

Planning for a *Signature Sammamish Facility*



City Council Retreat
February 4-5, 2011





Discussion Items:

- The Planning Timeline
- Feasibility Study
- Public Process
- Site Selection
- GC/CM Process
- Financing Options
- Facility Tour Recap





Planning Timeline



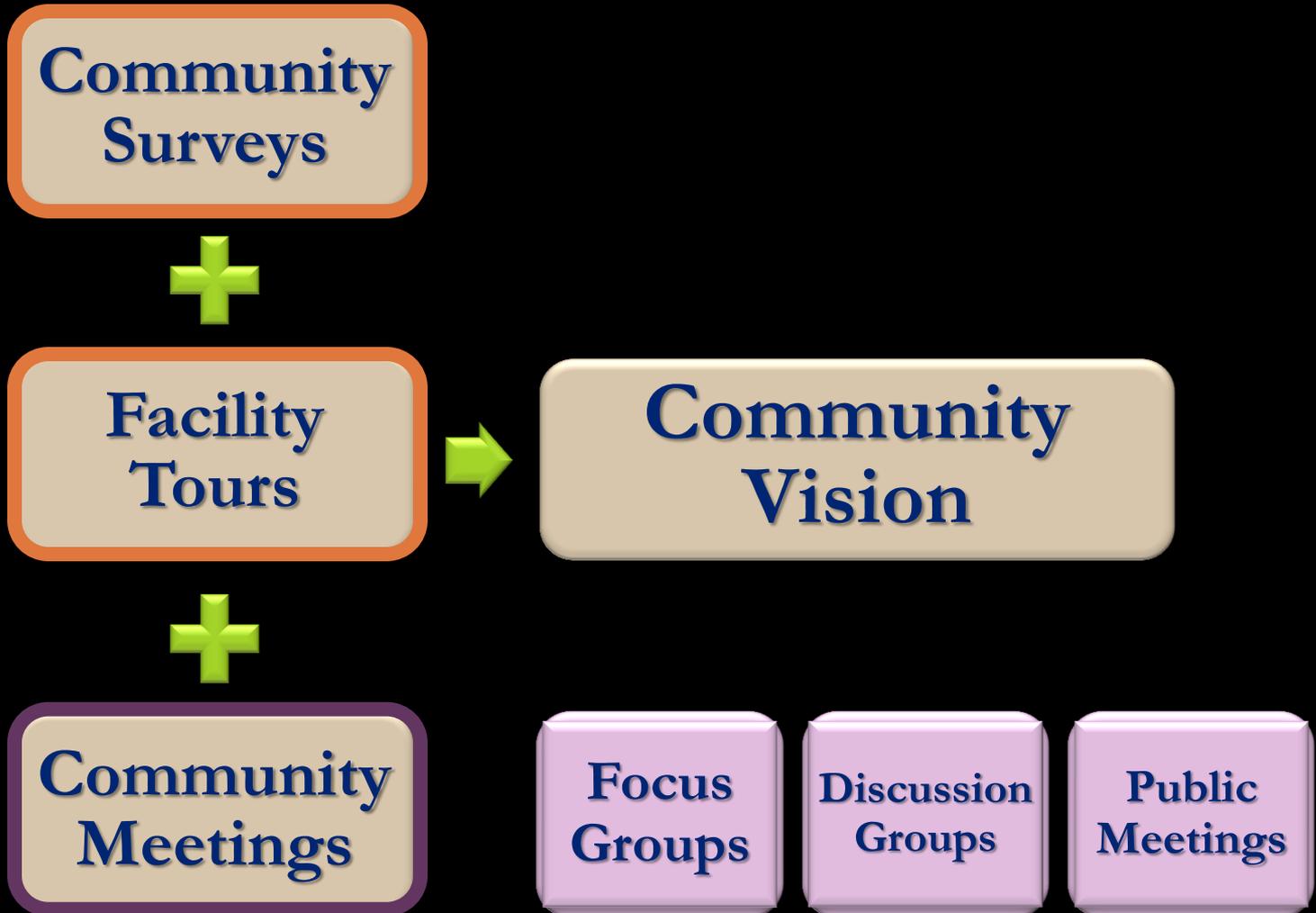
Facility Planning Strategy

**Define
Program and
Service Needs**

WHAT is the community vision for programs and services?

WHAT type of facilities do we need to support this vision?

Facility Planning Strategy



Facility Planning Strategy

**Community
Vision**

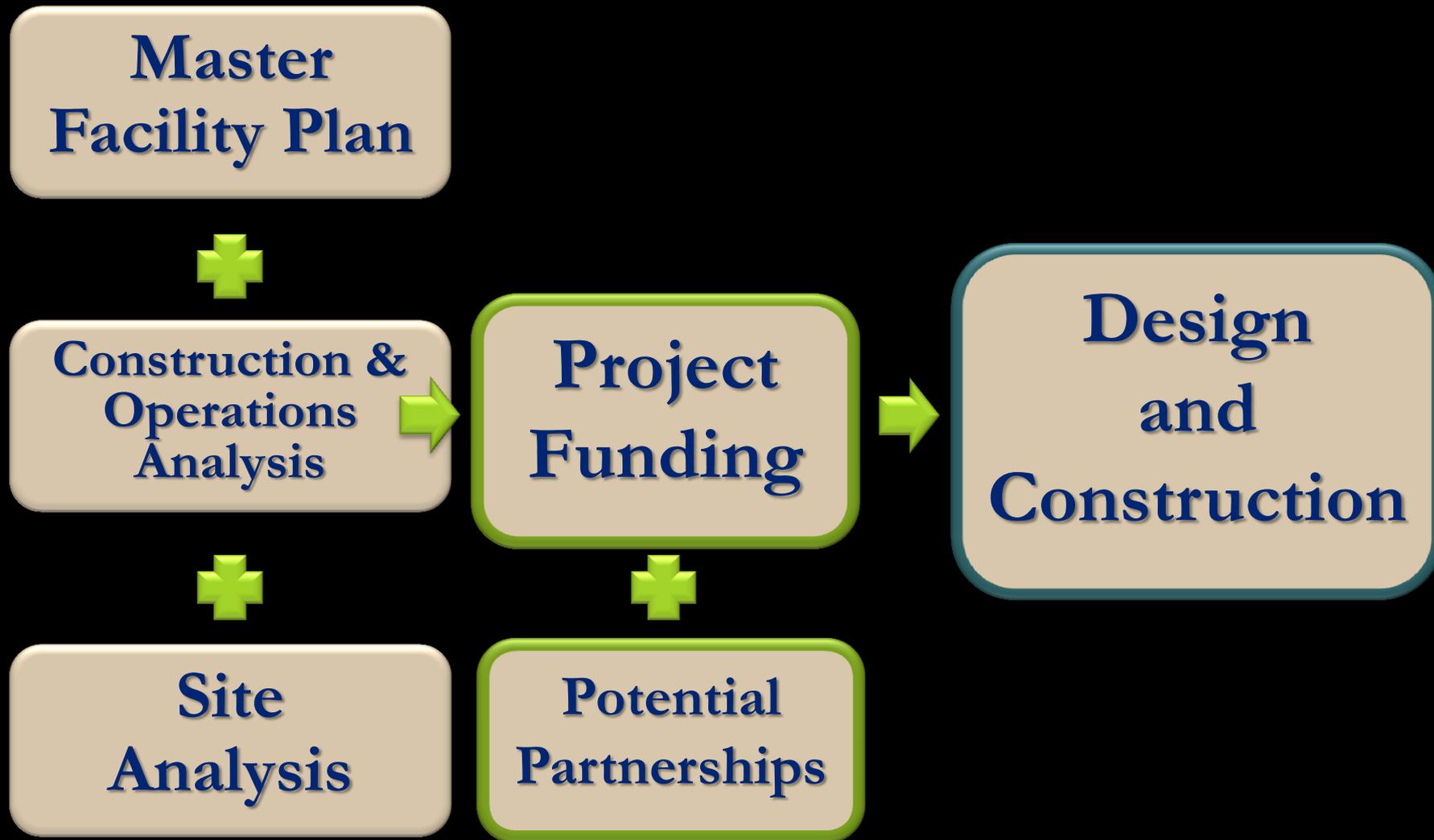


**Feasibility
Study**

Facility Planning Strategy

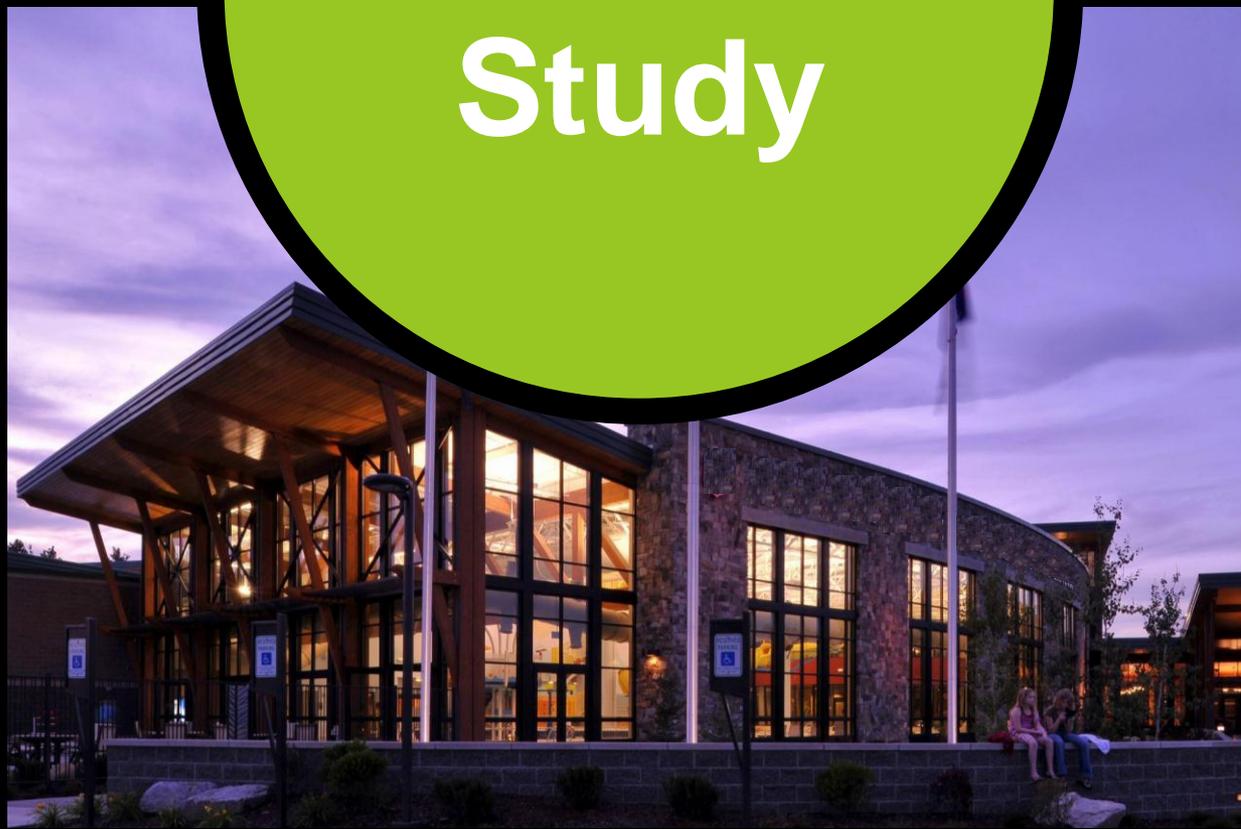


Facility Planning Strategy

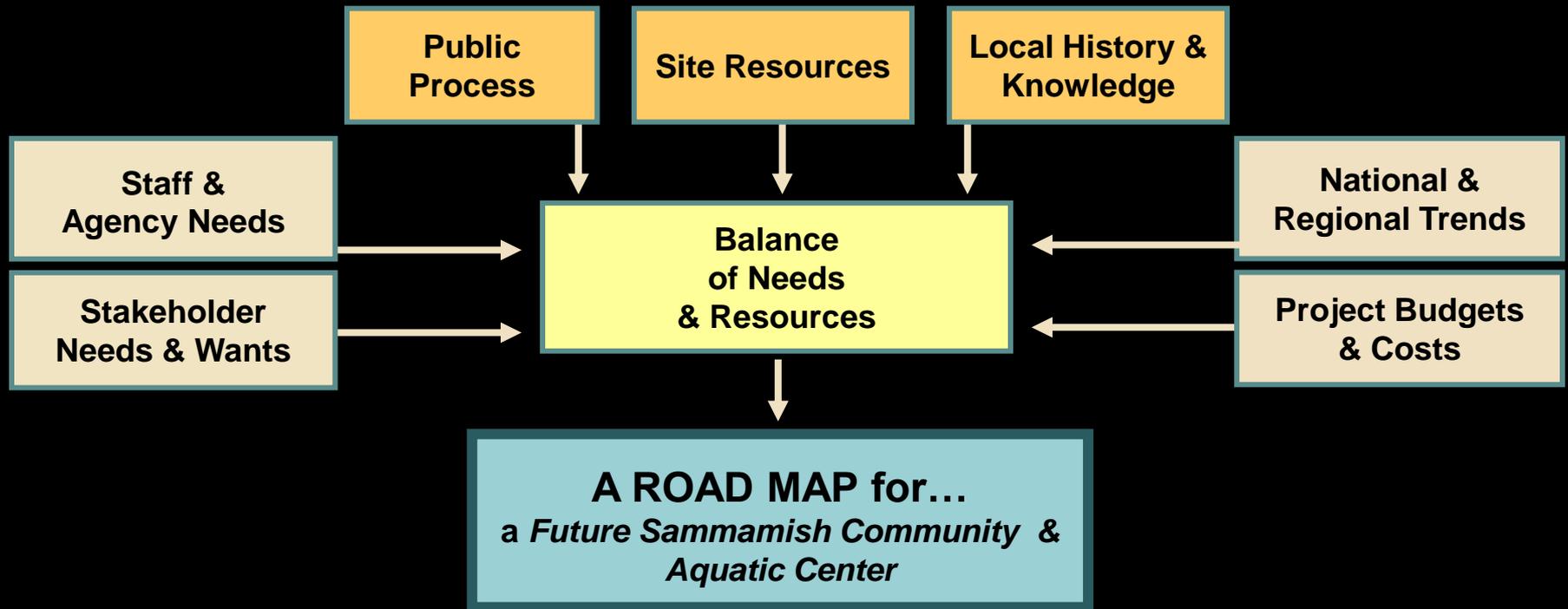




Feasibility Study



What is a feasibility study?

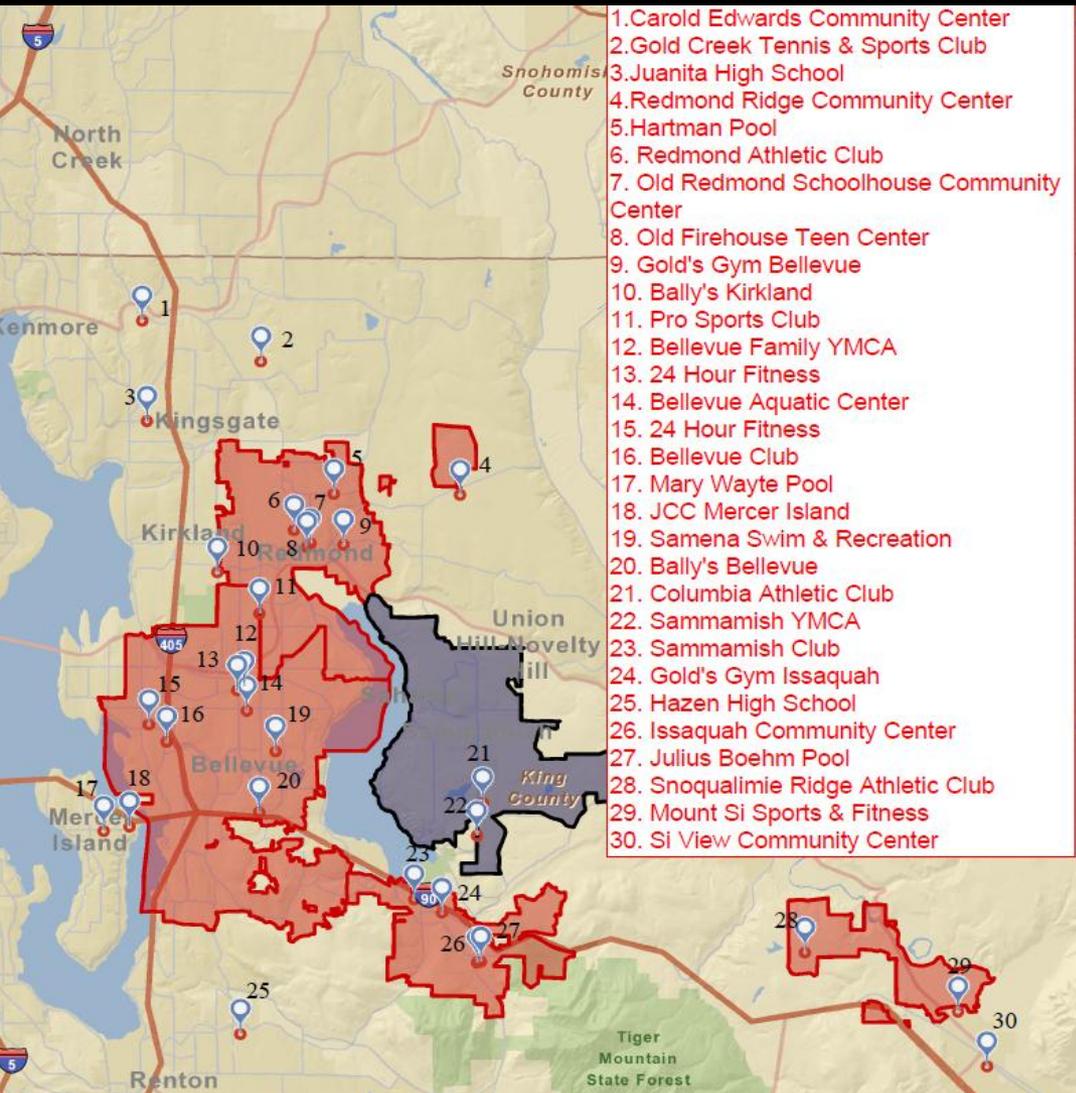


Graphic Courtesy of:

BARKER RINKER SEACAT
ARCHITECTURE



Understanding the Market



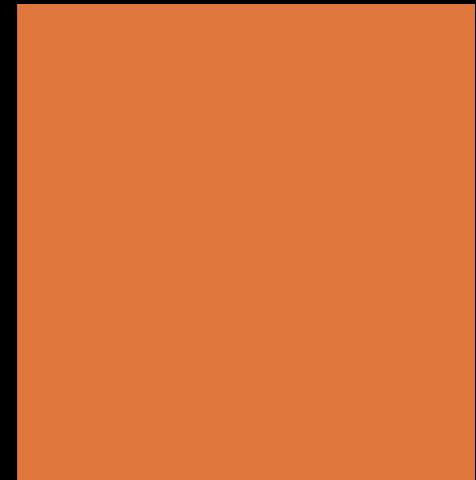
- Public Facilities
- Private Fitness Centers
- Clubs & Organizations
- Hospitals & Wellness Providers
- Colleges & Universities

The Wish List

Hopes & Dreams

Gymnasium
Lazy River
Competitive Pool
Huge Water Slide
Weight Room
Arts Room
Dance Studio
Climbing Wall
Outdoor Patio

Indoor Walking
Track
Game Room
Indoor Tennis Court
Indoor Soccer Arena
Pool Party rooms
Aerobics Studio
Sauna & Spa
Pottery Studio



Facility Realities

Recreation Amenities vs. Revenue Production

Potential High Revenues

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

Potential Medium Revenues

Arts & Crafts Area
Racquetball
Sports Medicine Clinic
Tot Program Areas
Game Rooms
Gymnastics Areas
Climbing Wall
Competitive Pools
(25 yard/meter)

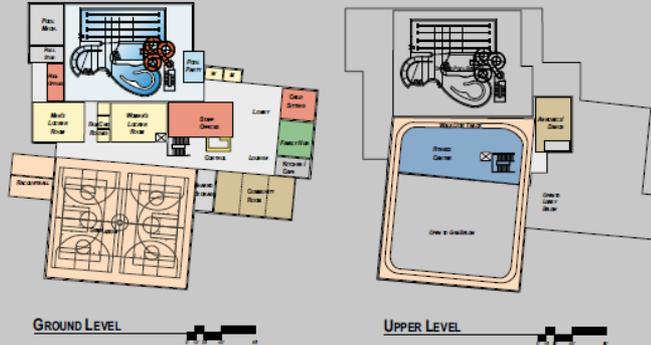
Potential Low Revenues

Seniors Area
Administrative Support
Teen Lounge
Babysitting
Kitchen
Locker Rooms
Theatre
Meeting Rooms
Tennis Courts
Competitive Pools
(50 meter)

Source: Ballard*King and Associates

Studying the Concepts

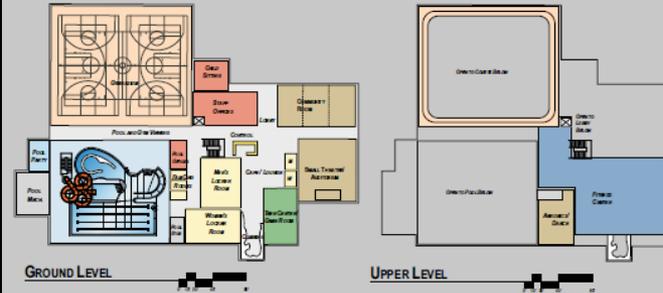
City of Casa Grande Community Recreation Center



CONCEPT PLANS | MODIFIED CONCEPT

SINK COMBS DETHLEFS
A Professional Corporation for Architects

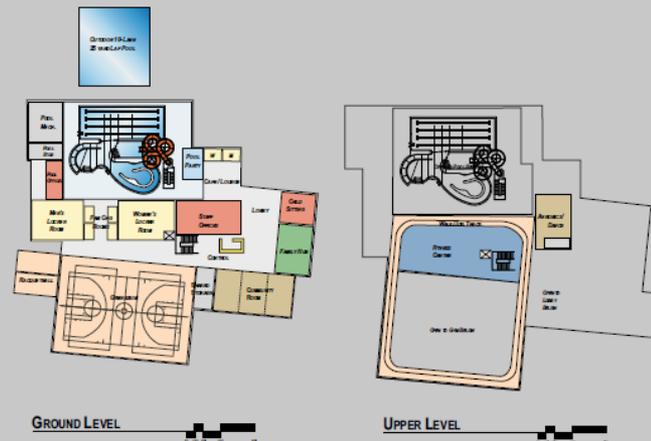
City of Casa Grande Community Recreation Center



CONCEPT PLANS | YOUTH CONCEPT

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A Professional Corporation for Architects

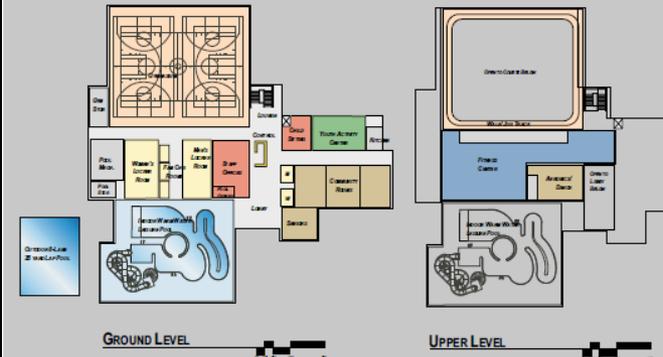
City of Casa Grande Community Recreation Center



CONCEPT PLANS | BUILD-A-CENTER CONCEPT

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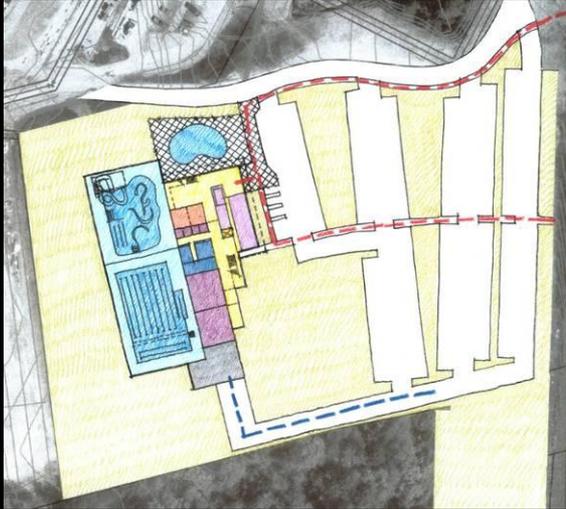
City of Casa Grande Community Recreation Center



CONCEPT PLANS | SURVEY CONCEPT

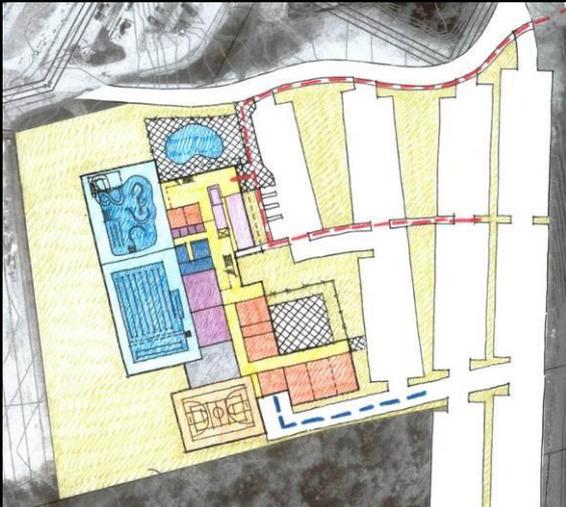
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A Professional Corporation for Architects

Costs and Subsidies



Option A

<u>43,000 gsf</u>	<u>Capital Cost</u>	<u>Annual Subsidy</u>
	\$31.7m	\$150-200k



Option B

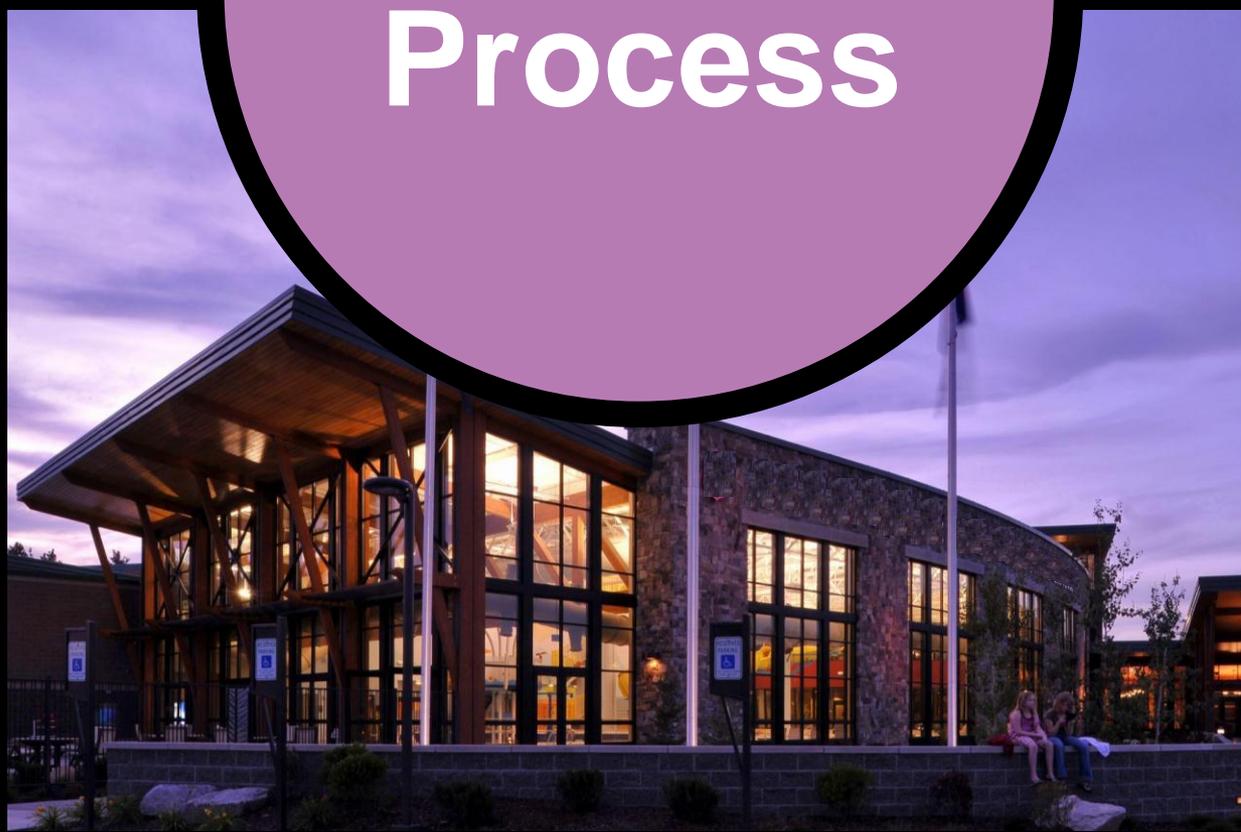
<u>72,000 gsf</u>	<u>Capital Cost</u>	<u>Annual Subsidy</u>
	\$45.4m	\$50-100k

A Final Concept





Public Process



Traditional Public Meetings



Have a say in how we play!

Focus Groups



- Randomly Selected Participants
- Statistically Valid
- Neutral Facilitator
- Hope to Understand:
 - Perceptions
 - Beliefs
 - Attitudes
 - Opinions
 - Levels of Support

Have a say in how we play!

Broadening our Reach

- Obtain input from the “busy family” demographic.
- Webinars – Meetings from the Comfort of your Own Home
- Daytime/Weekend Meetings
- Taking the Show on the Road:
 - Schools
 - Microsoft Campus
 - Churches
 - Farmers Market



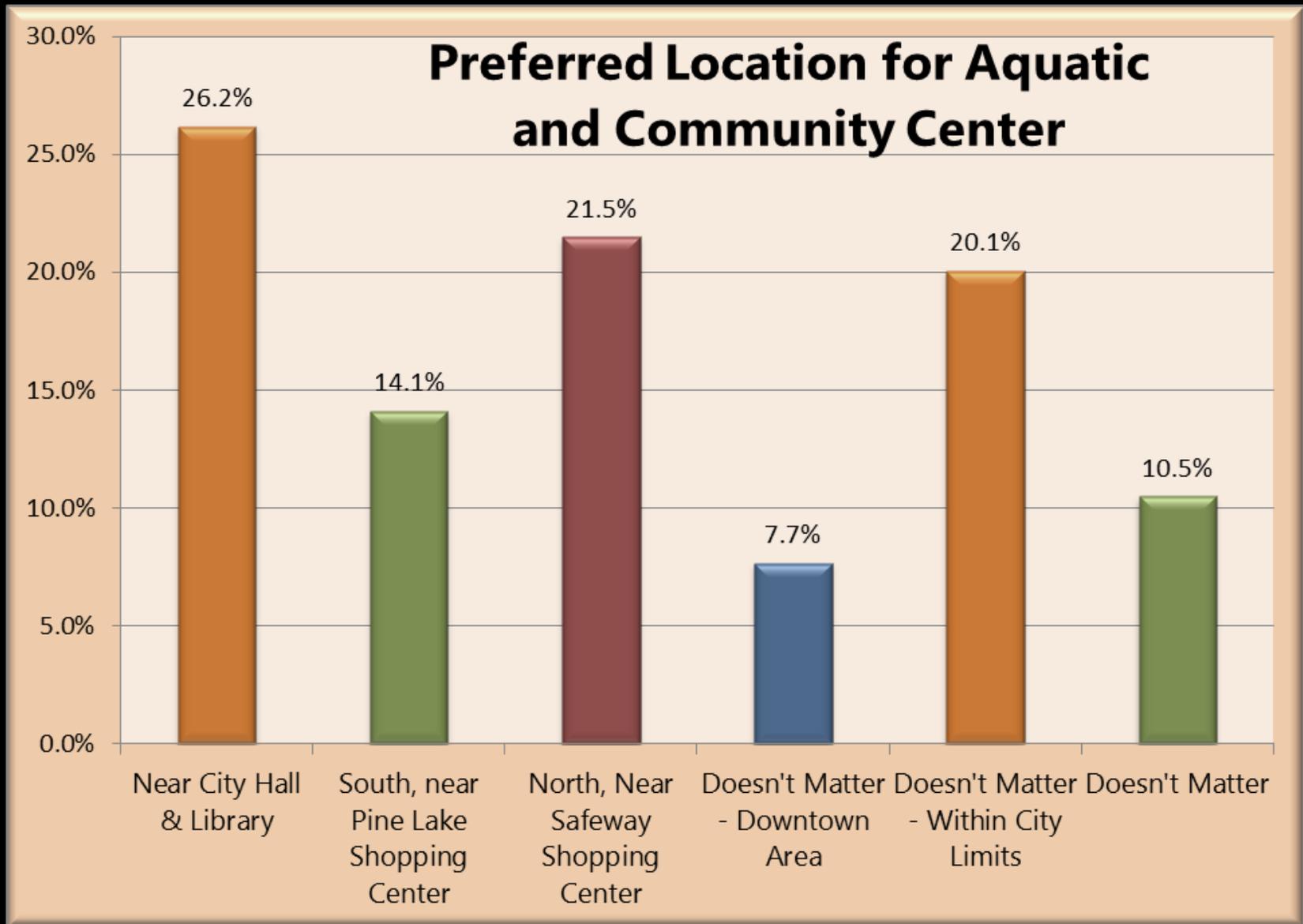
Have a say in how we play!



Site Selection



Site Selection: Survey Results



Site Considerations

- Acreage
- Ownership/Availability
- Visibility
- Vehicular Access
- Pedestrian/Bike Access
- Proximity to Retail, Schools, & Other Amenities
- Utilities
- Infrastructure



Site Selection: Next Steps

- Narrow List of Potential Sites to 2 or 3 (by April 1)
- Study Potential Sites/Apply Concept Drawings during Feasibility Study

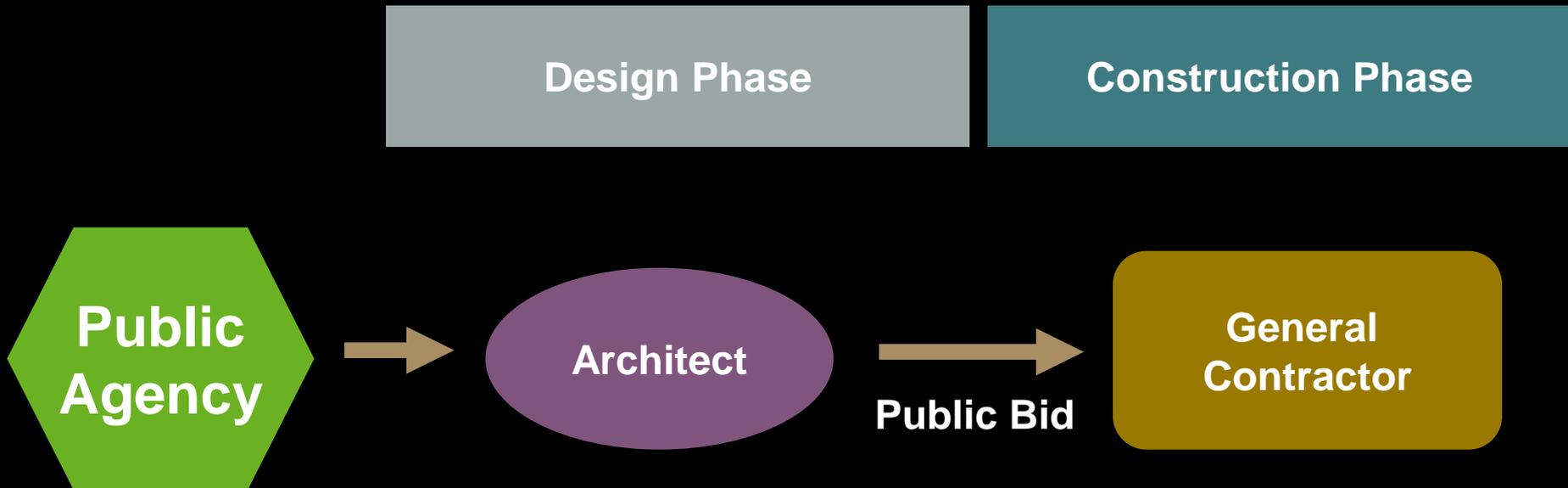




GC/CM Process



What are we doing now?



Also Known as “Design-Bid-Build”

What is GC/CM?

- GC/CM = General Contractor/Construction Manager
- Alternative contracting method allowing for a collaborative approach between the owner, the architect, and the general contractor.
- As of 2007 all public agencies are eligible to apply to use GC/CM.
- This is not “design-build.”



What is GC/CM?

Design Phase

Construction Phase

Architect

Public Agency

Public Bid

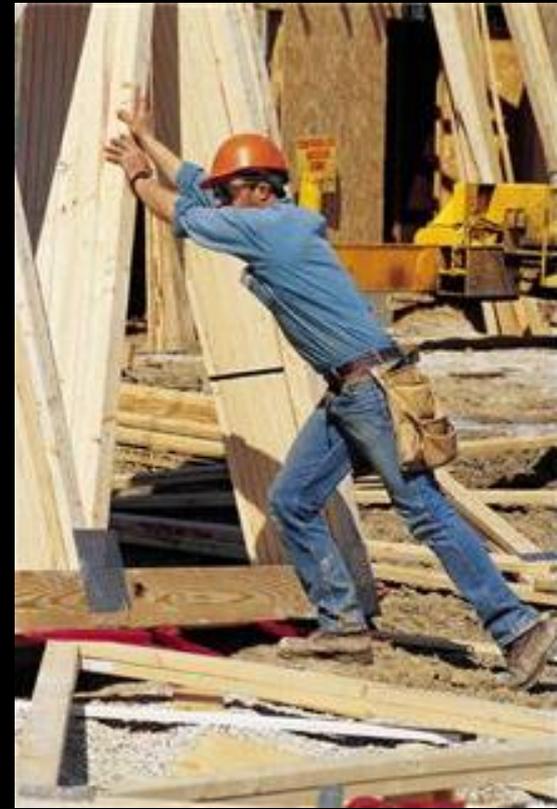
General Contractor (GC/CM)

COLLABORATIVE PROCESS

- Early Value Engineering
- Cost Estimating
- Scheduling Analysis
- **Subcontractors**
Prequalification of Subcontractors (Aquatics)
- Early Procurement
- Reduces Construction Time and Costs

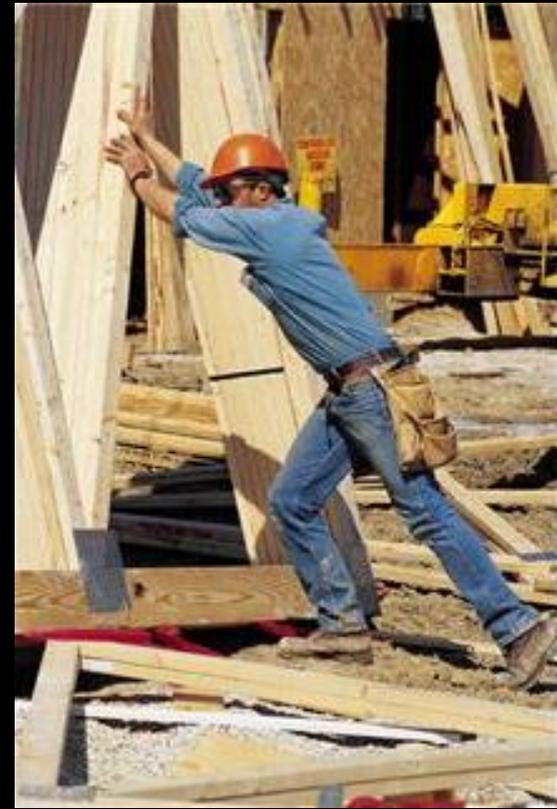
The Pros

- More Influence over Selection of GC/CM (Price and Qualifications)
- Early Troubleshooting
 - Cost-Estimating
 - Value Engineering
 - Scheduling Analysis
 - Constructability Review
 - Document Checks
- GC/CM has a Financial Stake in Project
 - Max Construction Cost
 - Shared Risk
- Practical Approach for Complex Projects
- GC/CM Projects are On-Time and On Budget



The Cons

- Higher A/E Costs
 - Additional Design Review
 - Multiple Bid Packages
- Higher Overhead Costs
 - Ex. City of Lynnwood
 - ≈ \$25 Million Renovation Project
 - ≈ \$630k to GC/CM
 - + Add'l Consulting Fees
- Managing Shared Risk



Why discuss this now?

- Staff are Recommending GC/CM
- Have to commit to GC/CM before we begin design.
- Allow time to prepare an application and to obtain approval to use GC/CM.
- Secure funding for project.
- Hire a GC/CM expert and train staff.

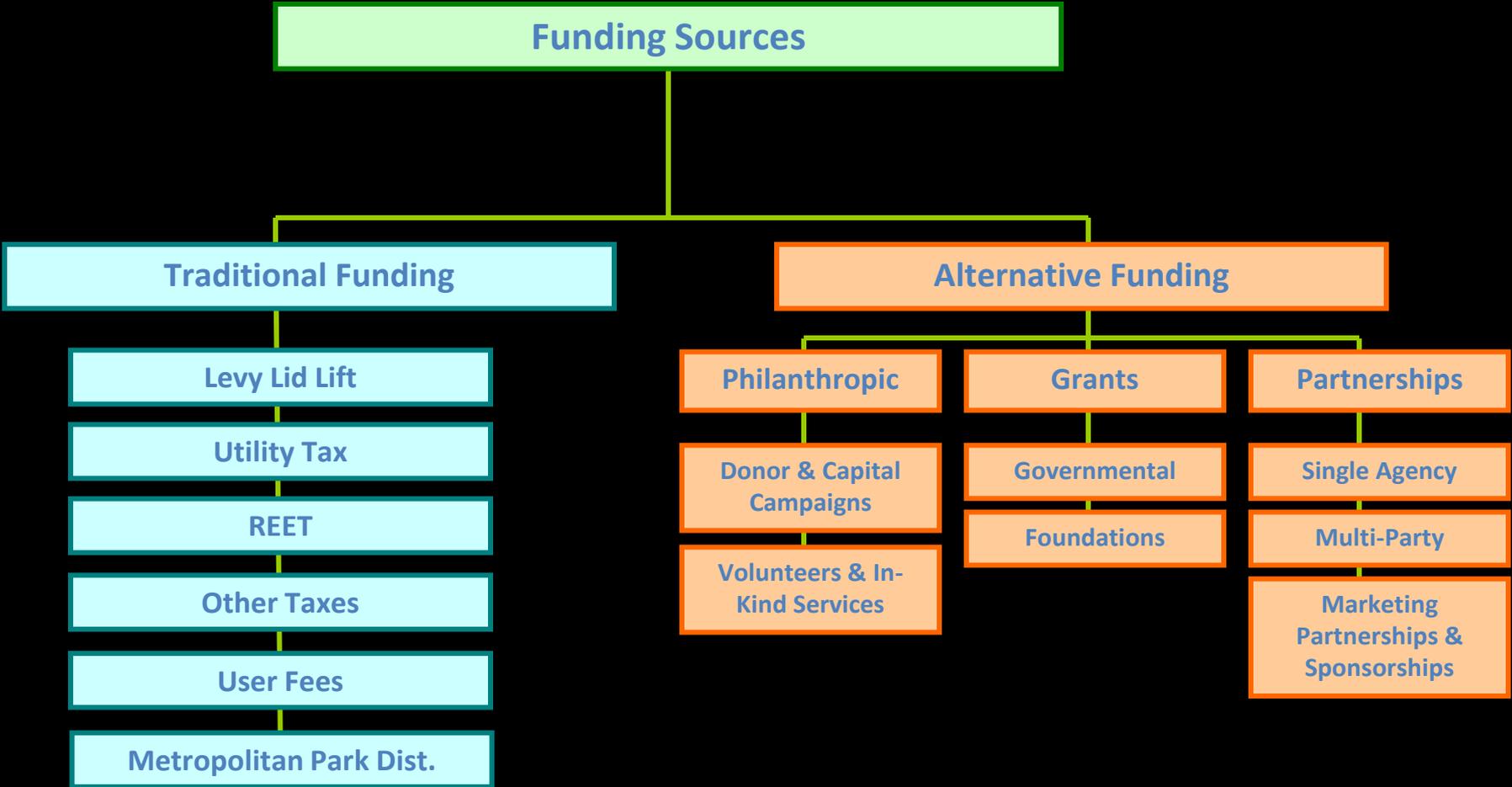




Finances & Partnerships



Funding Sources



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Facility Tours



Facility Tour Recap

Local Facilities:

- Center at Norpoint, Tacoma
- Federal Way
- Matt Griffin YMCA, SeaTac
- Tukwila
- Renton
- Mercer Island
- South Bellevue
- Dale Turner YMCA, Shoreline
- Lynnwood
- Rosehill, Mukilteo
- Coal Creek YMCA, Newcastle
- Firstenburg, Vancouver

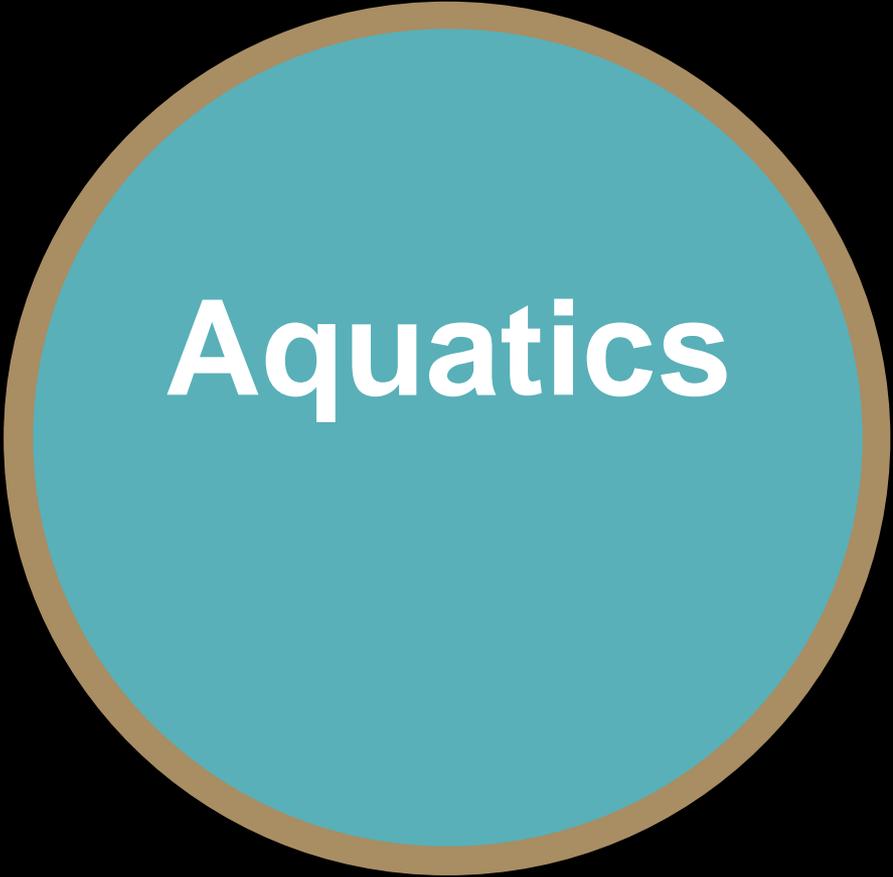
Colorado Facilities:

- Wheat Ridge
- Golden
- Paul Derda
- Erie
- Stapleton
- Lifetime Fitness
- Parker Field House
- Westridge
- Southridge

20 Facilities...



*Things We Liked,
Things We Didn't Like,
and
Lessons Learned*



Aquatics

Aquatics – Leisure Pools



Federal Way Comm. Ctr.
Federal Way, WA

- Leisure Pool Designs include:
 - Slides
 - Lazy Rivers
 - Spray Parks
 - Other
- Costly to Build and Operate
- Leisure Pools Drive Revenue and Membership
- Aquatics = Most Critical Design Element

Leisure Pools - Aesthetics



Aesthetics are Important
Use of Rock Formations, Warm Colors, Good Lighting
Paul Derda Recreation Center - Broomfield, CO

Leisure Pools - Lighting



Lighting is Important
Translucent Skylights, Tube Lighting & Opening Roof
Lynnwood Recreation Center – Lynnwood, WA

Leisure Pools – Space Planning



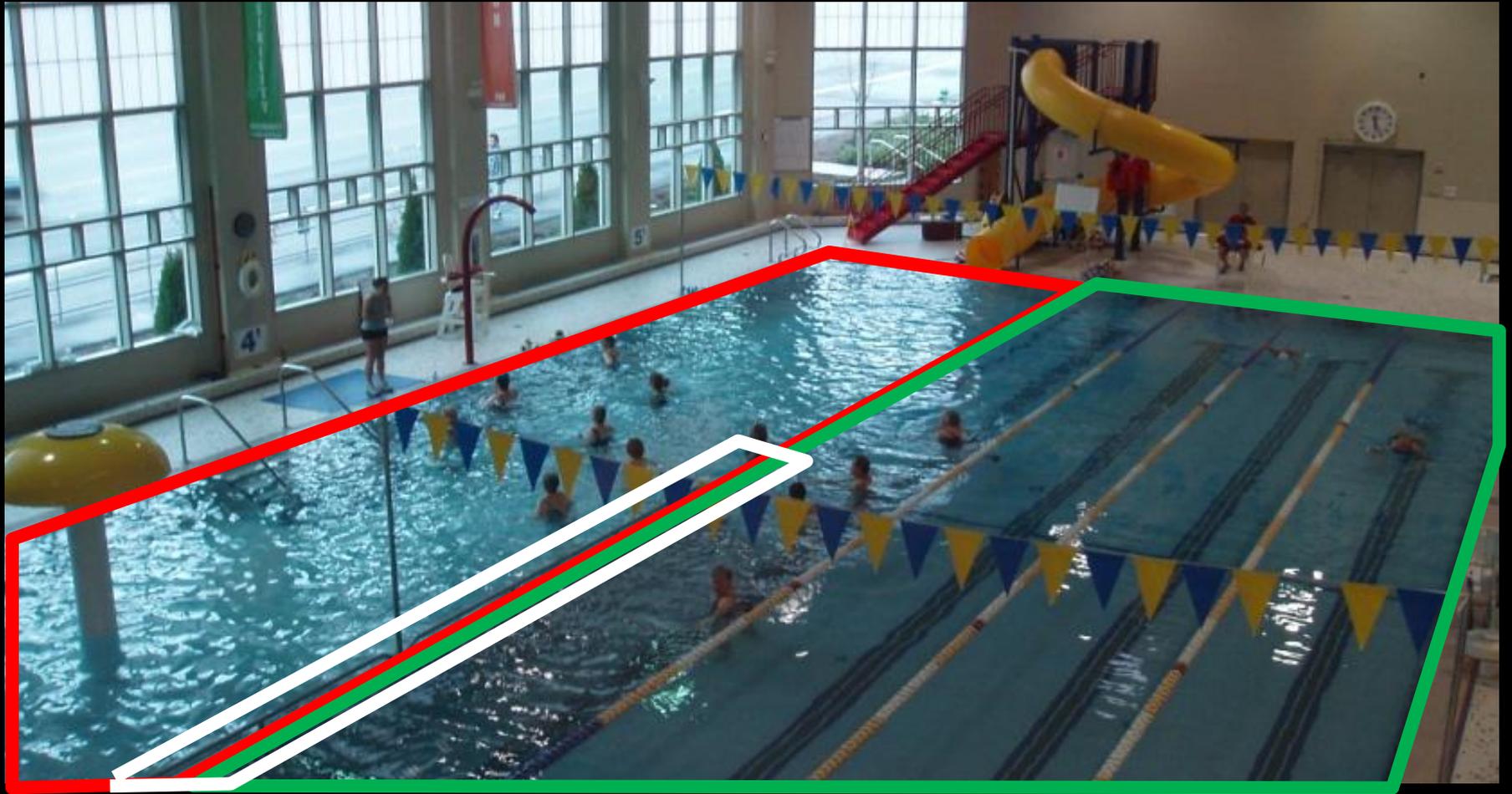
Consider Locating Slides Outside the Building
Saves Floor Space and Extends the “Run”
Lynnwood Recreation Center – Lynnwood, WA

Aquatics – Right Sizing



Size of the Feature Matters (i.e. Lazy River and Slides)
Nearly Everyone Said, “Make them Bigger”
Firstenburg Community Center - Vancouver, WA

Aquatics – Combined Pools



One Tank & One Temperature
Recommend Separate Tanks
Dale Turner YMCA – Shoreline, WA

Aquatics – Combined Pools



Two Tanks & Two Temperatures
Also Note the Nice Lighting
Coal Creek YMCA – Newcastle, WA

Aquatics – Competition Pools



Competition Facilities – Lots to Talk About!
Westridge Community Center – Highlands Ranch, CO

Aquatics – Outdoor Space



Outdoor Patios Allow for Seasonal Use
Popular Attraction – Recommended by Most
Paul Derda Recreation Center - Broomfield, CO

Aquatics – Spas



Spas are Costly (Water Turnover), but Essential
Every Facility has One, Lynnwood has Two!
Paul Derda Center - Broomfield, CO

Aquatics – Family Changing Rooms



Recommendation is 6 to 8 Changing Rooms
Restroom & Shower in Each, Large Lockers in Hallway
Federal Way Community Center – Federal Way, WA

Aquatics – Pool Party Rooms



Recommendation is a Minimum of 2 Party Rooms
Significant Source of Revenue
Federal Way Community Center – Federal Way, WA



Fitness

Gymnasiums



Federal Way Comm. Ctr.
Federal Way, WA

- Multi-Purpose Space
- Most Centers Have 2 Full-Size Gyms or 3 Modified or Other Combo
- Lots of Storage Space is Essential
- Revenue Center for the Facility
- Multiple Design Considerations

Gymnasiums - Lighting



Lighting is a Challenge due to Glare, but Natural Light is Preferred
Notice Roll-Up Door Access to Outside Patio
South Bellevue Community Center – Bellevue, WA

Gymnasiums - Flooring



Multi-Purpose Flooring
Southridge, CO



Wood Flooring
Stapleton CC – Denver, CO

Gymnasiums - Alternatives



Indoor Turf Field – Significant Source of Revenue
Parker Staff Indicate High Demand for Second Field
Parker Field House – Parker, CO

Gymnasiums - Alternatives



Gymnastics Center – Significant Source of Revenue
Paul Derda Recreation Center – Broomfield, CO

Aerobics/Dance Studios



Centre at Norpoint
Tacoma, WA

- Multi-Purpose Space
- Most Centers Had 2 Rooms
- One Large is Desirable for 50+ person class
- Lots of Storage Space is Essential
- Built-in Sound System
- Adjustable Lighting

Aerobics/Dance Studios



Multi-Purpose Dance, Aerobics and Fitness Studios
Busy During All Hours
Wheat Ridge Recreation Center – Wheat Ridge, CO

Fitness Rooms



- Significant Source of Revenue & Memberships
- Everyone Indicated they Needed More Space
- Set Aside Room for Stretching Areas
- Include a Semi-Private Workout Area
- Offer Childcare

Wheat Ridge Rec Ctr.
Wheat Ridge, CO

Fitness Rooms



Free Weights
Southridge Rec Ctr.



Weight Machines & Cardio
Federal Way Comm. Ctr.

Fitness Rooms – Specialty Areas



Pilates Studio

Wheat Ridge Recreation Center – Wheat Ridge, CO

Fitness Rooms – Specialty Areas



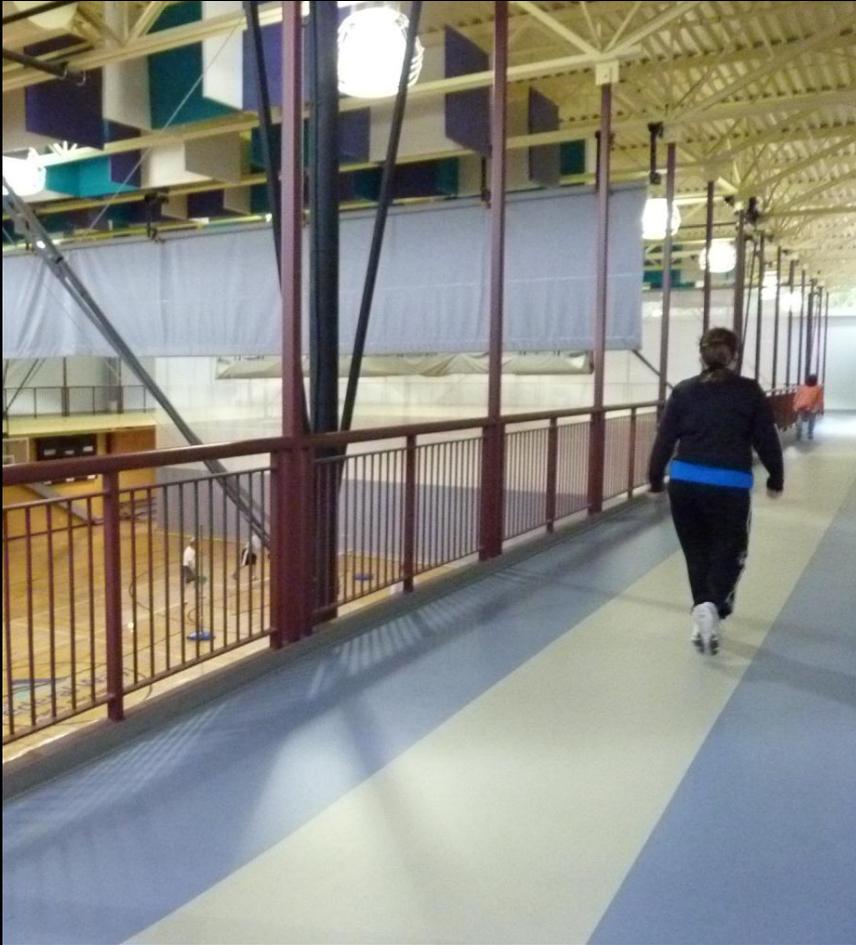
Yoga/Meditation Studio
Matt Griffin YMCA – SeaTac, WA

Fitness Rooms – Specialty Areas



Spin Room
Stapleton Recreation Center– Denver, CO

Walking/Jogging Track



- Standard Feature in New Construction
- Longer Track is Desirable
- Attractive to Senior Adults
- Opportunity for Programming (i.e. cross training classes, interval workouts etc.)

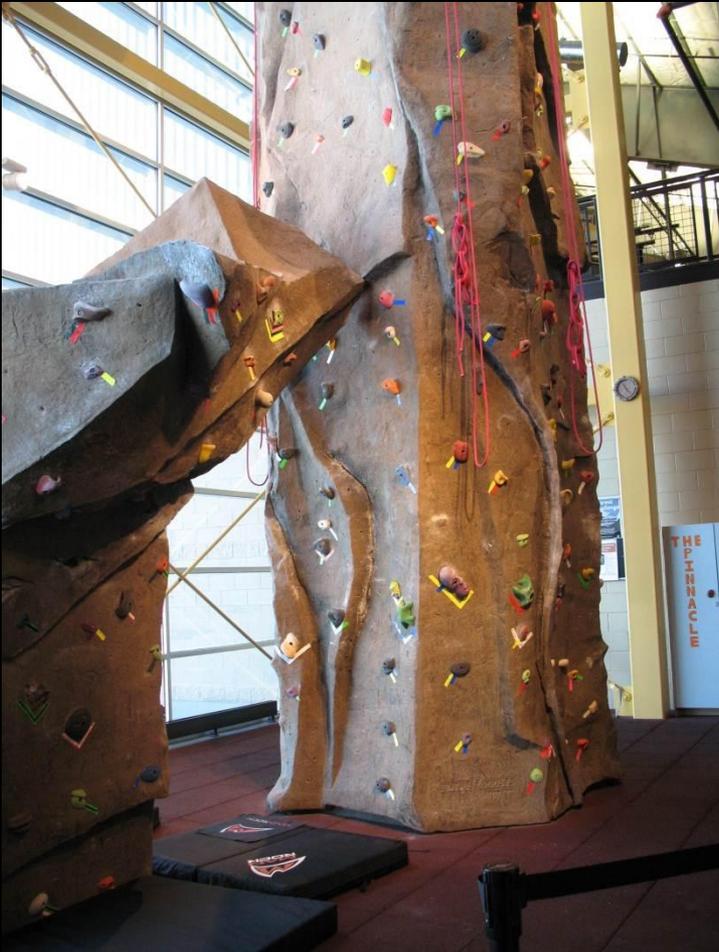
Federal Way Comm. Ctr.
Federal Way, WA

Walking/Jogging Track



Track Integrated Throughout Second Floor of Facility
Wheat Ridge Recreation Center – Wheat Ridge, CO

Climbing/Bouldering Wall



Parker Field House
Parker, CO

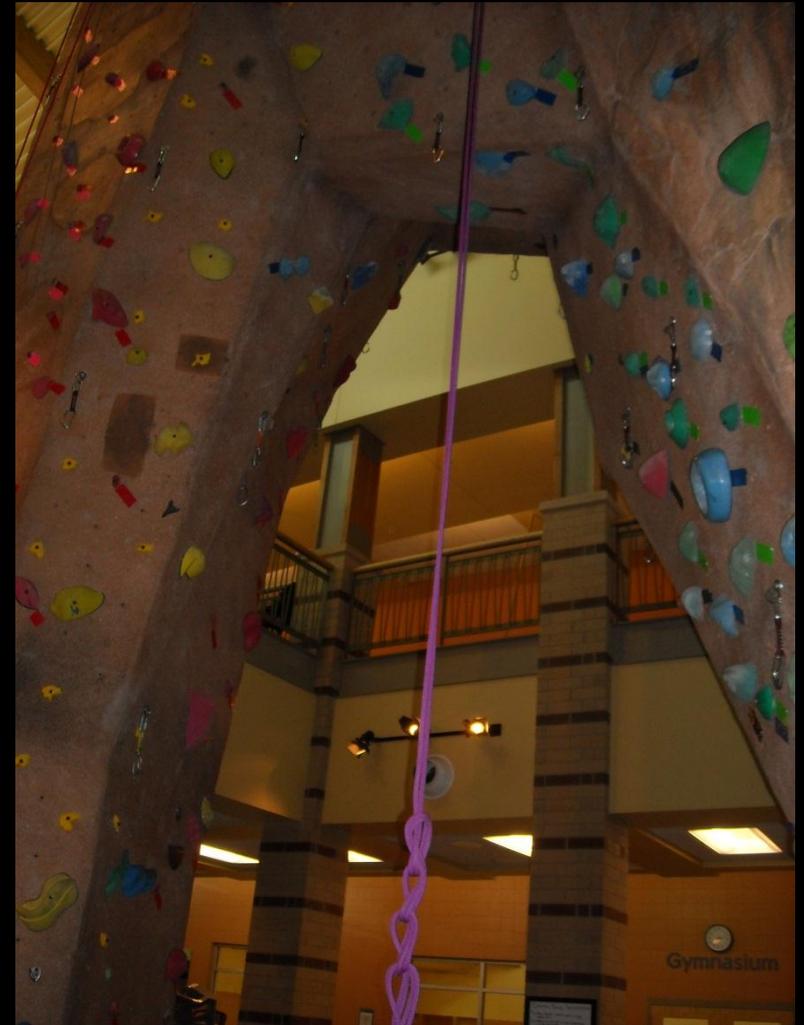
- All New Facilities Have a Climbing Wall
- Appears to Be Popular After School /Weekends
- Also Available for Birthday Party Packages
- Recommend Climbing Wall & Bouldering Wall
- Most are Operated by Contract

Climbing/Bouldering Wall



Climbing Wall

Erie Rec Ctr. – Erie, CO



Bouldering Wall

Paul Derda – Broomfield, CO

Childcare



Drop-In Childcare for Facility and Program Participants
Paul Derda Recreation Center – Broomfield, CO

Childcare



Outdoor Patio Adjacent to Childcare Room is Desirable
Wheat Ridge Recreation Center – Wheat Ridge, CO



**Banquets
&
Meetings**

Banquet Facilities



- Typically 3,000 sq. ft.+
- Facility Rentals Drive Revenue
- Design for Flexibility
- Catering Kitchen a Necessity
- Adequate Storage Space a Necessity

Firstenburg Comm. Ctr.
Vancouver, WA

Banquet Facilities



Stage and Lighting for Performances
Partition to Divide Room

Southridge Recreation Center – Highlands Ranch, CO

Banquet Facilities



Doubles as an Aerobics Room – Built in Sound System
Partition to Divide Room
Centre at Norpoint – Tacoma, WA

Banquet Facilities



Floor Plan and Design are Critical to Facility Marketing
Rosehill Community Center – Mukilteo, WA

Banquet Facilities



Outdoor Patios Add a Nice Touch for Banquets and other Rentals
Wheat Ridge Recreation Center – Wheat Ridge, CO

Kitchens



Catering Kitchens are Essential
Consider Asking Local Caterers to Participate in Discussion Group
Firstenburg Community Center – Vancouver, WA

Kitchens



Storage and Adequate Refrigerator and Freezer Space are Important
South Bellevue Community Center – Bellevue, WA

Kitchens



Combined Catering Kitchen and Teaching Kitchen
Cooking is Popular Program/Activity
Southridge Community Center – Highlands Ranch, CO

Kitchens



Provide Outdoor/Delivery Access to Caterers
Wheat Ridge Recreation Center – Wheat Ridge, CO

Meeting Rooms



Maximum Flexibility

Recommend Multiple Multi-Purpose Meeting Rooms
Federal Way Community Center – Federal Way, WA

Meeting Rooms

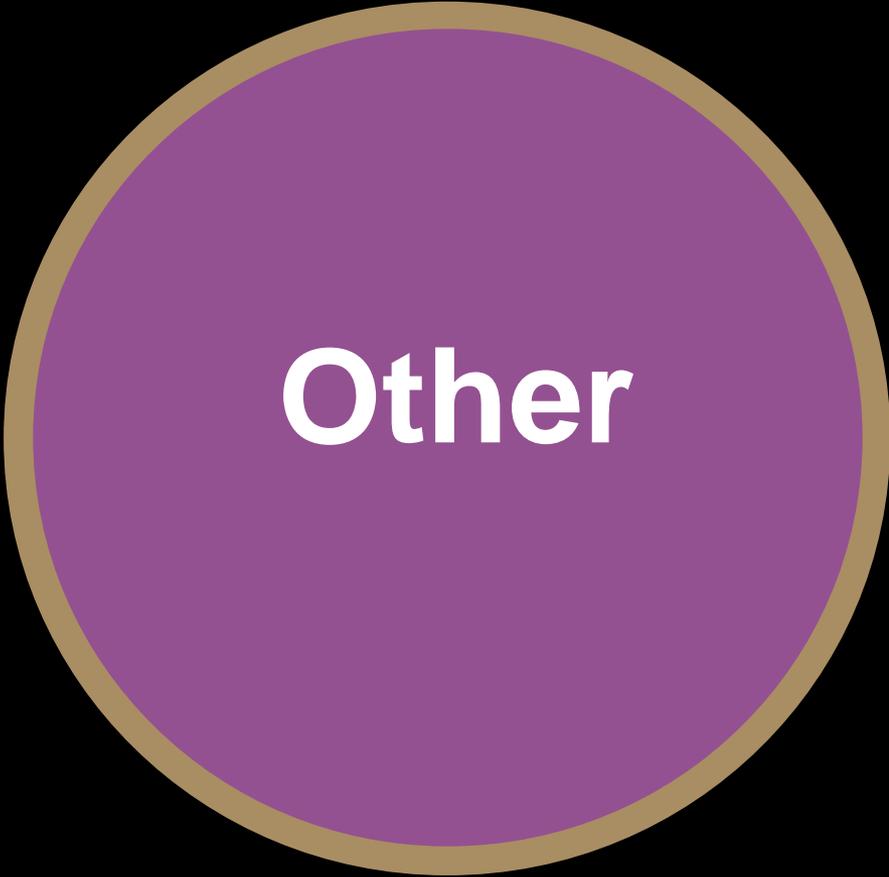


Conference Rooms for Staff Meetings & Rentals
Wheat Ridge Recreation Center – Wheat Ridge, CO

Meeting Rooms



Used for Arts & Crafts and Other Programs
South Bellevue Community Center – Bellevue, WA



Other

Entrances & Control Points



Multiple Options for Entries and Control Points
Good Discussion Topic as Design Impacts Staffing Needs
Paul Derda Recreation Center – Broomfield, CO

Pottery Studio



Dedicate Space for Pottery Program
Southridge Recreation Center – Highlands Ranch, CO

Senior Adult Room



Dedicated Space for Senior Programming
Southridge Recreation Center – Highlands Ranch, CO

Teen Room



Dedicated Space for Teens
Paul Derda Recreation Center – Broomfield, CO

Teen Room



Teen Room for After School Programming
Coal Creek YMCA – Newcastle, WA

Game Lobby



Dedicated Lobby Area for Games Outside Gym and Fitness Room
South Bellevue Community Center – Bellevue, WA

Digital Displays



Most New Facilities Have are Utilizing Digital Signage
Parker Field House – Parker, CO

Security



Consider Security System Needs for Facility
Tukwila Community Center – Tukwila, WA

Storage



Storage was an Issue at Every Facility We Visited
Parker Field House – Parker, CO

Storage



Dedicate Space for Emergency Shelter Needs
Mercerview Community Center – Mercer Island, WA

Office Space



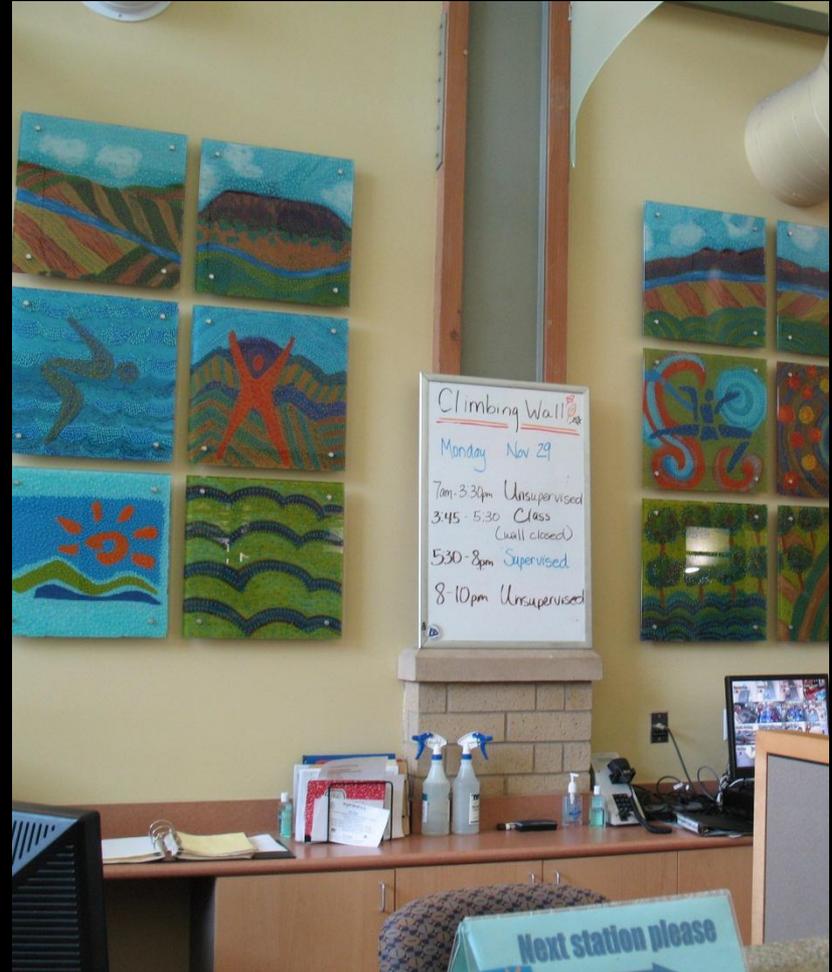
Long-Term Office Needs are Often Overlooked
Matt Griffin YMCA – SeaTac, WA

Snacks/Vending



Dedicated Lobby Area for Food Outside Gym and Pool
Southridge Recreation Center – Highlands Ranch, CO

Art Displays



Art Plays a Big Role in Facility Design
Paul Derda Recreation Center – Bloomsfield, CO

“Hang-Out” Space



Lobby Space Open for All Users
Federal Way Community Center – Federal Way, WA