

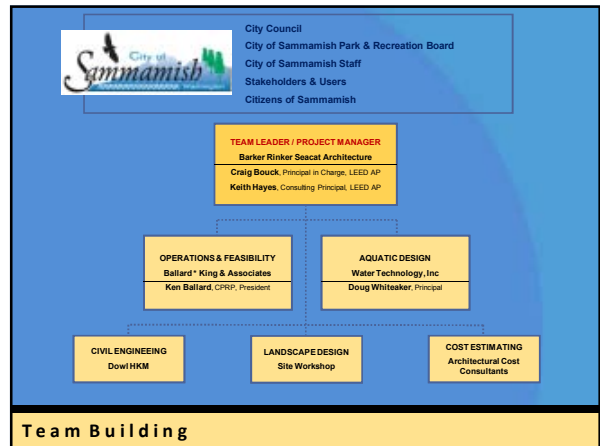


Community Center Feasibility Study

Workshop 4
June 13, 2011




BARKER RINKER SEACAT 



Agenda:

- Provide a Project Overview
- Show Program Feedback
- Review Three Site Designs
- Present Draft Operations Plan
- Present Draft Pool Options



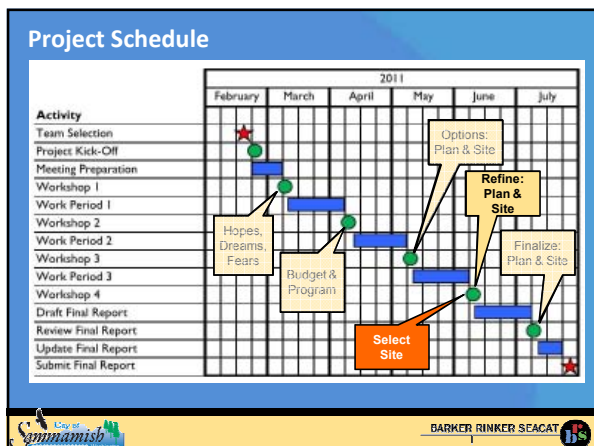
BARKER RINKER SEACAT 

Progress to Date:

- Listened to Sammamish Hopes, Dreams and Fears
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- Reviewed Demographic Data
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- Developed Project Cost Models
- Conducted a Program Exercise
- Met with City Planning and Development Staff
- Developed Building and Site Plans and Budgets for Three Sites
- Developed Draft Operations Plan
- Developed Aquatics Plan Options



BARKER RINKER SEACAT 



Community Vision

- Maintain a **small-town** character.

Community Center Mission Statement

The goal of the Sammamish Community Center is to enhance the quality of life for residents of the Sammamish Plateau area by providing an exceptional gathering place for social and recreation activities. The Center and its operation will **promote community health and provide programming for all ages and abilities.**

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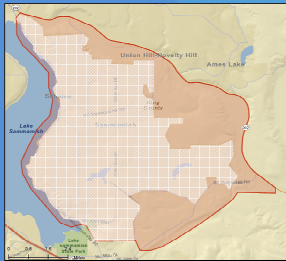
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BARKER RINKER SEACAT 

Market Analysis

- **Primary Market**
- City of Sammamish
- **Secondary Service Area**
- slightly larger area



BARKER RINKER SEACAT

Market Conclusions

Opportunities

- No comprehensive, public, indoor sports, fitness or aquatic facilities
- There are only four fitness facilities located in Sammamish
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BARKER RINKER SEACAT

Market Conclusions

Challenges

- The YMCA has a reasonably strong presence in the Sammamish
- Existing private sports, fitness and aquatic facilities
- The population has lower numbers in the 25-44 age category which is one of the prime age groups that support and use an indoor community center
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- Funding will have to be clearly defined



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Market Conclusions

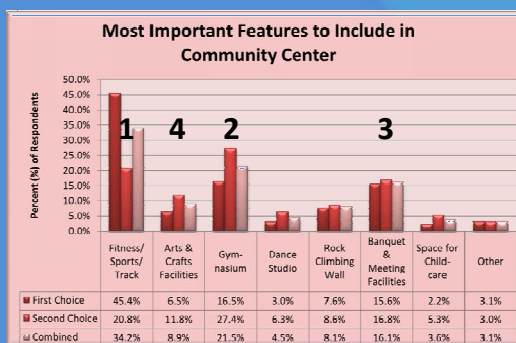
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- The facility will need to serve all age groups
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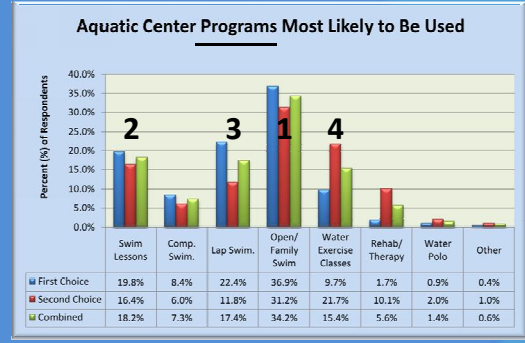
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Survey Says:



BARKER RINKER SEACAT

Survey Says:



BARKER RINKER SEACAT

Spaces that Meet . . .

- BASIC Needs**
- MOST Needs**
- ALL Needs**

City of Sunnamish **BARKER RINKER SEACAT**

Exercise Results:

- Leisure Pool
- Birthday Party Room
- 8-lane by 25-yard Lap Pool
- Gymnasium (2 HS Courts)
- Indoor Jog/ Walk Track
- Weight and Fitness Area
- Group Exercise Studio
- Adult Lounge
- Indoor Playground
- Classroom
- Community Room and Kitchen
- Child Watch
- Administration and Building Support Spaces

60,000 - 100,000+ SF options
\$14M - \$30M cost

1st Priority
2nd Priority

City of Sunnamish **BARKER RINKER SEACAT**

Program Refinement:

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\$11.4M
\$8.6M
\$3.8M
\$3.7M

98,000 SF / \$29.1M building cost

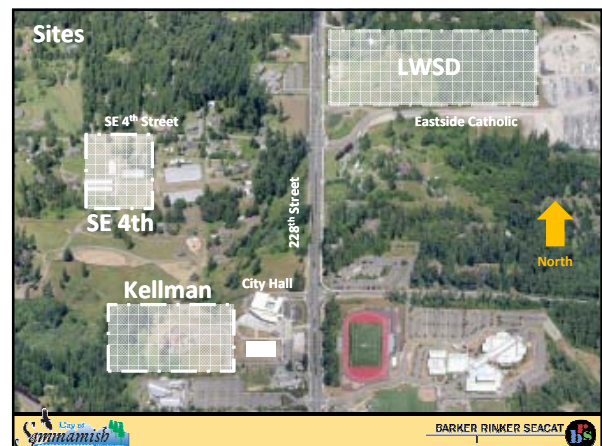
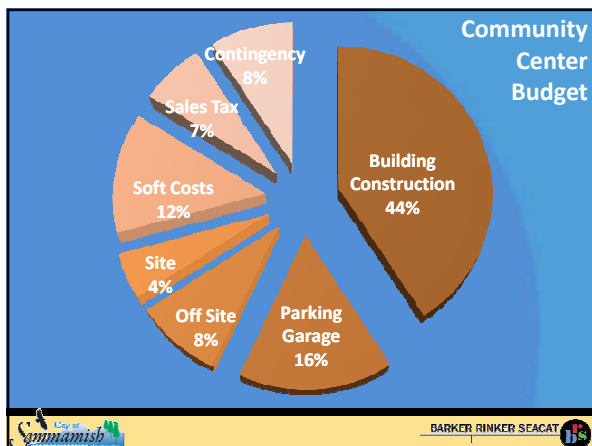
City of Sunnamish **BARKER RINKER SEACAT**

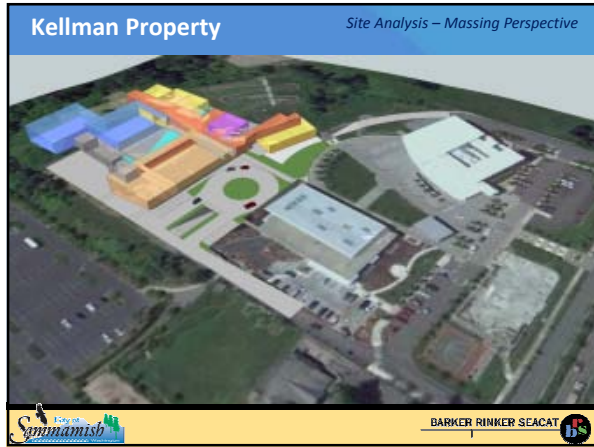
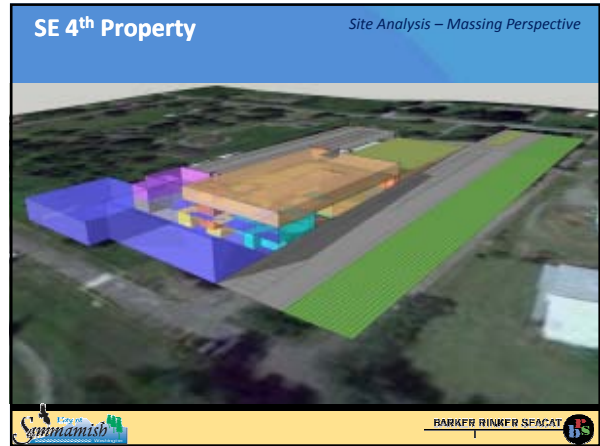
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City of Sunnamish **BARKER RINKER SEACAT**





Parameters

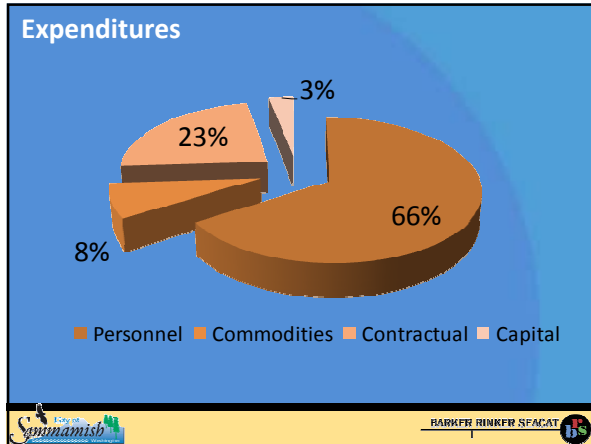
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- Takes into consideration the market realities of the area
- Is not specific to any site
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- Is very preliminary at this point

City of **Sammamish** BARKER RINKER SEACAT

Expenditures

All Categories	
Personnel	\$1,900,000-\$2,000,000
Commodities	\$250,000-\$300,000
Contractual	\$650,000-\$700,000
Capital	\$50,000-\$100,000
TOTAL EXPENSE	\$2,850,000-\$3,100,000

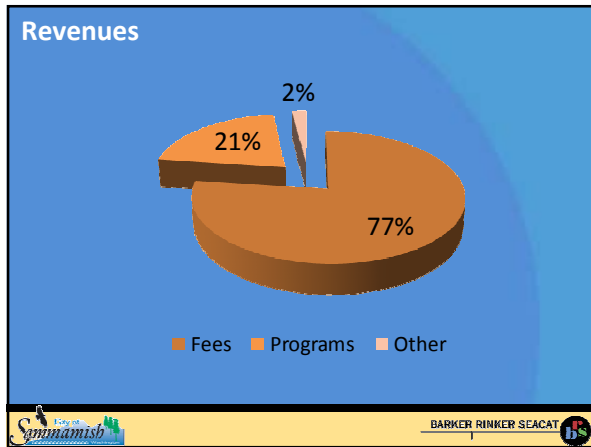
City of **Sammamish** BARKER RINKER SEACAT



Revenues

All Categories	
Fees	\$2,000,000-\$2,100,000
Programs	\$550,000-\$600,000
Other	\$50,000-\$75,000
TOTAL REVENUE	\$2,600,000-\$2,775,000

City of Seaman
BARKER RINKER SEACAT



Cost Recovery

Category	
Expenditures	\$2,850,000 - \$3,100,000
Revenues	\$2,600,000 - \$2,775,000
Difference	-\$250,000 - -\$325,000
Recovery Rate	91%-90%

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

City of Seaman
BARKER RINKER SEACAT

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

City of Seaman
BARKER RINKER SEACAT

- ### Fees
- A very preliminary fee schedule has been developed
 - Different rates for residents and non-residents
 - Daily, 3 Month, and Annual Passes
 - Daily Rates - \$5.00 to \$9.00
 - 3 Month – Family - \$300 to \$450
 - Annual – Family - \$800 to \$1,200
- City of Seaman
BARKER RINKER SEACAT

AQUATIC PROGRAM DESIGN
WHO – WHAT – HOW – WHY

WTI
WATER TECHNOLOGY, INC.

BARKER RINKER SEACAT
ARCHITECTURE

Community Center Feasibility Study
Aquatic Components Preferences
November 09, 2011

Most Desired Amenities

- Zero Depth Entry
- Cool Water Lap Lanes
- Water Slide
- Lazy River – Warm Water Lap Lanes
- Activity Area – Wellness Pool

Rank	Feature	Cost	Revenue	Water-Interest	Program	Social
	Zero Depth Entry	Low	\$\$\$	4	2	4
	Interactive Water Sprays	Low	\$	8	0	2
	Water Play Structure	Mid	\$	9	0	1
	Water Slide	High	\$\$\$	9	0	1
	Lazy River	High	\$\$\$	3	4	3
	Activity Area	Mid	\$	5	1	2
	Water	Low	\$	8	0	2
	Crossing Activity	High	\$	7	0	3
	Underwater Branches	Lo	\$	3	2	5
	Iconic Attraction	Extreme	\$\$\$	8	0	2
	Warm Water Lap Lanes	Mid	\$	2	7	1
	Cool Water Lap Lanes	Mid	\$	1	8	1
	Springboard Diving	High	\$	4	4	2
	Diving Tower	Extreme	\$	1	5	0
	Adult Whirlpool	High	\$\$\$	5	0	5
	Family Whirlpool	High	\$\$\$	4	2	4
	Wellness Pool	Mid	\$\$\$	0	7	3
	Splash Pad	Mid	\$\$\$	8	0	2
Total				18.6	17.3	10.1

PREFERENCE MAP

WTI
WATER TECHNOLOGY, INC.

BARKER RINKER SEACAT
ARCHITECTURE

CONCEPT A

COMPETITION POOL

LEISURE POOL

ZERO DEPTH ENTRY

ACTIVITY AREA

CURRENT CHANNEL

PLUNGE AREA

2 ONE METER & 1 THREE METER DIVE STANDS

WTI
WATER TECHNOLOGY, INC.

CONCEPT A

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ACTIVITY AREA

PLUNGE AREA

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WTI
WATER TECHNOLOGY, INC.

CONCEPT B

COMPETITION POOL

SPRAY PAD

ZERO DEPTH ENTRY

ACTIVITY AREA

CURRENT CHANNEL

LAP LANES

LEISURE POOL

2 ONE METER & 1 THREE METER DIVE STAND

WTI
WATER TECHNOLOGY, INC.

CONCEPT B

COMPETITION POOL

ZERO DEPTH ENTRY

SPRAY PAD

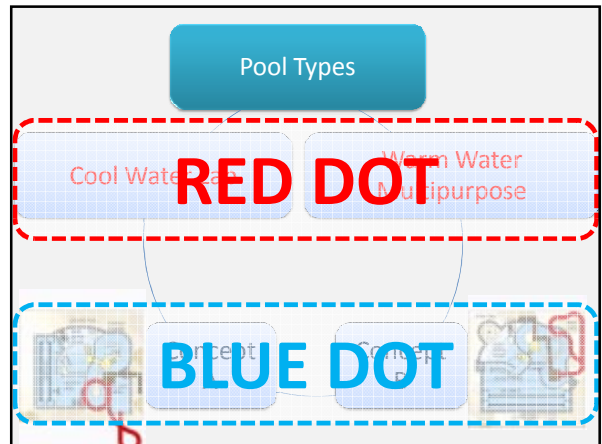
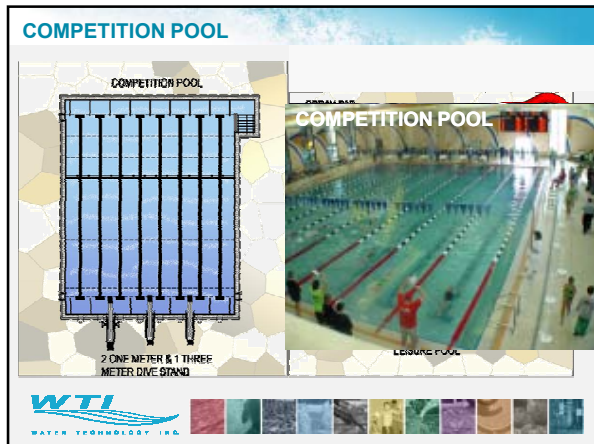
ACTIVITY AREA

CURRENT CHANNEL

LAP LANES


LEISURE POOL

WTI
WATER TECHNOLOGY, INC.




- Next Steps:**
- Select Site
 - Refine Facility Program
 - Refine Building and Site Plan for Selected Site
 - Architectural Character Options
 - Project Budgeting and Phasing Potential of Option
 - Refined Operational Analysis of Option


Thank You!

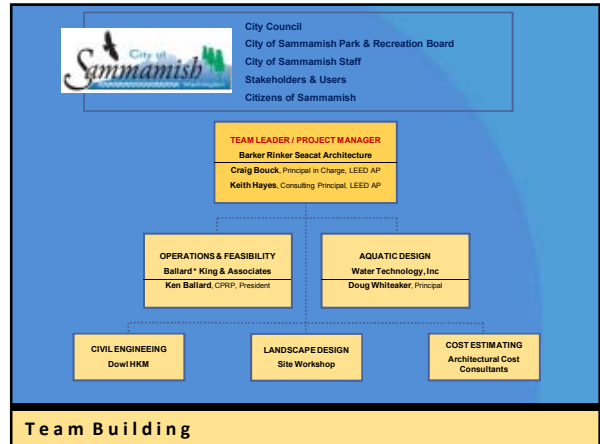




Community Center Feasibility Study

Joint City Council and Parks Commission Study Session
June 13, 2011

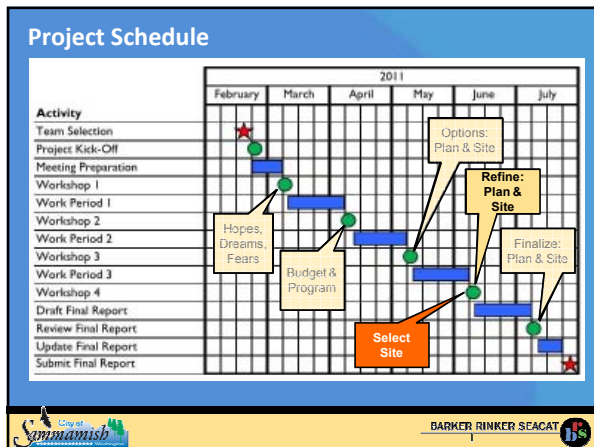


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- ### Agenda:
- Introductions
 - Progress to date / Project Schedule
 - Market Analysis
 - Show Program Feedback and Budget
 - Draft Operations Plan
 - Focus Group One Report
 - Site Recommendation
- 
- BARKER RINKER SEACAT 

- ### Progress to Date:
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- BARKER RINKER SEACAT 



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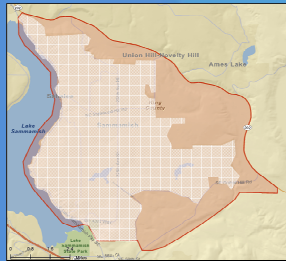
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BARKER RINKER SEACAT

Market Conclusions

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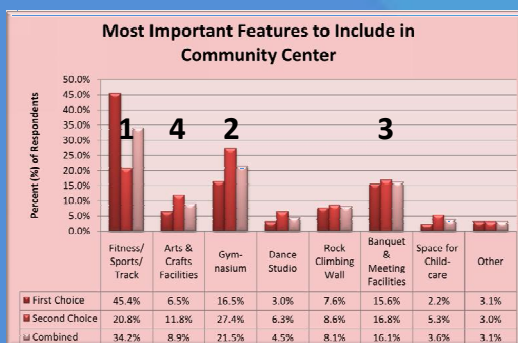
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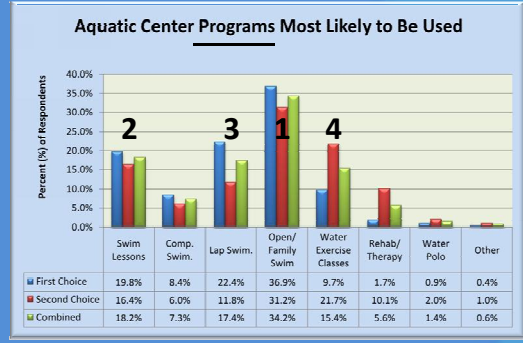
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Survey Says:



BARKER RINKER SEACAT

Survey Says:



BARKER RINKER SEACAT

Spaces that Meet . . .

- BASIC Needs**
- MOST Needs**
- ALL Needs**

City of Sny-Lebanon
BARKER RINKER SEACAT

Exercise Results:

- Leisure Pool
- Birthday Party Room
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60,000 - 100,000+ SF options
\$14M - \$30M cost

1st Priority

2nd Priority

City of Sny-Lebanon
BARKER RINKER SEACAT

Program Refinement:

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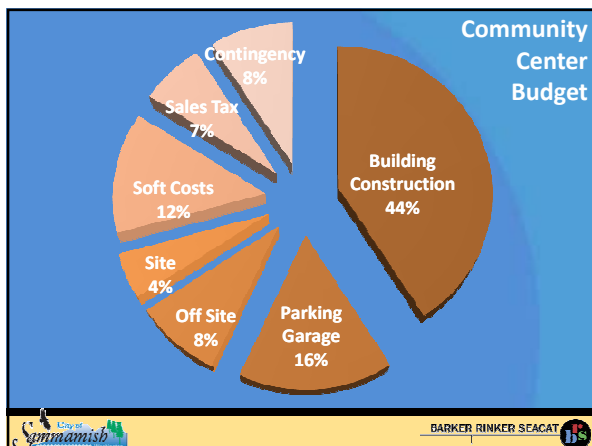
98,000 SF / \$29.1M building cost

City of Sny-Lebanon
BARKER RINKER SEACAT

Budget Summary

	LWSD Privately Owned	SE 4 th Privately Owned	Kellman City Owned
Facility Construction			
Building	\$29,133,686	\$29,133,686	\$29,133,686
Parking	\$10,847,089	\$10,847,089	\$10,847,089
Off-Site Construction	\$5,100,000	\$7,120,000	\$3,160,000
Site Construction	\$4,202,009	\$2,716,669	\$3,182,233
Soft Costs			
Fees (Design and Expenses)	\$4,825,390	\$4,678,341	\$4,724,432
Furniture and Equipment	\$2,619,132	\$2,619,132	\$2,619,132
Tap Fees	\$500,000	\$500,000	\$500,000
Testing	\$150,000	\$150,000	\$150,000
Sales Tax (9.5%)	\$4,420,379	\$4,276,422	\$4,538,200
Contingency (10%)	\$5,929,768	\$5,573,034	\$5,569,477
Total	\$67,727,453	\$67,614,372	\$64,424,248
	+ \$3,303,205	+ \$3,190,124	

City of Sny-Lebanon
BARKER RINKER SEACAT



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City of Sny-Lebanon
BARKER RINKER SEACAT

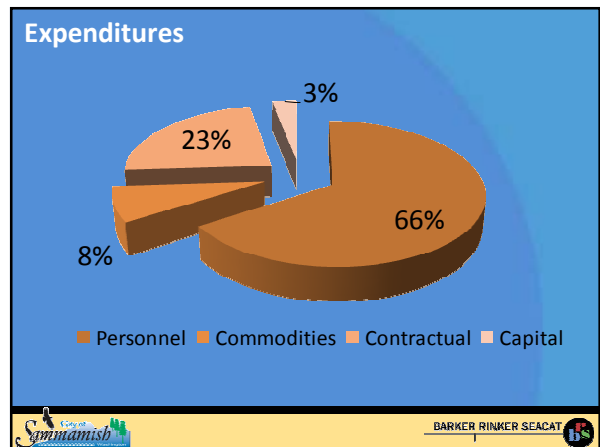


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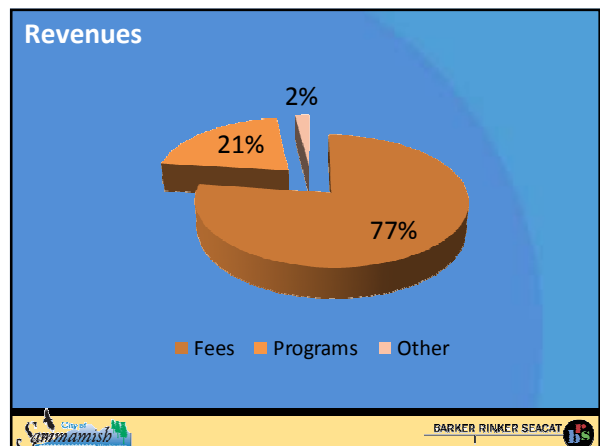
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All Categories	
Personnel	\$1,900,000-\$2,000,000
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Contractual	\$650,000-\$700,000
Capital	\$50,000-\$100,000
TOTAL EXPENSE	\$2,850,000-\$3,100,000



Revenues

All Categories	
Fees	\$2,000,000-\$2,100,000
Programs	\$550,000-\$600,000
Other	\$50,000-\$75,000
TOTAL REVENUE	\$2,600,000-\$2,775,000



Cost Recovery

Category	
Expenditures	\$2,850,000 - \$3,100,000
Revenues	\$2,600,000 - \$2,775,000
Difference	-\$250,000 - -\$500,000
Recovery Rate	91%-83%

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



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Hours of Operation

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BARKER RINKER SEACAT

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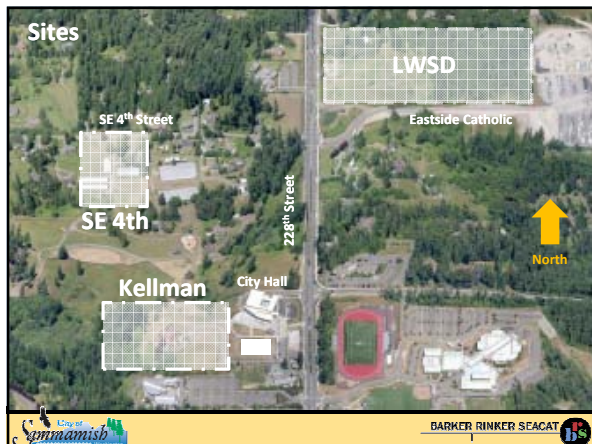


Focus Group One Update



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Sites



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Next Steps:

- Select Site
- Refine Facility Program
- Refine Building and Site Plan for Selected Site
- Architectural Character Options
- Project Budgeting and Phasing Potential of Option
- Refined Operational Analysis of Option



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Thank You!




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Community Center Feasibility Study

Workshop 5
July 11, 2011



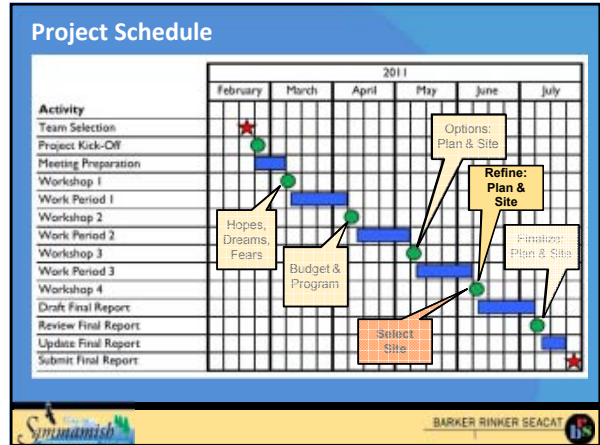
BARKER RINKER SEACAT

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- 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




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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



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Community Vision

Community Center Mission Statement

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Project Cost

\$\$\$

Construction Cost


- Cash
- Bonds or Levy
- Fees
- Grants

Operation Cost

- Fees
- Subsidy
- Levy
- Partners

Market Analysis

- **Primary Market**
- City of Sammamish
- **Secondary Service Area**
- slightly larger area





Recreation Amenities
 Revenue Production

Market Conclusions

Opportunities

- No comprehensive, public, indoor sports, fitness or aquatic facilities
- There are only four fitness facilities located in Sammamish
- Current aquatic facilities lack the appeal of a leisure pool
- Population base is large enough to support another indoor recreation facility
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Building Program

Market Conclusions

Challenges

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Market Conclusions

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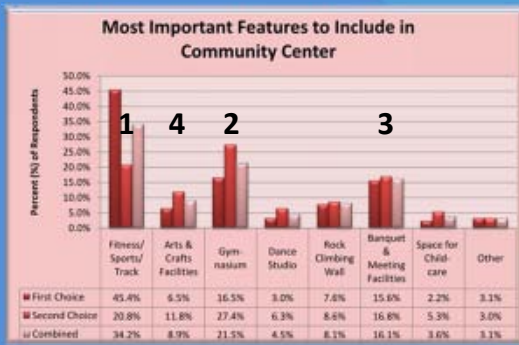


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- Administration and Building Support Spaces



Survey Says:

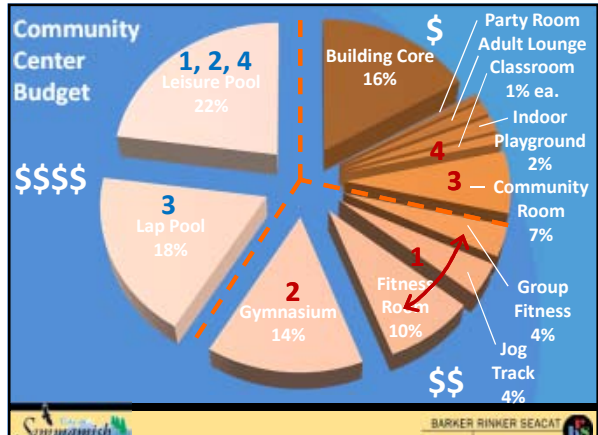
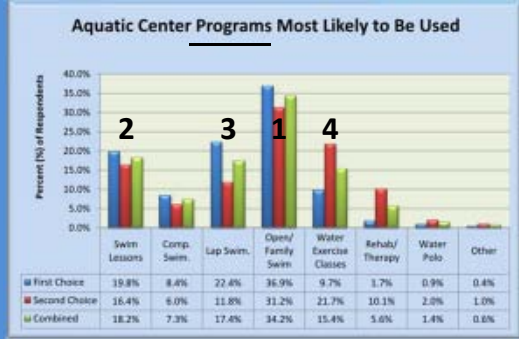


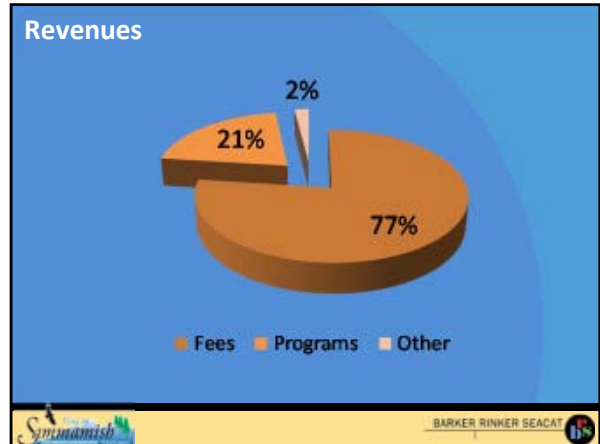
Program Refinement:

- Leisure Pool
- Birthday Party Room
- 8-lane by 25-yard Lap Pool
- Gymnasium (2 HS Courts)
- Indoor Jog/ Walk Track
- Weight and Fitness Area
- Group Exercise Studio (2)
- Child Watch
- Adult Lounge
- Indoor Playground
- Classroom
- Community Room and Kitchen
- Administration and Building Support Spaces



Survey Says:



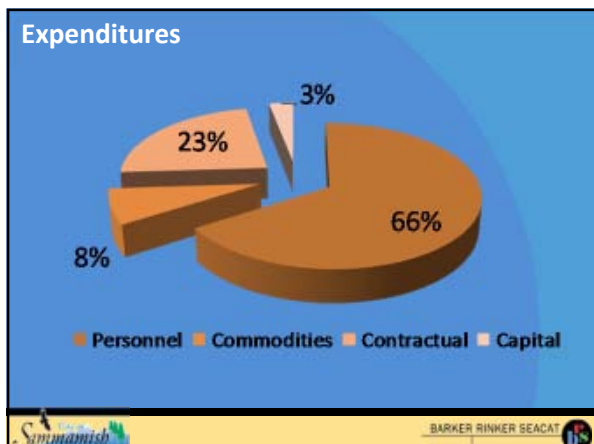


- ### Parameters
- Based on the program that has been developed for the center
 - Takes into consideration the market realities of the area
 - Is not specific to any site
 - It is recognized that specific project partners could impact the operations plan
 - Is very preliminary at this point

Cost Recovery

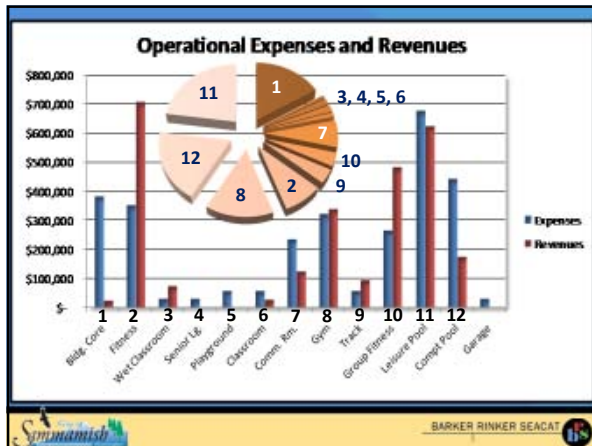
Category	Amount
Expenditures	\$2,950,000
Revenues	\$2,683,000
Difference	\$267,000
Recovery Rate	91%

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

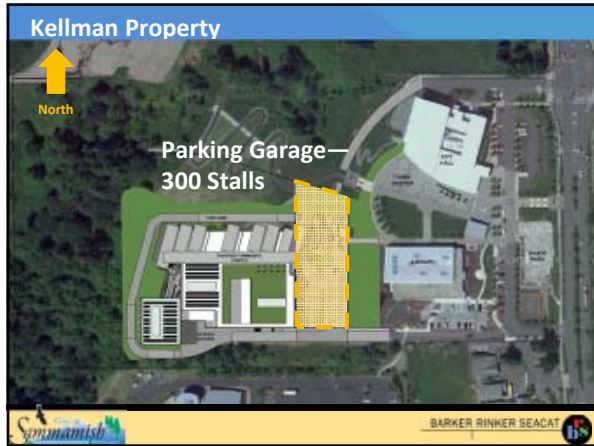


- ### Fees
- A very preliminary fee schedule has been developed
 - Different rates for residents and non-residents
 - Daily, 3 Month, and Annual Passes
 - Daily Rates - \$5.00 to \$9.00
 - 3 Month – Family - \$300 to \$450
 - Annual – Family - \$900 to \$1,200

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
Contingency (10%)	\$346,020
Total	\$3,806,220

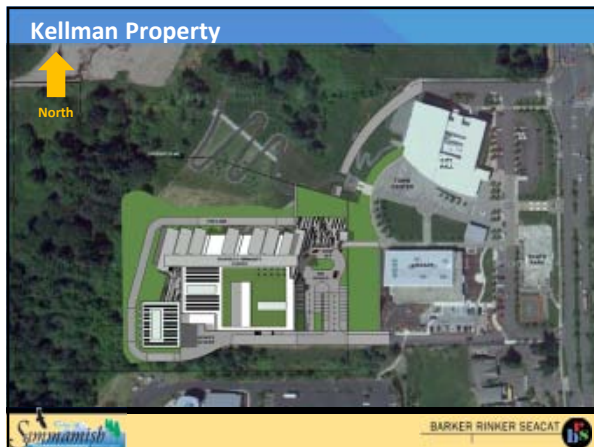
*Includes design for these line items



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

Sammamish BARKER RINKER SEACAT **BS**



Looking Southeast



Looking Northwest



Looking East



Entry



Looking Northeast



View from Entry looking toward Town Center





Community Center Budget

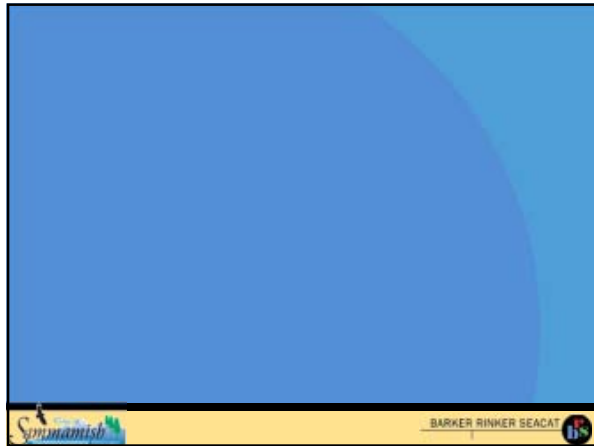
Facility Construction	
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Sales Tax (9.5%)	\$3,067,424
Contingency (10%)	\$4,033,873
Total	\$44,372,605

Sammamish BARKER RINKER SEACAT



- Next Steps:**
- Refine Project Budgets
 - Incorporate Collateral Study Material Information
 - Refine Facility Design and Character
 - Clarify Project Phasing
 - Finalize Operations Pro-Forma
- Sammamish* BARKER RINKER SEACAT





COMPETITION POOL

COMPETITION POOL

2 ONE METER & 1 THREE METER DIVE STAND

LEISURE POOL

WTI WATER TECHNOLOGIES, INC.

CONCEPT B

COMPETITION POOL

2 ONE METER & 1 THREE METER DIVE STAND

SPRAY PAD

ZERO DEPTH ENTRY

ACTIVITY AREA

CURRENT CHANNEL

LAP LANES

LEISURE POOL

WTI WATER TECHNOLOGIES, INC.

Kellman: Benefits and Challenges

Benefits

- Builds on existing City Hall campus
- Infrastructure in place
- Great views
- Access off 228th
- Direct connection to trails, park and Town Center plaza

Challenges

- All community functions on one site
- Increased traffic/ parking congestion
- All parking will need to be structured
- More expensive parking solution
- Limited expansion opportunities

Sammamish BARKER RINKER SEACAT

CONCEPT B

ZERO DEPTH ENTRY

SPRAY PAD

ZERO DEPTH ENTRY

ACTIVITY AREA

CURRENT CHANNEL

LAP LANES

LEISURE POOL

WTI WATER TECHNOLOGIES, INC.

Recreation Amenities versus Revenue Production

Low Revenue Potential	Medium Revenue Potential	High Revenue Potential
<ul style="list-style-type: none"> • Senior Areas • Administrative/Support • Teen Lounge • Babysitting • Kitchen • Locker Room • Theater • Meeting Rooms • Tennis Courts • Competitive Pools-50 meter 	<ul style="list-style-type: none"> • Arts & Crafts Area • Racquetball • Sports Medicine Clinic • Game Rooms • Gymnastics Areas • Climbing Wall • Competitive Pools-25 meter 	<ul style="list-style-type: none"> • Leisure Pools • Weight/Cardiovascular • Aerobics/Dance Areas • Gym/Track • Concessions • Ice Arena

Min Partial Full
Cost Recovery Goal

Sammamish BARKER RINKER SEACAT

Budget Summary

	LWSD Privately Owned	SE 4 th Privately Owned	Kellman City Owned
Facility Construction			
Building	\$29,133,686	\$29,133,686	\$29,133,686
Parking	\$10,847,089	\$10,847,089	\$10,847,089
Off-Site Construction	\$5,100,000	\$7,120,000	\$3,160,000
Site Construction	\$4,202,009	\$2,716,669	\$3,182,233
Soft Costs			
Fees (Design and Expenses)	\$4,825,390	\$4,678,341	\$4,724,432
Furniture and Equipment	\$2,619,132	\$2,619,132	\$2,619,132
Tap Fees	\$500,000	\$500,000	\$500,000
Testing	\$150,000	\$150,000	\$150,000
Sales Tax (9.5%)	\$4,420,379	\$4,276,422	\$4,538,200
Contingency (10%)	\$5,929,768	\$5,573,034	\$5,569,477
Total	\$67,727,453	\$67,614,372	\$64,424,248
	+\$3,303,205	+\$3,190,124	↑

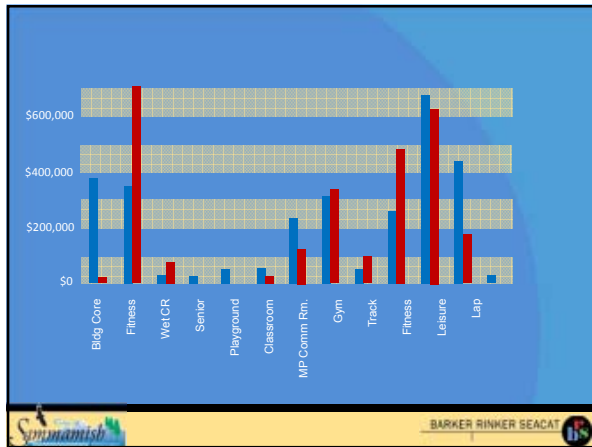
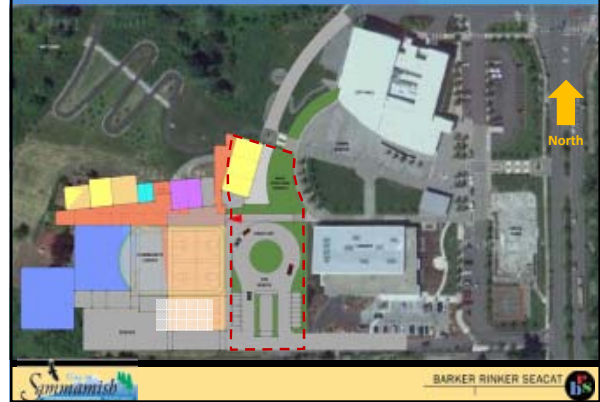


BARKER RINKER SEACAT



Kellman Property

Parking Scope

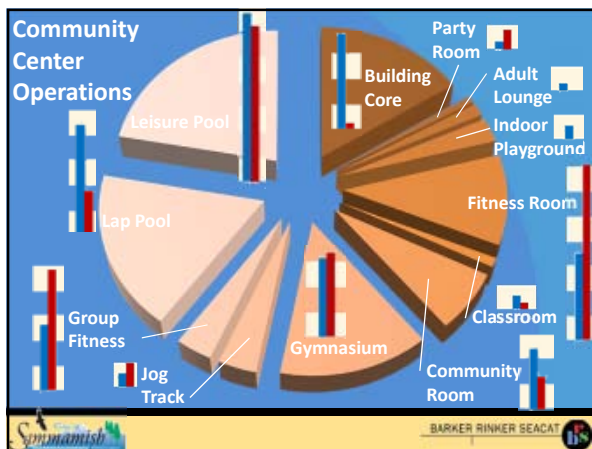


BARKER RINKER SEACAT



Kellman Property

Site Analysis



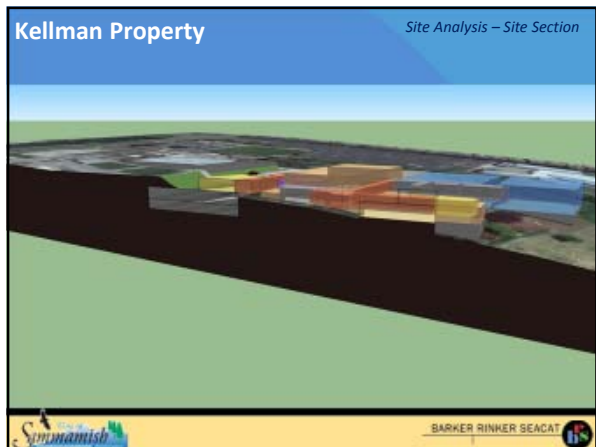
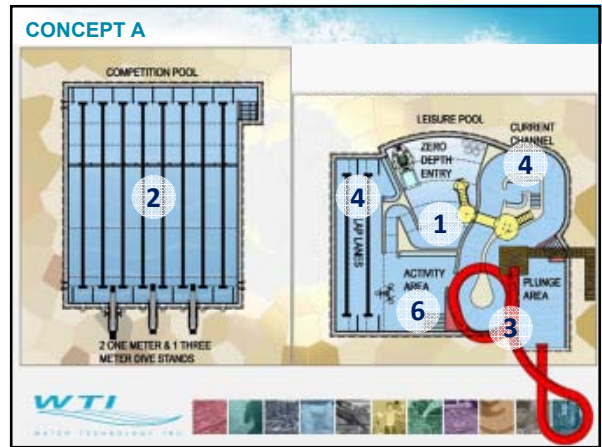
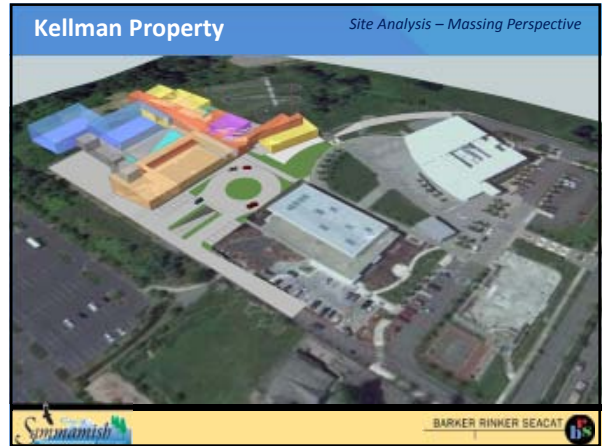
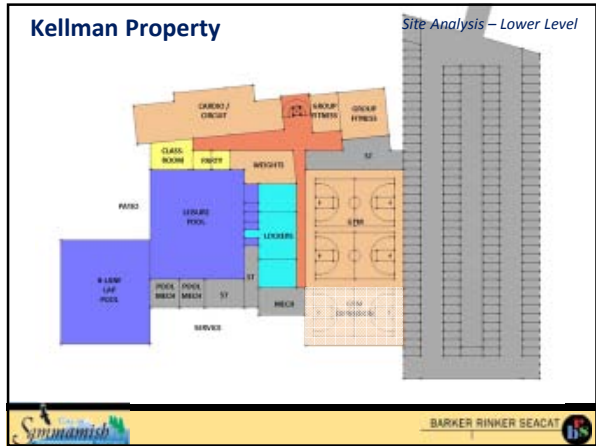
BARKER RINKER SEACAT



Kellman Property

Site Analysis – Entry Level



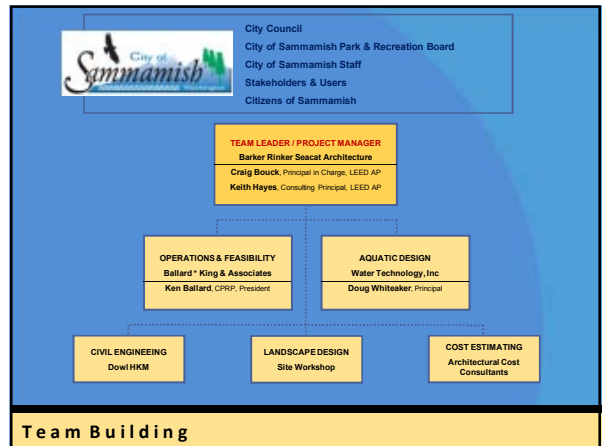




Community Center Feasibility Study

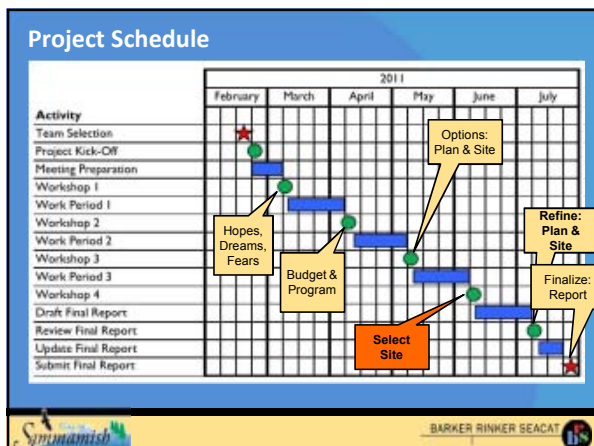
City Council Special Meeting
July 12, 2011

BARKER RINKER SEACAT

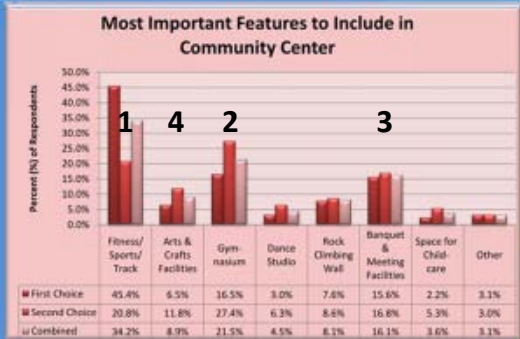


- Agenda:**
- Provide a Project Overview
 - Present Updated Project Costs
 - Present Selected Site Findings
 - Traffic and Circulation
 - Soils
 - View Corridor
 - Present Refined Design
 - Review Key Program Components
- BARKER RINKER SEACAT

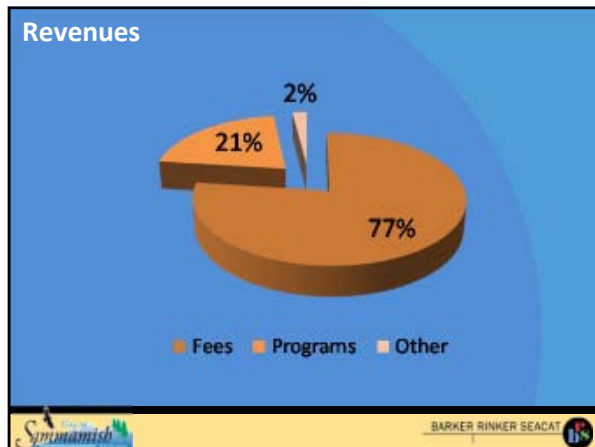
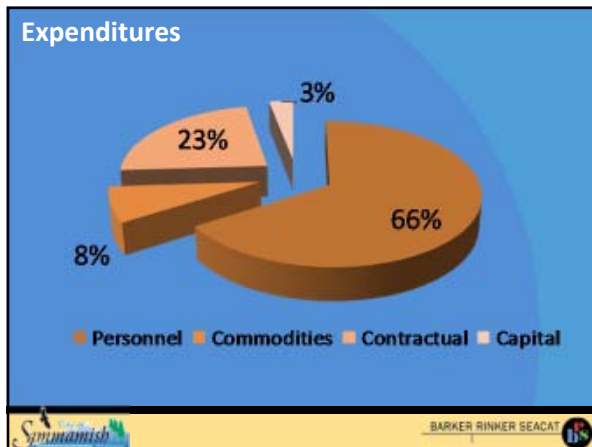
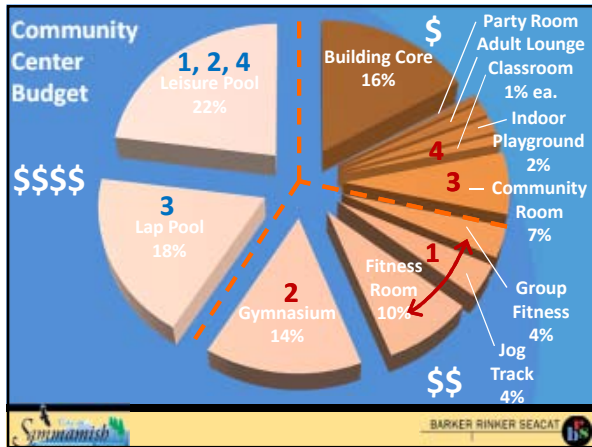
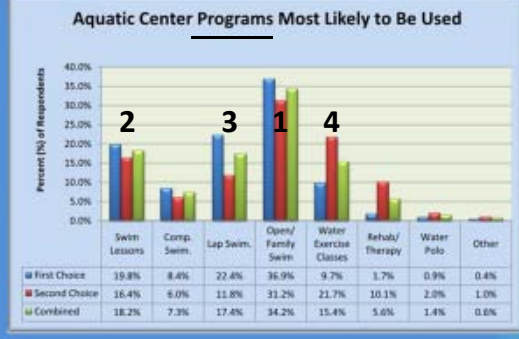
- Progress to Date:**
- Listened to Sammamish Hopes, Dreams and Fears
 - Toured Sammamish and Visited Potential Sites and Recreation Providers
 - Reviewed Previous Study Materials and Demographic Data
 - Developed Market Analysis
 - Conducted Public Meetings including a Program Exercise and Focus Groups
 - 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
- BARKER RINKER SEACAT



Survey Says:



Survey Says:



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

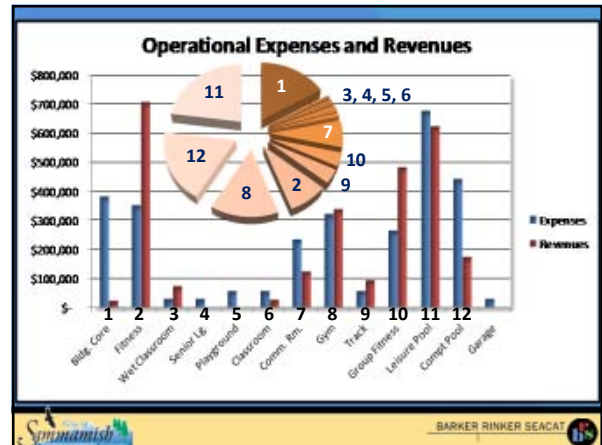
Days	Hours
Monday-Friday	5:00am-10:00pm
Saturday	7:00am-8:00pm
Sunday	9:00am-6:00pm
Hours per Week	107

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



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

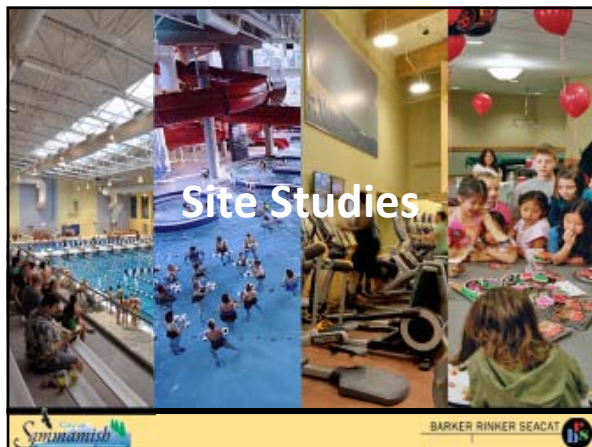
- Initially participants considered them both similar
- However, after further discussion the majority of participants agreed that the property tax method would be preferred because it "would be deductible on their federal taxes and is cheaper."

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 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

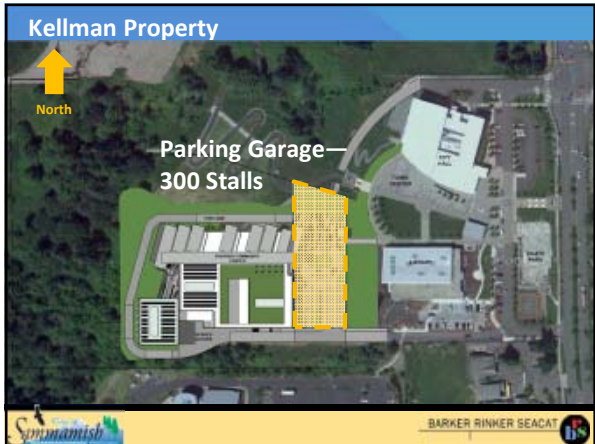
- Evaluated operations at 228th Ave. SE @ SE 8th St. & SE 10th St. Traffic signal vs. roundabout in PM peak hour
- Assumed 80,000 SF
- Scenarios Evaluated, Community Center with:
 - 1) 2016 with Initial Town Center
 - 2) 2020 with Town Center
 - 3) 2030 with Town Center
- Conclusions:
 - Both traffic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



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
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Kellman Property



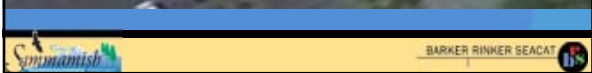
Looking East



Looking Northeast



Looking Northwest



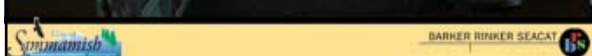
Entry



View from Entry looking toward Town Center



View from Library





Community Center Budget

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Testing	\$75,000
Sales Tax (9.5%)	\$3,067,424
Contingency (10%)	\$4,033,873
Total	\$44,372,605

Budget Summary

<u>Capital Cost</u>	Cost	Fund
Component		
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
Annual Operating Subsidy	\$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



