FIRCREST COMMUNITY CENTER

PRE-DESIGN ASSESSMENT AND PLANNING STUDY

JULY, 2016

PREPARED FOR CITY OF FIRCREST

THE CITY OF FIRCREST

a|r|c ARCHITECTS

AQUATICS: COUNSILMAN-HUNSAKER

LANDSCAPE: BRUCE DEES

CIVIL ENGINEERING: AHBL

STRUCTURAL: PCS STRUCTURAL SOLUTIONS

MECHANICAL: INTERFACE ENGINEERING

ELECTRICAL: TRAVIS FITZMAURICE & ASSOCIATES

ESTIMATING: DCW COST MANAGEMENT

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Process and Goals

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EXECUTIVE SUMMARY

ARC Architects and its consultant team were selected by the City of Fircrest to investigate design options for improving the Fircrest Community Center and Community Pool. The study provides guidance and strategies for future design. Each strategy enhances programming and use, considers integrating on-going use with proposed improvements, and addresses current code requirements.

The design team included architectural, aquatic, and landscape design and geotechnical, civil, structural, mechanical, and electrical engineering, as well as estimating expertise. All firms were present for in-field investigations and documentation prior to doing any of their engineering and design work.

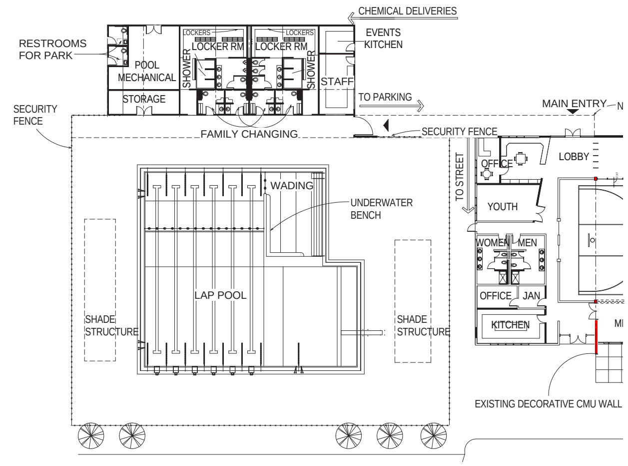
PROCESS AND GOALS

ARC Architects worked with the City's steering committee on design options, which were called strategies in our meetings. The committee was knowledgeable about program needs and maintenance and operation challenges of the current center and pool. The design strategies were to address:

- Improved approach to and movement through the center.
- Improved programming for the center, with particular focus on improving youth and senior spaces.
- Analysis of the existing pool, pool deck, and pool mechanical, along with design ideas that improve operations and meet public expectations.
- Civil and landscape site design associated with the design strategies.
- Structural upgrades to meet current codes.
- Mechanical and electrical system upgrades to meet codes and enhance comfort.
- Project costs.

The committee also provided the structure and opportunities for engaging City Council and the public. There were four such opportunities:

- City Council Work Session, November 16, 2015. This was an introduction to Council of the project and design team.
- City Council Work Session, March 21, 2016. The first three design strategies discussed below were presented.
- Public Open House, March 30, 2016. The same three strategies were presented.
- Combined City Council and Public Meeting, May 16, 2016. Design refinements, based on Council and public input, were presented along with the fourth design strategy.

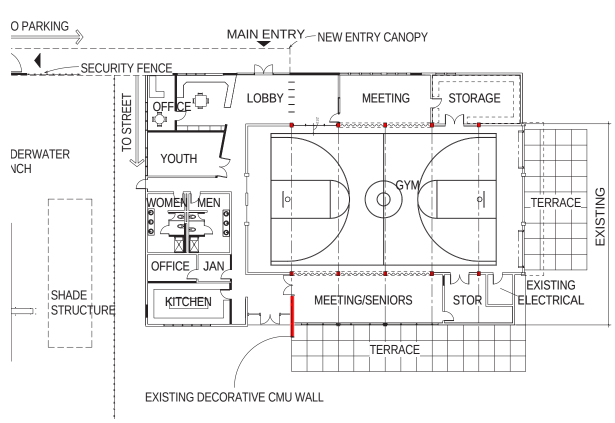


DESIGN STRATEGIES

The four design strategies are described below. Each includes a new 6-lane lap pool with diving well and wading area, a new spray park (an amenity that the public can use for free), and a stand-alone bathhouse . The reasoning is that the cost of renovating the existing pool is in the range of 75% of the cost of a new pool and it would still have many of the same problems the existing pool has.

Strategy 1 – New Pool and Bathhouse and Renovation of Center , 9,700 sf Center, 3,400 sf Bathhouse

The center's exterior stays close to what it is now, with new paint that accentuates some features of the building. New windows are provided at the east and west and a roll-up door provides access to a new terrace south of the gym. On the inside upgraded lighting and mechanical improve comfort and energy use, and new finishes provide a fresh aesthetic. The structural improvements are limited.



Estimated Costs (Spring 2016)

- Construction costs $6,879,000
- Soft costs $2,751,600
- Total (project costs) $9,630,600

Pros

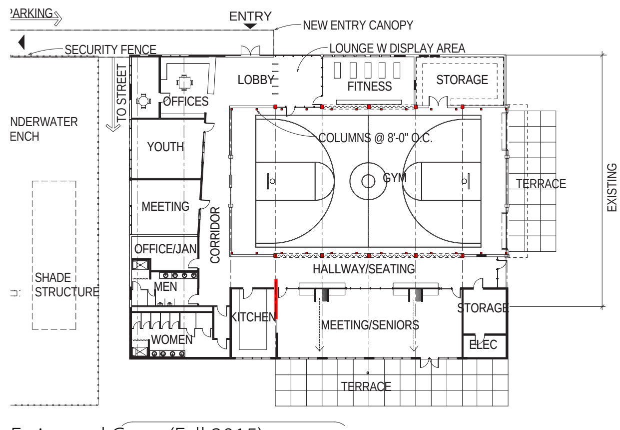
- Improved site design with events lawn and trees, creating a park-like setting.
- New and improved aquatic facilities, with restrooms that can be used by park visitors.
- Improved entry and parking relationship.
- Improved supervision, and flow of patrons and visitors.
- East and west walls of the gym are removed to provide space for spectator seating.
- The Center has an updated aesthetic inside and the possibility of a new color scheme on the outside.
- Mechanical and electrical upgrades improve comfort and performance.
- Construction of the pool can occur off season; a swim season need not be lost.

Cons

- No interesting or useful indoor connections to the park.
- Relatively small Multi-Purpose rooms; no great indoor event space.
- Gym has narrow sidelines and court is small and not a standard size.
- Structural upgrades are minimal. Concrete block walls at the gym and restrooms are anchored to the roof structure, which is not a full seismic/structural upgrade.
- The restroom improvements do not bring the fixture counts up to code.
- Renovation of the Community Center is extensive and will require that it be closed during construction.
- A significant amount of money is spent renovating a 50-year old building with shortcomings.

Strategy 2 – New Pool and Bathhouse and Renovation and Addition to Center, 11,800 sf Center, 3,400 sf Bathhouse

This provides similar enhancements as Strategy 1, but with a one story addition to the west. The addition provides a new kitchen that can easily serve activities in the gym and in a new, larger Meeting/Seniors room that is divisible into three smaller spaces. There are new restrooms that bring the fixture count up to code.



Estimated Costs (Fall 2015):

- Construction costs $ 8,700,000
- Soft costs $ 3,480,000
- Project costs $ 12,180,000

Pros

- All of the Pros associated with Strategy 1 with the following additions
- East wall of the gym is removed and a new hallway to the south provide space for spectator seating
- The Center has an updated aesthetic inside and the addition provides an opportunity to re-introduce the aesthetic of the original building.
- The Meetings/Seniors room is large enough to handle significant gatherings which can improve fee generation.
- Structural upgrades provide a full seismic/structural upgrade.
- Plumbing fixture counts are code compliant
- Construction of the pool can occur off season; a swim season need not be lost.

Cons

- No interesting or useful indoor connections to the park
- Gym has narrow sidelines and court is small and not a standard size. The structural upgrades include new steel columns that encroach further on the court sidelines.
- Renovation of the Community Center is extensive and will require that it be closed during construction.
- A significant amount of money is spent renovating a 50-year old building with shortcomings.

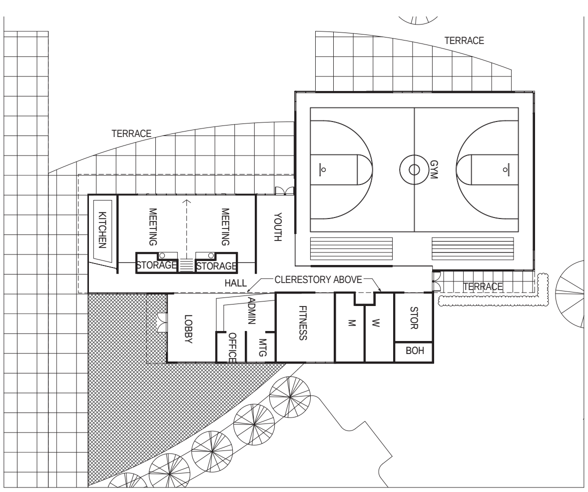
Strategy 3 – New Pool and Bathhouse, and New Center along Electron Way, 14,000 sf Center, 3,400 sf Bathhouse

The Center is organized around a single, easily supervised hallway that gets natural daylight from high windows. It provides access to new appropriately sized rooms. The Youth, Meeting and Gym spaces connect to the park, as does the kitchen which can have a service window for outdoor events. The gym has a high school / college sized basketball court (50' wide x 84' long) with ample sidelines, space for spectators, and the ability to have full-court and half-court games. The location of the building preserves the existing Pavilion.

It is envisioned that the new center would be built first, followed by razing of the existing center and pool, followed by construction of the new pool and bathhouse.

The location of the new center is in an area of the site that has considerable fill. Special foundation design - for example pin piles and grade beams – will likely be required.

The aesthetic of the new building needs much study and input. Appropriate design directions include 1) picking up on the the aesthetic of William Widmyer's original design for the early 1960's and 2) a park architecture aesthetic that builds off of the traditions of Frederick Law Olmstead.



Estimated Costs (Spring 2016):

- Construction costs $ 9,300,000
- Soft costs $3,700,000
- Project costs $ 13,000,000

Pros

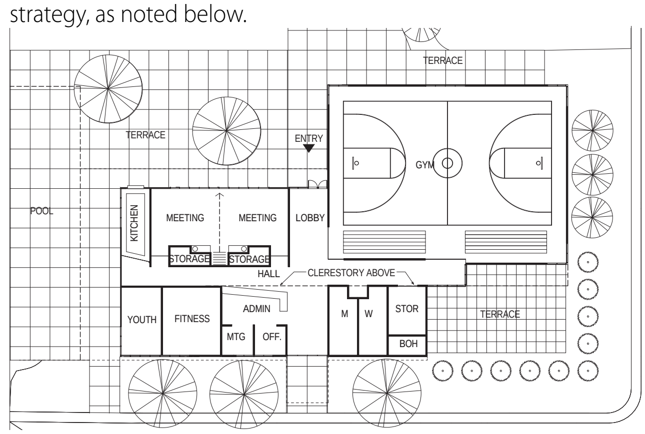
- The site areas around the pool and center can be designed to fit the park setting
- New and improved aquatic facilities, with restrooms that can be used by park visitors
- The central hallway makes supervision and patron flow extremely easy
- The gym is sized right and has connections to the park that allow for indoor/outdoor shared use. Acoustics and AV at the gym can be designed so that it can be used for events other than sports.
- The Meetings/Seniors room is large enough to be used for weddings and similar events. It also connects to the park.
- There is a well-sized fitness room for cardio and resistance types of equipment.
- Structural, energy, plumbing and ADA code requirements are easily accommodated.
- The new center can be built while the existing center and pool remain operational.
- Razing of the existing pool and center and construction of the new pool and bathhouse can occur off season; a swim season need not be lost.
- The cost is relatively close to Option B and the city gets a center with a new 50-year life.

Cons

- The building is located on fill which has cost implications.
- The location of the building affects views of the parks from homes along Electron Way
- Those with a personal history with the existing center may feel a loss when it is razed. Including design elements similar to Widmyer's design can help alleviate this concern.

Strategy 4 – New Pool and Bathhouse and New Center along Contra Costa Avenue, 13,000 sf Center, 3,400 sf Bathhouse

Strategy 4 locates the new pool and new center in their current locations. The center has all of the characteristics of Strategy 3 with the added benefit of a centrally located entry that serves the park and the street side of the building. The aesthetic ideas are the same as those for Strategy 3. There are significant benefits with the strategy, as noted below.



Estimated Costs (Spring 2016):

- Construction costs $ 9,300,000
- Soft costs $3,700,000
- Project costs $ 13,000,000

Pros

- All of the Pros associated with Strategy 3 with the following additions
- Standard foundations can be used since there is no fill in this part of the site
- The city gets a new pool with a new 50-year life span soon, without committing now to a new center
- The city gets a new center with a 50-year life span when timing and support are right for funding it.

Cons

- Those with a personal history with the existing center may feel a loss when it is razed. Including design elements similar to Widmyer's design can help alleviate this concern.

RECOMMENDATIONS

Pool

There is widespread recognition of the issues associated with the existing pool: un-level deck, un-level skimmers, leaking liner or piping or both, pool length that isn't quite 25 yards, aged mechanical equipment, and a design that doesn't account for the hydrology of the site. The cost of renovating the pool approaches the cost of a new pool that fixes these problems and has more useful amenities. For these reasons, it is recommended that the pool be replaced with a new pool with a new 50-year lifespan.

Community Center

Residents have consistently expressed an interest in an improved community center. How to reach that goal is the key determinant for selecting a way forward. For Strategies 1 and 2, the costs for improving the center are too significant for a 50-year old building that will continue to have shortcomings. We do not feel the building is worth the kind of investment necessary to make it work well and bring it up to code.

Strategy 3 provides the city with a new pool and new center but requires that both be built as part of the same construction project. The challenge with this option is that residents and electeds will need to find the funding for a project with an estimated $13,000,000 project budget.

For these reasons we recommend Strategy 4 since it allows for design and construction of two smaller projects. The pool, which has a project budget of about $3,500,000, can be replaced soon. The new community center, which has a project budget of about $9,000,000, can be built when there is support for funding it. In the interim, the center can operate as it does now. The benefit of this strategy is that the city and its residents get a new pool and new center, each with new 50-year life spans, and the funding efforts to build them has greater flexibility.

2 ARCHITECTURAL ASSESSMENT

Overview
Design Strategies Summary

ARCHITECTURAL ASSESSMENT

OVERVIEW

Park

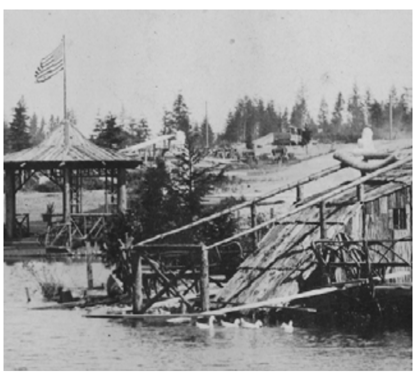
The Fircrest Community Center and Community Pool occupy the southwest corner of Fircrest Park. The park is used for community and private events, movies in the park nights, and baseball, soccer and pick-up basketball. There are community built and funded park structures. The beneficial connections between these uses and the community center and pool are obvious to the public and electeds: Keeping the center and the pool in the park is a given.

The park is in the location of the former Spring Lake. The lake was filled in to create the park which left the park with a high water table. There is an underdrain system to address this, but the high water table – at about 3' below the surface - continues to be a characteristic of the site.


Historic Photograph of Original Building

Community Center

The community center was built in the early 1960's. It was designed by Walter Widmyer, an architect that designed other buildings in Fircrest and nearby Tacoma and elsewhere in the Puget Sound area. He was a respected architect who designed in a contemporary Northwest style. The center was a good example of this aesthetic with its regular structural grid, exposed beams, large expanses of glass, and composition of concrete block and wood siding. He and his wife lived in Fircrest.


Historic Photograph of Silver Lake

The center gets a lot of use and people do like the building. However, previous renovations have compromised functionality: staff can't easily monitor entrances or hallways; you go through the gym to get to some rooms; the Youth Room is not visible to staff; and the entry at the parking lot looks and feels like a back door. The gym has a "junior high" basketball court which is smaller than a "high school" court, the standard for most new community centers.

The building had issues with a leaking roof which led to architecturally unfortunate additions and changes including a gabled roof, filling in and changing window sizes and detailing, and losing nearly all of the interest of the original design's natural wood and concrete block walls. With the exception of an interesting wall at the main entry and the beams in the gym, none of the original design integrity remains.


Current Photograph of Regents Park

Pool

The pool, built in the early 1970's, is an L-shaped, 6-lane lap pool with a deep diving tank area. It is a cherished and heavily used public amenity. It supports competitive training but is too short to be used for official swim meets. It is an outdoor pool which fits the needs of Fircrest residents. There is a separate wading pool that is available to the public free of charge.

The pool is over 40 years old and it has suffered from the site's high water table. The pool was emptied for maintenance and the hydrostatic pressure pushed the empty tank upwards. As a result the pool no longer drains properly and the skimmers and deck are uneven. The pool is losing considerable amounts of water through either the liner or piping.

The pool is served by an addition to the community center that accommodates aquatic center staff, public locker rooms, and pool mechanical equipment. The entry to the pool is not easily accessed from the parking lot, though it is easily accessed from the street. The locker rooms are open, lacking the privacy that the public expects in today's facilities. There are no family changing rooms and the design doesn't meet current ADA accessibility requirements. With the exception of a relatively new boiler, the pool mechanical equipment is at the end of its useful life.

DESIGN STRATEGIES

Four design strategies were considered in assessing how best to address needed improvements to the Fircrest Community Center and Community Pool. Each design strategy enhances programming and use, considers integrating on-going use with proposed improvements, and addresses current code requirements. Among the improvements are improved functionality, circulation, accessibility, and visibility, and energy and seismic codes. Each strategy includes an estimate for budgeting purposes, in today's dollars.

The strategies, listed below, are described in greater detail in the Executive Summary. The Summary also outlines the recommendation to replace the pool in the short term and replace the community center in the long term. The best design strategy for this approach is Strategy 4.

<u>Strategy 1</u> – New Pool and Bathhouse, Renovation of Center 9,700 sf Center, 3,400 sf Bathhouse

Estimated Costs (Spring 2016)

Construction costs	$6,879,000
Soft costs	$2,751,600
Total (project costs)	**$9,630,600**

<u>Strategy 2</u> – New Pool and Bathhouse, Renovation and Addition to Center 11,800 sf Center, 3,400 sf Bathhouse

Estimated Costs (Spring 2016)

Construction costs	$ 8,700,000 (building and site)
Soft costs	$ 3,480,000
Project costs	**$ 12,180,000**

<u>Strategy 3</u> – New Pool and Bathhouse, New Center along Electron Way 14,000 sf Center, 3,400 sf Bathhouse

Estimated Costs (Spring 2016)

Construction costs	$ 9,300,000 (building and site)
Soft costs	$ 3,700,000
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<u>Strategy 4</u> – New Pool and Bathhouse, New Center along Contra Costa Avenue 13,000 sf Center, 3,400 sf Bathhouse

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Construction costs	$ 8,900,000 (building and site)
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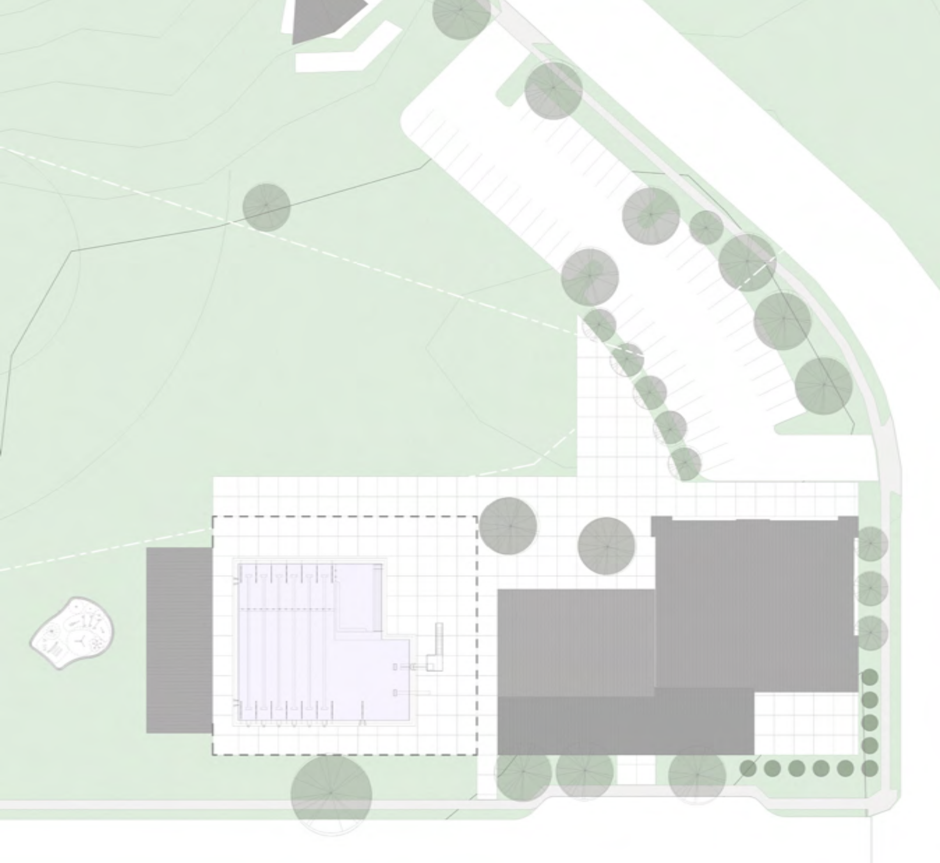
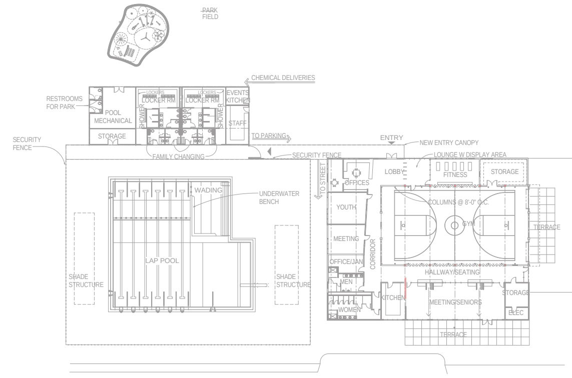
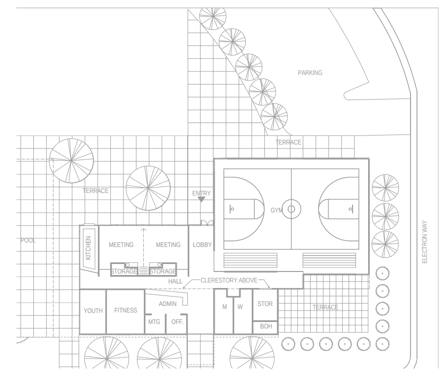
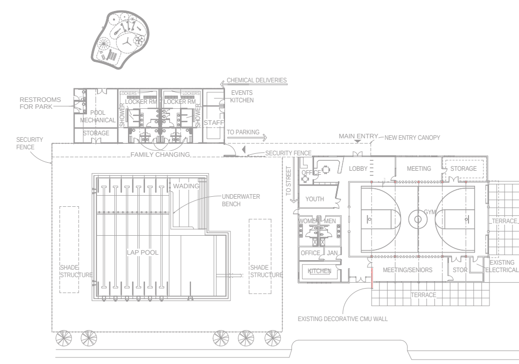








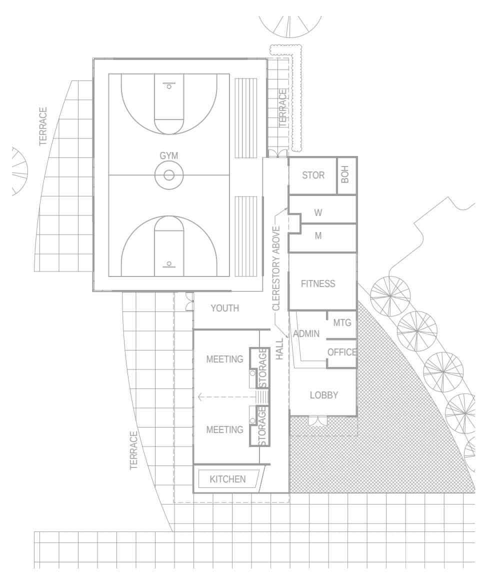
3 DESIGN STRATEGIES

Strategy One

Strategy Two

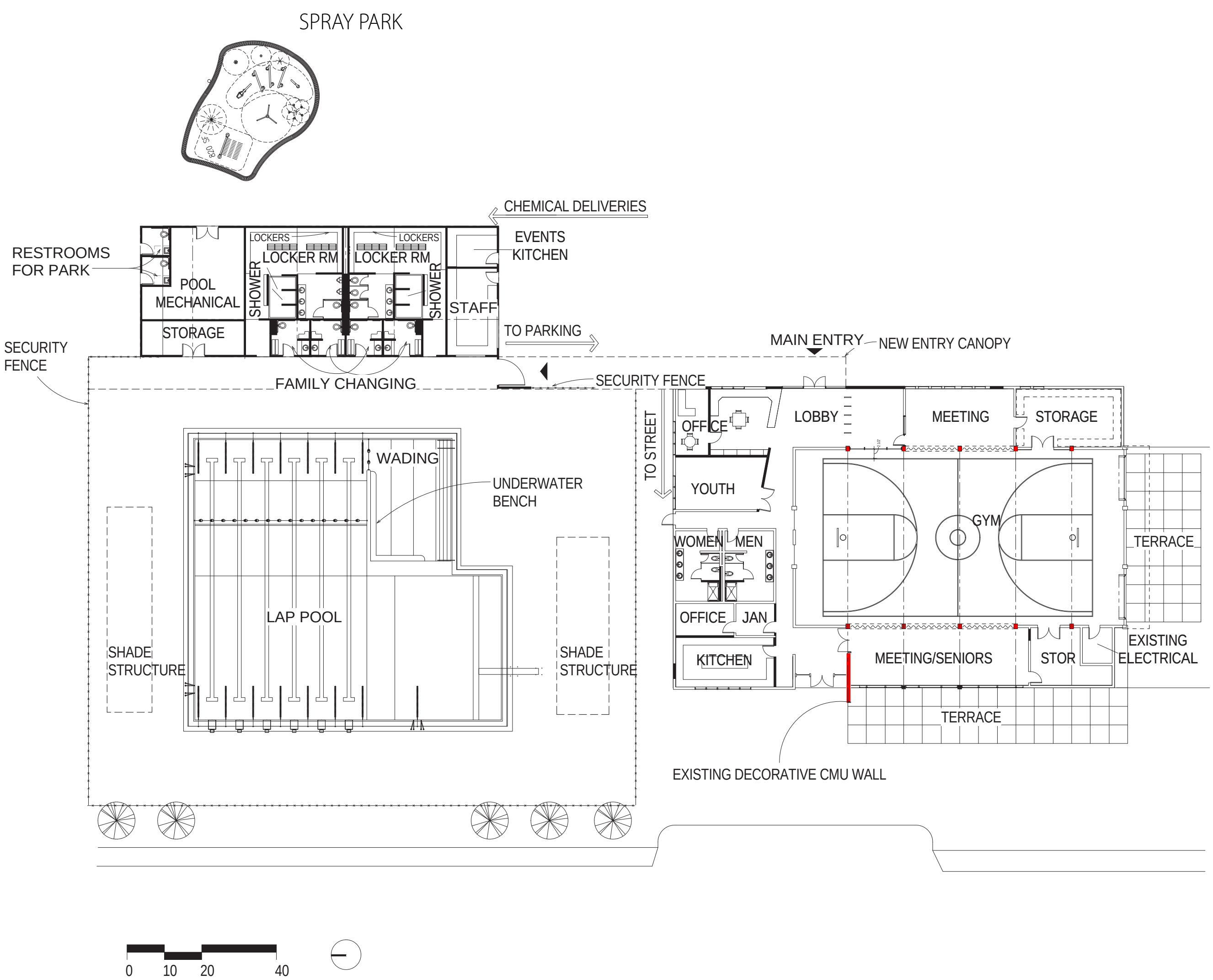
Strategy Three

Strategy Four



STRATEGY 1 – New Pool and Bathhouse, Renovation of Center
9,700 sf Center, 3,400 sf Bathhouse

The center's exterior stays close to what it is now, with new paint that accentuates some features of the building. New windows are provided at the east and west and a roll-up door provides access to a new terrace south of the gym. On the inside upgraded lighting and mechanical improve comfort and energy use, and new finishes provide a fresh aesthetic. The structural improvements are limited.



Pros

- Improved site design with events lawn and trees, creating a park-like setting
- New and improved aquatic facilities, with restrooms that can be used by park visitors
- Improved entry and parking relationship
- Improved supervision, and flow of patrons and visitors
- East and west walls of the gym are removed to provide space for spectator seating
- The Center has an updated aesthetic inside and the possibility of a new color scheme on the outside.
- Mechanical and electrical upgrades improve comfort and performance.
- Construction of the pool can occur off season; a swim season need not be lost.

Cons

- No interesting or useful indoor connections to the park
- Relatively small Multi-Purpose rooms; no great indoor event space
- Gym has narrow sidelines and court is small and not a standard size
- Structural upgrades are minimal. Concrete block walls at the gym and restrooms are anchored to the roof structure, which is not a full seismic/structural upgrade.
- The restroom improvements do not bring the fixture counts up to code.
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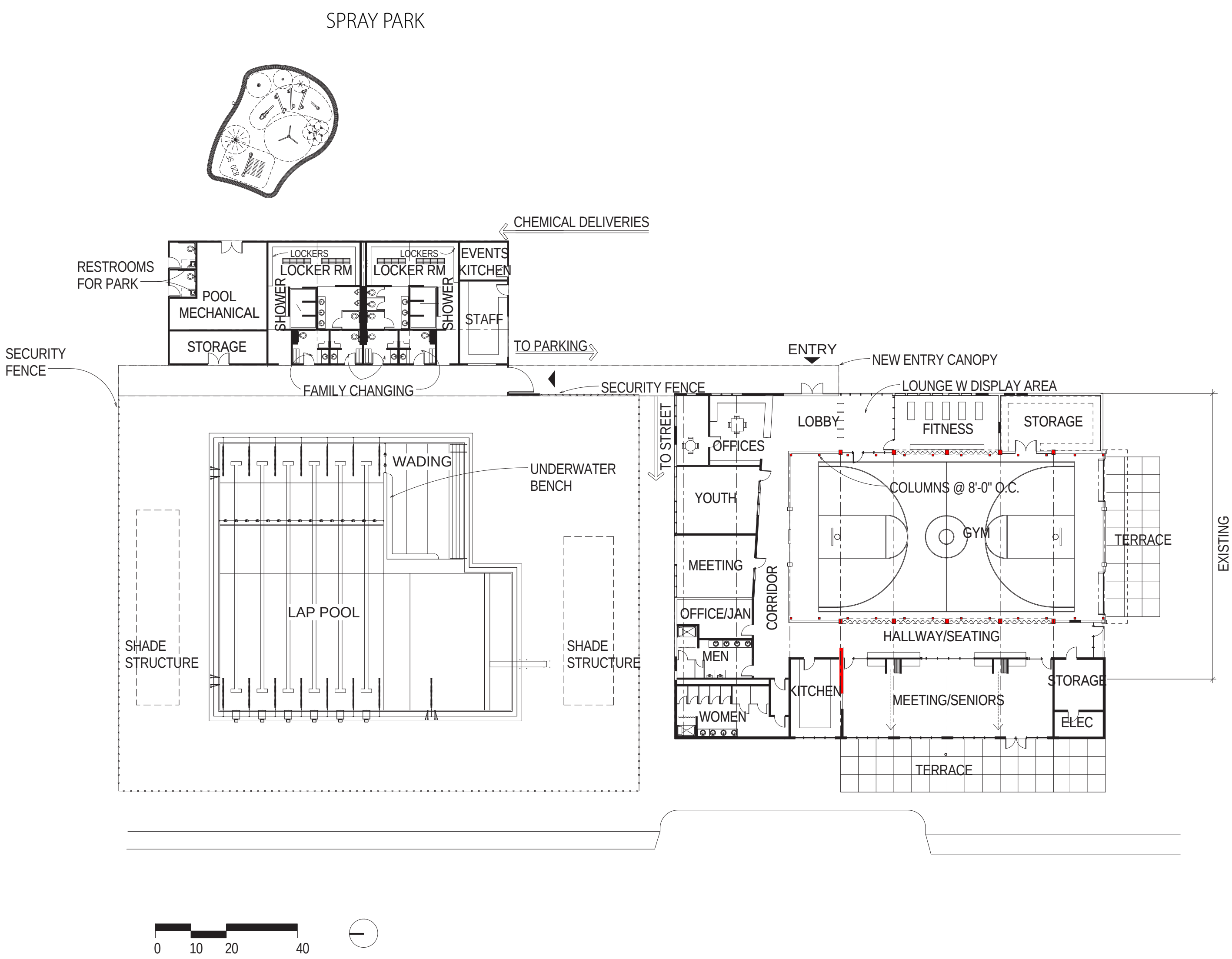

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- All of the Pros associated with Strategy 1 with the following additions
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It is envisioned that the new center would be built first, followed by razing of the existing center and pool, followed by construction of the new pool and bathhouse.

The location of the new center is in an area of the site that has considerable fill. Special foundation design - for example pin piles and grade beams – will likely be required.

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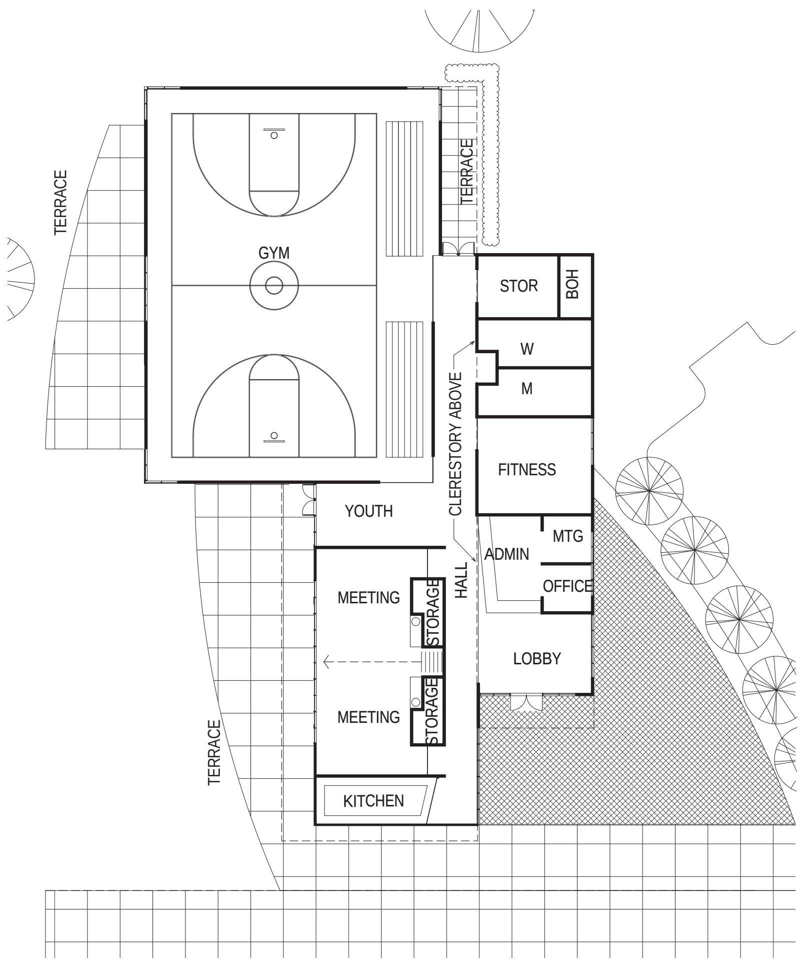

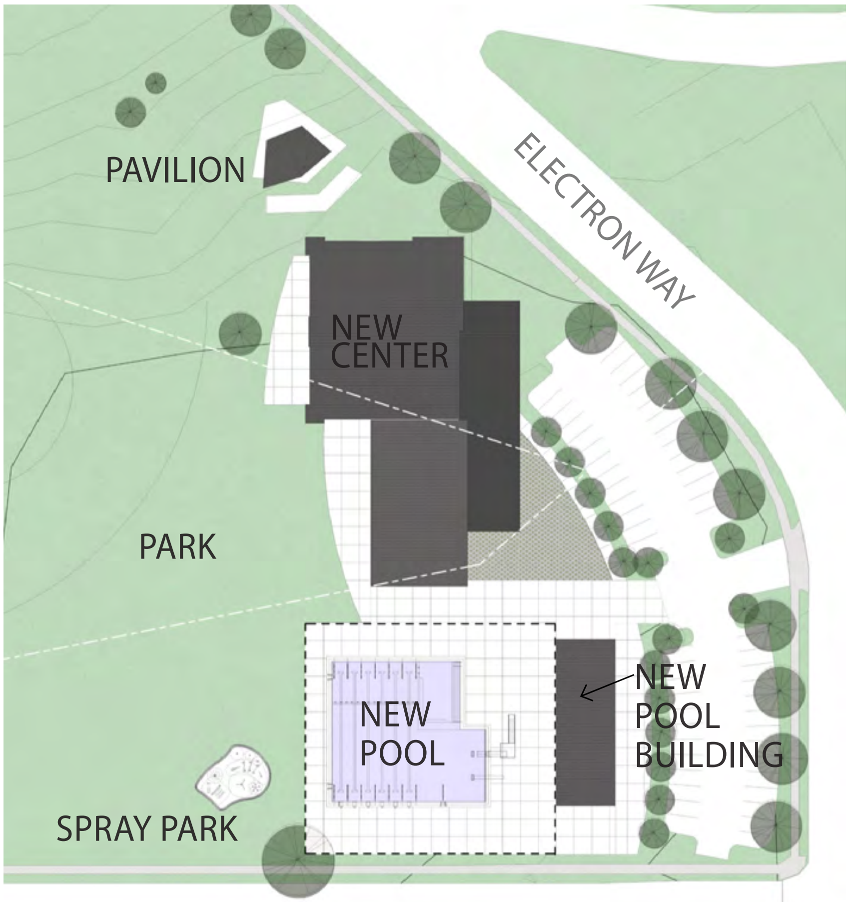

Pros

- The site areas around the pool and center can be designed to fit the park setting
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- The Meetings/Seniors room is large enough to be used for weddings and similar events. It also connects to the park.
- The new center can be built while the existing center and pool remain operational.
- Razing of the existing pool and center and construction of the new pool and bathhouse can occur off season; a swim season need not be lost.
- The cost is relatively close to Option B and the city gets a center with a new 50-year life.

Cons

- The building is located on fill which has cost implications.
- The location of the building affects views of the parks from homes along Electron Way
- Those with a personal history with the existing center may feel a loss when it is razed. Including design elements similar to Widmyer's design can help alleviate this concern.

Strategy 4 – New Pool and Bathhouse, New Center along Contra Costa Avenue 13,000 sf Center, 3,400 sf Bathhouse

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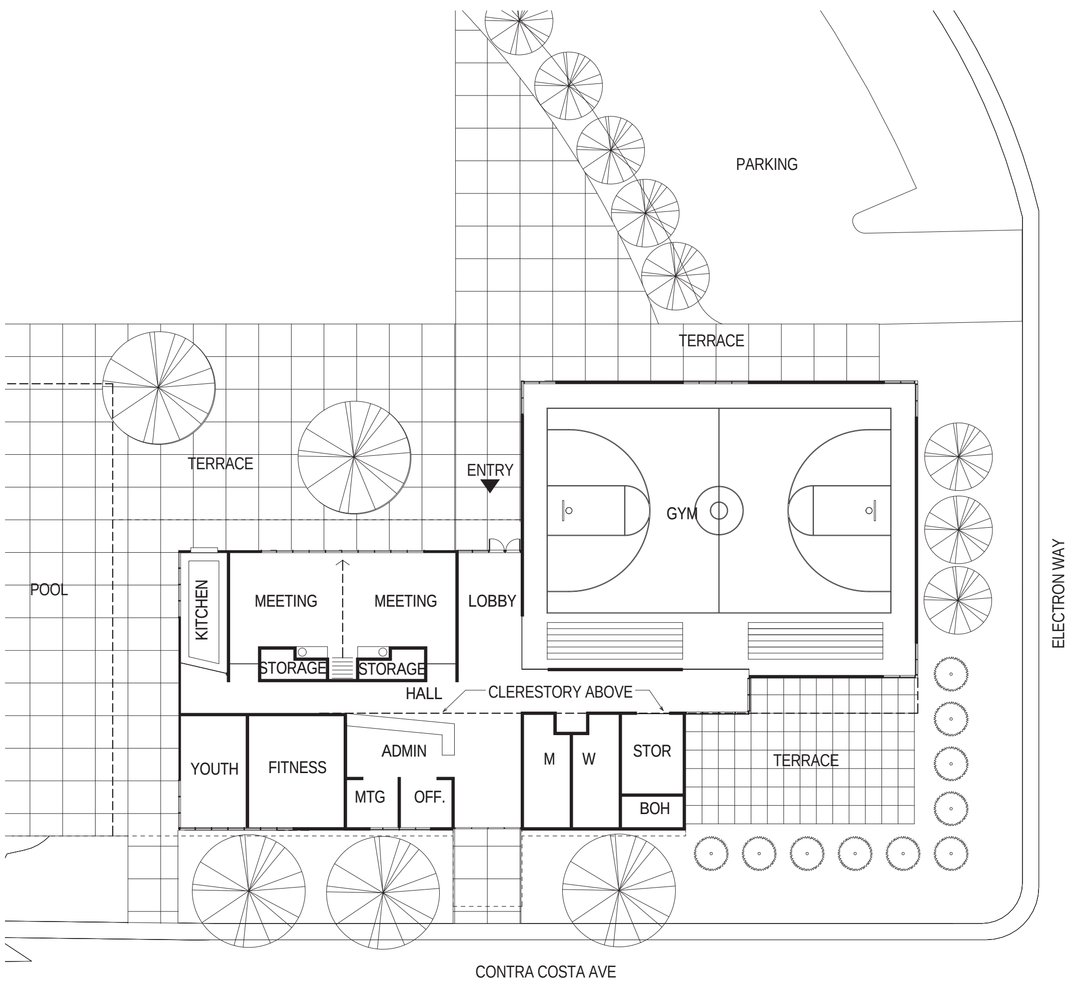
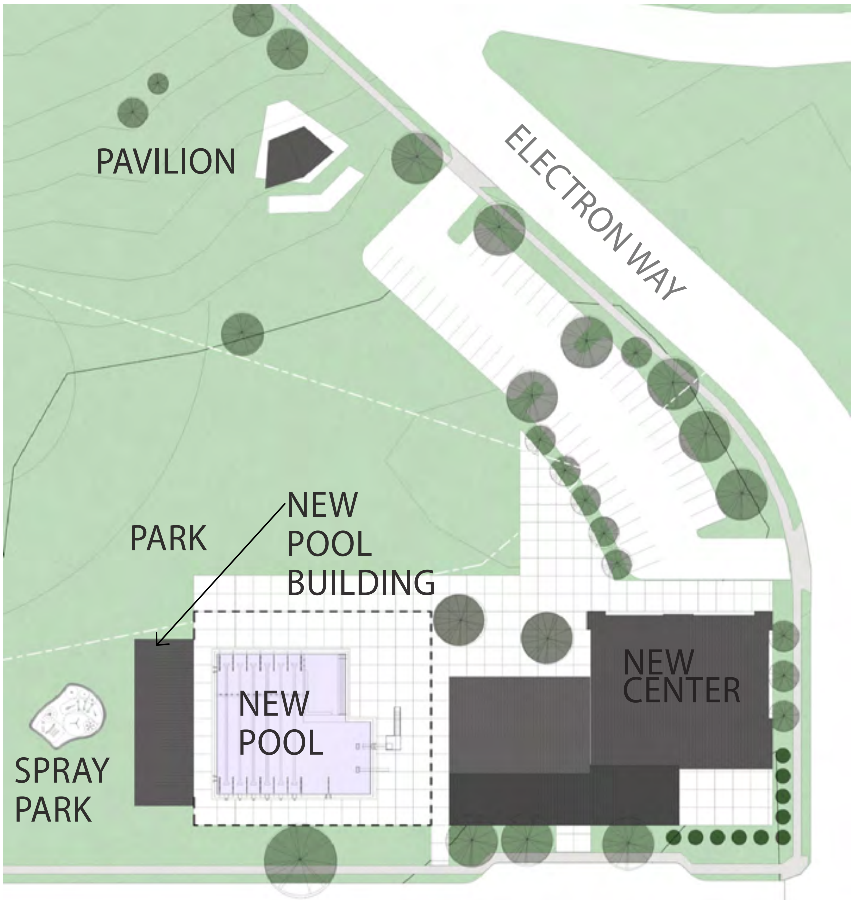




Pros

- All of the Pros associated with Strategy 3 with the following additions
- Standard foundations can be used since there is no fill in this part of the site
- The city gets a new pool with a new 50-year life span soon, without committing now to a new center
- The city gets a new center with a 50-year life span when timing and support are right for funding it.

Cons

- Those with a personal history with the existing center may feel a loss when it is razed. Including design elements similar to Widmyer's design can help alleviate this concern.

4 BASIS OF DESIGN

Structural

Mechanical

Electrical

Civil

PCS Structural Solutions

Seattle 811 First Avenue, Suite 620 • Seattle, WA 98104 • tel: 206.292.5076
Tacoma 1250 Pacific Avenue, Suite 701 • Tacoma, WA 98402 • tel: 253.383.2797
www.pcs-structural.com

May 18, 2016

STRUCTURAL NARRATIVE
FIRCREST RECREATION CENTER
FIRCREST, WASHINGTON

Existing Building Description

The existing Fircrest Recreation Center was built in the 1960's and has had several modifications over the years. The primary structure is concrete slab on grade over a majority of the building with wood crawl space at the north end. Spread footing foundations, wood columns and beams at the gymnasium and west low roof. Wood roof trusses on the east side of the building. There are CMU walls at the corners and end walls of the gymnasium space and around the restrooms. At some point, an over built wood roof was added over the gymnasium and north end of the building.

The pool building to the north is constructed with concrete slab on grade, concrete spread footing foundations, CMU interior and exterior walls and wood framed roof. This building is to be demolished in the two options presented.

Field Testing

The CMU walls in the gymnasium and restrooms were tested by a ground penetrating radar (GPR) and determined that the tall gymnasium walls were vertically reinforced at four feet on center. The CMU walls around the restrooms contained vertical reinforcing at the corners of the wall and possibly 8 feet on center. These walls are considered significantly under-reinforced.

Structural Scope of Work

Two options were reviewed. The Renovation Option where a majority of the existing structure remains and the Addition Option where significant portions of the building to the north and west have been removed and replaced. For both options the pool building is the same. See plan notes for further description of each option.

Renovation Option

For the Renovation Option, it is assumed a seismic upgrade is not triggered and that minimum structural improvements will be made. Anchorage of the CMU walls critical to the seismic performance of the building has been included in the renovation scope of work. This is to keep the masonry walls from falling away from the building in the event of a major earthquake. Items 2-6 would be required if a seismic upgrade is triggered by the local building official. Under this option, the building would not be expected to perform as well as new construction and would likely suffer significant structural damage in the event of a major earthquake.

PCS Structural Solutions

STRUCTURAL NARRATIVE
FIRCREST RECREATION CENTER
FIRCREST, WASHINGTON

Addition Option

Major modifications to the structure are being made at the north and west sides of the building with a small addition to the east side. With the major modifications to the building, a seismic upgrade for the building is triggered. With the structural upgrades, we anticipate the building would perform similar to new construction.

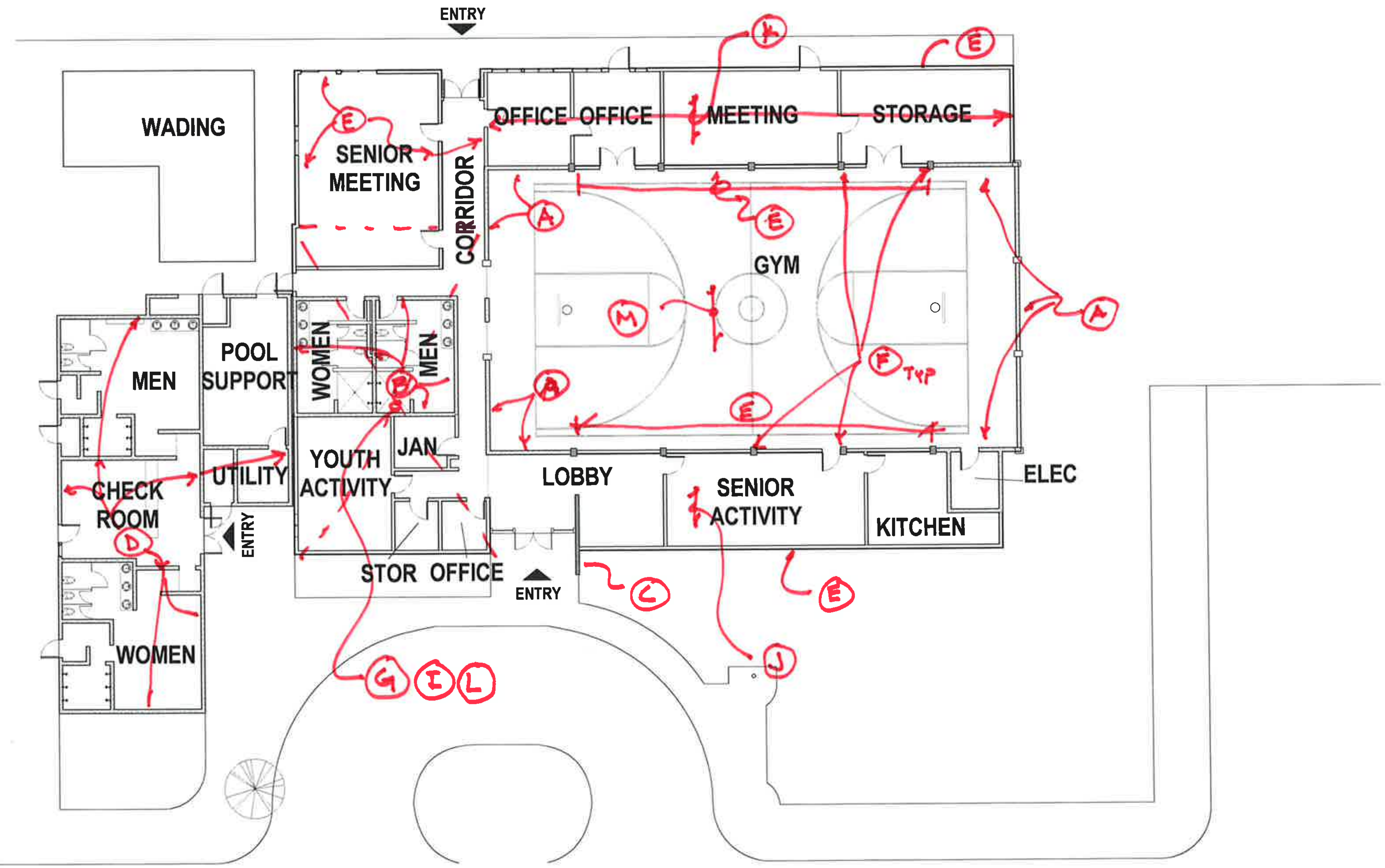
JHCrhm
16-012

Enclosures – Structural Concept Plans

Existing Building.......10,900 sqft

Existing Building Conditions

A. Existing CMU walls with vertical and horizontal reinforcing. There is reinforcing although not reinforced per today's standards.
B. Existing CMU walls with marginal reinforcing. Will treat as unreinforced masonry walls.
C. Reinforced concrete wall.
D. CMU walls not tested. Reinforcing unknown.
E. Wood framed walls.
F. Wood columns supporting wood roof beams above.
G. Wood crawl space.
H. Concrete slab on grade floor construction.
I. Wood roof framing currently serving as an attic space.
J. Wood roof beams with joist or decking above.
K. Unknown wood roof framing. Assume wood roof trusses.
L. Overbuilt wood roof framing.
M. Assumed overbuilt wood roof framing over gym.



a|r|c ARCHITECTS

ROY H. MURPHY COMMUNITY CENTER AND POOL

EXISTING: FLOOR PLAN

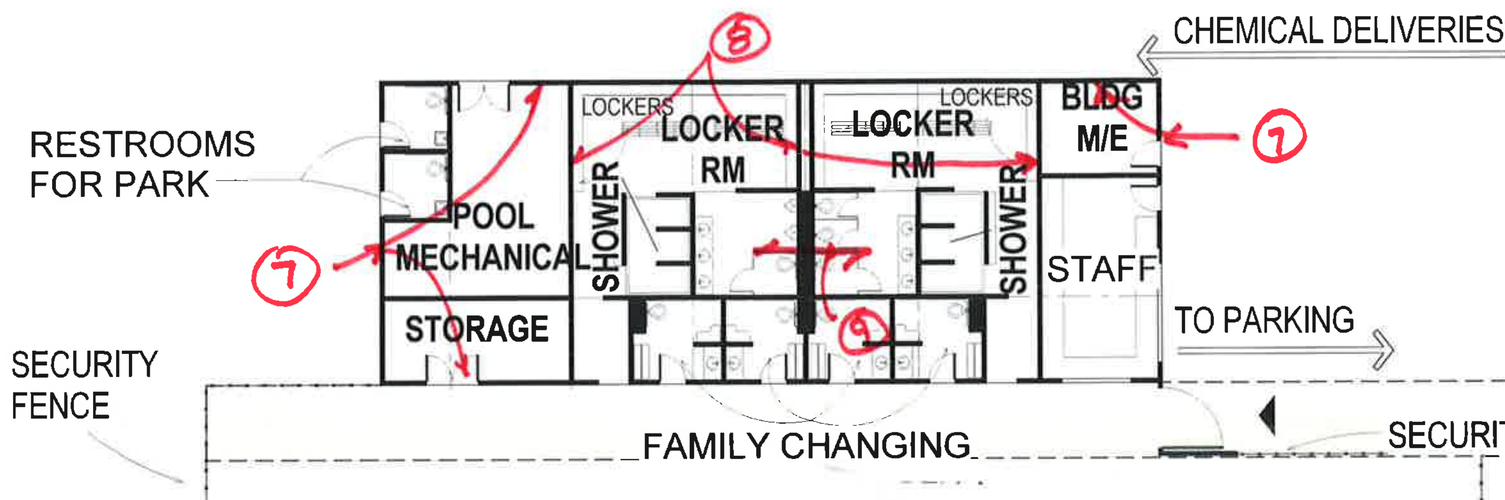
0 10 20 40

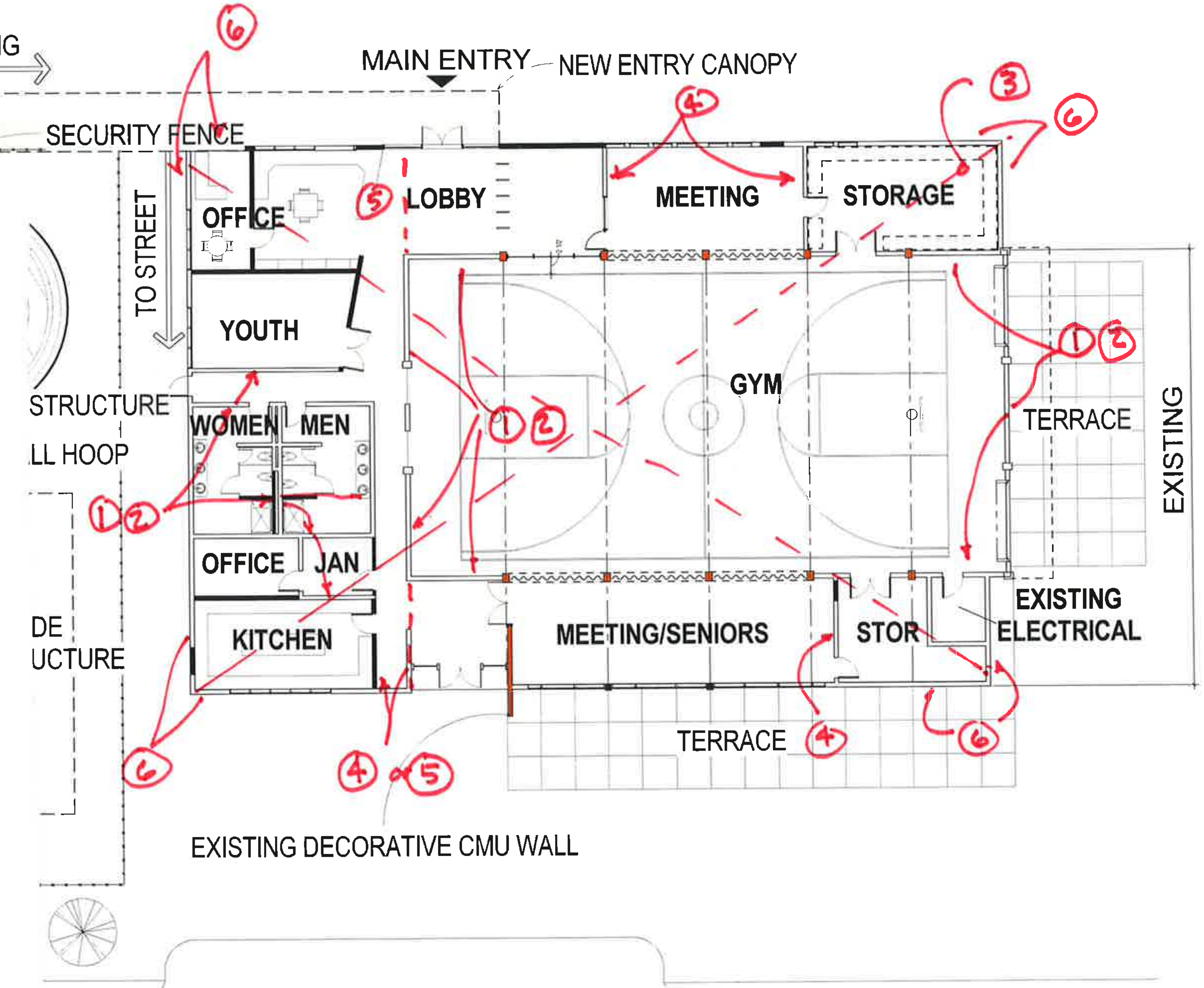
BRUCE DEES & ASSOCIATES

THE CITY OF FIRCREST

Renovation..............8,800 sqft

Pool Building...........2,800 sqft





Renovation Anticipated Scope of Work

We are showing two levels of structural work for this option. Option 1 is not providing a seismic/structural upgrade. Only item 1 would be included. The balance of the structural work described is to upgrade the building to current existing building standards assuming a 2015 International Existing Building Code (IEBC) reduced level seismic forces.

1. Anchor the CMU gymnasium and restroom walls into the wood roof structure above.
2. Strong back the CMU walls with steel columns at approximately 8 feet on center. This can be done in conjunction with item 1 above. At the tall gymnasium walls we estimate 6-8 inch tube or wide flange columns anchored to the walls and roof that can be located on either side of the wall. At the restroom walls we estimate 3-4 inch tube columns.
3. Improve roof diaphragm. This would include verifying existing plywood construction. Assuming it is there providing blocking at panel edges for 30% of the roof, renailing 50% of the roof plywood, providing tension straps to develop wall anchorage for 20% of the roof and provide more positive diaphragm connection between the roof plywood and CMU or plywood shear walls most likely consisting of blocking at Simpson clips.
4. Provide additional interior plywood shear wall as noted on plan. This would include a concrete foundation assuming none exist at the wall location.
5. Diaphragm collector or plywood shear wall adjacent to north end of gymnasium.
6. Verify nailing and presence of plywood sheathing. We are assuming as a minimum shear wall hold downs will be required at each end or adjacent to wall openings.
7. Exterior 2x6 wood stud walls at 16 inches on center with ½ inch plywood.
8. Interior 2x6 wood stud walls at 16 inches on center with plywood shear wall near center of building.
9. 11 7/8 inch I joist at 32 inches on center with ¾ inch T&G plywood roof sheathing.

arc ARCHITECTS

ROY H. MURPHY COMMUNITY CENTER AND POOL

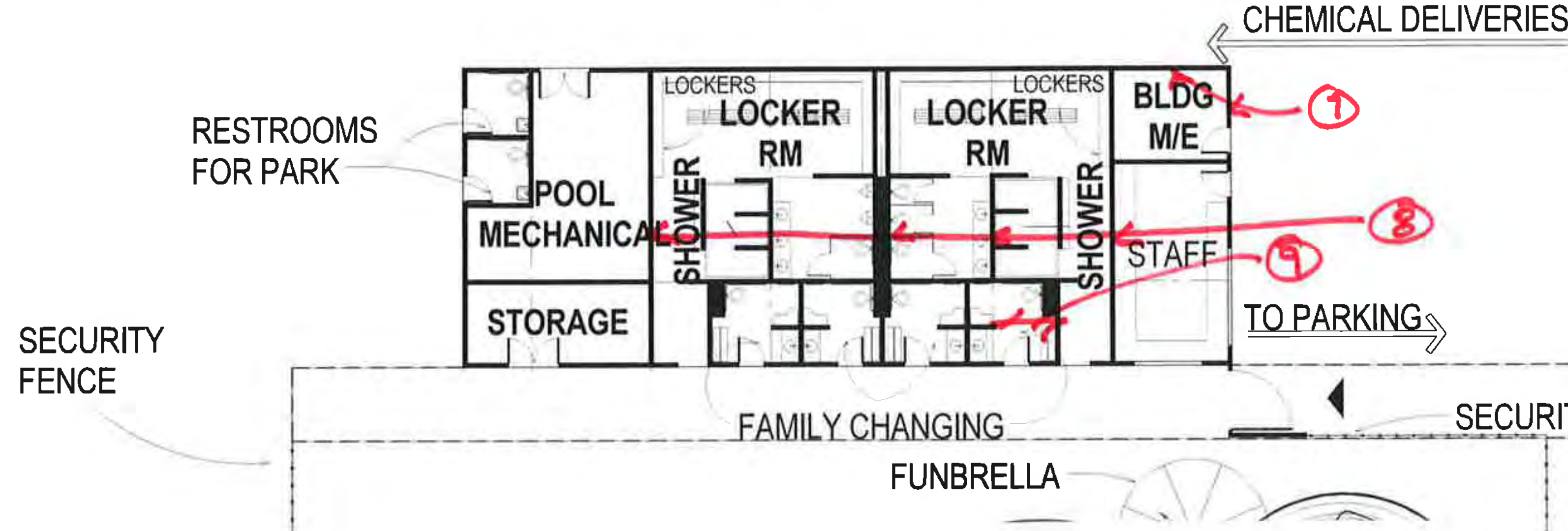
RENOVATION: FLOOR PLAN

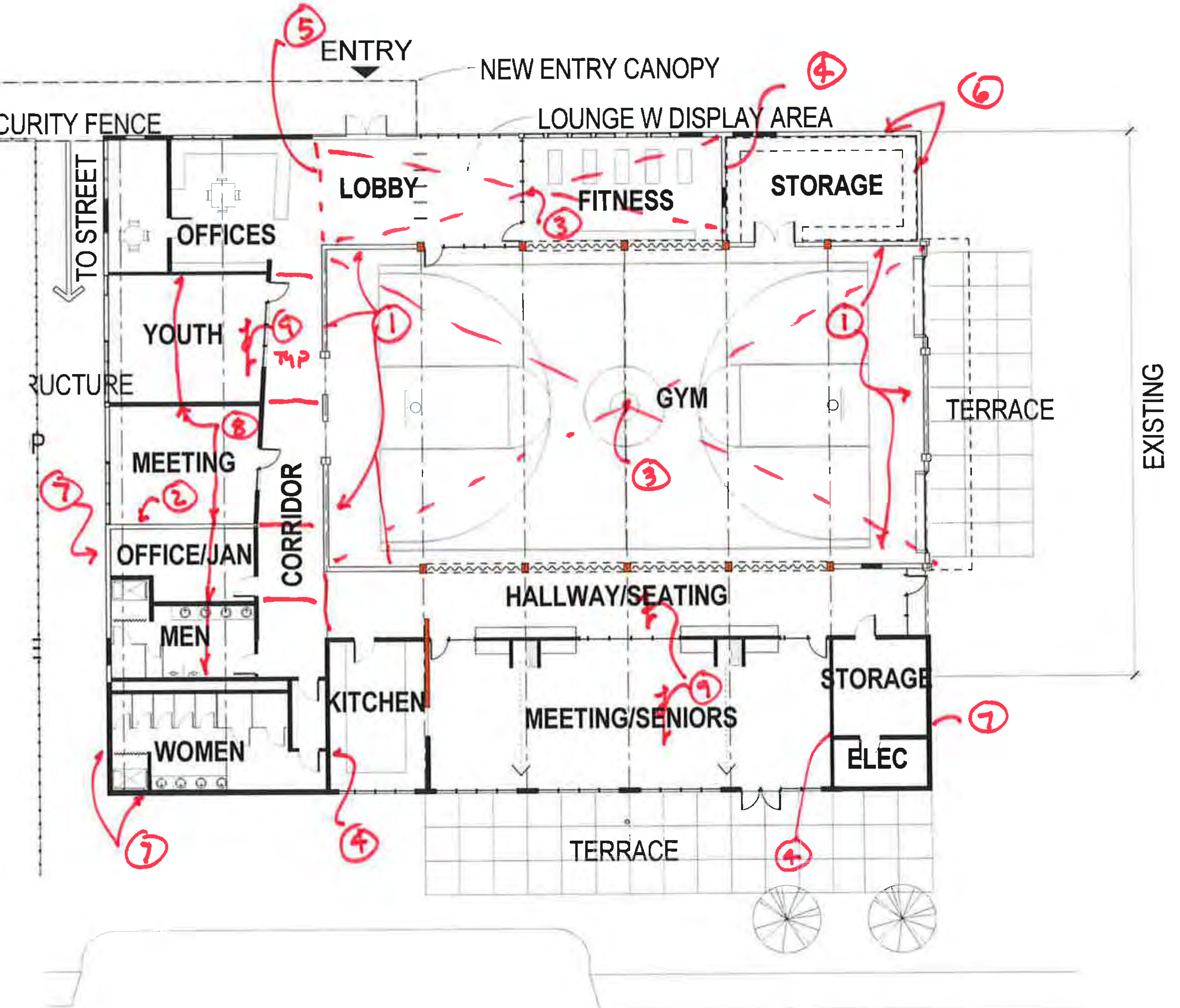
0 10 20 40

BRUCE DEES & ASSOCIATES

THE CITY OF FIRCREST

Addition....................11,100 sqft
Pool Building...........2,800 sqft





Addition Anticipated Scope of Work

For the addition option we are showing a full seismic upgrade for the existing portion of the building based on the amount of new construction. The existing building would be upgrade to current International Building Code (IBC) same as the new construction.

1. Anchor the existing CMU gymnasium to the wood roof structure above plus strong back them with steel columns at approximately 8 feet on center. We estimate 6-8 inch steel tube or wide flange columns anchored to the walls and roof that can be located on either side of the wall.
2. All the existing CMU walls around the original restroom area should be removed.
3. Improve roof diaphragm. This would include verifying existing plywood construction. Assuming it is there providing blocking at panel edges for 30% of the roof, re-nailing 50% of the existing roof plywood, providing tension straps to develop wall anchorage for 20% of the gymnasium roof and provide more positive diaphragm connection between the roof plywood and CMU or plywood shear walls most likely consisting of blocking at Simpson clips.
4. Provide additional interior plywood shear wall as noted on plan. This would include a concrete foundation assuming none exist at the wall location.
5. Diaphragm collector or plywood shear wall adjacent to north end of gymnasium.
6. Verify nailing and presence of plywood sheathing. We are assuming as a minimum shear wall hold downs will be required at each end or adjacent to wall openings.
7. Exterior 2x6 wood stud walls at 16 inches on center with ½ inch plywood.
8. Interior 2x6 wood stud walls at 16 inches on center with plywood shear wall near center of building.
9. 11 7/8 inch I joist at 32 inches on center with ¾ inch T&G plywood roof sheathing.
10. Existing wood framed crawl space may remain or be infilled with new concrete slab on grade.

a|r|c ARCHITECTS

ROY H. MURPHY COMMUNITY CENTER AND POOL

ADDITION: FLOOR PLAN

0 10 20 40

BRUCE DEES & ASSOCIATES

THE CITY OF FIRCREST

Basis of Design/Cost Narrative

Fircrest Roy H. Murphy Community Center and Pool
2015-0620

Prepared for:

ARC Architects

Prepared by:

Andrew Lasse, PE, LEED AP | Project Manager
Kenton Aikens, PE | Senior Fire/Life Safety Engineer
Chris Scott, CPT | Senior Plumbing Designer
Troy Lowell, PE | Senior Mechanical Engineer

May 5, 2016

INTERFACE
ENGINEERING

FIRE PROTECTION SYSTEMS

SITE OBSERVATIONS

Summary

Scope of work involves the removal of the existing partial fire sprinkler system and installation of a new automatic sprinkler system throughout the community center and pool buildings.

Wet Automatic Fire Sprinkler System

The existing fire sprinkler system service entry point is in the existing pool support room. The fire sprinkler system is a partial system serving only the attic of the building. Documentation indicating the age of the system was not available for review but is assumed to be the same age as the building. The drain piping had substantial amount of corrosion. Sprinklers in the spare sprinkler box had indication of corrosion. A pipe hanger for the drain piping had severe corrosion and is no longer functional.

A reading of 80 PSI was observed on the pressure gauge indicating good static pressure. System capacity is unknown and will require either a hydraulic model or flow test to determine overall water availability.

NEW SCOPE OF WORK

Option A - Renovation

Community Center:

Demolish and replace the existing fire sprinkler service to the building and system. The new system would be required to be installed throughout the entire building per NFPA 13.

Sprinklers would be provided in all rooms and combustible concealed spaces unless specifically not required by code in those spaces.

The water flow switches, valve tamper switches, and pressure switches would be connected to the building fire alarm system for monitoring and transmission of alarm and supervisory signals to the remote monitoring company.

A dry sprinkler system would be required for all spaces that may be exposed to temperatures less than 40 degree Fahrenheit. The remainder of the system would be a wet pipe sprinkler system. The ROM costs assume that a dry system is not required.

A fire suppression system will be installed for the kitchen hood if it is a type 1 hood. This system is not part of the fire sprinkler system and will be a stand-alone wet chemical system connected to the building fire alarm system.

Rough Order of Magnitude Cost Fire Sprinkler System: $55,000

Pool Building:

Although not code required unless the occupancy is classified as an H occupancy, a fire sprinkler system is recommended to provide protection for the pool building. The system would require the use of corrosion resistant components where exposed to chemicals including corrosion resistant sprinklers and piping.

Rough Order of Magnitude Cost: $30,000

Option B - Renovation and Addition

Community Center:

Similar to the option for renovation, the existing fire sprinkler service and system would be demolished and replaced with a code compliant, NFPA 13 system.

Rough Order of Magnitude Cost: $70,000

Pool Building:

A sprinkler system is recommended which would be identical in scope as under the renovation option.

Rough Order of Magnitude Cost: $30,000

PLUMBING

SITE OBSERVATIONS

Summary

The existing building consists of a community center and pool building. The pool building consists of locker rooms, a pool equipment room and a utility room. The new scope of work will demolish the existing pool facilities and provide a new locker room building for the locker rooms and pool equipment. The existing plumbing fixtures are in poor condition and should not be reused. There is an existing gas water heater that is in good condition and could be reused. The existing community center building consists of a gymnasium, kitchen, youth and senior activity spaces, meeting spaces and a restroom. There are two options for the existing community center. One option is to renovate the existing building and the other option is add an addition on to it and also renovate. The existing plumbing fixtures in the community center are in poor condition and should not be reused. The existing piping in the building was originally galvanized steel and it appears that it has been replaced with copper pipe. The copper piping is in good condition and could be modified as needed.

NEW SCOPE OF WORK

Locker Room Building

The new scope of work will demolish the existing pool building and a new pool building will be installed separate from the existing building. The new building will require the following plumbing items:

- With the upsize in the building, an upsized water service to the site from the city water system will most likely be required. Routing from the existing building to the new locker room building will need to be considered.
- A new sanitary sewer service will be required from the new locker room building.
- The existing water heater serving the demolished locker rooms can be reused at the new locker room building.
- New plumbing fixtures will need to be installed at the new locker room building.
- New gas service will be required at the new locker room building for the water heater, HVAC equipment and pool equipment.
- New storm drain service will be required at the new locker room building for roof drainage.

Community Center Building

Option A – Renovation

The renovation of the existing community center will require the following plumbing items:

- The existing restrooms and janitor's closet will remain as is. New plumbing fixtures should be installed and existing rough-ins should be maintained where possible to limit costs.

- Below grade sanitary sewer revisions are required due to the new location of the kitchen.
- The kitchen will be relocated so the plumbing at the existing kitchen will need to be demolished. New plumbing will be installed at the new kitchen building. Depending on the type of food being prepared at the new kitchen, a grease removal system may need to be installed.

Option B – Renovation and Addition

The addition and remodel of the existing community center will require the following plumbing items:

- The existing domestic water service may need to be upsized due to more plumbing fixtures being installed.
- Below grade sanitary sewer revisions are required due to the new location of the kitchen, restrooms and janitors closet.
- The kitchen will be relocated so the plumbing at the existing kitchen will need to be demolished. New plumbing will be installed at the new kitchen building. Depending on the type of food being prepared at the new kitchen, a grease removal system may need to be installed.

Plumbing Cost Estimates

- **New Pool Building: $45,000**
- **Renovation Option: $85,000**
- **Addition Option: $175,500**

MECHANICAL - HEATING VENTILATING AND AIR CONDITIONING

SITE OBSERVATIONS

Summary

The general air conditioning systems appear to be operational. It appears that a system upgrade was completed in 1999. Although filters appear to be maintained, ductwork and air devices show age and dirt buildup.

Hydronic Heating System

Hydronic heating appears to be dedicated to pool heating. Boiler is open to atmospheric air and piping lacks insulation. Boiler is noncondensing type. Flexible ductwork is dented in many locations, and exterior wrap insulation on hard duct is damaged in several areas. Attic furnaces appear difficult to access and lack secondary drain pans.

Airside Heating/Cooling and Ventilation System

Heating/air conditioning systems are generally split system gas furnace with DX cooling. Units appear operational and dated 1999. Therefore may have approximately 4 years left for life cycle (based on ASHRAE guidelines). External condensing units are sitting on wood supports and lack updated mounting and strapping. Refrigerant piping insulation shows weather damage, and roof penetration has poor sealing.

Exhaust Systems

Exhausts ducted direct to exterior, and in general, do not have direct makeup or heat recovery. Fans and ductwork in chemical storage do not appear to be resistant to chemical corrosion.

Controls

Controls are direct electronic thermostat control.

NEW SCOPE OF WORK

Option A – Renovation

Where functions of spaces remain similar to existing and capacity is within range, keep furnace systems in place and simply modify air devices to match new surfaces. New split system gas furnaces will be installed for areas in which zoning is changing significantly and/or capacity will not be adequate for the new configuration. Repair insulation where damaged, and add insulation where missing. Controls will be modified to suit as direct electronic thermostat.

Rough Order of Magnitude Cost: 320,000

Option B – Demolition and Addition

All systems should be replaced, resized for new applications, brought up to code, and energy conservation measures added where possible (i.e., direct vented condensing type boilers, and heat recovery ventilation). For the purposes o the estimate, it is assumed that most existing furnaces and DX condensers will be replaced in kind with new equipment to adequately serve the new and modified zones. Additions would disrupt entering utilities and would need site utilities reworked. Controls will be modified to suit as direct electronic thermostat.

Rough Order of Magnitude Cost: $486,000

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l. UTILITY SERVICES

a. Existing power service comes from utility pole just SW of the building and routes underground to a pad mount transformer. In the renovation option, the pad mount transformer could remain in place but would be within a terrace area. In the addition option, the pad mount transformer is in conflict with the building and must be moved. The utility may decide to replace the transformer in order to increase the load capacity. This will be determined through coordination with Tacoma Power as the electrical load calculations for the building are developed. At this time it is planned that service will be 208Y/120V, 3 phase, 4 wire, 1000 amps. Amperage is based on preliminary load analysis and will be adjusted as necessary as load calculations are further developed. Transformer location will be near SW corner of building.

b. Telephone service will be derived from existing utility services at intersection of Contra Costa Ave and Electron Way. One 4" conduit will be provided from utility point of connection at the street into a demarc adjacent to the building MDF cabinet.

c. Television service will be derived from existing utility services at intersection of Contra Cost Ave and Electron Way. One 4" conduit will be provided from utility point of connection at the street into a demarc adjacent to the building MDF cabinet.

2. SERVICE EQUIPMENT AND POWER DISTRIBUTION

a. Existing main switchboard is 208Y/120V, 3 phase, 4 wire, 800 amps. The distribution section of the switchboard is limited to 500 amps. The switchboard is old and in marginal condition. Additionally it is by a manufacturer no longer in business so breakers compatible with the switchboard are difficult to obtain. Current load calculations indicate a 1000 amp switchboard is needed though it is possible 800 amps will be adequate. Replacement of the main switchboard is recommended and possibly will be required depending on load calculations as they are developed. New main switchboard will be located in the electrical room. Switchboard will be 208Y/120V, 3 phase, 4 wire. Amperage is estimated at 1000 amps. Switchboard will have a main breaker, copper bussing, and molded case style distribution breakers. Switchboard will be UL listed as a service entrance. Switchboard will include EUSERC metering compartment per Tacoma Power standards.

b. Existing branch panelboards are located in the hall and in the pool support room. Existing Panel A in the pool support room is in poor condition due to rust and Existing Panel A2 is in marginal condition. Both will be removed. Existing Panel B is in satisfactory condition. In the addition option, it is located within a wall to be demolished but can be removed and relocated. In the renovation option, existing Panel B can remain. New branch panelboards will be provided in addition to existing Panel B as required to serve the electrical loads. Panelboards will have bolt on breakers, copper bussing and door in door style panelboard doors.

c. Power receptacles will generally be located on walls and will be distributed as required by program. Existing receptacles on walls to remain will be replaced with new receptacles but existing back box, conduit and circuitry will be reused. Circuitry will be extended to new or relocated panelboards as necessary. New receptacles will be provided at new walls and on existing walls where required by program.

d. Power circuitry will be provided to special equipment as required. Such equipment includes scoreboards and timeclocks in the Gym and Pool areas.

e. Power circuitry will be provided as required for pool equipment, mechanical units and kitchen appliances.

3. EMERGENCY POWER

a. The building will not have a generator system.

b. Emergency egress lighting will be accomplished using battery backed drivers integral to fixtures. Exit signs will have battery backup.

3. LIGHTING

a. Existing lighting is predominately surface mounted fluorescent troffers with F032T8 or F017T8 lamps. Fixtures are reasonably efficient and in working condition but do not meet current standards for glare control and light distribution. Due to the extent of architectural renovations, it is recommended to provide new fixtures throughout the facility. If necessary for budgetary reasons some existing light fixtures can be reused. The best area for reusing existing fixtures is the gym as it is adequately illuminated and existing fixtures could stay in place. At this time, new fixtures throughout the facility are budgeted for in the estimate.

b. New light fixtures will have LED lamps. Lighting will be energy efficient and meet Washington State Energy Code requirement. Fixtures will be pendant, surface mounted, or recessed as coordinated with ceiling conditions, architectural considerations, and usage of each space.

c. Fixture types, in general, to be as follows:

Gymnasium..	High Bay LED
Main Entry...	Decorative LED
Corridors, Toilets..................................	Surface Linear LED
Offices, Computer Areas..........................	Linear Direct/Indirect LED
Storage and Misc....................................	Wraparound or Industrial LED
Kitchen..	Recessed LED troffers

d. Existing lighting controls are manual switches. Existing controls do not meet Washington State Energy Code requirements for automatic controls such as occupancy sensors and daylight sensors. In new and renovated areas it is required to comply with Energy Code. Areas not changed architecturally such as the Gym are not required to comply with the Energy Code if existing wiring is re-used. At this time, it is planned to provide new controls throughout except for in the Gym. Switching will be accomplished with digital wall switches. Automatic controls will be provided as required by Energy Code including occupancy sensors in most spaces and automatic light reduction in daylight zones. Room controllers will be provided to manage the various controls in each space. Dimming will be provided for the Meeting Room to accommodate different types of events in the space.

e. Exterior lighting systems will be provided per requirements of Owner with safety and way finding as priorities. Fixtures will have LED lamps and sharp cutoff optics for glare control. Wall sconces and recessed fixtures in soffits will be provided on building to illuminate entry areas and pathways around building.

f. Lighting systems will be designed to provide illumination levels in accordance with the recommendations of the Illuminating Engineering Society (IES) and Owner requirements.

g. Underwater lighting will be provided in the pool. Underwater lights will be LED and will have color change capability.

4. COMMUNICATIONS SYSTEMS

a. Data & Voice Cabling System: Existing data and voice cabling is very limited and terminates at a wall cabinet that will be removed due to architectural renovations. New data and voice cabling is recommended. CAT 6 cabling and jacks will be provided at selected locations as dictated by program. Cabling will be homerun to the MDF Cabinet. All computers, network switches, and routers by owner.

b. Security System: There is an existing Honeywell security system with door switches at exterior doors and a keypad at the east entry. Existing system can be reused with keypad and door switches relocated as required due to architectural renovations. Additional door switches will be added as required to cover all exterior doors.

c. CCTV System: Existing CCTV system is in good condition, It has four total cameras and a monitor. System will remain with cameras and monitor relocated as required due to architectural renovations. Monitor will be located in main office. Camera in gym will remain in place. Additional cameras can be added to system but at this time it is only planned to use the existing four.

d. TV Cabling: There are existing cable TV outlets at a few locations in the building. These will be removed due to architectural renovations. New TV outlets will be provided as required by program.

e. Fire Alarm System: Existing Silent Knight system is old and out of date. Smoke detectors and horn/strobes are in place but are limited and do not meet code requirements for coverage. A new fire alarm system in compliance with code and Tacoma Fire Marshal requirements is required and will be provided throughout the facility. This will consist of smoke detection in egress pathways with audible notification by speakers throughout and visual notification by strobes in all common areas per ADA requirements. All devices will be circuited to an addressable fire alarm control panel. An LCD annunciator will be provided at the main entry. The fire alarm system will have voice evacuation capability allowing voice announcements to be made over the system.

f. Audio Visual Systems: Raceway rough in and power will be provided as required for all AV systems.

FEASIBILITY STUDY

TO:	Stan Lokting ARC Architects 1101 East Pike Street, Floor 3 Seattle, WA 98122-3938	**DATE:** **FROM:** **PROJECT NO.:**	05/06/2016 Jason Jacobson 2150562.10
PROJECT NAME:	Fircrest Community Center and Community Pool Feasibility Study		

EXECUTIVE SUMMARY

The project scope includes renovation and an expansion of the existing community center and expansion of the community pool. The existing community center building and pool is located within the Fircrest Park. Two site layout options were provided for study. Parking will be reconfigured and new parking lot provided in both of the two options provided.

Existing Conditions	
ADDRESS	555 Contra Costa Ave, Fircrest WA
PARCEL NUMBER	7160201251
LOCATION DESCRIPTION	Northwest corner of the intersection of Contra Costa Ave and Electron Way in the Town of Fircrest Washington
EXISTING USES	Community Center and community pool
VEGETATION	Landscaped and located within a town park
TOPOGRAPHY	Generally graded to the east to a low point located at the south eastern boundary of the improvements. Grades vary from 0-4%
DISCUSSION	Two site layout options were provided for study.

Stormwater	
STORM MANUAL / REQUIREMENTS	The Town of Fircrest has by code adopted the latest edition of the Department of Ecology Stormwater Management Manual for Western Washington. The latest edition is currently the 2012 manual as amended in December 2014.

MINIMUM STORMWATER REQUIREMENTS	All Minimum Requirements apply to the new and replaced hard surfaces and converted vegetation areas per Fig. 2.1 – Flow Chart for Determining Requirements for New Development. Minimum requirements include • Minimum Requirement #1: Preparation of Stormwater Site Plans • Minimum Requirement #2: Construction Stormwater Pollution Prevention • Minimum Requirement #3: Source Control of Pollution • Minimum Requirement #4: Preservation of Natural Drainage Systems and Outfalls • Minimum Requirement #5: Onsite Stormwater Management • Minimum Requirement #6: Runoff Treatment • Minimum Requirement #7: Flow Control • Minimum Requirement #8: Wetlands Protection • Minimum Requirement #9: Operation and Maintenance • Minimum Requirement #10: Financial Liability
TYPE OF RETENTION / DETENTION	The site has observed high groundwater and likely has no opportunity for onsite infiltration due to minimum separation requirements. If necessary stormwater would be detained onsite in an underground detention vault before being released to the Town of Fircrest stormwater conveyance system located in Electron Ave and flowing to the north.
FLOW CONTROL REQUIREMENTS	The code has set a threshold for requiring flow control at 10,000 square feet of new hard surface. As currently laid out one of the two site plans (Contemporary Option) would trigger Minimum Requirement #7 Flow Control and would be required to detain with a controlled release designed to match the predeveloped durations for the range of predeveloped discharge rates from 50 percent of the 2-year reoccurrence interval peak flow up to the full 50-year peak flow. The predeveloped condition to be matched shall be a forested land cover and the subject area is all new and replaced hard surfaces. The Olmstedian Option is under this threshold and would not be required to provide flow control as currently configured. A detention system on this site would be limited in depth by the point of connection to the storm conveyance system located in Electron Ave. The system would likely be a shallow type system with a large footprint. Preliminary sizing for the Contemporary Option would require 31,000 cf of storage and would likely be provided for in a shallow vault or pipe system. A shallow vault would be approximately 3’ deep by 150’ long by 69’ wide. A pipe system could be configured as a series of 3’ diameter water tight pipes, 10 rows at 146’ long each. The total footprint for the pipe detention system would be 60’ by 146’.
WATER QUALITY/ONSITE STORMWATER MANAGEMENT	Water quality and onsite stormwater management can be addressed in a bioretention facility with underdrains. Preliminary sizing is approximately 3600 sf of surface.
CONCLUSIONS / RECOMMENDATIONS	It is recommended that the site plan is limited to remain under the threshold of 10,000 square feet of new impervious surface to avoid triggering stormwater detention on this site.

Water	
LOCATION OF / DISTANCE TO CONNECTION POINT	The Town of Fircrest has an existing 12" water main located south of the proposed development along Electron Ave and a 4" main located on Contra Costa Ave to the west of the site.
LOOP REQUIREMENTS	No looping requirements are anticipated for this project site. A predevelopment meeting with the Town of Fircrest would be necessary to confirm assessment.
FIRE HYDRANT SPACING	Existing hydrants are located at the southeast corner of Electron Ave and Contra Costa and on the west side of Contra Costa 300 feet from the intersection of Electron Ave
CONCLUSIONS / RECOMMENDATIONS	We anticipate utilizing the existing water meter and service and providing a new fire service for the proposed building improvements. The fire service would come off of the 12" main located in Electron Ave and include a DDCVA in a vault with a PIV and FDC. The fire service is preliminary sized as 6" but coordination with the fire sprinkler designer is required for actual service sizing.

Sewer	
LOCATION OF / DISTANCE TO CONNECTION POINT	The Town of Fircrest sewer main is located on Contra Costa flowing south in an 18" main and on Electron Ave flowing west according to Town of Fircrest.
CONCLUSIONS / RECOMMENDATIONS	Propose connecting the new service improvements sewer services to the existing sewer stub serving the building. We anticipate the new pool facility to require connection to the existing sewer stub.

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5 APPENDIX

Estimate

Presentation

- City Council Work Session, 11.16.15
- City Council Work Session, 3.21.16; Public Open House, 3.30.16
- Combined City Council and Public Meeting, 5.16.16

Aquatic Program Meeting Notes

Community Center Program Meeting Notes

Soils Report

Material Testing Report

Fircrest Community Center & Pool

Community Center Addition Summary

			%	$/SF	TOTAL
			Gross Area:	15,152 SF	
A10	Foundations		4%	13.49	204,348
A	Substructure		4%	13.49	204,348
B10	Superstructure		8%	26.25	397,778
B20	Exterior Enclosure		3%	9.61	145,595
B30	Roofing		7%	23.40	354,589
B	Shell		17%	59.26	897,962
C10	Interior Construction		6%	20.13	304,985
C30	Interior Finishes		7%	23.21	351,707
C	Interiors		13%	43.34	656,692
D20	Plumbing Systems		5%	16.85	255,360
D30	Heating, Ventilation & Air Conditioning		11%	38.01	576,000
D40	Fire Protection		2%	7.31	110,712
D50	Electrical Lighting, Power & Communications		9%	29.00	439,482
D	Services		27%	91.18	1,381,554
E10	Equipment		5%	18.39	278,625
E20	Furnishings		0%	0.66	10,000
E	Equipment & Furnishings		6%	19.05	288,625
F20	Selective Demolition		1%	2.79	42,298
F	Special Construction & Demolition		1%	2.79	42,298
BUILDING ELEMENTAL COST BEFORE CONTINGENCIES			68%	229.11	3,471,479
Z10	Contingency	20.00%	14%	45.82	694,296
BUILDING ELEMENTAL COST INCLUDING CONTINGENCIES			81%	274.93	4,165,774
Z21	Field Requirements	10.00%	8%	27.49	416,577
Z22	Office Overhead & Profit	6.00%	5%	18.15	274,941
Z23	Bonds and insurance	1.50%	1%	4.81	72,859
BUILDING CONSTRUCTION COST BEFORE ESCALATION			96%	325.38	4,930,152
Z30	Escalation to Start Date (Jun 2017)	4.10%	4%	13.33	202,017
RECOMMENDED BUDGET			100%	338.71	5,132,169

Fircrest Community Center & Pool
Concept Cost Report

Community Center Renovation Summary

			%	$/SF	TOTAL
			Gross Area:	13,035 SF	
A10	Foundations		4%	9.63	125,491
A	Substructure		4%	9.63	125,491
B10	Superstructure		4%	11.85	154,421
B20	Exterior Enclosure		4%	11.72	152,715
B30	Roofing		5%	14.33	186,759
B	Shell		14%	37.89	493,895
C10	Interior Construction		6%	16.44	214,311
C30	Interior Finishes		7%	18.43	240,242
C	Interiors		13%	34.87	454,552
D10	Conveying Systems		0%	0.00	0
D20	Plumbing Systems		5%	12.65	164,860
D30	Heating, Ventilation & Air Conditioning		12%	31.45	410,000
D40	Fire Protection		1%	3.07	39,960
D50	Electrical Lighting, Power & Communications		11%	28.99	377,896
D	Services		29%	76.16	992,716
E10	Equipment		7%	17.74	231,225
E20	Furnishings		0%	0.77	10,000
E	Equipment & Furnishings		7%	18.51	241,225
F20	Selective Demolition		1%	2.09	27,271
F	Special Construction & Demolition		1%	2.09	27,271
BUILDING ELEMENTAL COST BEFORE CONTINGENCIES			68%	179.14	2,335,151
Z10	Contingency	20.00%	20%	35.83	467,030
BUILDING ELEMENTAL COST INCLUDING CONTINGENCIES			81%	214.97	2,802,181
Z21	Field Requirements	10.00%	8%	21.50	280,218
Z22	Office Overhead & Profit	6.00%	5%	14.19	184,944
Z23	Bonds and insurance	1.50%	1%	3.76	49,010
BUILDING CONSTRUCTION COST BEFORE ESCALATION			96%	254.42	3,316,353
Z30	Escalation to Start Date (Jun 2017)	4.10%	4%	10.43	135,890
RECOMMENDED BUDGET			100%	264.84	3,452,244

A	B	C	D	E	F

FEASIBILITY STUDY CONSULTANT TEAM

ARC ARCHITECTS
Stan Lokting
Principal-in-Charge

Emily Wheeler
Project Manager

INTERFACE ENG.
Mechanical Engineering

PCS STRUCTURAL SOLUTIONS
Structural Engineering

COUNSILMAN HUNSAKER
Aquatics Planning & Design

AHBL
Civil Engineering

BRUCE DEES
Master Planning & Landscape Architecture

BALLARD * KING
Recreation Planning & Operations

DCW COST MANAGEMENT
Cost Estimating

TRAVIS FITZMAURICE
Electrical Engineering

RAINIER BEACH COMMUNITY CENTER & POOL SEATTLE, WA

ROSEHILL COMMUNITY CENTER MUKILTEO, WA

EASTSIDE TACOMA COMMUNITY CENTER & POOL TACOMA, WA

PUYALLUP WAR MEMORIAL BUILDING PUYALLUP, WA

LA ALMA AT LINCOLN PARK DENVER, CO

RAINIER BEACH POOL SEATTLE, WA

WILSON POOL PORTLAND, OR

FRUITA RECREATION CENTER FRUITA, CO

COUNSILMAN HUNSACKER AQUATICS

TEAM APPROACH **SITE** CONCEPTS

THE CITY OF FIRCREST

FIRCREST COMMUNITY CENTER AND POOL

ADDITION

AQUATICS
- LOCKER ROOMS
- CONCESSIONS
- PARTY
- MECHANICAL

BASKETBALL

PARKING

GYM/SOCIAL HALL

EXPANDED COMMUNITY CENTER

BREEZEWAY

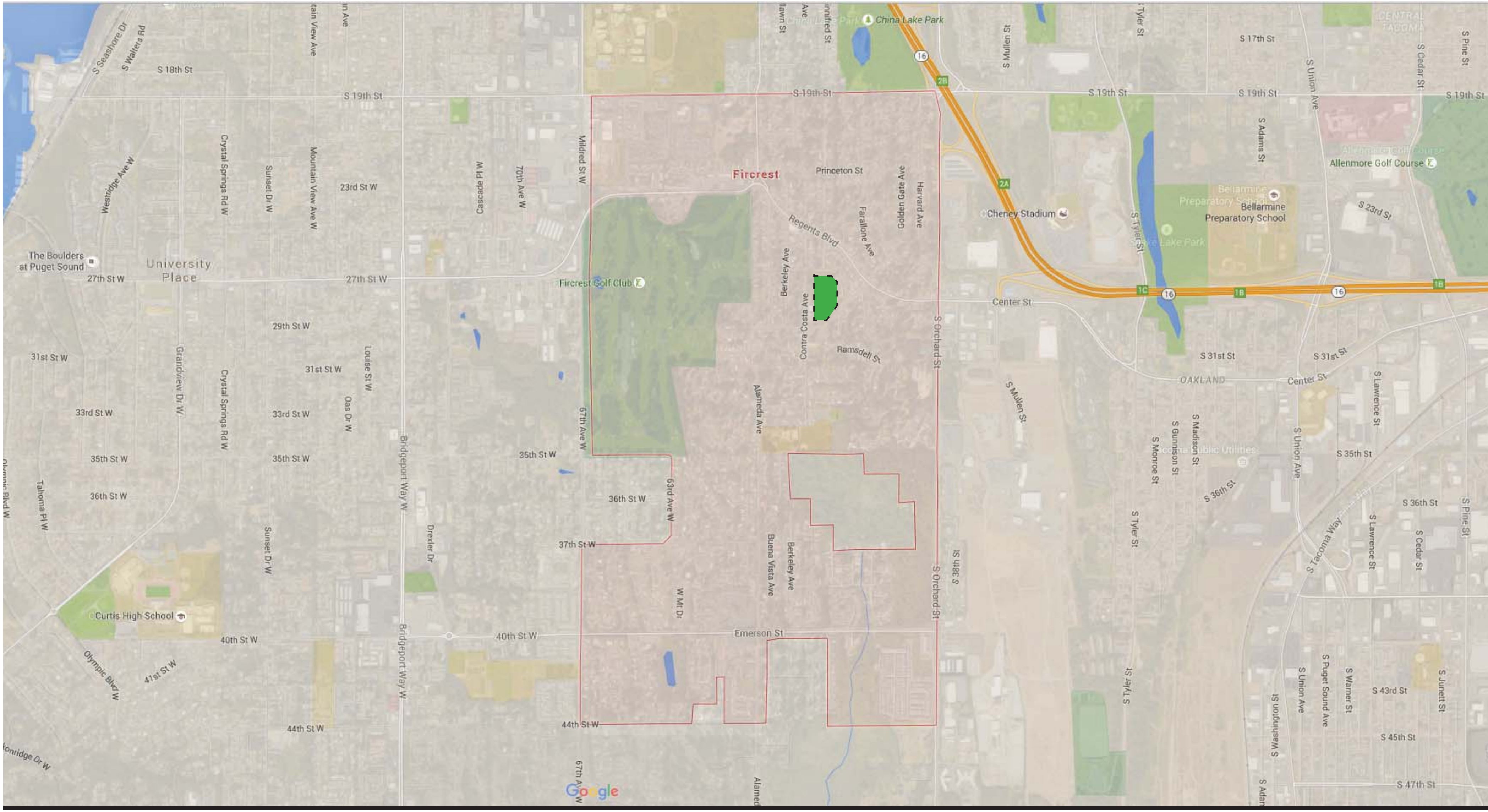
POOLS

NEW


PATH
ADULTS
KIDS
MULTI-USE PARK
GYM/SOCIAL HALL
COMMUNITY CENTER
AQUATICS
• LOCKER ROOMS
• MECHANICAL
• PARTY
POOLS
• RECREATION
• LAP
• SPA? SPRAY?
PARKING

RENOVATION

KIDS
ADULTS
PATIO OR WADING POOL?
MULTI-USE PARK
BASKETBALL
PARKING
GYM/SOCIAL HALL
COMMUNITY CENTER
AQUATICS
• LOCKER ROOMS
• MECHANICAL
POOLS



FIRCREST COMMUNITY CENTER AND POOL FEASIBILITY STUDY

CITY OF FIRCREST DEPARTMENT OF PARKS & RECREATION

THE CITY OF FIRCREST

a|r|c ARCHITECTS

ROY H. MURPHY COMMUNITY CENTER AND POOL

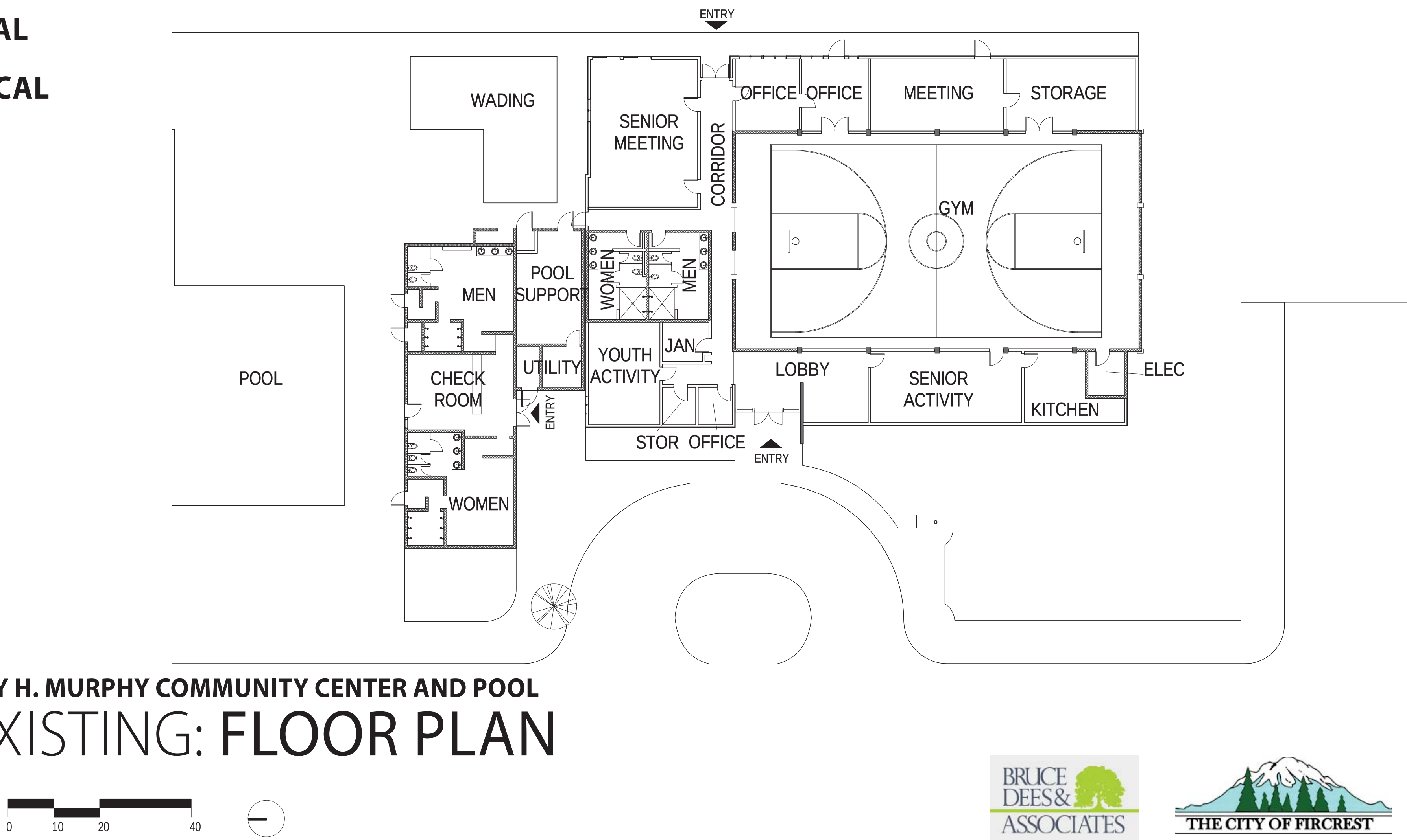
SITE PLAN

BRUCE DEES & ASSOCIATES

THE CITY OF FIRCREST

Existing Building.......10,900 sqft

- **ARCHITECTURE**
- **STRUCTURAL**
- **ELECTRICAL**
- **MECHANICAL**
- **POOL**
- **SOILS**



ROY H. MURPHY COMMUNITY CENTER AND POOL

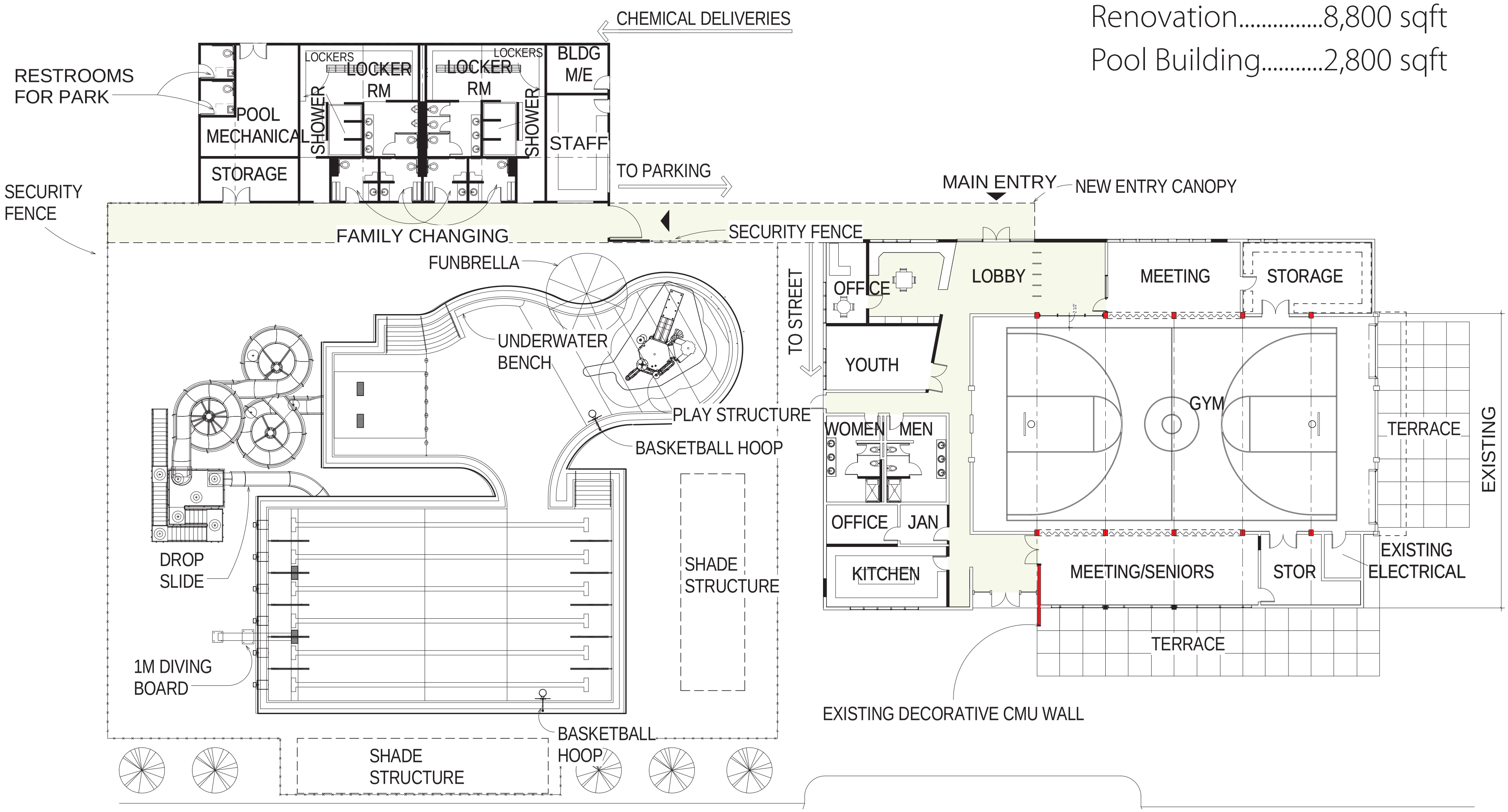
EXISTING: FLOOR PLAN

a|r|c ARCHITECTS

BRUCE DEES & ASSOCIATES

THE CITY OF FIRCREST

Renovation...............8,800 sqft
Pool Building...........2,800 sqft



ROY H. MURPHY COMMUNITY CENTER AND POOL

RENOVATION: **FLOOR PLAN**

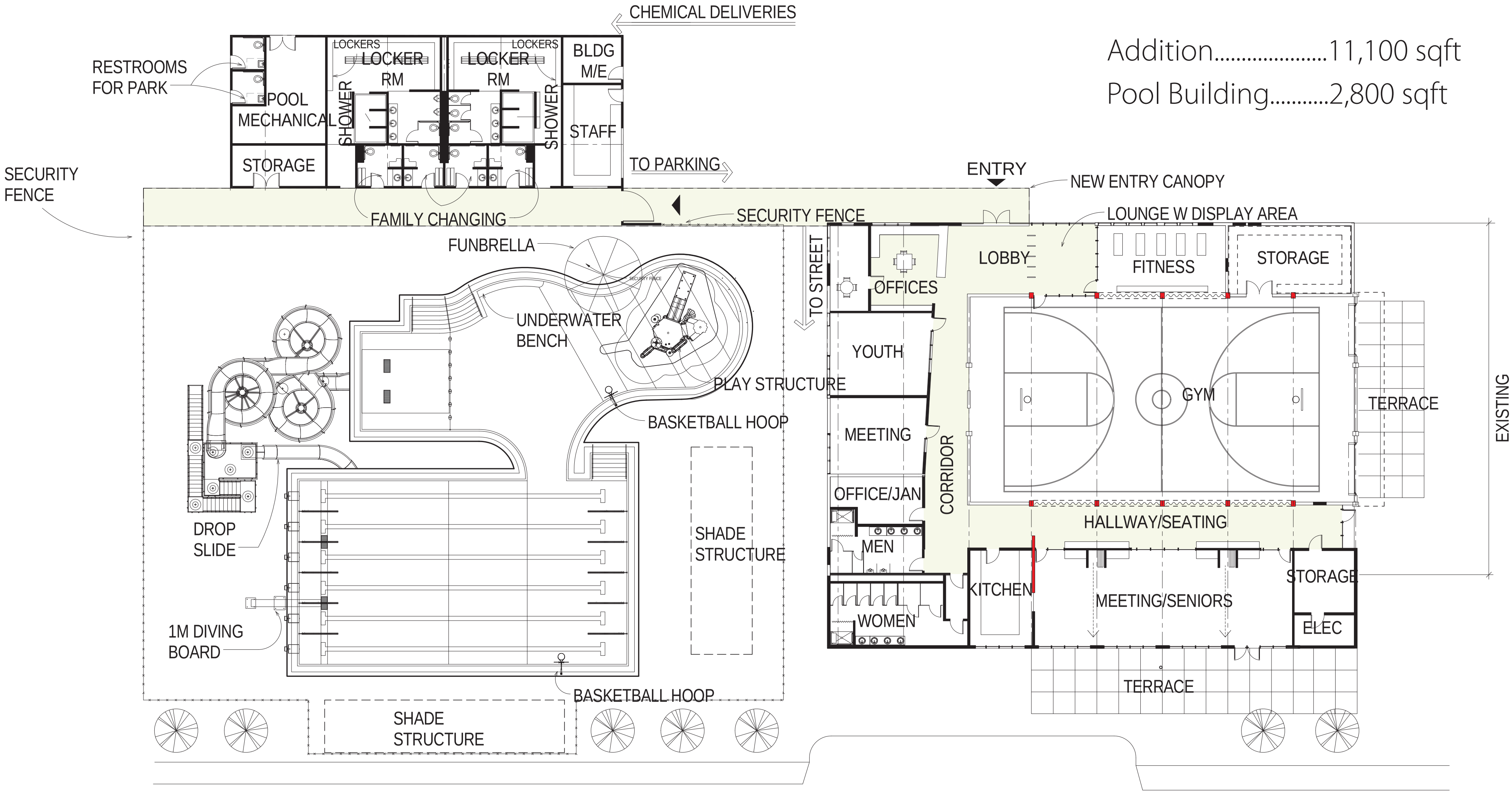
0 10 20 40

arc ARCHITECTS

BRUCE DEES & ASSOCIATES

THE CITY OF FIRCREST

Addition....................11,100 sqft
Pool Building...........2,800 sqft

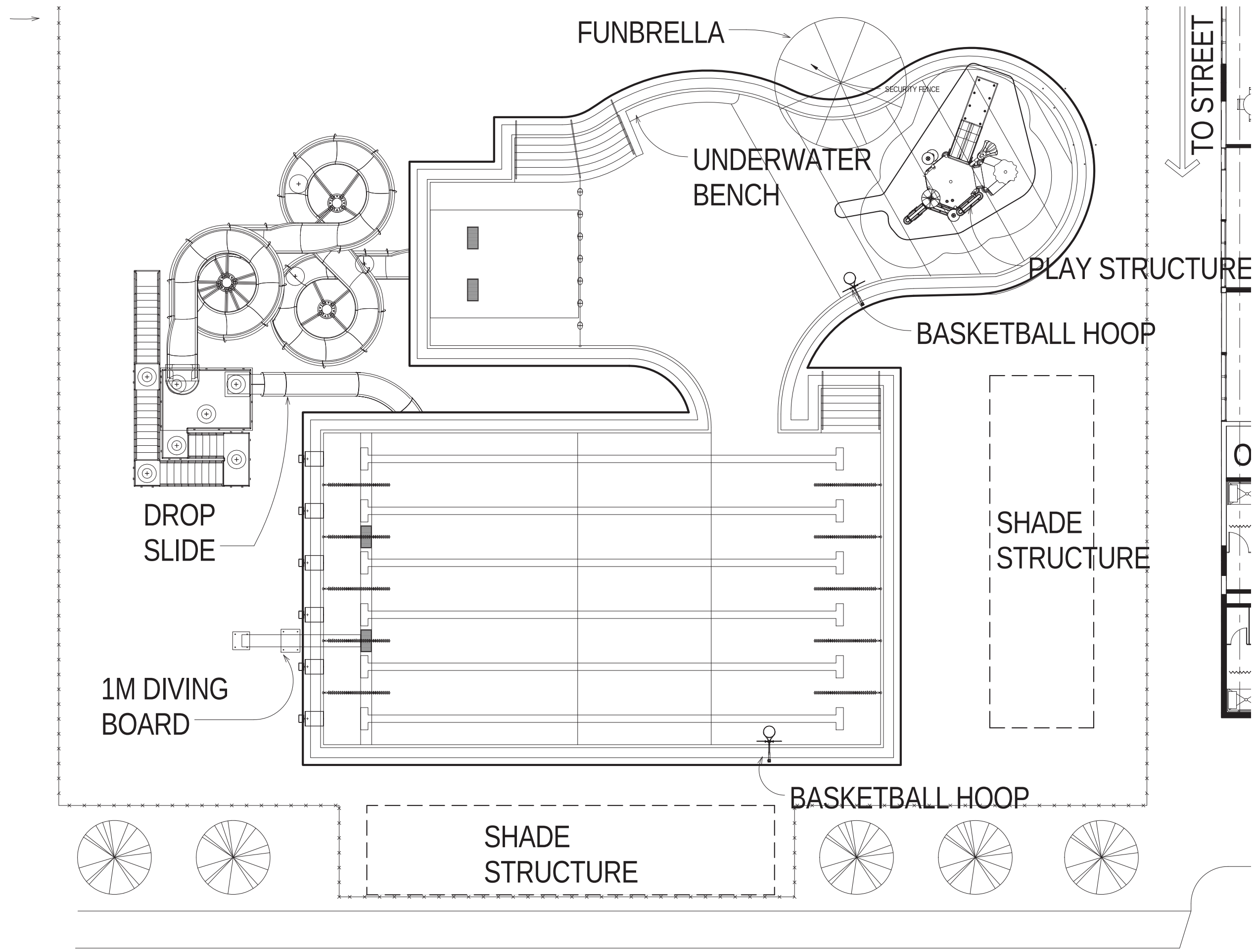


ROY H. MURPHY COMMUNITY CENTER AND POOL
ADDITION: FLOOR PLAN

a|r|c ARCHITECTS

BRUCE DEES & ASSOCIATES

THE CITY OF FIRCREST



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ROY H. MURPHY COMMUNITY CENTER AND POOL

POOL PLAN

BRUCE DEES & ASSOCIATES

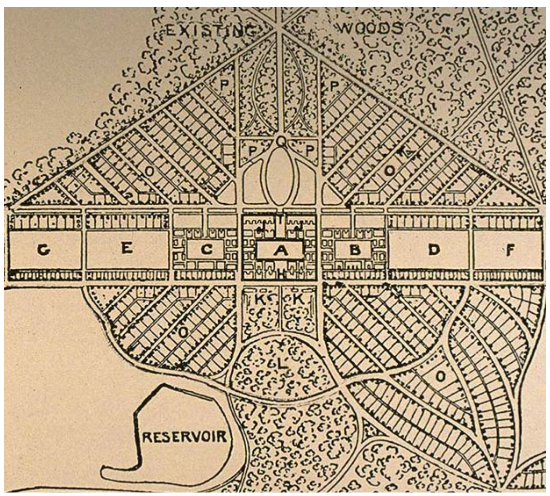
THE CITY OF FIRCREST

HISTORIC SPRING LAKE

ORIGINAL BUILDING

CITY BEAUTIFUL & OLMSTEAD BROTHERS

OLMSTEAD



CLINIC

WIDMYER

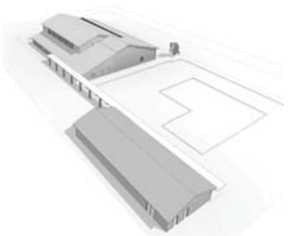
arc ARCHITECTS

FIRCREST COMMUNITY CENTER AND POOL STUDY

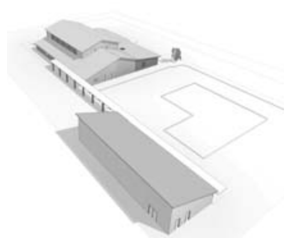
HISTORIC CONTEXT

BRUCE DEES & ASSOCIATES

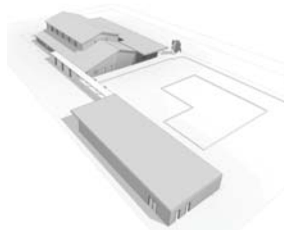
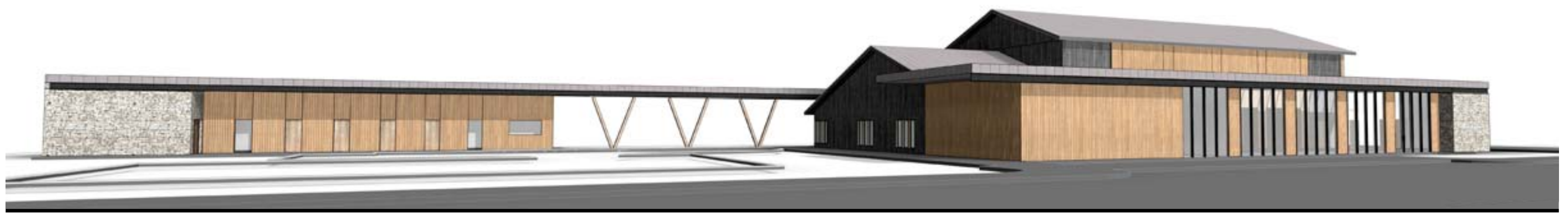
THE CITY OF FIRCREST




GABLE




SHED ROOF ADDITIONS

FLAT ROOF ADDITIONS

arc ARCHITECTS

ROY H. MURPHY COMMUNITY CENTER AND POOL

ADDITION OPTIONS: PERSPECTIVE VIEWS

BRUCE DEES & ASSOCIATES

THE CITY OF FIRCREST

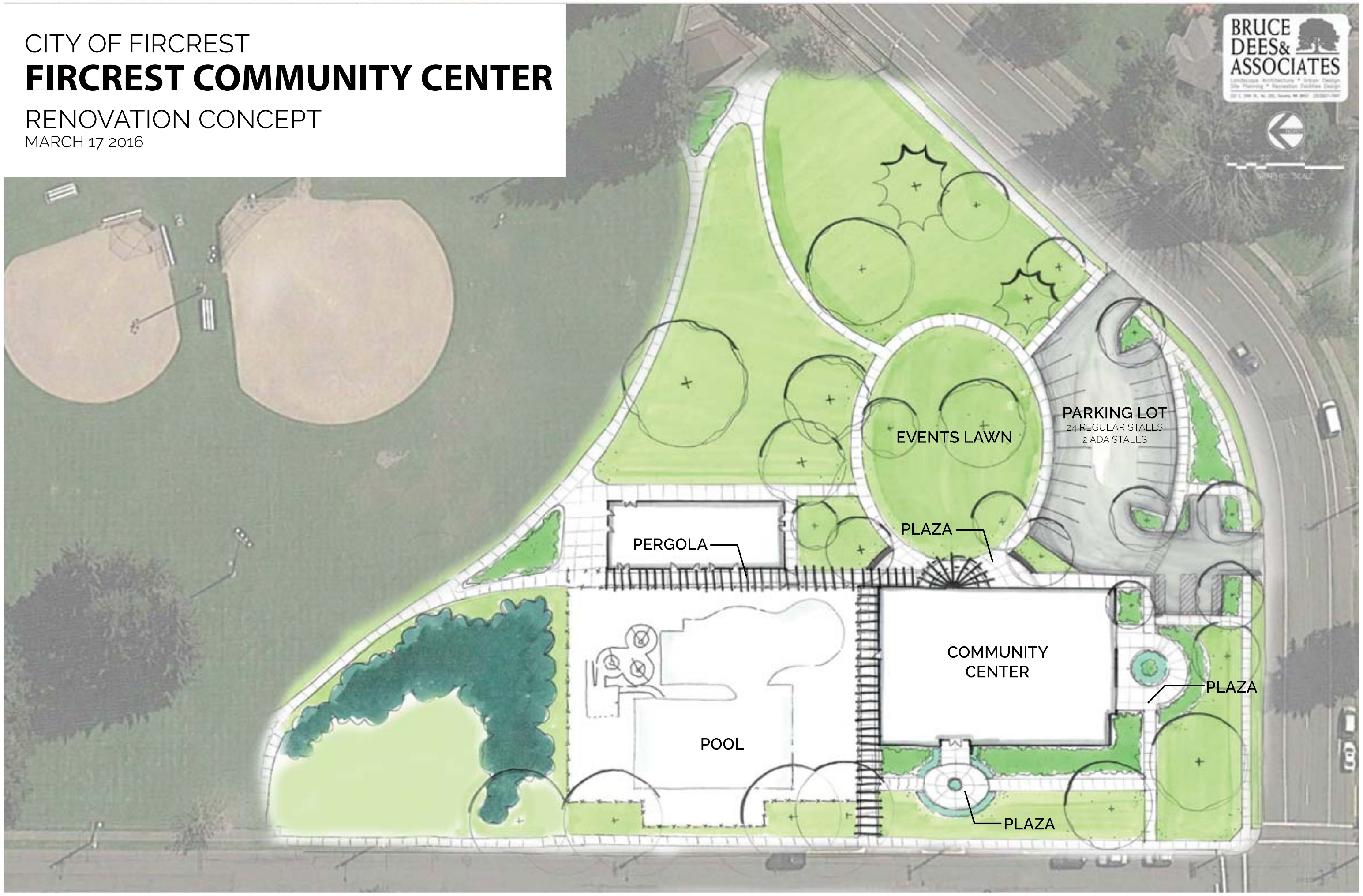
ROY H. MURPHY COMMUNITY CENTER AND POOL

LANDSCAPE FOR ADDITION: **CONTEMPORARY**

arc ARCHITECTS

BRUCE DEES & ASSOCIATES

THE CITY OF FIRCREST



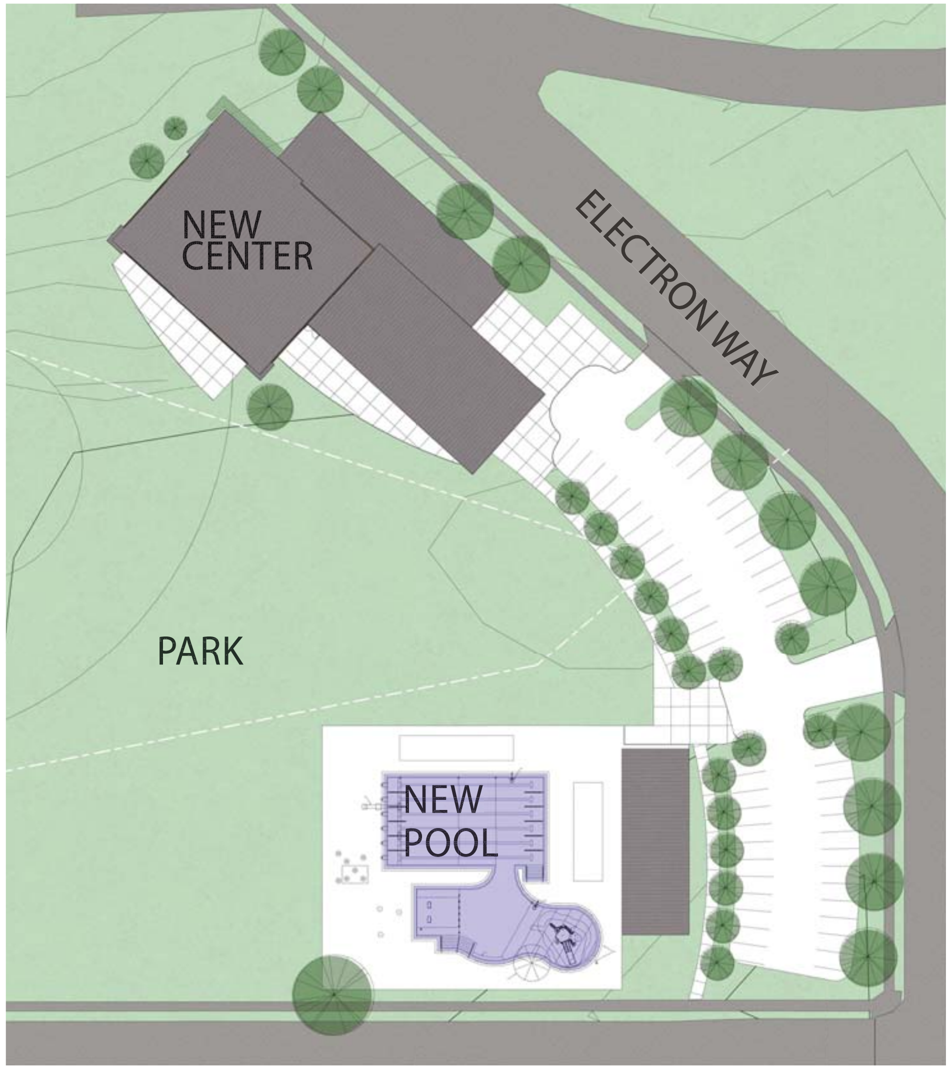
ROY H. MURPHY COMMUNITY CENTER AND POOL

LANDSCAPE FOR RENOVATION: **OLMSTEDIAN**

a|r|c ARCHITECTS

BRUCE DEES& ASSOCIATES

THE CITY OF FIRCREST



- PHASED CONSTRUCTION THAT MAINTAINS COMMUNITY CENTER SERVICES
- BETTER RELATIONSHIP TO PARK
- GYM WORKS
- PROBABLY GREATER EXPENSE

a|r|c ARCHITECTS

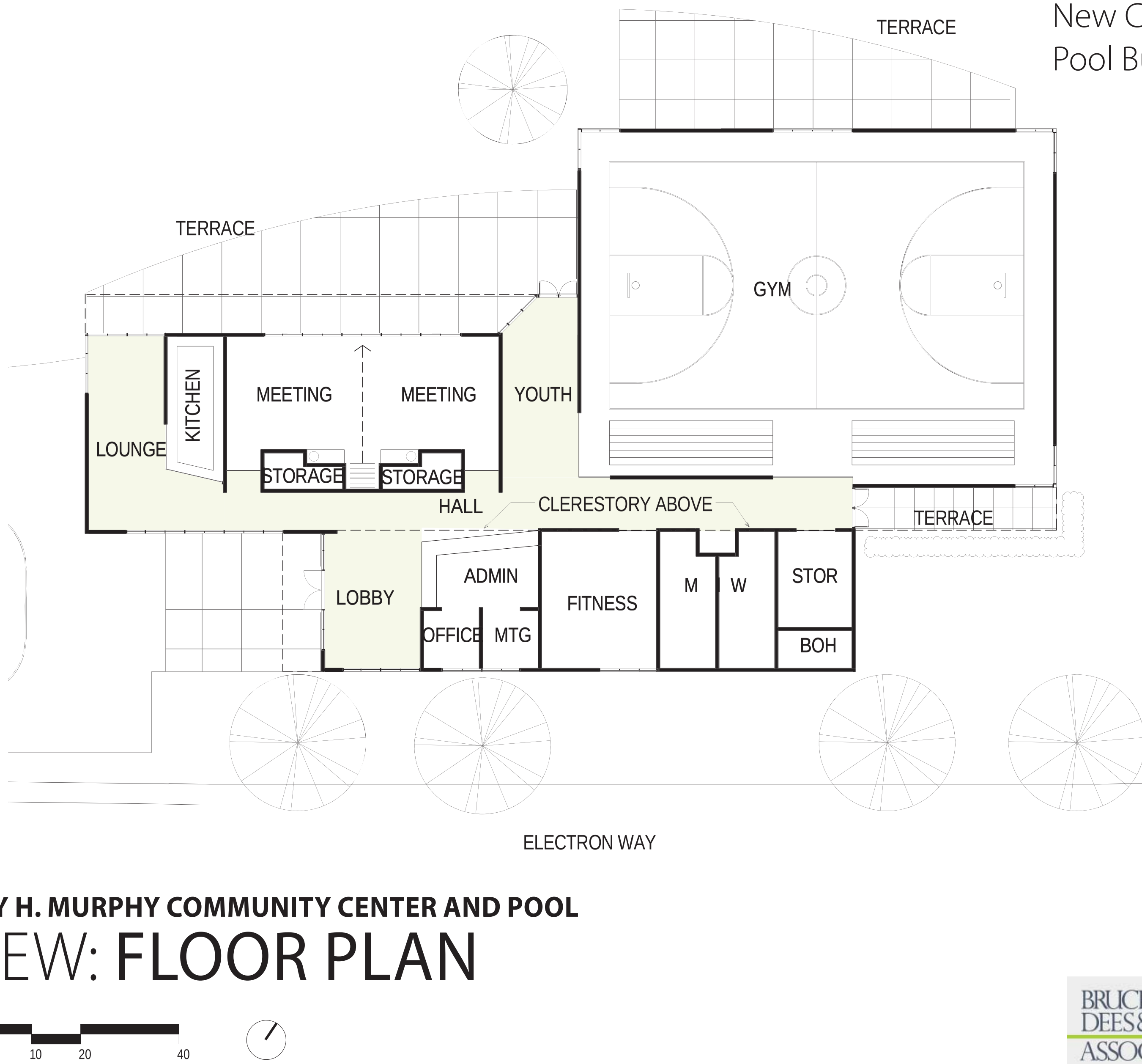
ROY H. MURPHY COMMUNITY CENTER AND POOL

NEW: SITE PLAN

BRUCE DEES & ASSOCIATES

THE CITY OF FIRCREST

New Construction...14,000 sqft
Pool Building................2,800 sqft



a|r|c ARCHITECTS

ROY H. MURPHY COMMUNITY CENTER AND POOL

NEW: FLOOR PLAN

BRUCE DEES & ASSOCIATES

THE CITY OF FIRCREST

VIEW OF ENTRY - FROM ELECTRON WAY

VIEW FROM PARK

VIEW FROM ELECTRON WAY

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ROY H. MURPHY COMMUNITY CENTER AND POOL

NEW: PERSPECTIVES

BRUCE DEES & ASSOCIATES

THE CITY OF FIRCREST

GOALS OF STUDY

- Feasibility Study – Strategies and Guidance for Future Design
- Three Options – Renovation, Addition, New
- Improved Functioning and Use
- Costs
- Analysis and Design
  - Soils
  - Architecture
  - Structural
  - Mechanical
  - Electrical
  - Aquatics
  - Landscape
  - Civil
  - Estimating

PRESENTATION

- Aquatics – Spray Park and Overview of Existing Pool
- Three Options – Renovation, Addition, New
- Cost Overview of Three Options
- Strategies and Discussion

a|r|c ARCHITECTS

ROY H. MURPHY COMMUNITY CENTER AND POOL

OVERVIEW

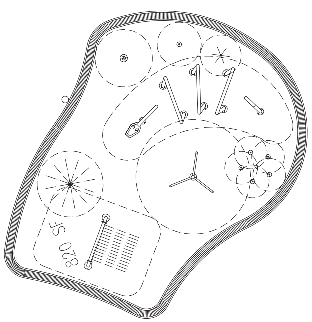
5.16.16

THE CITY OF FIRCREST

EXISTING POOL

- Sloped deck– remove and replace
- Uneven skimmers – sawcut and replace at water level
- Losing water
- Old pool mechanical– may be able to re-use boiler
- Hydrostatic conditions will still exist – new deck and skimmers could be out of alignment again
- Cost approximately 75% of new; could be more depending on structural capability of tank

SPLASH PAD



arc ARCHITECTS

ROY H. MURPHY COMMUNITY CENTER AND POOL

EXISTING POOL & SPLASH PAD

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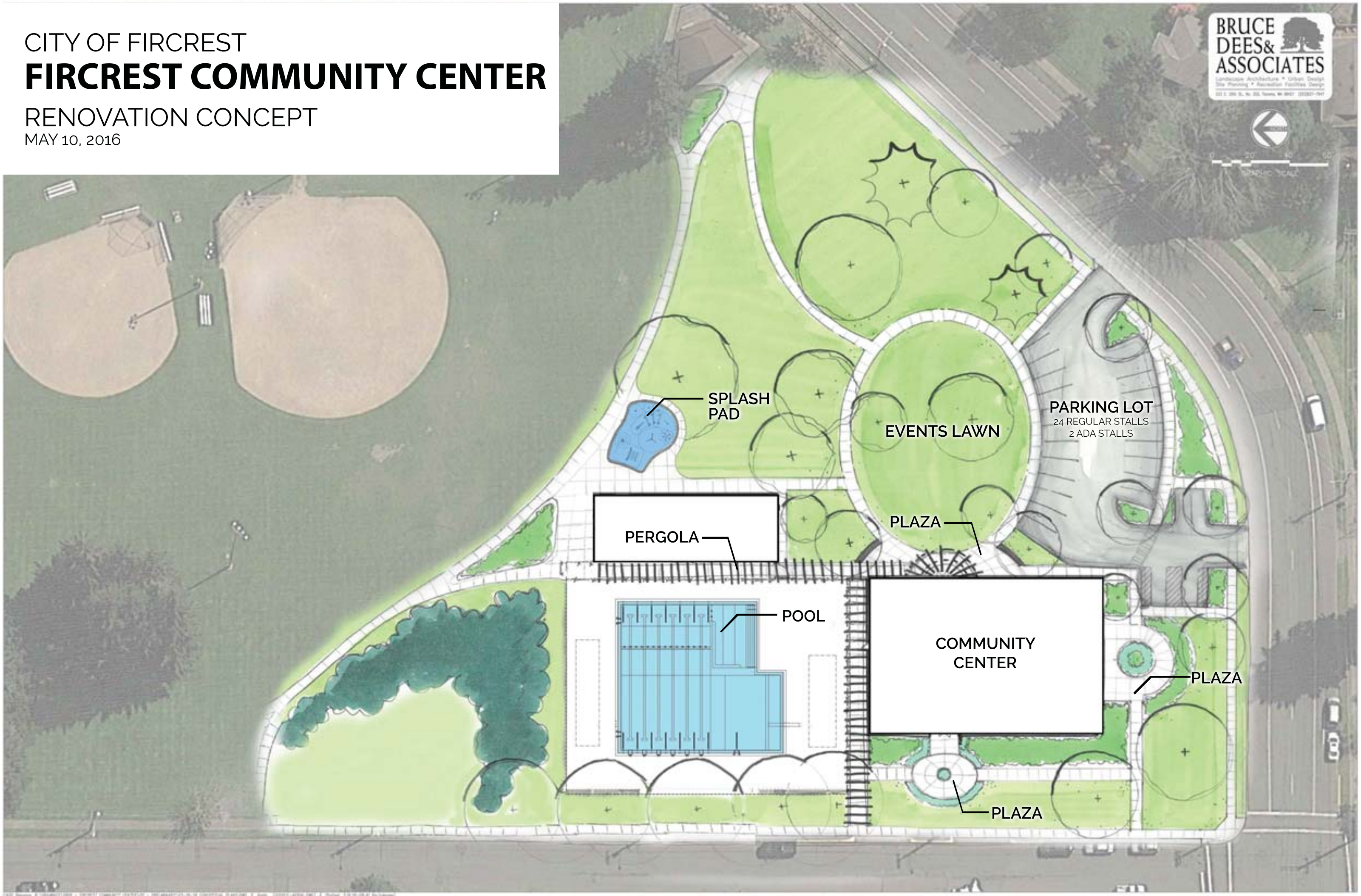
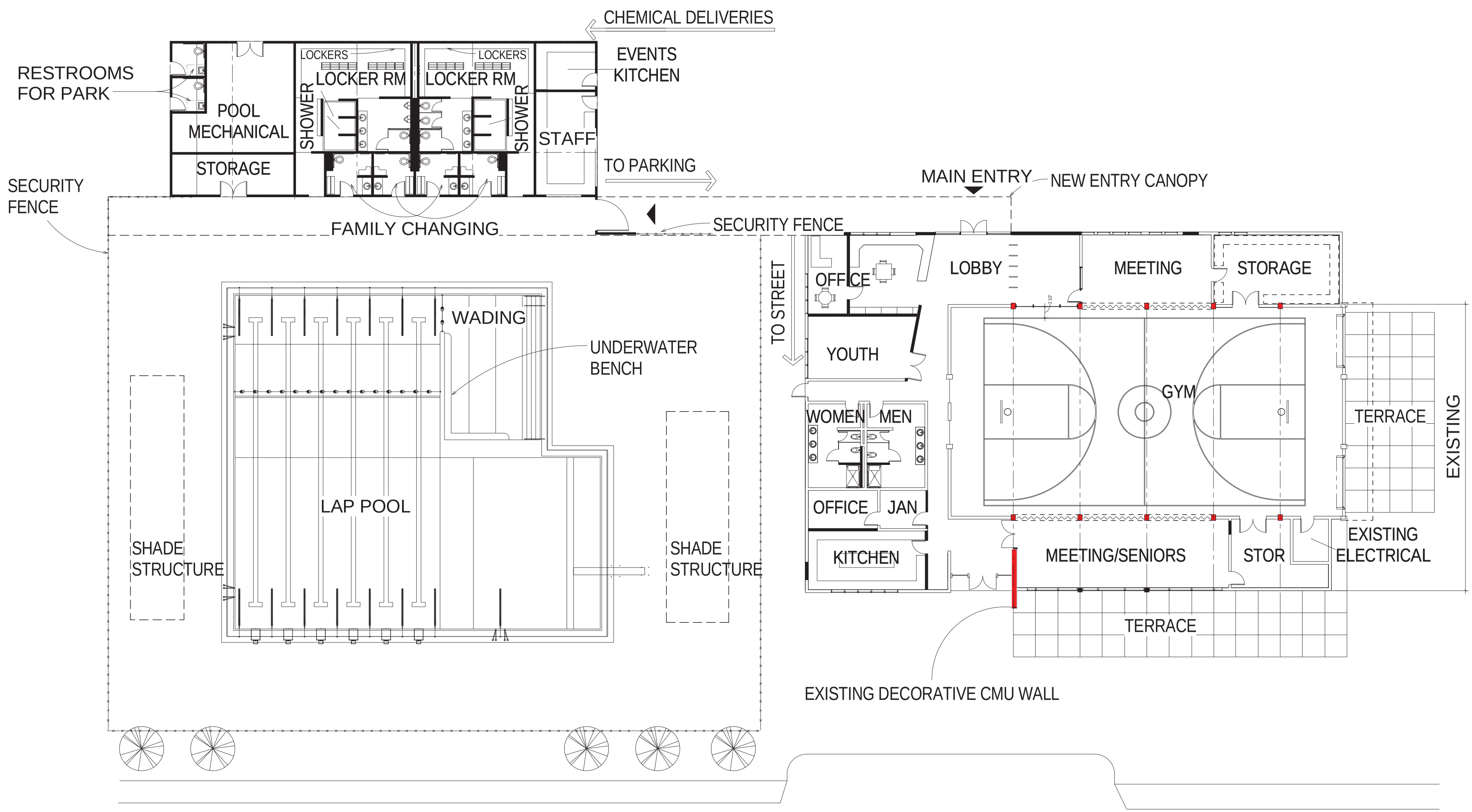
THE CITY OF FIRCREST



ROY H. MURPHY COMMUNITY CENTER AND POOL

RENOVATION - LANDSCAPE

5.16.16



ROY H. MURPHY COMMUNITY CENTER AND POOL

RENOVATION: **ARCHITECTURAL**

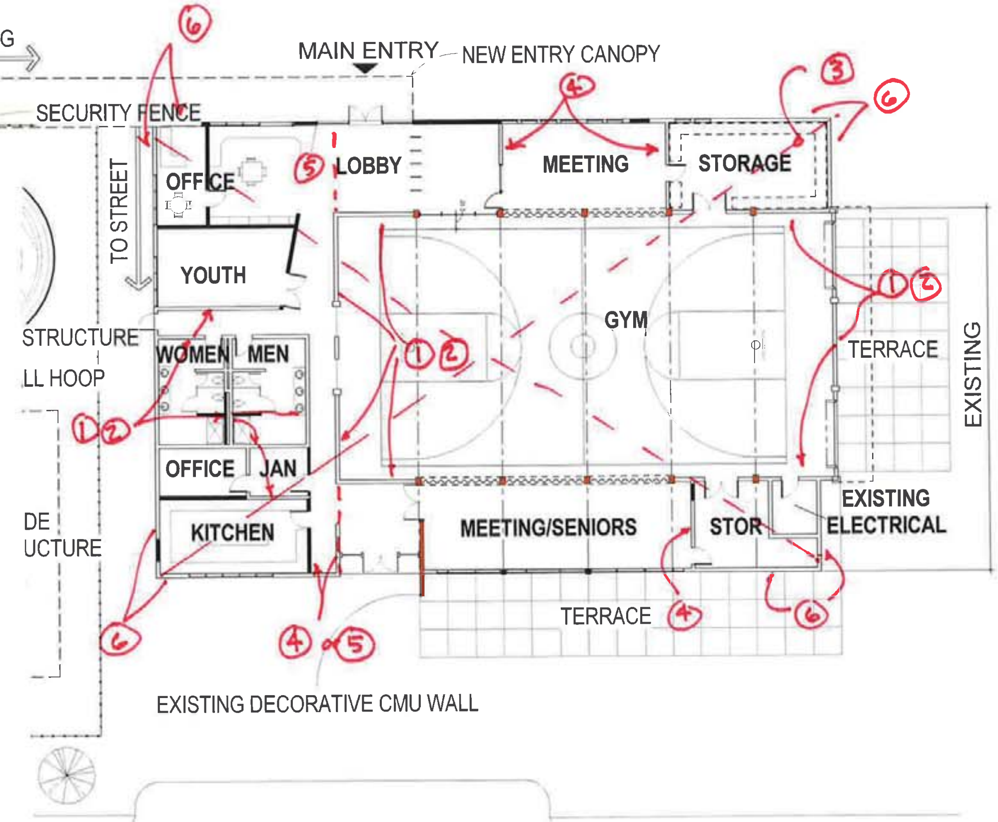
0 10 20 40

5.16.16

Renovation...............9,700 sqft
Pool Building...........3,400 sqft

a|r|c ARCHITECTS

THE CITY OF FIRCREST



Renovation Anticipated Scope of Work

We are showing two levels of structural work for this option. Option 1 is not providing a seismic/structural upgrade. Only item 1 would be included. The balance of the structural work described is to upgrade the building to current existing building standards assuming a 2015 International Existing Building Code (IEBC) reduced level seismic forces.

in estimate

1. Anchor the CMU gymnasium and restroom walls into the wood roof structure above.
2. Strong back the CMU walls with steel columns at approximately 8 feet on center. This can be done in conjunction with item 1 above. At the tall gymnasium walls we estimate 6-8 inch tube or wide flange columns anchored to the walls and roof that can be located on either side of the wall. At the restroom walls we estimate 3-4 inch tube columns.
3. Improve roof diaphragm. This would include verifying existing plywood construction. Assuming it is there providing blocking at panel edges for 30% of the roof, renailing 50% of the roof plywood, providing tension straps to develop wall anchorage for 20% of the roof and provide more positive diaphragm connection between the roof plywood and CMU or plywood shear walls most likely consisting of blocking at Simpson clips.
4. Provide additional interior plywood shear wall as noted on plan. This would include a concrete foundation assuming none exist at the wall location.
5. Diaphragm collector or plywood shear wall adjacent to north end of gymnasium.
6. Verify nailing and presence of plywood sheathing. We are assuming as a minimum shear wall hold downs will be required at each end or adjacent to wall openings.
7. Exterior 2x6 wood stud walls at 16 inches on center with ½ inch plywood.
8. Interior 2x6 wood stud walls at 16 inches on center with plywood shear wall near center of building.
9. 11 7/8 inch I joist at 32 inches on center with ¾ inch T&G plywood roof sheathing.

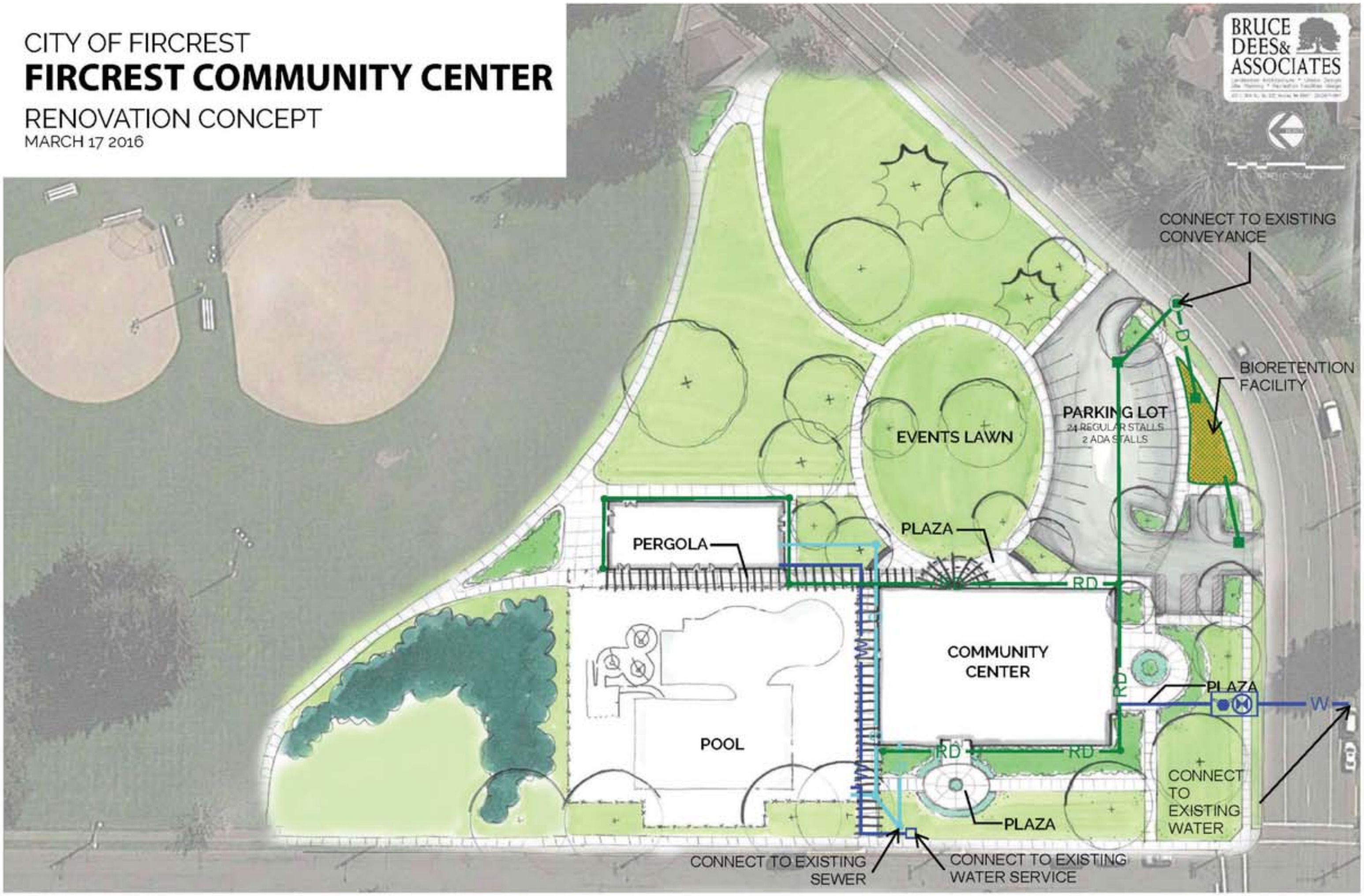
arc ARCHITECTS

ROY H. MURPHY COMMUNITY CENTER AND POOL

RENOVATION: STRUCTURAL

5.16.16

THE CITY OF FIRCREST



PREDEVELOPED

PGIS	11140 SF
NPGIS	47944 SF
TOTAL IMPERVIOUS	59084 SF
TOTAL PERVIOUS	82195 SF

DEVELOPED

PGIS	10339 SF
NPGIS	52916 SF
TOTAL IMPERVIOUS	63255 SF
PERVIOUS	78024 SF

LEGEND

- BIORETENTION FACILITY
- BACKFLOW PREVENTER
- CATCH BASIN
- FIRE DEPARTMENT CONNECTOR
- MANHOLE
- POST INDICATOR VALVE
- ROOF DRAIN/ FOOTING DRAIN — RD —
- SEWER — S —
- SEWER CLEAN OUT
- STORM CLEAN OUT
- STORM DRAIN — D —
- WATER — W —

arc ARCHITECTS

ROY H. MURPHY COMMUNITY CENTER AND POOL

RENOVATION: **CIVIL**

5.16.16

THE CITY OF FIRCREST

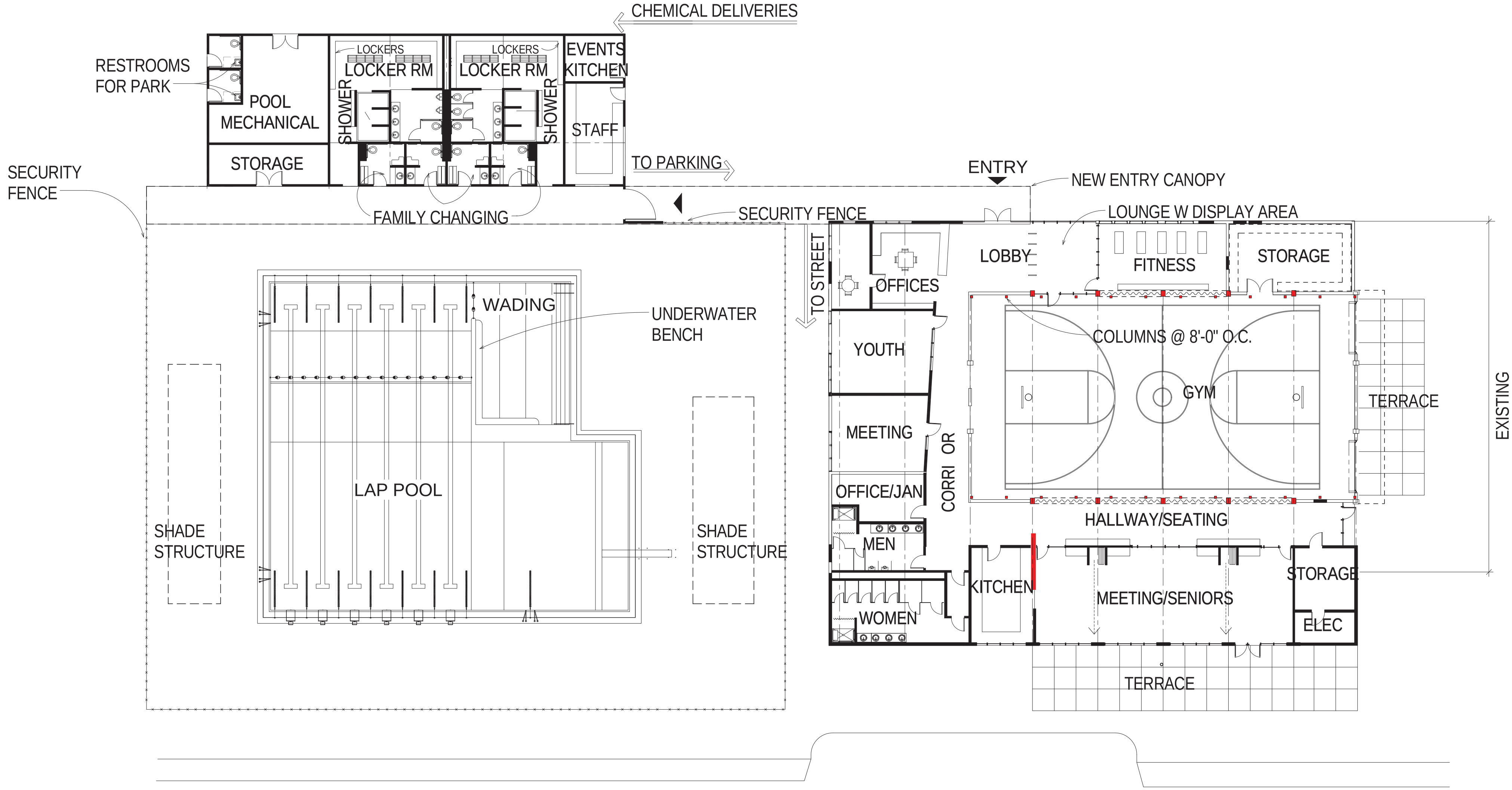
ROY H. MURPHY COMMUNITY CENTER AND POOL

ADDITION - LANDSCAPE

5.16.16

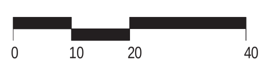
arc ARCHITECTS

THE CITY OF FIRCREST



ROY H. MURPHY COMMUNITY CENTER AND POOL

ADDITION: ARCHITECTURAL

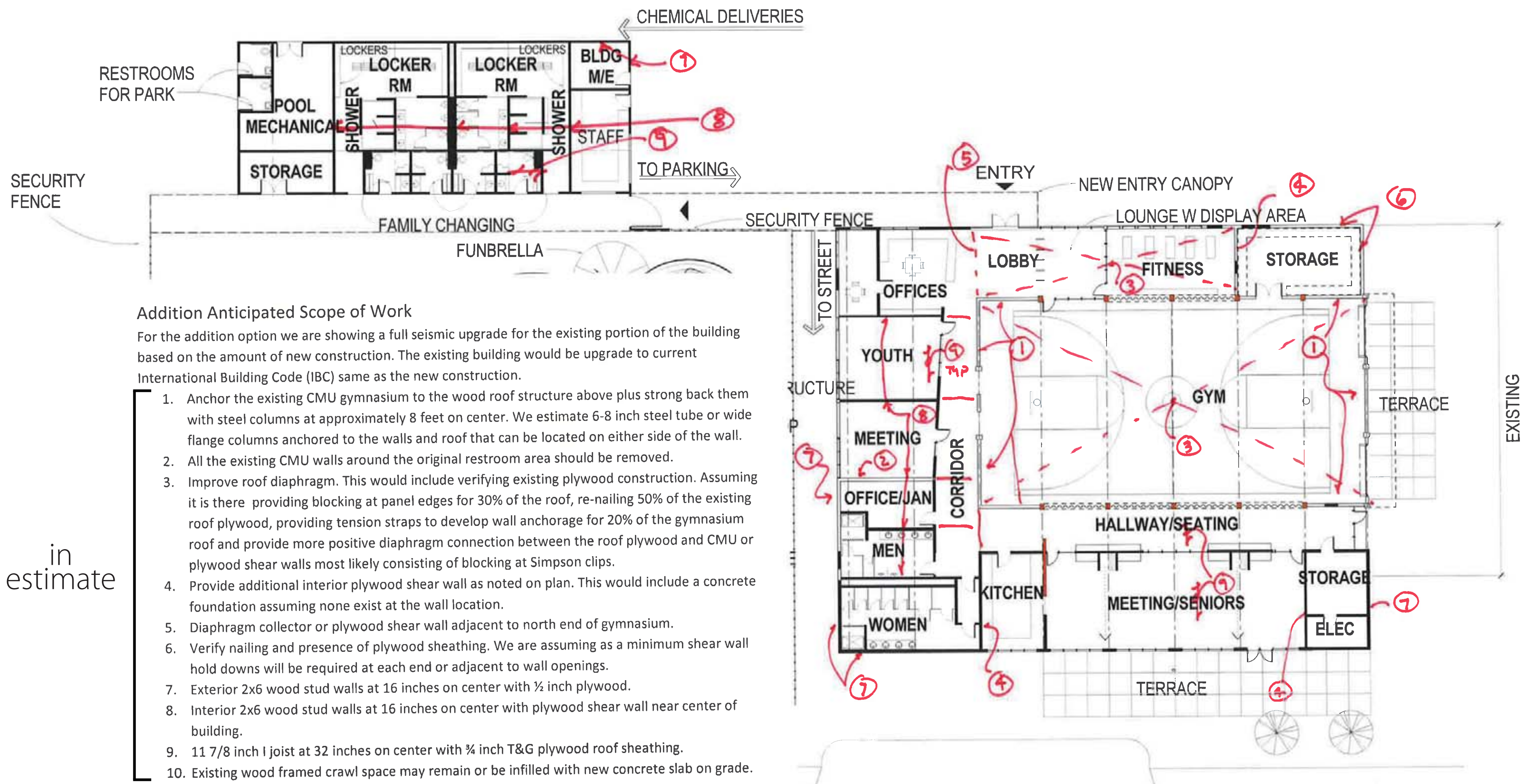


5.16.16

Addition.....................11,800 sqft
Pool Building...........3,400 sqft

a|r|c ARCHITECTS

THE CITY OF FIRCREST



Addition Anticipated Scope of Work

For the addition option we are showing a full seismic upgrade for the existing portion of the building based on the amount of new construction. The existing building would be upgrade to current International Building Code (IBC) same as the new construction.

in estimate

1. Anchor the existing CMU gymnasium to the wood roof structure above plus strong back them with steel columns at approximately 8 feet on center. We estimate 6-8 inch steel tube or wide flange columns anchored to the walls and roof that can be located on either side of the wall.
2. All the existing CMU walls around the original restroom area should be removed.
3. Improve roof diaphragm. This would include verifying existing plywood construction. Assuming it is there providing blocking at panel edges for 30% of the roof, re-nailing 50% of the existing roof plywood, providing tension straps to develop wall anchorage for 20% of the gymnasium roof and provide more positive diaphragm connection between the roof plywood and CMU or plywood shear walls most likely consisting of blocking at Simpson clips.
4. Provide additional interior plywood shear wall as noted on plan. This would include a concrete foundation assuming none exist at the wall location.
5. Diaphragm collector or plywood shear wall adjacent to north end of gymnasium.
6. Verify nailing and presence of plywood sheathing. We are assuming as a minimum shear wall hold downs will be required at each end or adjacent to wall openings.
7. Exterior 2x6 wood stud walls at 16 inches on center with ½ inch plywood.
8. Interior 2x6 wood stud walls at 16 inches on center with plywood shear wall near center of building.
9. 11 7/8 inch I joist at 32 inches on center with ¾ inch T&G plywood roof sheathing.
10. Existing wood framed crawl space may remain or be infilled with new concrete slab on grade.

arc ARCHITECTS

ROY H. MURPHY COMMUNITY CENTER AND POOL

ADDITION: STRUCTURAL

5.16.16

THE CITY OF FIRCREST

PREDEVELOPED

PGIS	11140 SF
NPGIS	47944 SF
TOTAL IMPERVIOUS	59084 SF
TOTAL PERVIOUS	82195 SF

DEVELOPED

PGIS	13979 SF
NPGIS	57443 SF
TOTAL IMPERVIOUS	71422 SF
PERVIOUS	69857 SF

LEGEND

- BIORETENTION FACILITY
- BACKFLOW PREVENTER
- CATCH BASIN
- FIRE DEPARTMENT CONNECTOR
- MANHOLE
- POST INDICATOR VALVE
- ROOF DRAIN/ FOOTING DRAIN — RD —
- SEWER — S —
- SEWER CLEAN OUT
- STORM CLEAN OUT
- STORM DRAIN — D —
- WATER — W —

arc ARCHITECTS

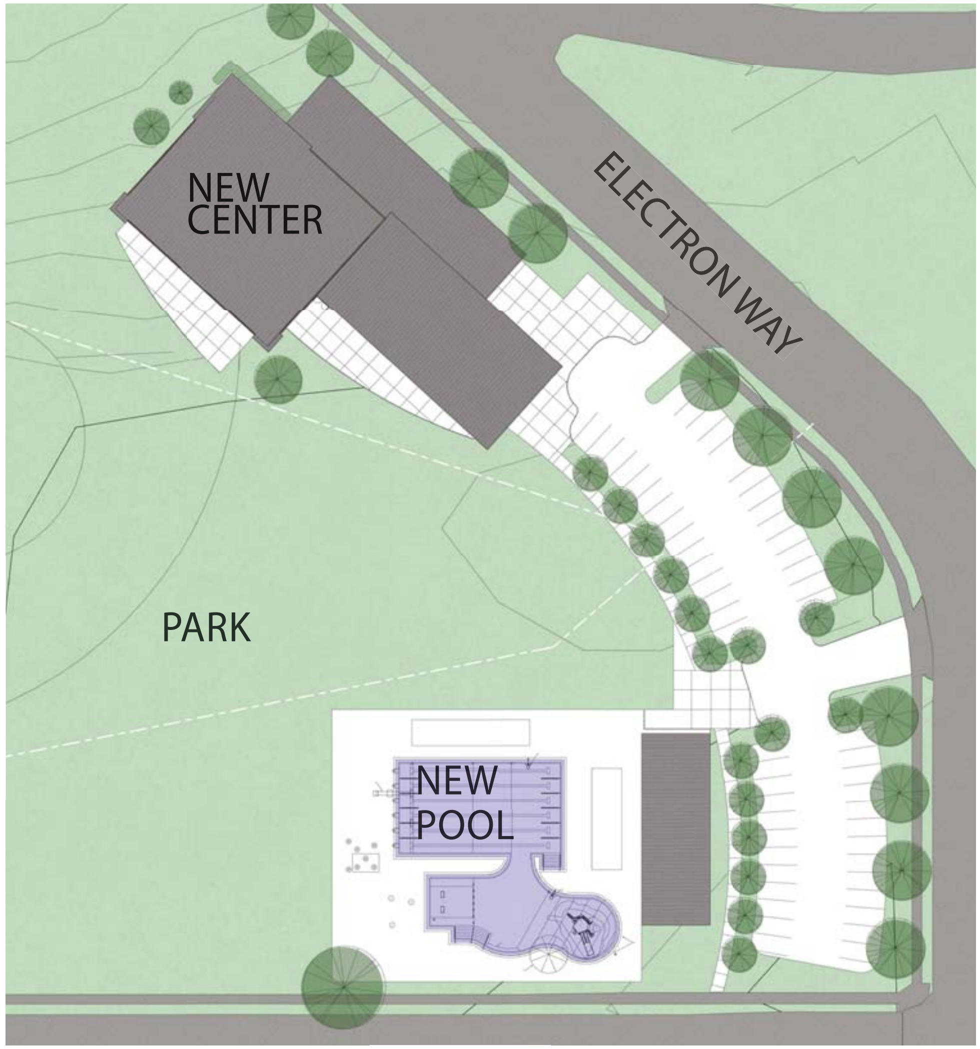
ROY H. MURPHY COMMUNITY CENTER AND POOL

ADDITION: CIVIL

5.16.16

BRUCE DEES & ASSOCIATES

THE CITY OF FIRCREST



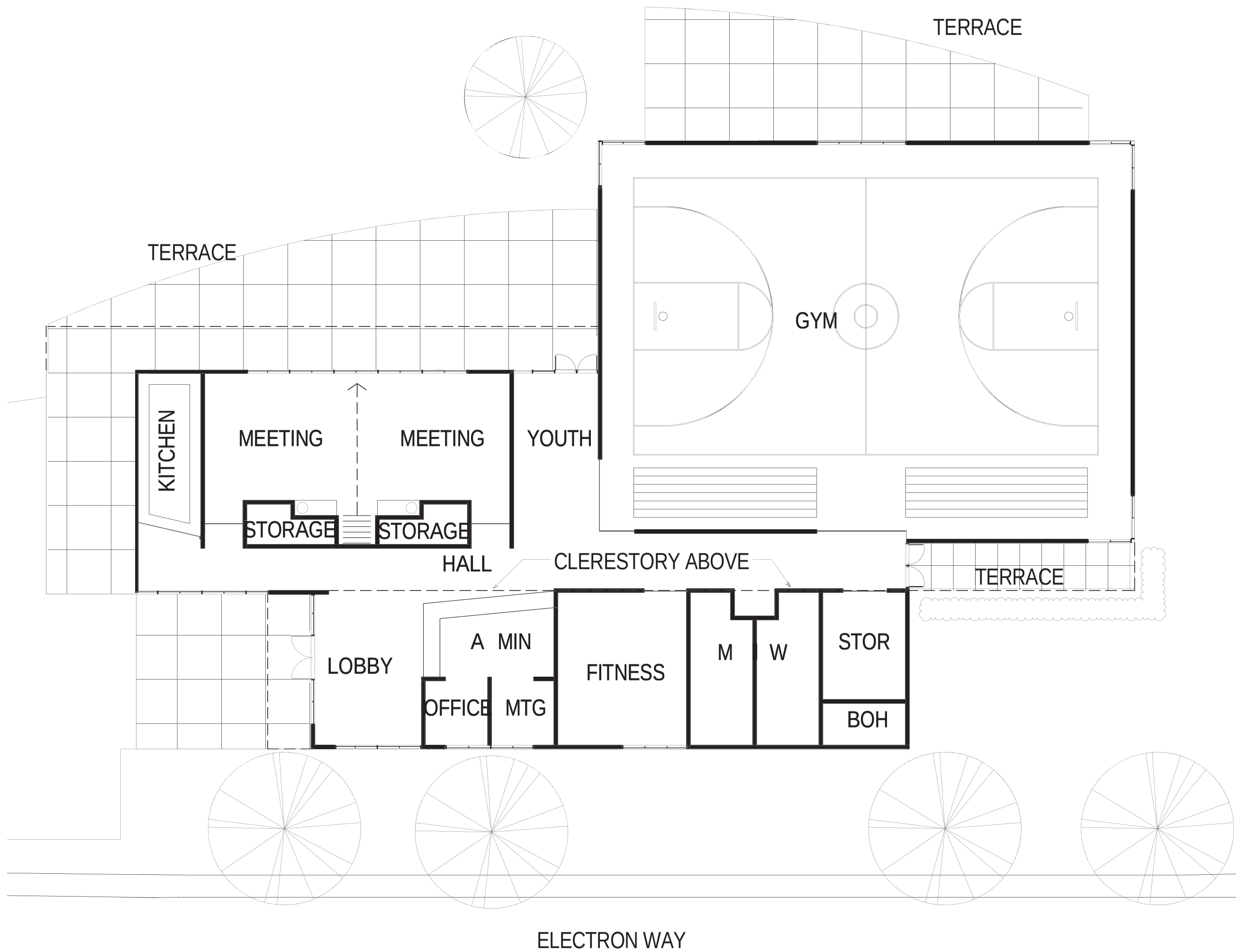
ROY H. MURPHY COMMUNITY CENTER AND POOL

NEW: SITE

5.16.16

arc ARCHITECTS

THE CITY OF FIRCREST



a|r|c ARCHITECTS

ROY H. MURPHY COMMUNITY CENTER AND POOL

NEW: PLAN

0 10 20 40

5.16.16

New Construction...14,000 sqft
Pool Building................3,400 sqft

THE CITY OF FIRCREST

	RENOVATION	ADDITION	NEW @ 14,000 sf	NEW @ 13,000 sf
Community Center	$2,029,000	$3,800,000	$4,200,000	$3,900,000
Pool Building	$1,100,000	$1,100,000	$1,100,000	$1,100,000
Site, Pool and Splash Pad	$3,750,000	$3,800,000	$4,000,000	$4,000,000
ESTIMATED CONSTRUCTION COST	$6,879,000	$8,700,000	$9,300,000	$9,000,000
Soft Costs 40%	$2,751,600	$3,480,000	$3,720,000	$3,600,000
ESTIMATED PROJECT COSTS	$9,630,600	$12,180,000	$13,020,000	$12,600,000
Possible Deducts				
Some Landscape	-$250,000	-$250,000		
Pergola	-$190,000			
Possible Adds				
Recommended Electrical	$119,000	$63,000		
Breakout Costs				
Pool and Deck	$1,520,000	$1,520,000	$1,520,000	$1,520,000
Splash Pad	$370,000	$370,000	$370,000	$370,000
Gym Flooring (no markup needed)	$85,000	$85,000	$85,000	$85,000

ARC ARCHITECTS

ROY H. MURPHY COMMUNITY CENTER AND POOL

ESTIMATED COSTS

5.16.16

THE CITY OF FIRCREST

① New Pool and Renovated Center

- Estimated project budget - $9,630,600
- Could be phased to spread out costs
- Significant investment in a 50-year building

② New Pool and Addition to Center

- Estimated project budget - $12,180,000
- Could be phased to spread out costs
- Very significant investment in a 50-year building

③ New Pool and New Center

- Estimated project budget - $12,600,000 to $13,020,000
- Can be phased to avoid shutdown of either pool or center
- New facilities with a new 50 year life

④ New Pool and Delayed New 13,000 sf Center at Current Location

- Estimated project budget Pool & Splash Pad - $3,520,000
- Estimated project budget Site & Center $9,080,00
- Get a new pool soon
- No significant investment in the existing center
- New facilities with a new 50-year life

arc ARCHITECTS

ROY H. MURPHY COMMUNITY CENTER AND POOL

STRATEGIES

5.16.16

THE CITY OF FIRCREST

Counsilman-Hunsaker
AQUATICS FOR LIFE

Meeting Notes

Project:	Fircrest, Washington Outdoor Pool
By:	Doug Cook, PE
Date of Meetings:	January 25, 2016
Location:	Fircrest Community Center
Attendees:	Stan Lokting with ARC, Jeff, Rick, Gary, Andy, and Phaedra with the City of Fircrest, and Doug Cook

---

1. The purpose of the meeting was to discuss programming for the new outdoor pool.

2. Doug Cook presented the following agenda which was followed for the meeting:
   a. User Groups and Programming
   b. Pool Configuration – Size, shape, and depth
   c. Aquatic Amenities
   d. Pool Mechanical Items

3. The following user groups and programming items were discussed:
   a. Swim lessons are provided with 4-5 sessions per summer totaling 1,500 – 2,000 swim lessons per summer. Could do more level 1 lessons. Lessons provided from 3 years old and up.
   b. Swim team – 18 & under. Have about 60 kids on the team. Compete in 7 team league. Mostly recreational. Host league meet each year. 2 practices a day during the week. The desire is to maintain the league meet. 2 coaches are on staff. Host 3-4 other meets.
   c. Open swim from 1:30 to 4:30 on weekdays. 1:30 to 6 and 6:30 – 8:30 on the weekends. Could have 350-400 patrons during warm day. 150-200 is normal. Charge $2.25 for resident and $4.00 for non-resident.
   d. Minimal lap swimming is currently provided - would like to provide more availability.
   e. 8 lifeguards are currently on staff.
   f. May want to start a masters swim team
   g. Water aerobics is desired
   h. Fire department does some water rescue training
   i. Party Rentals – have about 15 per year

4. The following was discussed regarding pool configuration:
   a. The current pool is kept warmer – around 84 degrees. Desire to maintain 84-85 for new pool.
   b. The current pool configuration is an L shaped pool. There is also a small wading pool that is available to the park without having to pay and go through the rec center.
   c. We discussed several pool options and the option that is desired by the group is a combined lap and leisure pool. The desire is to have 6 lap lanes and an equivalent sized recreational areas.
   d. Depth of the pool will be from zero depth to 12'-6 under the diving board

5. The following Aquatic Amenities are desired:
   a. Currently have a portable basketball hoop and would like to have this in the new facility as well.
   b. Shade is desired. We discussed tension type shade structures and funbrellas in the pool.
   c. More storage is desired as a lot of equipment is currently kept on deck.
   d. Zero depth entry
   e. Diving board
   f. Waterslides – traditional, drop, and tot are all desired
   g. Play structure – a large play structure should be considered in the shallow zero depth entry area
   h. Moving water – vortex or current channel – desired but not highest priority
   i. Sprayground or sprayground type features combined in the zero depth entry area
   j. Space or room for party rentals

6. The following mechanical items were discussed:
   a. Groundwater is high. The pool floated and is causing some concrete cracking issues.
   b. We discussed several gutter and skimmer options and a deck level gutter is desired.
   c. Pool shell to be concrete
   d. Finish to be Diamond Brite – quartz aggregate finish
   e. Sanitizer to be sodium hypochlorite (liquid chlorine)
   f. pH Buffer to be muriatic acid
   g. UV is desired
   h. Water meter will be provided
   i. Filters to be high rate sand
   j. Pumps will be flooded suction type of any manufacturer for competitive bidding
   k. Chemical controller will be provided and open to any manufacturer

7. Action Items:
   a. After design is complete, CH will comment on quantity of lifeguards needed
   b. CH to provide costs for feature options once a layout is developed

meeting minutes

MEETING #:	**PROGRAMMING MEETINGS**
MEETING DATE:	Community Center Meeting, 1.12.16 Aquatic Center Meeting, 1.25.16
PROJECT:	Fircrest Community Center and Community Pool Study
PRESENT:	See Below
DISTRIBUTION:	Jeff Grover Rick Rosenbladt Design Team
MINUTE TAKER:	Stan Lokting

The notes from the two meetings below will form the basis of the design options that ARC and the consultant team will provide for client review.

For the "Renovation Option," not all of the rooms that are desired will be possible given the limitations of the existing building footprint.

For the "Addition Option" and "New Option" the goal will be to provide as many of the rooms as possible, within the limitations of the site and budget.

MEETING #1 – COMMUNITY CENTER PROGRAM

Attendees: Rick, Jeff, Andy, Phaedra, Andrew (DCW), Matthew (ARC), Stan (ARC)

1. General. Very poor flow. Staff can't see entrances. Lobby is hidden from staff view. Have to walk through gym to get to other rooms.

2. Lobby. In addition to entry and reception, can include a library with cultural and historic displays. A space for waiting, socializing,

3. Gym
   a. Court is Junior High size; understood that this is the limit given the room size
   b. Handles events of up to 275 people
   c. Rubber floor over vinyl asbestos tile; both will need to be removed for installation of new wood floor.
   d. City runs a basketball program, age 4 – seniors
   e. Would like folding portable bleachers, but can't be in the gym-proper given size of sidelines
   f. Needs better organized storage that caters to putting up / taking down for events

4. Meeting Rooms
   a. Existing meeting room (NE corner of building) works well for 40 people
   b. Classroom B also good for 40 people
   c. 2 to 3 additional meeting rooms needed, for 15 or less, 70 – 100.
   d. A larger meeting room that could be divided into smaller rooms would serve these needs
   e. Unless there are significant numbers of people, the gym doesn't work well for meetings – too cavernous, echoes, feel empty.
   f. Rooms should have sinks for coffee
   g. Ballet can happen in a meeting room

5. Kitchen. Commercial grade equipment. Located to serve meeting rooms and gym. Acoustically isolated.

6. Youth Room. Easy to see from staff areas. Games, library, seating, youth-oriented aesthetics.

7. Exercise / Fitness Room. Include this if space is available. ARC understanding is that his is for resistance equipment and stretching. Verify whether free-weights needed.

8. Existing Restroom (in Community Center). Upgrade existing restrooms for ADA, better layout, etc. Include 1 shower in each restroom (for people using gym and maybe those using the aquatic center.

9. Site.
   a. Move outdoor basketball across the street, to provide more parking, better entry, landscape at building, etc.
   b. The turnaround at the west entry is not needed. Better to have on-street parking.
   c. The monument that is there is not precious.

10. Other
    a. Many classes are contracted
    b. No dedicated senior area
    c. No dedicated computer room, WiFi will handle most needs.
    d. No daycare or child-watch

11. Aquatics. We discussed aquatics but all points of discussion were revisited in the Aquatics Program meeting, see below.

MEETING #2 – AQUATICS

Attendees: Rick, Jeff, Andy, Phaedra, Gary, Doug (Counsilman Hunsaker), Stan

(to follow)

Geotechnical Engineering Services Report

Fircrest Community Center and Pool
Fircrest, Washington

for
ARC Architects

March 18, 2016

GeoEngineers
Earth Science + Technology

Geotechnical Engineering Services Report

Fircrest Community Center and Pool
Fircrest, Washington

for
ARC Architects

March 18, 2016

GeoEngineers

1101 South Fawcett Avenue, Suite 200
Tacoma, Washington 98402
253.383.4940

Geotechnical Engineering Services Report

Fircrest Community Center and Pool
Fircrest, Washington

File No. 4639-005-00

March 18, 2016

Prepared for:

ARC Architects
1101 East Pike Street
Seattle, Washington 98122

Attention: Stan Lokting, LEED, AP BD+C

Prepared by:

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GEOENGINEERS

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INTRODUCTION AND PROJECT UNDERSTANDING

This report presents a summary of our findings, conclusions, and recommendations addressing geotechnical aspects of a feasibility study for proposed improvements to the existing Fircrest Community Center and Pool. The community center is located at 555 Contra Costa Avenue, Fircrest, Washington as indicated on the Vicinity Map, Figure 1. Our current services are provided in general accordance with the agreement between GeoEngineers and ARC Architects, authorized on December 12, 2015.

Our understanding of the proposed project is based on information provided by you and discussions with you. We understand the project is still in conceptual design stage with the City of Fircrest Department of Parks and Recreation (Fircrest Parks). Three alternatives are under consideration by Fircrest Parks: 1) renovation of the existing facility, 2) renovation and expansion of the existing facility, and 3) demolition of the existing facility and construction of a new facility. Existing site features and the project site are shown on the Site Plan, Figure 2.

The community center is located within Fircrest Park. We understand that a former lake, which has been filled, is located within the limits of the park. Figure 3, Historic Site Photo (1931), shows the extent of the lake in 1931 relative to existing features. Based on our experience lakes such as these (referred to as kettle lakes) often have soft sediments susceptible to settlement under building loads. The thickness of these sediments can vary, but are generally between about 10 to 30 feet thick. Additionally, shallow groundwater is typically present. We understand that when the pool was drained several years ago it began to rise out of the ground. This was likely due to the presence of shallow groundwater and the pool becoming buoyant.

PURPOSE AND SCOPE OF SERVICES

Because this project is in the feasibility stage, our services are intended to provide general geotechnical design recommendations and discussion of potential construction difficulties for each of the three proposed alternatives. Our proposed scope of services includes:

1. Reviewing readily available published geologic data in the project vicinity and available nearby geotechnical information from our in-house files.
2. Performing a site reconnaissance to visually evaluate existing surface conditions and mark out potential exploration locations.
3. Preparing an exploration plan based on our understanding of the proposed building and pool location(s) and our experience in the project vicinity.
4. Locating and coordinating clearance of existing utilities. We contacted the “One-Call Underground Utility Locate Service” prior to beginning explorations.
5. Retaining a private locating service to identify utilities not located by the One-Call.
6. Exploring soil and groundwater conditions at the project site by advancing three borings to depths between 11½ feet and 21½ feet below existing site grades. One of the borings was completed as a monitoring well.

7. Performing laboratory tests on selected soil samples obtained from the explorations to evaluate pertinent engineering characteristics. The laboratory testing program consisted of moisture content determinations, organic content determinations, percent fines determinations, and sieve analysis tests.
8. Providing a discussion of the subsurface conditions encountered, including the depth and composition of soil, and depth to groundwater. We also provide a discussion of the potential impacts that the soil and groundwater conditions could have on design and construction.
9. Discussing seismic considerations including International Building Code (IBC) seismic design parameters, an assessment of potential risks associated with liquefaction- and landslide-related hazards, and an assessment of the potential risks associated with surface fault rupture, where applicable.
10. Providing recommendations for shallow foundations, including foundation bearing surface preparation, allowable soil bearing pressures, settlement (total and differential) estimates, lateral earth pressures and coefficient of friction for evaluating sliding resistance.
11. Discussing preliminary pile options for up to two types of deep foundations. Our discussion includes our opinion of applicable foundation types and constructability.
12. Providing recommendations for support of on-grade floor slabs, including capillary break, vapor retarder, underslab drainage, and modulus of subgrade reaction.
13. Providing recommendations for site preparation and earthwork, including clearing and stripping, temporary and permanent cut slopes, suitability of on-site soils for use as structural fill including constraints for wet weather construction, specifications for imported soil for use as structural fill, and fill placement and compaction requirements.
14. Providing recommendations for site drainage and control of groundwater that may be encountered, including subsurface drains and buoyancy considerations for design of the swimming pool.

SITE CONDITIONS

Vertical Datum

In this report we reference vertical elevation to the National Geodetic Vertical Datum of 1929 (NGVD29). Elevations provided from other sources may use another vertical datum for referencing elevations. When possible the reference datum is identified and converted to an approximate elevation relative to the NGVD29.

Geology and Groundwater Review

The geologic information we reviewed for the project vicinity includes the *Geologic Map of the Steilacoom 7.5 Minute Quadrangle, Pierce County, Washington* (Troost, in review) and the *Geologic Map of the City of Tacoma, Pierce County, Washington* (Smith, 1977). Both maps identify the soil in the project vicinity as recessional outwash, which is shown to continue south generally following the alignment of Leach Creek. Recessional outwash is typically described as consisting of a stratified sand and gravel deposited by streams emanating from the face of a retreating glacier. Outwash deposits can also contain glaciolacustrine silt deposited in ponds or lakes from glacier melt water.

To gain an understanding of groundwater conditions near the project site we reviewed the "Water Resources of the Tacoma Area" (Griffin, et al., 1962), the Washington State Department of Ecology (Ecology) well log database, and select boring and monitoring well logs from our in-house files. The Griffin report includes a figure showing "water-table contours" with a 25-foot contour interval. Based on our review, we interpret the regional water table in the project vicinity at approximately Elevation 225 feet (NGVD29).

Surface Conditions

Existing Conditions

The existing community center is located within Fircrest Park. The areas surrounding the park is developed as single family residential. Fircrest Park is bound on the west by Contra Costa Avenue. Electron Way forms the south/southeast boundary of the park. The east and north sides of the park are bounded by Spring Street. For the purposes of this report we define the project area as the southwest portion of the park where the community center is located, as shown on Figure 2.

The existing community center facility faces Contra Costa Avenue and consists of a complex that is aligned north-south. Structures within the complex include an in-ground swimming pool, the community center building, parking areas and drive lanes, and an outdoor basketball court.

The swimming pool is located at the north end of the complex. Around the pool is a concrete patio area, which is raised about 2 feet above the surrounding ground surface of the park. South of the pool is the community center building, which appears to be of wood-frame construction. Existing foundation support of the building was not readily apparent. However, we did not observe indications of stress that would be expected to result from settlement of foundation elements. An asphalt concrete pavement (ACP) parking area is located south of the building, which is accessed from Electron Way. An outdoor basketball court is located east of the building and north of the parking area.

Open park space is located east of the community center complex. The ground surface is approximately level and surfaced with grass. Large coniferous trees are located along Electron Way near the south end of the project site.

Site History

We reviewed historic aerial photographs available on City of Tacoma GovME website and Google Earth historical imagery. The GovME website provides three aerial photographs that include the project sites taken in 1931, 1950 and 1973. The dates (month/day) of the photos presented on the GovME website are not provided.

In the 1931 photograph, Contra Costa Avenue, Electron Way, and Spring Street are present, but the project site surrounding areas are largely undeveloped. A small lake is visible near the center of the park, in the northeast portion of project site as shown on Figure 3. What appears to be dense areas of trees are visible along the west and south boundaries of the project site near Contra Costa Avenue and Electron Way.

In the 1950 photograph, the project site remains largely undeveloped. The lake is noticeably smaller, the trees along Contra Costa Avenue have been removed, and a structure is present within the park north of the project site. Because the timing of the photograph is not known, it is difficult to interpret if the cause of the smaller lake size is due to seasonal effects or some other cause.

In the 1973 photograph, the existing buildings appear in approximately their current configuration as does the remaining portion of the project site and park in general. The lake is no longer visible and only a few trees remain near the south end of the site near Electron Way.

The Google Earth historical imagery provides a series of aerial photographs taken between 1990 and 2015. No significant changes were noticed in the photos relative to current site conditions.

Subsurface Conditions

Subsurface Explorations

We explored subsurface conditions at the site by advancing three borings to depths between 11½ feet and 21½ feet below the ground surface (bgs) at the approximate locations indicated on Figure 2. The borings were advanced using a track-mounted drilling equipment. One of the borings was completed as a monitoring well (MW-2). Details of the exploration program including methodology, summary logs of the borings and monitoring well, laboratory testing methodologies, and results of the laboratory testing are included in Appendix A.

Soils

At the exploration locations we encountered materials which we interpret as fill, native lake deposits, and native glacial deposits. Below we provide brief descriptions of each soil unit and approximate depths at which the soils were observed.

Fill

Material we interpret to be fill was encountered at all three exploration locations. The fill extended from the ground surface to depths between about 2½ and 4 feet bgs. At the locations explored, the fill consisted of silt and silty sand. The silt was observed to be in a soft to medium stiff condition; the silty sand was observed to be in a loose to medium dense condition.

Lake Deposits

Material we interpret to be derived from the former lake were encountered at the location of boring B-3 and extended from below the fill to a depth of about 14 feet bgs. At this location these deposits consisted of organic silt. The organic silt was observed to be in a very soft to soft condition.

Glacial Deposits

Materials we interpret to be glacial in origin were encountered at all three exploration locations and extended from below the fill and lake deposits to the depths explored. At the locations explored, the glacial deposits predominantly consisted of silty sand in a medium dense to very dense condition. Dense gravel with silt was observed in boring B-1 at a depth of about 11 feet.

Groundwater

Groundwater was observed at the time of drilling in all three explorations. The table below provides measured depth to groundwater at MW-2.

TABLE 1: GROUNDWATER READINGS AT MW-2

Date	Depth to Groundwater (feet)[1]
January 25, 2016	3.15
February 23, 2016	3.13
March 14, 2016	2.94

Note:

[1] Depth measured from top of PVC casing within well monument. Elevation is undetermined.

Based on the site history, conditions observed in our explorations, and our experience we anticipate shallow groundwater to be present year round. Although the magnitude of seasonal groundwater fluctuation is not known, we anticipate the groundwater to be lowest near the late summer and early fall months and the highest groundwater levels to occur near the late winter and early spring months.

Summary and Discussion

Based on the conditions observed in our explorations, it appears that the center and north portions of the project site are underlain by native glacial deposits. The south portion of the project site appears to be underlain by soft lake deposits. Based on the lake visible in Figure 3, lake deposits could be anticipated in the vicinity of MW-2. However, the aerial photographs only show a particular moment in time and the previous location, width, and depth of the lake is unknown. Because the lake deposits were only encountered in one of our explorations, the lateral extent and variation in depth of the soft sediments is not known. In our opinion, the presence of the lake deposits and shallow groundwater could potentially be a factor to consider during design and construction of the proposed improvements particularly if option 3, new construction, is selected.

SEISMIC DESIGN CRITERIA

General

The site is located in western Washington, which is seismically active. Seismicity in this region is attributed primarily to the interaction between the Pacific, Juan de Fuca and North American tectonic plates. As the Juan de Fuca plate is subducted beneath the North American plate at the Cascadia Subduction Zone (CSZ) intercrustal (between plates) and intracrustal (within a plate) earthquakes are produced.

Ongoing research by geologists regarding large magnitude CSZ-related intercrustal earthquake activity along the Washington and Oregon coasts suggest as many as five large magnitude earthquakes (magnitude 8 to 9) have occurred along the CSZ in the last 1,500 years at intervals between about 250 and 450 years, the most recent of which occurred about 300 years ago. Five large subduction zone earthquakes have been observed globally since 1960: 1) in 1960, a magnitude 9.5 earthquake occurred in Chile; 2) in 1964, a magnitude 9.2 earthquake occurred in Alaska; 3) in 2006, a magnitude 9.2 earthquake occurred in Indonesia; 4) in 2010, a magnitude 8.8 occurred of the coast of Chile; and 5) in 2011, a magnitude 9.0 occurred in Japan. No documented earthquakes of this magnitude have occurred along the CSZ during the recorded history of the Pacific Northwest.

Hundreds of smaller intracrustal earthquakes have been recorded in western Washington. Four of the most recent earthquakes were: 1) in 1946, a magnitude 7.2 earthquake occurred in the Vancouver Island, British

Columbia area; 2) in 1949, a magnitude 7.1 earthquake occurred in the Olympia area; 3) in 1965, a magnitude 6.5 earthquake occurred between Seattle and Tacoma; and 4) on February 28, 2001, a magnitude 6.8 occurred in Nisqually near Olympia.

Seismic Design Factors

Based on subsurface conditions encountered in our explorations and our understanding of the geologic conditions in the site vicinity, the site may be characterized as Class D in accordance with the 2012 IBC Design Manual. Seismic design parameters are provided in Table 2, below.

TABLE 2: 2012 IBC SEISMIC DESIGN VALUES

Site Coefficient	Site Factor	MCE[1] Spectral Response	Design Spectral Response
S_s = 1.305g	F_a = 1.000	S_{MS} = 1.305g	S_{DS} = 0.870g
S_1 = 0.512g	F_v = 1.500	S_{M1} = 0.769g	S_{D1} = 0.512g

Note:

[1] MCE = Maximum Considered Earthquake

Peak Ground Acceleration

The peak ground acceleration (PGA) is used in seismic analyses such as liquefaction, lateral spreading, and seismic slope stability as well as assessing seismic surcharge loads for retaining walls. Based on our understanding of site conditions, we recommend using a PGA of 0.536g as determined in accordance with Section 11.8.3 of American Society of Civil Engineers (ASCE) Standard 7-10.

Liquefaction Potential

Liquefaction refers to a condition where vibration or shaking of the ground, usually from earthquake forces, results in development of excess pore pressures in loose, saturated soils and subsequent loss of strength in the deposit of soil so affected. In general, soils that are susceptible to liquefaction include loose to medium dense sands to silty sands that are below the water table. The *Liquefaction Susceptibility Map of Pierce County* (Palmer, et al., 2004) indicates the soils along Leach Creek where the site is located have a "low to moderate" liquefaction potential. Based on our review, observations, and experience, it is accordingly our opinion that the potential for liquefaction at this site is moderate.

Organic-rich soils such as peat or organic silt, are described by Palmer, et al. (2004) as "not susceptible to liquefaction but may undergo permanent displacement or loss of strength as a result of earthquake shaking." If structures are to be located in the area near boring B-3 further investigations should be performed to better understand the potential impacts.

Lateral Spreading Potential

Lateral spreading related to seismic activity typically involves lateral displacement of large, surficial blocks of non-liquefied soil when a layer of underlying soil loses strength during seismic shaking. Lateral spreading usually develops in areas where sloping ground or large grade changes (including retaining walls) are present. Based on our understanding of the subsurface conditions and current site topography, it is our opinion that the risk of lateral spreading is low.

Surface Rupture Potential

According to the Washington Department of Geology and Earth Sciences map *Faults and Earthquakes in Washington State* (Czajkowski and Bowman, 2014), the closest mapped fault is the Tacoma fault approximately 3½ miles east of the project site. The location of the fault has been inferred from geophysical studies, there are no known surface expressions of the Tacoma fault. Paleoseismologic studies indicate the last event occurred approximately 1,000 years ago. Information regarding recurrence interval potential magnitude are not available. Based on this, it is our opinion that the risk for seismic surface rupture at the site is low.

CONCLUSIONS AND RECOMMENDATIONS

Summary

Based on the results of our geology review, subsurface exploration program, and experience, it is our opinion the portions of the project site are more conducive to development than others. In general, conditions favorable to shallow foundation support of buildings are present in the central and north portions of the project site. The final location of the proposed improvements will have an influence on which soil conditions will need to be addressed during design.

The following list provides a summary of our conclusions and recommendations. The specific sections must be reviewed for our complete recommendations.

- Subsurface conditions across the project site vary. Shallow foundation support of structures is unlikely to be feasible in the south portion of the project site near Electron Way.
- Shallow foundation support of buildings in the central and north portions of the project site, in our opinion, is feasible. Footings founded on the native glacial deposits, or structural fill extending to these soils may be designed using an allowable soil bearing pressure of 3,000 pounds per square foot (psf).
- Dewatering will be necessary for excavation of a new in-ground pool. Depending on the time of year dewatering may also be required for shallower excavations.
- The existing soils on site contain a significant percentage of fines (material passing the U.S. No. 200 sieve). This material may be difficult or impossible to work when wet or if earthwork is performed during wet conditions.

Design Alternatives

Below we provide a preliminary overview of the potential geotechnical issues associated with each alternative. Additional recommendations are provided in the sections following this overview.

Alternative 1 - Renovation

Based on our review, the existing community center was constructed in the mid-20th Century. As-built plans were not readily available during the time of this study, but based on the location and condition of surface soil, we anticipate that the existing community center was constructed with shallow spread footings. Additional geotechnical recommendations will not be required for renovation unless column or wall loads are increased, in which case we should evaluate the footings to determine if they are adequately designed to handle the increase loads.

Alternative 2 – Renovation and Expansion

If this alternative is selected, the primary geotechnical concern is the potential for differential settlement between the existing structure and new addition structures. The estimated magnitude of differential settlement and potential solutions are presented in the "Shallow Foundation" section, below. The foundation system selected and structural connection of the addition to the existing building will be influenced by the soil conditions present, anticipated structural loads, and settlement tolerance of the structures.

Alternative 3 - New Construction

If this alternative is selected, the primary geotechnical concern is the location of structures within the project site. The lake deposits observed in boring B-3 are susceptible to consolidation settlement under loads imposed by shallow foundations. Additionally, the full extent of the lake deposits is not known. If construction on these soils cannot be avoided, we provide preliminary recommendations for alternative foundations support.

Shallow Foundations

It is our opinion that shallow foundations may be suitable in portions of the project site. In areas of the project site underlain by glacial deposits the recommendations provided in this section can be used for design and construction of shallow spread footings.

Areas that are underlain by silt or organic silt such as observed in boring B-3 could experience significant post-construction settlement. Buildings constructed in areas underlain by compressible soils may need to consider the use of deep foundations for support. Recommendations for alternative foundation support option are provided in the "Soft Soil Foundation Options" section of this report.

Depth and Size

It is our opinion that shallow foundations can be used to support the proposed community center where medium dense to dense glacial deposits are located or in areas of unsuitable soil where ground improvement has been implemented.

Continuous wall or isolated column footings must bear directly on competent native glacial deposits or structural fill extending to native soils. Shallow footings may also be supported directly on improved ground. In either situation, we recommend a minimum width of 18 inches for continuous wall footings and 2 feet for isolated column footings. For frost protection, perimeter footing elements must be embedded at least 18 inches below the lowest adjacent external grade; internal footing elements must be embedded a minimum of 12 inches.

Foundation Bearing Surface Preparation

Foundation bearing surfaces must be uniformly firm and in an unyielding condition. Excavation for foundations should be performed using a smooth-edged bucket to limit bearing surface disturbance. Loose or disturbed materials present at the base of footing excavations must be removed or compacted. Voids created by the removal of cobbles, boulders or tree roots must be backfilled with structural fill. Foundation bearing surfaces must not be exposed to standing water. Should water collect in an excavation, the water must be removed and the bearing surface re-evaluated before placing structural fill, formwork or reinforcing steel.

If footings are to be located where existing fill is present, the fill should be overexcavated. The overexcavation should extend to competent glacial soils. The overexcavation must extend beyond each edge of a footing a horizontal distance equal to the depth of overexcavation or 2 feet, whichever is less. The footings may be founded directly on the competent native material or the overexcavation can be backfilled with structural fill to the design foundation bearing surface. We recommend we provide additional assistance in determining depth of overexcavation once building location and footing elevations are determined.

If the overexcavation extends below the groundwater table then the water should be pumped out to allow placement and compaction of structural fill in dry conditions. If this is not feasible, then quarry spalls can be placed to raise the working surface above the water level.

Allowable Soil Bearing Pressure

For the purposes of design we have assumed groundwater may be present at or below the bearing surface elevation and that drainage will be provided to prevent the foundation elements from becoming submerged. Footings founded as described may be designed using an allowable soil bearing pressure of 3,000 psf. The allowable soil bearing pressure value applies to long-term dead and live loads exclusive of the weight of the footing and any overlying backfill. When considering total loads, including transient loads such as those induced by wind and seismic forces the allowable bearing pressure may be increased by one-third.

Lateral Load Resistance

Lateral loads on foundation elements may be resisted by passive pressure on the sides of footings and other below-grade structural elements and by friction on the base of footings. Passive resistance may be estimated using an equivalent fluid density of 300 pounds per cubic foot (pcf). This value may be used provided undisturbed native soil or compacted structural fill extends from the edge of footing a horizontal distance equal to or greater than 2½ times the depth of the footing. Frictional resistance may be estimated using 0.35 for the coefficient of base friction. The above values include a factor of safety of about 1.5.

The passive earth pressure and friction components may be combined provided that the passive component does not exceed two-thirds of the total resistance. The passive earth pressure value is based on the assumptions that the adjacent grade is level and that groundwater remains below the base of the footing throughout the year. The top foot of soil must be neglected when calculating passive lateral earth pressure unless the area adjacent to the foundation is covered with ACP or a slab-on-grade.

Settlement

Our settlement analyses are based on assumed loading conditions of up to 50 kips for columns and 5 kips per linear foot (klf) for strip footings. For footings bearing on material constructed as recommended we estimate settlement to be less than 1 inch. Differential settlements between comparably loaded isolated column footings bearing on similar material or along 50 feet of continuous footing are estimated to be less than ½ inch. Settlement is expected to occur rapidly as loads are applied. Settlements could be larger than estimated if footings are placed on loose or disturbed soil, including the existing fill.

Shallow spread footings founded on silt or organic silt will experience significantly greater post-construction settlement.

Footing Drains

We recommend that footing drains be installed around the foundation elements of the proposed building. The drains should be designed to collect and direct water away from the perimeter and interior footings of the building. We recommend that the drainpipe consist of 4-inch-diameter heavy-wall solid pipe (SDR-35 PVC, or equal) or rigid corrugated smooth interior polyethylene pipe (ADS N-12, or equal). We recommend against using flexible tubing for footing drainpipes. The drainpipe must be placed on a 3-inch bed of, and surrounded by, 6 inches of drainage material consisting of pea gravel or "Gravel Backfill for Drains." A non-woven geotextile fabric such as Mirafi 140N (or approved equivalent) must be placed between the drain rock and native soils to prevent fine soil from migrating into the drain material.

The perimeter drains must be sloped to drain by gravity to a suitable discharge point at or below the bearing surface elevation. Water collected in roof downspout lines must not be routed to the perimeter footing or wall drain lines. Cleanout access must be provided periodically along the length of the drains.

Soft Soil Foundation Options

In this section we discuss some of the potential options for foundation support of the proposed community center improvements on soft soil. The options presented here do not represent a full list of potential solutions. Other solutions may be better suited to the project if additional information on subsurface conditions is obtained.

Surcharge Fill

For this report we define a surcharge fill as temporary fill placed above planned final grades to cause additional consolidation settlement. The surcharge fill is subsequently removed before continuing with the next phase of construction; typically building construction.

Based on the assumed loading conditions of 50 kips for columns and 5 klf for walls, our preliminary analysis indicates a surcharge thickness of about 5 feet. We anticipate that the majority of primary consolidation under a surcharge load should occur within about 6 to 8 weeks. If larger loads are anticipated, the thickness of the surcharge load should be reevaluated. The lateral extent of the lake deposits should be determined to evaluate where a surcharge would be most effective. If significant organic material or peat is present in other portions of the lake deposits, the surcharge could be less effective due to the long term decay of plant material and secondary consolidation.

The use of a surcharge near existing structures, such as for a building addition, will require additional analysis. A minimum setback of the surcharge from the building should be established to reduce the potential of the surcharge inducing settlement of the existing building.

Ground Improvement

Ground improvement techniques, such as stone columns or rammed aggregate piers can be used to reduce the potential magnitude of both consolidation and liquefaction-induced settlement. Stone columns are a ground improvement method that can be constructed by several local contractors. Rammed aggregate piers are a ground improvement method proprietary to Geopier NW. The stone column technique uses a large vibrator to advance a probe to the design depth. Crushed aggregate is injected through the inside of the vibrator as it is removed. Compaction is achieved using vibration to create a stone column of crushed aggregate. For rammed aggregate piers a mandrel is driven into the soil to the design depth. As the mandrel is withdrawn crushed aggregate is placed into the hole in thin lifts and compacted using a hydraulic ram to densify the crushed aggregate and create the rammed aggregate pier.

One benefit of ground improvement is that the consolidation settlement period associated with a surcharge load is not required, which typically takes 6- to 8-weeks. Once installed, the spread footings and floor slab can typically be supported directly on the piers/columns without the need for subgrade or bearing surface improvements. Additionally, a higher allowable bearing pressure can be achieved through proper design and construction. Both of these methods involve displacing rather than replacing the natural soil, which can limit the amount of soil exported from the site.

Augercast Piles

Augercast piles are a structural foundation element that extend from the building structure to a bearing layer at depth. Augercast concrete piles are typically constructed using a crane-mounted continuous-flight, hollow-stem auger. Construction of a typical pile consists of augering a hole through the fill to a minimum depth. Pile grout is pumped under pressure through the hollow-stem as the auger is withdrawn from the hole. A cage of reinforcing steel for bending and uplift is placed in the fresh grout column immediately after withdrawal of the auger. The depth and diameter of the piles are design based on the soil conditions and axial and lateral structural loads.

Because augercast piles are a structural foundation element they can be designed for relatively large axial loads. They can also be designed to resist lateral loading conditions such as those imposed by seismic forces. Augercast piles replace existing soil which results in spoils that must be removed from the site.

Floor Slabs

A modulus of subgrade reaction of 300 pounds per cubic inch (pci) may be used for designing the building floor slab provided that the subgrade consists of undisturbed native glacial deposits, or proof compacted existing fill and prepared as described in this report. Settlement for a floor slab designed and constructed as recommended is estimated to be less than 1 inch. We estimate that differential settlement of the floor slab will be ½ inch or less over a span of 50 feet provided materials below the slab are prepared as recommended.

We recommend that on-grade slabs be underlain by a minimum 4-inch-thick capillary break layer to reduce the potential for moisture migration into the slab. If dry slabs are required (e.g., where adhesives are used to anchor carpet or tile to the slab), a waterproof liner may be placed as a vapor barrier below the slab.

Pool Considerations

We understand an in-ground pool is planned as part of the proposed community center project. Geotechnical considerations associated with pools include lateral earth pressures on the side walls and the potential for buoyant conditions in the presence of groundwater.

Drainage and Buoyancy

Because of the high groundwater table in the project vicinity, positive drainage around and below the pool will likely not be possible. We recommend the pool walls be designed to include hydrostatic pressure. Additionally, buoyancy of the pool will need to be evaluated for this condition. For the purposes of evaluating the potential for pool buoyancy, we recommend using a groundwater level about 2 feet below the existing site grades.

It may be possible to install an optional vertical drain/clean out in the backfill zone around the pool. A sump pump can be placed in the vertical drain to temporarily lower the groundwater level around the pool to facilitate emptying of the pool. The drainage zone should extend horizontally at least 18 inches from the back of the pool walls. A non-woven geotextile fabric such as Mirafi 140N (or approved equivalent) should be placed between the drain rock and native soils to prevent fine soil from migrating into the drain material. We recommend that the drainpipe consist of 4-inch-diameter heavy-wall solid pipe (SDR-35 PVC, or equal) or rigid corrugated smooth interior polyethylene pipe (ADS N-12, or equal). The vertical drainpipe should be surrounded by 6 inches of drainage material consisting of pea gravel or “Gravel Backfill for Drains.” This concept should be tested with drawdown pump tests in wells installed near the proposed pool location to determine if the groundwater can be drawn down sufficiently to reduce the potential for buoyancy. If dewatering wells are installed during construction they could be used to perform the pump tests. Another option to reduce the potential buoyant effects is to increase the weight of the pool. This could be achieved by thickening the walls or bottom slab, or by extending the bottom slab beyond the pool perimeter and backfilling with structural fill.

Lateral Earth Pressures

The lateral earth pressures presented assume that backfill placed within 2 feet of the wall is compacted by hand-operated equipment to a density of 90 percent of the maximum dry density (MDD) and that wall drainage measures discussed below are implemented. We assume that the tops of the walls are not structurally restrained and are free to rotate. Because of the high groundwater table, the design of the pool walls must include hydrostatic pressures.

TABLE 3: RECOMMENDED ACTIVE EARTH PRESSURES

Soil Type	Soil Pressure	Hydrostatic Pressure	Total Active Earth Pressure	Seismic Earth Pressure
Glacial Deposits	16 pcf	62.4 pcf	78.4 pcf	7H
Lake Deposits	20 pcf	62.4 pcf	82.4 pcf	7H

Lateral earth pressures can be influenced by other structural elements or loading conditions located near the pool walls. We recommend shallow spread footing elements be set back from the pool a minimum horizontal distance equal to the height of the pool wall. If surcharge loads such as those imposed by traffic, parked cars, or delivery trucks, etc. are anticipated these could induce additional lateral loading on the pool walls. We should be consulted to evaluate the potential impact to the pool and provide recommended lateral earth pressures for surcharge loading conditions.

Site Development and Earthwork

General

We anticipate that site development work will include removing existing vegetation, stripping sod and topsoil, excavating for footings and utility trenches, general site grading, and placing and compacting fill and backfill materials. We expect that the majority of site grading can be accomplished with conventional earthmoving equipment in proper working order. Special considerations will be required for excavations extending below the water table, such as for the pool. The following sections provide recommendations for earthwork, site development and fill materials.

Stripping and Clearing

We estimate that stripping depths in structural areas will be on the order of 6 to 12 inches. Overexcavation may be required where tree root zones or obstacles have been removed. Overexcavated areas must be backfilled with properly placed and compacted structural fill. If excessive disturbance of the existing soil occurs during demolition of existing structures or clearing and stripping activities, removal of the disturbed soil may be required. Material generated during stripping operations must be disposed of off site or used in non-structural areas.

Obstacles

Obstacles may potentially be encountered while excavating in native fill soils. Although not encountered in our explorations, boulders can occasionally be found in glacial soils. Wood debris consisting of large roots, or branches, or tree trunks can occasionally be found in organic-rich soils such as the lake deposits. The contractor should have a plan for removal of obstacles and backfilling voids created.

Subgrade Preparation

Slabs-on-grade and pavements must be supported on subgrades consisting of native glacial deposits or proof-compacted existing fill. If competent native soils or existing fill is not present, then we recommend overexcavation and replacement. For preliminary planning, we recommend overexcavation extend to a depth of 2 feet or to competent native soil, whichever occurs first. Upon completion of clearing and stripping the exposed soil should be proof-compacted to a firm and unyielding condition prior to placement of structural fill, capillary break material for slabs-on-grade, or pavement subbase material.

We recommend the exposed soil surface be observed by a member of our firm prior to placement of fill material to establish subgrades, capillary break material for slabs-on-grade, or pavement subbase material. The exposed soil must be evaluated by proof rolling with heavy rubber tired equipment and/or by probing with a steel rod. Our representative will evaluate the suitability of the prepared subgrade and identify areas of yielding, which is indicative of soft or loose soil. Soft or otherwise unsuitable areas disclosed during proof rolling or probing that cannot be compacted to a firm and unyielding condition must be treated as follows:

- The subgrade soil must be scarified, aerated and recompacted, or
- The unsuitable soils must be removed and replaced with compacted structural fill as previously described.

Structural fill must be properly placed and compacted to establish design subgrade surfaces. Additional recommendations are provided in the “Fill Materials” and “Fill Placement and Compaction” sections of this report.

Temporary Excavation Support

Regardless of the soil type, excavations deeper than 4 feet must be shored or laid back at a stable slope if workers are required to enter. Shoring and temporary slope inclinations must conform to the provisions of Title 296 Washington Administrative Code (WAC), Part N, “Excavation, Trenching and Shoring.” Regardless of the soil type encountered in the excavation, shoring, trench boxes or sloped sidewalls will be required under Washington Industrial Safety and Health Act (WISHA). The contract documents should specify that the contractor is responsible for selecting excavation and dewatering methods, monitoring the excavations for safety and providing shoring, as required, to protect personnel and structures.

In general, temporary cut slopes must be inclined no steeper than about 1½H:1V (horizontal:vertical). This guideline assumes that all surface loads are kept at a minimum distance of at least one-half the depth of the cut away from the top of the slope and that significant seepage is not present on the slope face. Flatter cut slopes will be necessary where significant seepage occurs or if large voids are created during excavation. Some sloughing and raveling of the temporary slopes should be expected. Temporary covering with heavy plastic sheeting must be used to protect slopes during periods of wet weather. Where 1½H:1V temporary slopes are not feasible temporary shoring should be considered.

Groundwater Handling

Depending on the time of year construction occurs, groundwater could be encountered as shallow as 2 feet below existing grades. We anticipate that excavations deeper than about 4 feet will require an engineered dewatering plan. Handling of groundwater in shallower excavations may be feasible without dewatering, but careful planning and staging by the contractor will be required. Ultimately, we recommend that the contractor performing the work be responsible for controlling and collecting the groundwater if encountered.

Dewatering of larger excavations, such as for the pool, should be approached with caution. Removal of large amounts of water over a short period of time can potentially induce settlement in the soils surrounding a dewatered excavation. We recommend GeoEngineers review dewatering plans developed by the contractor.

Surface Drainage

Surface water from roofs, driveways, parking areas, play fields and landscape areas must be collected and controlled. Curbs or other appropriate measures such as sloping pavements, sidewalks and landscape areas should be used to direct surface flow away from buildings and erosion sensitive areas. Roof and catchment drains must discharge to an appropriate collection system. The surface drainage collection and discharge system must be kept separate from footing drains.

Erosion Control

Based on existing site grades and the proposed development, we anticipate that temporary measures such as silt fences, straw bales and sand bags will generally be adequate for erosion control during construction. Temporary erosion control must be provided during construction activities and until permanent erosion control measures are functional. The existing slopes and temporary slopes resulting from staging of construction activities could be susceptible to surface water erosion. Surface water runoff must be properly contained and channeled using drainage ditches, berms, swales and tightlines and must not discharge onto slopes or to the wetlands. Any disturbed sloped areas must be protected with a temporary covering until final design grades are established or parking areas are paved. Jute or coconut fiber matting, excelsior matting or clear plastic sheeting is suitable for this purpose.

Wet Weather Considerations

The wet weather season in western Washington generally begins in October and continues through May; however, periods of wet weather can occur during any month of the year. Additionally, the presence of shallow groundwater can potentially keep soils continually moist regardless of the season or weather. The majority of the soils encountered in our explorations contain a significant amount of fines (material passing the U.S. Standard No. 200 sieve) and will be susceptible to disturbance from construction traffic during extended periods of wet weather. If wet weather earthwork is unavoidable, we recommend that the following steps be taken.

- Earthwork activities must not take place during periods of heavy precipitation.
- Temporary or existing slopes with exposed soils must be covered with plastic sheeting.
- The ground surface in and around the work area must be sloped so that surface water is directed away from the work area to prevent pooling and collection of water in excavations.
- The contractor must take necessary measures to prevent on-site soils and stockpiled soils from becoming wet and potentially unsuitable for use as structural fill. These measures may include the use of plastic sheeting, sumps with pumps and grading.
- Construction traffic must be restricted to specific areas of the site, preferably areas that are surfaced with working pad materials not susceptible to wet weather disturbance.
- Construction activities must be scheduled so that the length of time that soils are left exposed to moisture is reduced to the extent practical.
- During periods of wet weather, concrete must be placed as soon as practical after preparation of the footing excavations. If timely concrete placement is not possible, prepared bearing surfaces must be protected. Protection consisting of crushed rock or a lean concrete mat should be considered if footing excavations are exposed to extended wet weather conditions.
- Foundation bearing surfaces must not be exposed to standing water. Water that pools in prepared footing excavations must be removed and the bearing surface re-evaluated before placing structural fill, formwork or reinforcing steel.

Fill Materials

General

Material used for fill must be free of debris, organic contaminants and rock fragments larger than 6 inches. The workability of material for use as fill will depend on the gradation and moisture content of the soil. Generally, soil with a higher fines content is more sensitive to changes in moisture. Below we provide recommendations for fill materials we anticipate will be used for this project. We recommend GeoEngineers review contractor submittals for alternate fill materials.

We provide recommendations for fill materials to be used in dry and wet weather conditions. Dry weather conditions assumes that groundwater is controlled and no standing water is present. If standing water is present wet weather fill material may not be appropriate, alternatives such as quarry spall placement should be considered.

Structural Fill

We recommend that structural fill placed during wet weather consist of material of approximately the same quality as “Gravel Backfill for Walls,” as described in Section 9-03.12(2) of the Washington State Department of Transportation (WSDOT) Standard Specifications.

Structural fill placed during dry weather may consist of material of approximately the same quality as “Gravel Borrow,” as described in Section 9-03.14(1) of the WSDOT Standard Specifications.

Capillary Break

Capillary break material should consist of a well-graded sand and gravel or crushed rock with a maximum particle size of ¾ inch and less than 5 percent fines, such as “AASHTO Grading No 7” as described in Section 9-03.1(4)C of the WSDOT Standard Specifications. Alternatively, crushed rock having a maximum particle size of ¾ inch and less than 5 percent fines may be considered for use as capillary break material. We recommend GeoEngineers review contractor submittals for alternate capillary break materials.

Pipe Bedding

We recommend trench backfill for the bedding and pipe zone consist of material of approximately the same quality as “Gravel Backfill for Pipe Zone Bedding,” as described in Section 9-03.12(3) of the WSDOT Standard Specifications. The pipe manufacturer and local jurisdictions may have additional requirements that must be followed.

Trench Backfill

We recommend that all trench backfill consist of material of approximately the same quality as “gravel borrow” described in Section 9-03.14(1) of the WSDOT Standard Specifications. We recommend that trench backfill placed during wet weather conditions or if seepage is present in trench excavations consist of material of approximately the same quality as “Gravel Backfill for Walls,” as described in Section 9-03.12(2) of the WSDOT Standard Specifications. Depending on the amount of water present, the extent of dewatering, and the soil conditions, backfill materials requiring less compactive effort may be required, such as quarry spalls.

Footing Drains

We recommend material used for footing drains and in the wall drainage zone be of approximately the same quality as “gravel backfill for drains” described in Section 9-03.12(4) of the WSDOT Standard Specifications.

Crushed Rock

We recommend that crushed rock used as structural fill consist of material of approximately the same quality as “crushed surfacing base course” described in Section 9-03.9(3) of the WSDOT Standard Specifications. For pavement sections crushed surfacing top course may be used where fine grading or grade control is desired.

Quarry Spalls

We recommend that quarry spalls consist of clean, durable, angular rock material of approximately the same quality as described in Section 9-13.6 of the WSDOT Standard Specifications. This material is typically ordered in 2- to 4-inch or 4- to 8-inch gradation. Rock spalls should be free of organic matter, debris and any material less than 2 inches in size.

On-Site Soil

The native glacial deposits and portions of the existing fill may be considered for use as structural fill, provided that placement, moisture conditioning, and compaction can be adequately achieved as recommended. The native and fill soils observed in our explorations contain enough fines that they may not be suitable for use during extended periods of wet weather. The existing fill may be considered for use as structural fill provided any debris present is removed prior to placement and compaction. Additional drying of the existing fill and native materials will likely be required if the soils have a moisture content above optimum at the time of excavation.

It is our opinion that the native lake deposits observed in boring B-3 and fill soils consisting of silt observed in all three explorations should not be considered for use as structural fill.

Recycled Materials

Crushed asphalt and Portland cement concrete (PCC) may be considered for use as structural fill provided it meets the gradation criteria described above and that the material can be compacted to a uniformly firm and unyielding condition. The maximum particle size must not exceed 6 inches. Gradation of the recycled asphalt and PCC is typically difficult to control and it may not be suitable where free-draining material is required, such as for capillary break material or footing drains. In addition, crushed asphalt has the potential to creep under large and sustained loads. Accordingly, we recommend that crushed/recycled asphalt not be used under foundation elements. Recycled glass may be considered for use as capillary break material or pipe bedding. In general, we recommend “Recycled Materials” conform to Section 9-03.21 of the WSDOT Standard Specifications. We further recommend that recycled material submittals be reviewed by the project civil or geotechnical engineer.

Fill Placement and Compaction

General

Structural fill must be compacted at a moisture content near optimum. The optimum moisture content varies with the soil gradation and must be evaluated during construction. Fill and backfill material must be placed in uniform, horizontal lifts and uniformly densified with vibratory compaction equipment. The maximum lift thickness will vary depending on the material and compaction equipment used, but should generally not exceed 10 to 12 inches in loose thickness. Below we provide recommended compaction requirements for fill placement as a percentage of MDD determined by ASTM International (ASTM) Test Method D 1557 (modified Proctor).

Area Fills and Bases

Structural fill placed to raise site grades or establish subgrades for slabs-on-grade or pavements must be placed on a prepared surface that consists of uniformly firm and unyielding inorganic native soils or existing proof compacted fill. We recommend structural fill for area fills and bases be placed in appropriate lift thicknesses and be compacted to at least 95 percent of MDD.

Capillary Break Material

We recommend capillary break material be placed and compacted to at least 95 percent of MDD. If capillary break materials consist of pea gravel, recycled glass, or similar material, we recommend these materials be compacted to a firm and unyielding condition and observed by a qualified geotechnical engineer.

Overexcavation

We recommend the bottom of overexcavated areas be observed by a member of our firm prior to backfilling with structural fill. We recommend structural backfill be placed in uniform lift thicknesses and be compacted to at least 95 percent of MDD.

Quarry Spall Placement

Quarry spalls can be used to stabilize soft/saturated soils or raise working surfaces above standing water in an excavation. The initial lift of quarry spalls must not exceed about 2 rocks in thickness and must be pressed (not tamped) into the soil. Depending on the soil conditions this may need to be repeated several times to establish a firm surface suitable for placement of structural fill.

A non-woven separation fabric may be placed over the quarry spalls to prevent downward migration of overlying materials.

Trench Backfill

For utility excavations, we recommend that the initial lift of fill over the pipe be thick enough to reduce the potential for damage during compaction but generally should not be greater than about 18 inches. In addition, rock fragments greater than about 1 inch in maximum dimension must be excluded from this lift. Below we provide compaction requirements for trench backfill placed in:

- Building areas, 95 percent of MDD.
- Pavement areas, within 2 feet of the subbase, 95 percent of MDD.
- Pavement areas, more than 2 feet below the subbase, 90 percent of MDD.
- Nonstructural areas, compacted to a firm condition to allow mobilization of construction equipment.

ADDITIONAL INVESTIGATIONS

Depending on the design alternative selected, additional explorations may be warranted. The lateral extent of the lake deposits is currently unknown. Additional explorations could better define the potential impact to proposed structures, as well as the depth of the soft soils. If the lake deposits are found to be relatively thin and shallow, removal and replacement could be feasible allowing the use of shallow foundations.

LIMITATIONS

We have prepared this report for the exclusive use of the ARC Architects and their authorized agents for the Fircrest Community Center and Pool project, located in Fircrest, Washington.

Within the limitations of scope, schedule and budget, our services have been executed in accordance with generally accepted practices in the field of geotechnical engineering in this area at the time this report was prepared. No warranty or other conditions, express or implied, should be understood.

Please refer to Appendix B "Report Limitations and Guidelines for Use" for additional information pertaining to use of this report.

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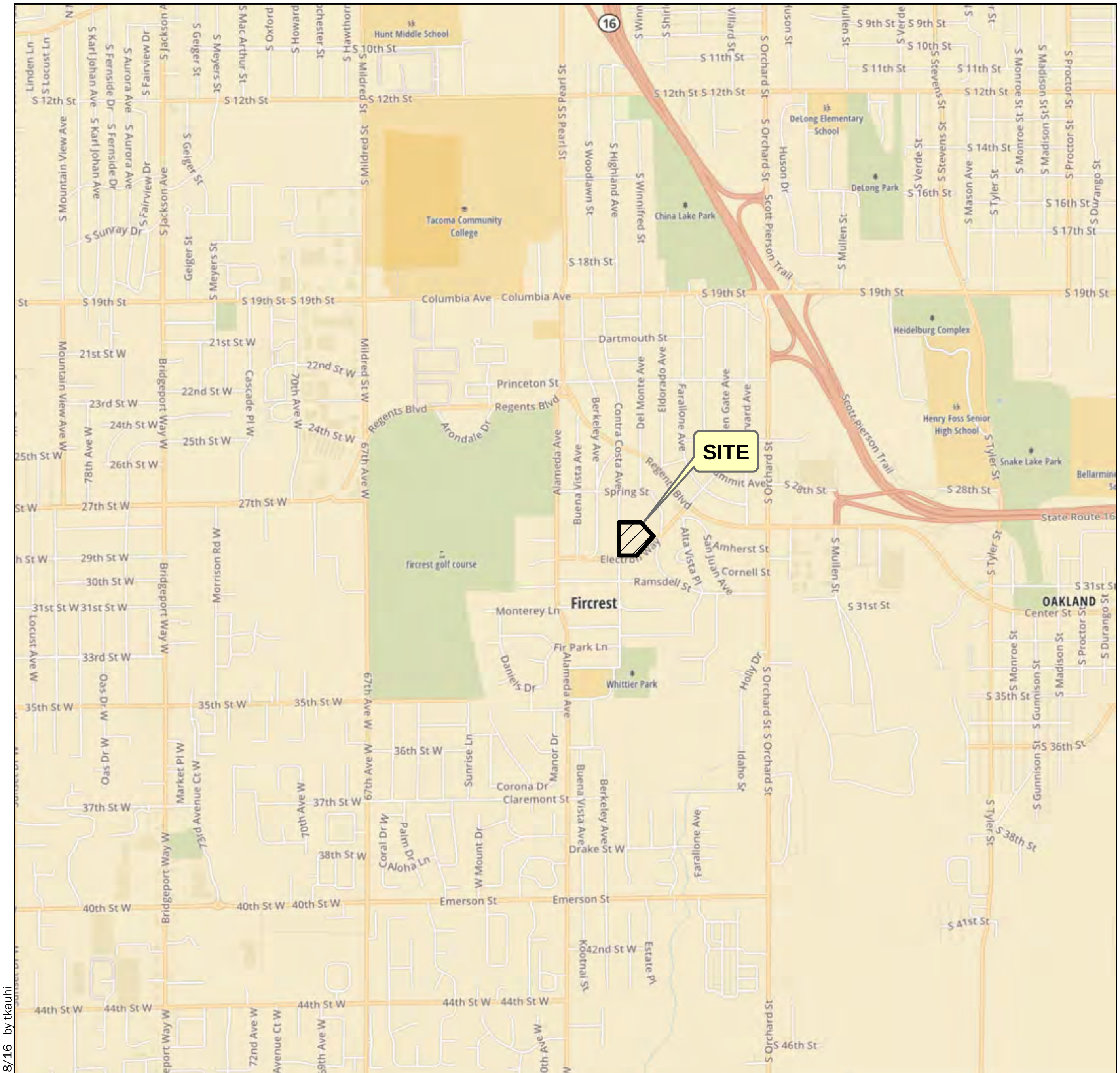

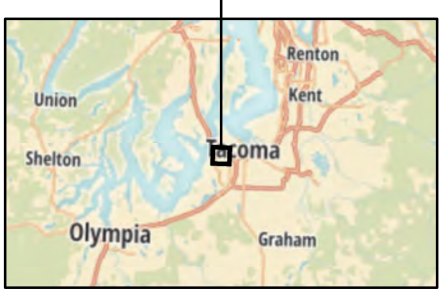

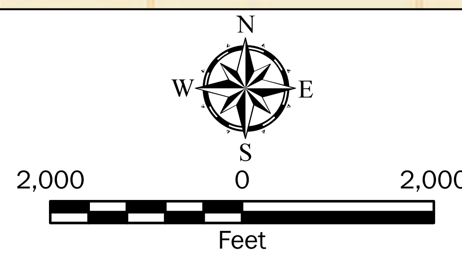

Notes:
1. The locations of all features shown are approximate.
2. This drawing is for information purposes. It is intended to assist in showing features discussed in an attached document. GeoEngineers, Inc. cannot guarantee the accuracy and content of electronic files. The master file is stored by GeoEngineers, Inc. and will serve as the official record of this communication.

Data Source: Mapbox Open Street Map, 2016

Projection: NAD 1983 UTM Zone 10N

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Vicinity Map	
Fircrest Community Center and Pool Fircrest, Washington	
GeoEngineers	**Figure 1**

Legend

B-1 Approximate Boring Location

MW-2 Approximate Monitoring Well Location

Site Boundary

100 0 100

Feet

N W E S

Notes:

1. The locations of all features shown are approximate.
2. This drawing is for information purposes. It is intended to assist in showing features discussed in an attached document. GeoEngineers, Inc. cannot guarantee the accuracy and content of electronic files. The master file is stored by GeoEngineers, Inc. and will serve as the official record of this communication.

Data Source: Aerial from ESRI

Projection: NAD 1983 StatePlane Washington South FIPS 4602 Feet

Site Plan

Fircrest Community Center and Pool
Fircrest, Washington

GeoEngineers

Figure 2

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Legend

B-1 Approximate Boring Location

MW-2 Approximate Monitoring Well Location

Site Boundary

Current Site Features

100 0 100

Feet

N E S W

Notes:

1. The locations of all features shown are approximate.
2. This drawing is for information purposes. It is intended to assist in showing features discussed in an attached document. GeoEngineers, Inc. cannot guarantee the accuracy and content of electronic files. The master file is stored by GeoEngineers, Inc. and will serve as the official record of this communication.

Data Source: Historic Aerial downloaded form GovMe City of Tacoma, 1931

Projection: NAD 1983 StatePlane Washington South FIPS 4602 Feet

Historic Site Photo (1931)

Fircrest Community Center and Pool
Fircrest, Washington

GEOENGINEERS

Figure 3

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APPENDIX A
Subsurface Explorations and Laboratory Testing

APPENDIX A
SUBSURFACE EXPLORATIONS AND LABORATORY TESTING

Subsurface Explorations

Subsurface conditions for the proposed Fircrest Community Center & Pool project were explored by advancing three borings on January 15, 2016 at the approximate locations shown on Figure 2. The borings were performed using track-mounted drilling equipment and operator under subcontract to GeoEngineers. One of the borings was completed as a monitoring well, MW-2.

The borings were advanced using hollow-stem auger drilling methods and advanced to depths between approximately 11½ and 21 ½ feet below existing site grade (bgs). Soil samples were obtained from the borings using a 1.4-inch-inside-diameter split-barrel sampler driven into the soil using a 140-pound hammer free-falling a distance of 30 inches. The number of blows required to drive the sampler the last 12 inches or other indicated distance is recorded on the logs as the blow count. Our representative continuously monitored the borings, maintained a log of the subsurface conditions, and made sample attempts at 2.5- to 5-foot-depth intervals. The samples were retained in sealed plastic bags. The soils were classified visually in general accordance with the system described in Figure A-1. Summary logs of the borings are included as Figures A-2 through A-4.

The locations of the borings and monitoring well were determined by pacing from existing site features such as buildings, edge of pavement, and light poles. Recreation grade GPS equipment was also used to locate and record the exploration locations. The locations of the explorations should be considered approximate.

Laboratory Test Results

Soil samples obtained from the borings were transported to GeoEngineers laboratory. Representative soil samples were selected for laboratory tests to evaluate the pertinent geotechnical engineering characteristics of the site soils and to confirm our field classification. The following paragraphs provide a description of the tests performed.

Sieve Analysis (SA)

Sieve analyses were performed on selected samples in general accordance with ASTM International (ASTM) Test Method D 6913. This test method covers the quantitative determination of the distribution of particle sizes in soils. Typically, the distribution of particle sizes larger than 75 micrometers (μm) is determined by sieving. The results of the tests were used to verify field soil classifications. Figure A-5 presents the results of the sieve analyses.

Percent Fines (%F)

Minus 200 wash tests were performed on selected samples in general accordance with ASTM Test Method D 1140. This test method determines the percent of material passing the U.S. No. 200 sieve in soil. The results of the Minus 200 test assists in soil classification. Test results are indicated on the exploration logs, as appropriate.

Moisture Content (MC)

The moisture content of selected samples was determined in general accordance with ASTM Test Method D 2216. The test results are used to aid in soil classification and correlation with other pertinent engineering soil properties. The test results are presented on the exploration logs, as appropriate.

Organic Content (OC)

Organic content tests were performed on selected samples in general accordance with ASTM Test Method D 2974. This test method determines the percent organic matter in soil. The results of the organic content test are used to classify peat or other organic soil and assists in soil classification. Test results are indicated on the exploration logs, as appropriate.

SOIL CLASSIFICATION CHART

MAJOR DIVISIONS			SYMBOLS: GRAPH	SYMBOLS: LETTER	TYPICAL DESCRIPTIONS
COARSE GRAINED SOILS MORE THAN 50% RETAINED ON NO. 200 SIEVE	GRAVEL AND GRAVELLY SOILS MORE THAN 50% OF COARSE FRACTION RETAINED ON NO. 4 SIEVE	CLEAN GRAVELS (LITTLE OR NO FINES)		GW	WELL-GRADED GRAVELS, GRAVEL - SAND MIXTURES
				GP	POORLY-GRADED GRAVELS, GRAVEL - SAND MIXTURES
		GRAVELS WITH FINES (APPRECIABLE AMOUNT OF FINES)		GM	SILTY GRAVELS, GRAVEL - SAND - SILT MIXTURES
				GC	CLAYEY GRAVELS, GRAVEL - SAND - CLAY MIXTURES
	SAND AND SANDY SOILS MORE THAN 50% OF COARSE FRACTION PASSING NO. 4 SIEVE	CLEAN SANDS (LITTLE OR NO FINES)		SW	WELL-GRADED SANDS, GRAVELLY SANDS
				SP	POORLY-GRADED SANDS, GRAVELLY SAND
		SANDS WITH FINES (APPRECIABLE AMOUNT OF FINES)		SM	SILTY SANDS, SAND - SILT MIXTURES
				SC	CLAYEY SANDS, SAND - CLAY MIXTURES
FINE GRAINED SOILS MORE THAN 50% PASSING NO. 200 SIEVE	SILTS AND CLAYS	LIQUID LIMIT LESS THAN 50		ML	INORGANIC SILTS, ROCK FLOUR, CLAYEY SILTS WITH SLIGHT PLASTICITY
				CL	INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS
				OL	ORGANIC SILTS AND ORGANIC SILTY CLAYS OF LOW PLASTICITY
	SILTS AND CLAYS	LIQUID LIMIT GREATER THAN 50		MH	INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS SILTY SOILS
				CH	INORGANIC CLAYS OF HIGH PLASTICITY
				OH	ORGANIC CLAYS AND SILTS OF MEDIUM TO HIGH PLASTICITY
HIGHLY ORGANIC SOILS				PT	PEAT, HUMUS, SWAMP SOILS WITH HIGH ORGANIC CONTENTS

NOTE: Multiple symbols are used to indicate borderline or dual soil classifications

ADDITIONAL MATERIAL SYMBOLS

SYMBOLS: GRAPH	SYMBOLS: LETTER	TYPICAL DESCRIPTIONS
	AC	Asphalt Concrete
	CC	Cement Concrete
	CR	Crushed Rock/ Quarry Spalls
	TS	Topsoil/ Forest Duff/Sod

Groundwater Contact

Measured groundwater level in exploration, well, or piezometer

Measured free product in well or piezometer

Graphic Log Contact

Distinct contact between soil strata

Approximate contact between soil strata

Material Description Contact

Contact between geologic units

Contact between soil of the same geologic unit

Sampler Symbol Descriptions

2.4-inch I.D. split barrel

Standard Penetration Test (SPT)

Shelby tube

Piston

Direct-Push

Bulk or grab

Continuous Coring

Blowcount is recorded for driven samplers as the number of blows required to advance sampler 12 inches (or distance noted). See exploration log for hammer weight and drop.

A "P" indicates sampler pushed using the weight of the drill rig.

A "WOH" indicates sampler pushed using the weight of the hammer.

Laboratory / Field Tests

%F	Percent fines
%G	Percent gravel
AL	Atterberg limits
CA	Chemical analysis
CP	Laboratory compaction test
CS	Consolidation test
DS	Direct shear
HA	Hydrometer analysis
MC	Moisture content
MD	Moisture content and dry density
OC	Organic content
PM	Permeability or hydraulic conductivity
PI	Plasticity index
PP	Pocket penetrometer
PPM	Parts per million
SA	Sieve analysis
TX	Triaxial compression
UC	Unconfined compression
VS	Vane shear

Sheen Classification

NS	No Visible Sheen
SS	Slight Sheen
MS	Moderate Sheen
HS	Heavy Sheen
NT	Not Tested

NOTE: The reader must refer to the discussion in the report text and the logs of explorations for a proper understanding of subsurface conditions. Descriptions on the logs apply only at the specific exploration locations and at the time the explorations were made; they are not warranted to be representative of subsurface conditions at other locations or times.

KEY TO EXPLORATION LOGS

GeoEngineers

FIGURE A-1

Drilled	Start 1/15/2016	End 1/15/2016	Total Depth (ft) 11.5	Logged By BEL Checked By EWH	Driller Holocene Drilling, Inc.
Drilling Method	Hollow Stem Auger				
Surface Elevation (ft) Vertical Datum	Undetermined	Hammer Data	140 (lbs) / 30 (in) Drop	Drilling Equipment	Diedrich D50 Track Rig
Easting (X) Northing (Y)		System Datum		Groundwater	Date Measured / Depth to Water (ft) / Elevation (ft)
Notes: 4-inch auger					See Remarks

Elevation (feet)	Depth (feet)	FIELD DATA: Interval	Recovered (in)	Blows/foot (N_{60})	Collected Sample	Sample Name / Testing	Water Level	Graphic Log	Group Classification	MATERIAL DESCRIPTION	Moisture Content, %	% Fines	REMARKS
	0								ML	Brown sandy silt, occasional gravel and trace organic matter (roots) (soft, moist) (fill)			
			18	12		1 / MC					25		
						2 / SA			SM	Gray with orange staining silty fine sand (medium dense, moist) (glacial deposits)	21	18	
	5		18	15		3 / MC					24		Groundwater observed at a depth of about 5.5 feet bgs at time of drilling
										Grades to wet			
									SM	Gray silty fine to coarse sand with gravel (dense, wet) (glacial deposits)			
	10		18	46		4 / MC					10		
						5 / MC			GP-GM	Gray fine to coarse gravel with silt and sand (dense, wet)	7		Broken gravel in sample

Note: See Figure A-1 for explanation of symbols.

Log of Boring B-1

GeoEngineers

Project: Fircrest Community Center and Pool
Project Location: Fircrest, Washington
Project Number: 4369-005-00

Figure A-2
Sheet 1 of 1

Drilled	Start	End	Total Depth (ft)	Logged By	Driller	Drilling Method
	1/15/2016	1/15/2016	21.5	BEL / Checked By EWH	Holocene Drilling, Inc.	Hollow Stem Auger

Hammer Data	140 (lbs) / 30 (in) Drop	Drilling Equipment	Diedrich D50 Track Rig
Surface Elevation (ft) Vertical Datum	Undetermined	Top of Casing Elevation (ft)	
Easting (X) Northing (Y)		Horizontal Datum	

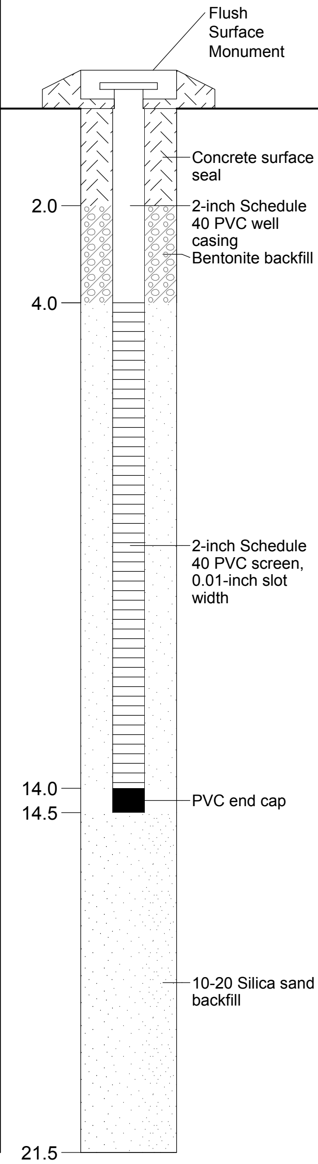
A 2 (in) well was installed on 1/15/2016 to a depth of 21.5 (ft).
Well was developed on 1/15/2016.

Groundwater Date Measured	Depth to Water (ft)	Elevation (ft)
2/23/2016	2.1	

Notes: 4-inch auger

Elevation (feet)	Depth (feet)	Recovered (in)	Blows/foot	Sample Name / Testing	Water Level	Group Classification	MATERIAL DESCRIPTION	Moisture Content (%)	Fines Content (%)
	0					ML	Brown sandy silt, occasional gravel and trace organic matter (roots) (soft, moist) (fill)		
						SM	Light brown silty fine to coarse sand with gravel (medium dense, moist) (fill)		
						SM	Gray silty medium to coarse sand with gravel (medium dense, moist) (glacial deposits)		
	5	8	10	1 MC				11	
						SM	Gray silty fine sand with interbedded lenses of gray fine sand with silt (medium dense, wet) (glacial deposits)		
	10	18	28	2 MC				28	
	15	18	40	3 MC			Grades to dense	24	
				4 SA		SM	Light gray silty fine sand (dense, wet)	20	17
							Grades to silty fine to medium sand, occasional gravel (very dense, moist)		
	20	18	55	5 MC			Rock in shoe	20	

WELL LOG



Note: See Figure A-1 for explanation of symbols.

Log of Monitoring Well MW-2

GeoEngineers

Project: Fircrest Community Center and Pool
Project Location: Fircrest, Washington
Project Number: 4369-005-00

Drilled	Start 1/15/2016	End 1/15/2016	Total Depth (ft) 16.5	Logged By BEL, Checked By EWH	Driller Holocene Drilling, Inc.	Drilling Method Hollow Stem Auger

Surface Elevation (ft) / Vertical Datum: Undetermined	Hammer Data: 140 (lbs) / 30 (in) Drop	Drilling Equipment: Diedrich D50 Track Rig
Easting (X) / Northing (Y)	System / Datum	Groundwater — Date Measured / Depth to Water (ft) / Elevation (ft): See Remarks
Notes: 4-inch auger		

Elevation (feet)	Depth (feet)	Interval	Recovered (in)	Blows/foot (N_{60})	Collected Sample	Sample Name / Testing	Water Level	Graphic Log	Group Classification	MATERIAL DESCRIPTION	Moisture Content, %	% Fines	REMARKS
	0								ML	Dark brown sandy silt, occasional gravel, trace organic matter (roots) (medium stiff, moist) (fill)			
			18	7		1 MC					33		
						2 MC			SM	Light brown silty fine to coarse sand with gravel (loose, moist) (fill)	10		Sampler ran 12 inches on last blow
									OL	Dark brown organic silt, occasional sand (soft, wet) (lake deposits)			
	5												Groundwater observed at a depth of about 4 feet bgs at time of drilling
			18	2		3 MC					52		
													Lenses of peat and organic matter (wood and leaves)
	10		18	2		4 OC					68		OC=10
									SM	Gray silty fine sand (medium dense, wet) (glacial deposits)			
	15		16	17		5 %F					22	17	

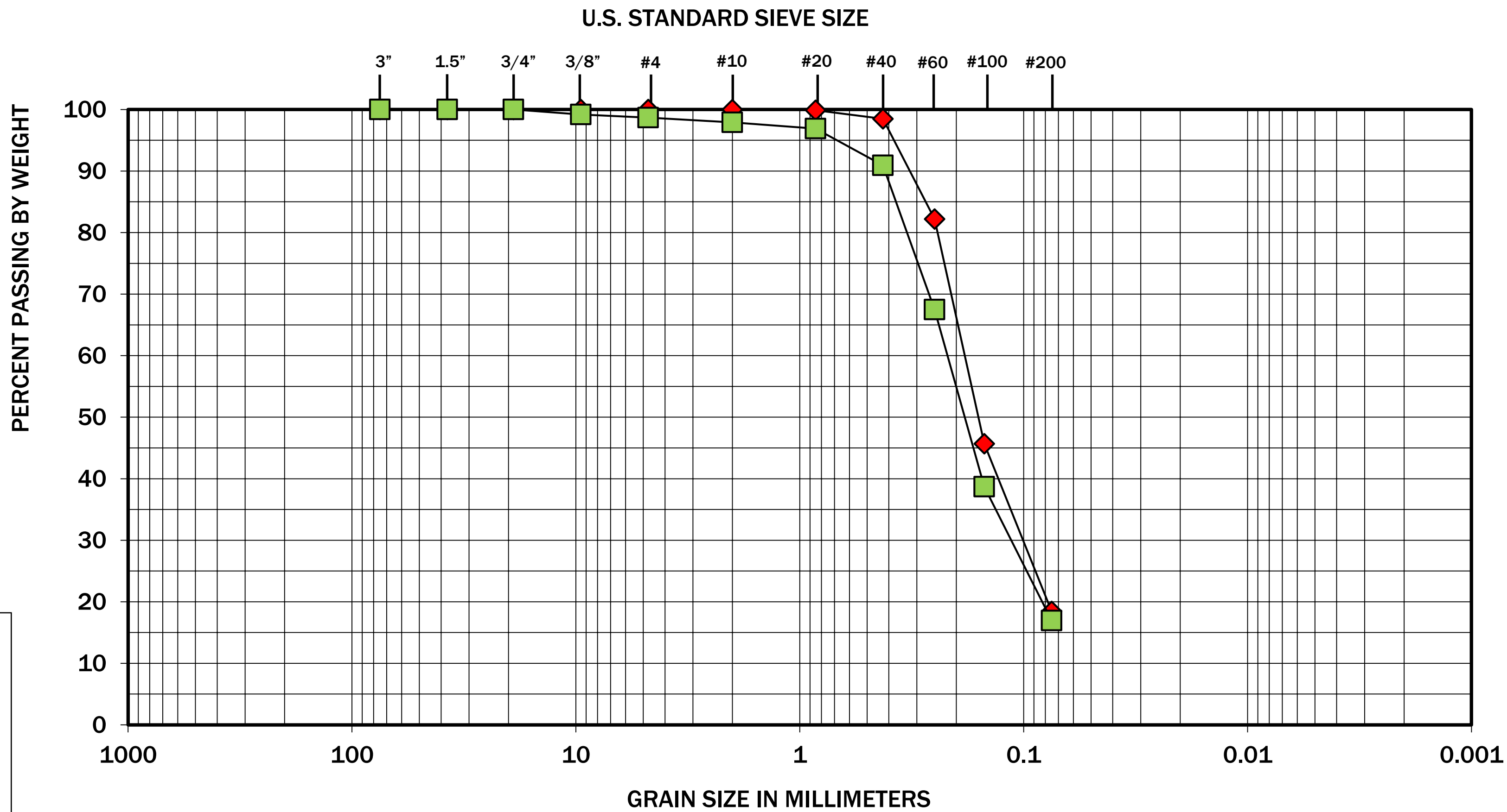
Note: See Figure A-1 for explanation of symbols.

Tacoma: Date:3/17/16 Path:P:\4\4369005\GINT\436900500.GPJ DBTemplate/LibTemplate:GEOENGINEERS8.GDT/GEI8_GEOTECH_STANDARD

Log of Boring B-3

GeoEngineers

Project: Fircrest Community Center and Pool
Project Location: Fircrest, Washington
Project Number: 4369-005-00



COBBLES	GRAVEL		SAND			SILT OR CLAY
	COARSE	FINE	COARSE	MEDIUM	FINE	

Symbol	Boring Number	Depth (feet)	Moisture (%)	USCS Soil Classification
◆	B-1	3.25	21	Silty sand (SM)
■	MW-2	16	20	Silty sand (SM)

Note: This report may not be reproduced, except in full, without written approval of GeoEngineers, Inc. Test results are applicable only to the specific sample on which they were performed, and should not be interpreted as representative of any other samples obtained at other times, depths or locations, or generated by separate operations or processes.

The grain size analysis results were obtained in general accordance with ASTM D 6913.

GeoEngineers

Fircrest Community Center & Pool
Fircrest, WA

Sieve Analysis Results

Figure A-5

APPENDIX B
Report Limitations and Guidelines for Use

APPENDIX B
REPORT LIMITATIONS AND GUIDELINES FOR USE[1]

This appendix provides information to help you manage your risks with respect to the use of this report.

Read These Provisions Closely

It is important to recognize that the geoscience practices (geotechnical engineering, geology and environmental science) rely on professional judgment and opinion to a greater extent than other engineering and natural science disciplines, where more precise and/or readily observable data may exist. To help clients better understand how this difference pertains to our services, GeoEngineers includes the following explanatory "limitations" provisions in its reports. Please confer with GeoEngineers if you need to know more how these "Report Limitations and Guidelines for Use" apply to your project or site.

Geotechnical Services Are Performed for Specific Purposes, Persons and Projects

This report has been prepared for ARC Architects for the project(s) specifically identified in the report. The information contained herein is not applicable to other sites or projects. GeoEngineers structures its services to meet the specific needs of its clients. No party other than the party to whom this report is addressed may rely on the product of our services unless we agree to such reliance in advance and in writing. Within the limitations of the agreed scope of services for the Project, and its schedule and budget, our services have been executed in accordance with our Agreement with ARC Architects authorized on December 12, 2015 and generally accepted geotechnical practices in this area at the time this report was prepared. We do not authorize, and will not be responsible for, the use of this report for any purposes or projects other than those identified in the report.

A Geotechnical Engineering or Geologic Report is Based on a Unique Set of Project-Specific Factors

This report has been prepared for the Fircrest Community Center and Pool project, located in Fircrest, Washington. GeoEngineers considered a number of unique, project-specific factors when establishing the scope of services for this project and report. Unless GeoEngineers specifically indicates otherwise, it is important not to rely on this report if it was:

- not prepared for you,
- not prepared for your project,
- not prepared for the specific site explored, or
- completed before important project changes were made.

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1 Developed based on material provided by ASFE, Professional Firms Practicing in the Geosciences; www.asfe.org.

For example, changes that can affect the applicability of this report include those that affect:

- the function of the proposed structure;
- elevation, configuration, location, orientation or weight of the proposed structure;
- composition of the design team; or
- project ownership.

If changes occur after the date of this report, GeoEngineers cannot be responsible for any consequences of such changes in relation to this report unless we have been given the opportunity to review our interpretations and recommendations. Based on that review, we can provide written modifications or confirmation, as appropriate.

Subsurface Conditions Can Change

This geotechnical or geologic report is based on conditions that existed at the time the study was performed. The findings and conclusions of this report may be affected by the passage of time, by man-made events such as construction on or adjacent to the site, new information or technology that becomes available subsequent to the report date, or by natural events such as floods, earthquakes, slope instability or groundwater fluctuations. If more than a few months have passed since issuance of our report or work product, or if any of the described events may have occurred, please contact GeoEngineers before applying this report for its intended purpose so that we may evaluate whether changed conditions affect the continued reliability or applicability of our conclusions and recommendations.

Topsoil

For the purposes of this report, we consider topsoil to consist of generally fine-grained soil with an appreciable amount of organic matter based on visual examination, and to be unsuitable for direct support of the proposed improvements. However, the organic content and other mineralogical and gradational characteristics used to evaluate the suitability of soil for use in landscaping and agricultural purposes was not determined, nor considered in our analyses. Therefore, the information and recommendations in this report, and our logs and descriptions should not be used as a basis for estimating the volume of topsoil available for such purposes.

Geotechnical and Geologic Findings Are Professional Opinions

Our interpretations of subsurface conditions are based on field observations from widely spaced sampling locations at the site. Site exploration identifies the specific subsurface conditions only at those points where subsurface tests are conducted or samples are taken. GeoEngineers reviewed field and laboratory data and then applied its professional judgment to render an informed opinion about subsurface conditions at other locations. Actual subsurface conditions may differ, sometimes significantly, from the opinions presented in this report. Our report, conclusions and interpretations are not a warranty of the actual subsurface conditions.

Geotechnical Engineering Report Recommendations Are Not Final

The construction recommendations included in this report are preliminary and should not be considered final. GeoEngineers' recommendations can be finalized only by observing actual subsurface conditions revealed during construction. GeoEngineers cannot assume responsibility or liability for the recommendations in this report if we do not perform construction observation.

We recommend that you allow sufficient monitoring, testing and consultation during construction by GeoEngineers to confirm that the conditions encountered are consistent with those indicated by the explorations, to provide recommendations for design changes if the conditions revealed during the work differ from those anticipated, and to evaluate whether earthwork activities are completed in accordance with our recommendations. Retaining GeoEngineers for construction observation for this project is the most effective means of managing the risks associated with unanticipated conditions.

A Geotechnical Engineering or Geologic Report Could Be Subject to Misinterpretation

Misinterpretation of this report by members of the design team or by contractors can result in costly problems. GeoEngineers can help reduce the risks of misinterpretation by conferring with appropriate members of the design team after submitting the report, reviewing pertinent elements of the design team's plans and specifications, participating in pre-bid and preconstruction conferences, and providing construction observation.

Do Not Redraw the Exploration Logs

Geotechnical engineers and geologists prepare final boring and testing logs based upon their interpretation of field logs and laboratory data. The logs included in a geotechnical engineering or geologic report should never be redrawn for inclusion in architectural or other design drawings. Photographic or electronic reproduction is acceptable, but separating logs from the report can create a risk of misinterpretation.

Give Contractors a Complete Report and Guidance

To help reduce the risk of problems associated with unanticipated subsurface conditions, GeoEngineers recommends giving contractors the complete geotechnical engineering or geologic report, including these "Report Limitations and Guidelines for Use." When providing the report, you should preface it with a clearly written letter of transmittal that:

- advises contractors that the report was not prepared for purposes of bid development and that its accuracy is limited; and
- encourages contractors to confer with GeoEngineers and/or to conduct additional study to obtain the specific types of information they need or prefer.

Contractors Are Responsible for Site Safety on Their Own Construction Projects

Our geotechnical recommendations are not intended to direct the contractor's procedures, methods, schedule or management of the work site. The contractor is solely responsible for job site safety and for managing construction operations to minimize risks to on-site personnel and adjacent properties.

Biological Pollutants

GeoEngineers' Scope of Work specifically excludes the investigation, detection, prevention or assessment of the presence of Biological Pollutants. Accordingly, this report does not include any interpretations, recommendations, findings or conclusions regarding the detecting, assessing, preventing or abating of Biological Pollutants, and no conclusions or inferences should be drawn regarding Biological Pollutants as they may relate to this project. The term "Biological Pollutants" includes, but is not limited to, molds, fungi, spores, bacteria and viruses, and/or any of their byproducts.

A Client that desires these specialized services is advised to obtain them from a consultant who offers services in this specialized field.

Materials Testing & Consulting, Inc.

Geotechnical Engineering & Consulting • Special Inspection • Materials Testing • Environmental Consulting

April 27, 2016

555 Contra Costa Ave.
Roy H. Murphy Community Center
Fircrest, WA

Subject: **Roy H. Murphy Community Center - GPR**

Mr. Lokting:

At your request, Materials Testing & Consulting, Inc. (MTC) has completed a ground penetrating radar (GPR) assessment of specified areas in the lobby, hallway/restroom and multi-purpose gymnasium at the Roy H. Murphy community center.

Results:

Location 1 - CMU wall near bathrooms scanned from hallway. Three total areas of bed joint/horizontal reinforcing at 14", 30" and 62" above existing ground elevation. Three total continuous vertical reinforcing bars observed, one at the corner of wall, one bar located 92" west of corner, both of these locations were observed to be grouted solid, one bar located 174" cells observed not to be grouted at vertical reinforcing located 174' west west of corner.

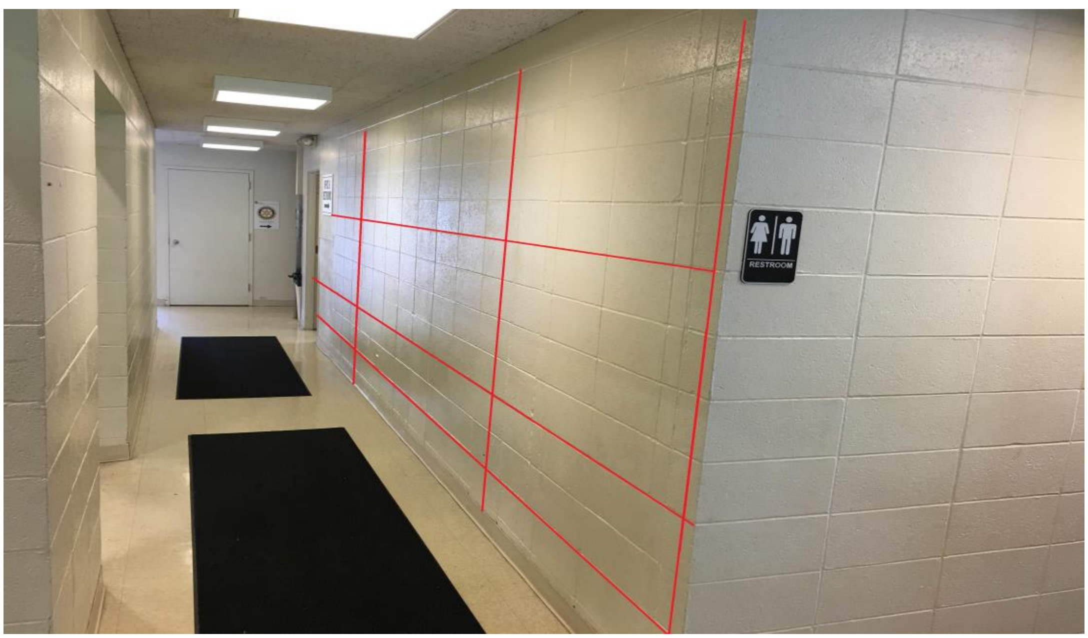

Image taken of **Location – 1** areas scanned.

Location 2 - CMU wall in the northwest gymnasium area. Vertical reinforcing observed to be #4-#5 diameter bar with spacing at 32" on center, all cells containing vertical reinforcing were observed to be grouted solid. Joint wire (approximately #9 gauge) oriented horizontal every 16" on center in the bed joints was also observed. A grouted bond beam with horizontal reinforcing (approximately #5 bar) located at 103" above existing floor (two blocks above large openings around building) was observed to be continuous around multipurpose gym room. No grouted horizontal reinforcing was observed below this elevation with the exception of joint wire previously stated. At cells directly adjacent to large openings/doorways two vertical reinforcing bars were consistently observed.

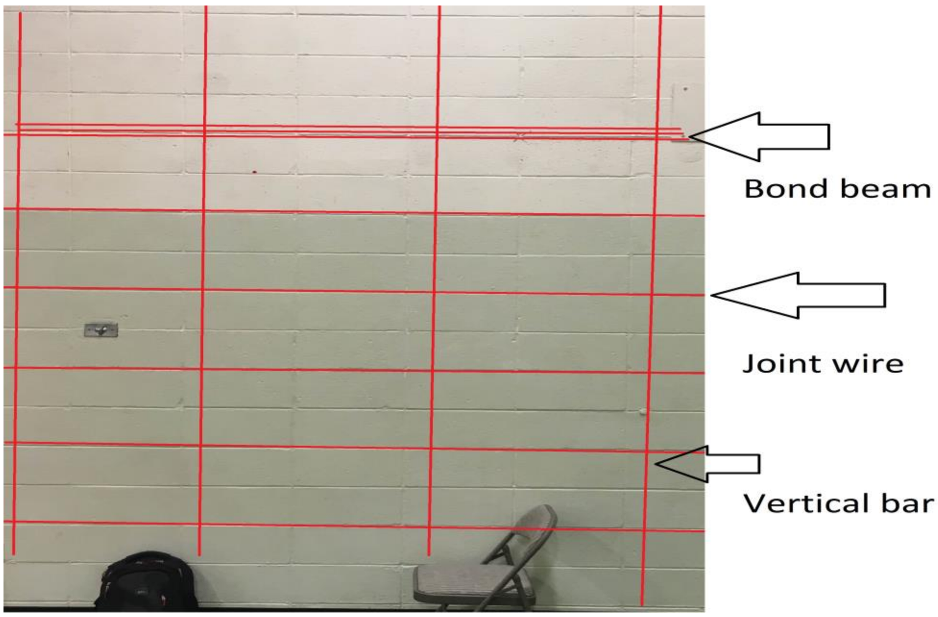

Image taken of **Location - 2** areas scanned.

Location 3 - varying depth (6”-8”) concrete wall. Vertical reinforcing approximately 16” on center, centered in wall, horizontal reinforcing approximately 24” on center centered in wall all bar apparent #4-#5 diameter bar. (lobby wall)

Image taken of Location - 3

Location 4- CMU wall and CMU columns on either side of basketball hoop. Reinforcing of typical CMU wall was observed to be similar to location 2 with bar size, vertical distribution, bed joint steel and bond beam with reinforcing at the same height. Horizontal reinforcing at columns observed to be #4 bar at 7” depth spaced 16” on center within the block as opposed to wire lattice steel. Vertical reinforcing #5 or #6 diameter bar at each either side/corner of the column was also observed.

Respectfully Submitted,

Michael Vaughan
Project Manager