
Party Rooms**



Community



Locker Rooms
Family Locker Rooms
Lifeguards
Mechanical



Support

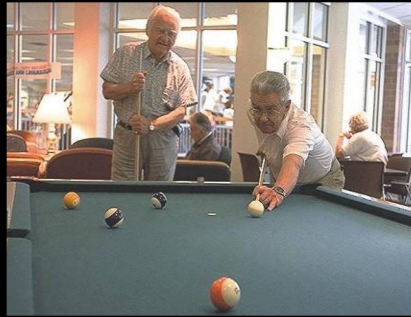


A Place of Community Pride



A Place of Community Pride

Hopes, Dreams & Fears



What key elements define **“quality of life”** in Sammamish?

What **characteristics and qualities** distinguish Sammamish from other Seattle suburbs?

(How do you describe Sammamish and how might a community center change this description?)

What should be the **primary goals** for your community center?

(What are the most important things to accomplish with this project?)

Next Steps

- Conduct Market Analysis
- Begin Site Analysis
- Prepare Preliminary Program Options
- Prepare Preliminary Project Budgets

Next Workshop April 11-12

- Share Preliminary Market Analysis
- Share Preliminary Site Analysis
- Discuss Building & Site Program
- Discuss Operational Budgets
- Discuss Project Budgets

Thank You

