

# TONIGHT'S AGENDA

**1 - PROJECT OVERVIEW**

**2 - POOL**

**3 - ROOF FORM**

**4 - PHASING**

**5 - COSTS**

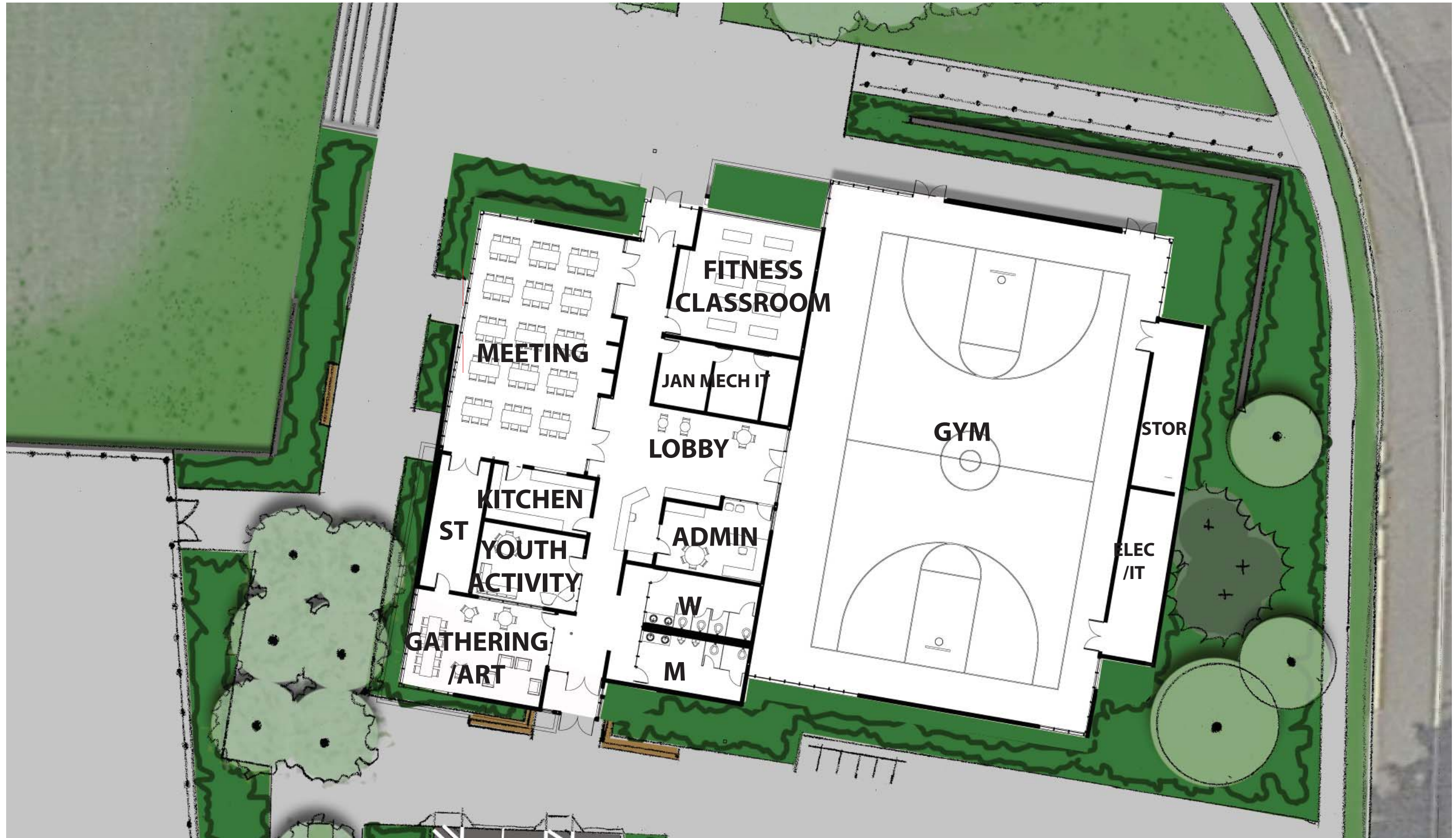
# PROJECT OVERVIEW



# BATH HOUSE FLOOR PLAN



# COMMUNITY CENTER PLAN



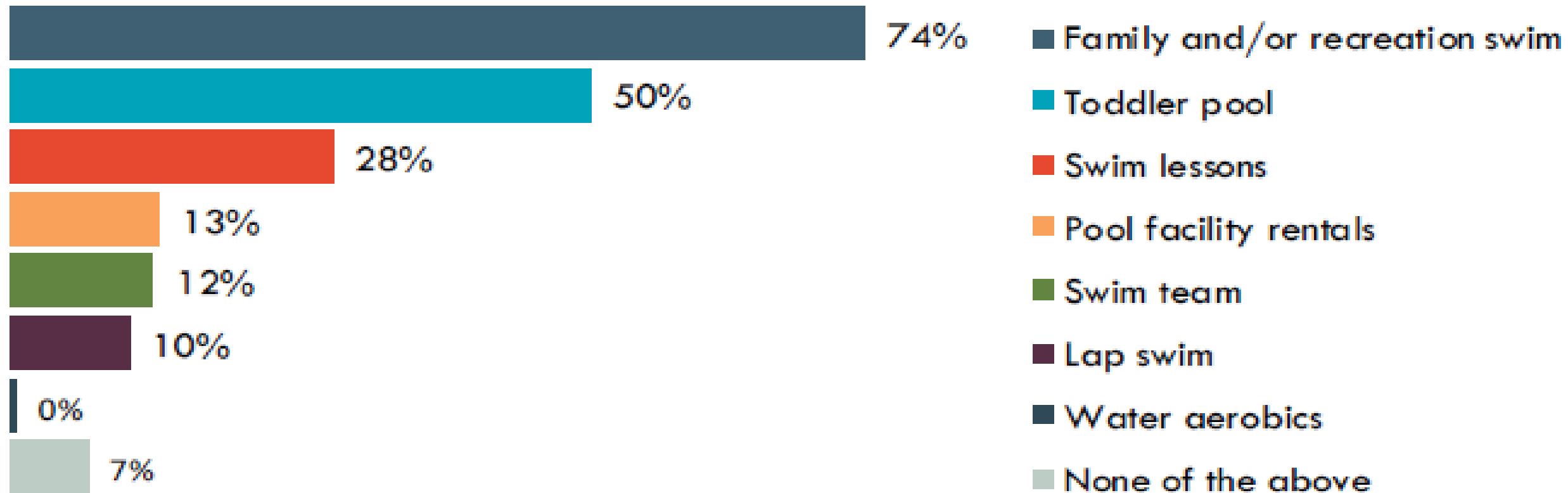
**CITY COUNCIL MEETING - OCTOBER 23, 2018**

COMMUNITY CENTER & POOL DESIGN

# POOLS - SURVEY RESULTS

## POOL USE

**Exhibit 8. In the past year, have you and/or members of your household participated in activities at the pool? If yes, check all that apply. If no, check none of the above. Question 8 (N=418)**



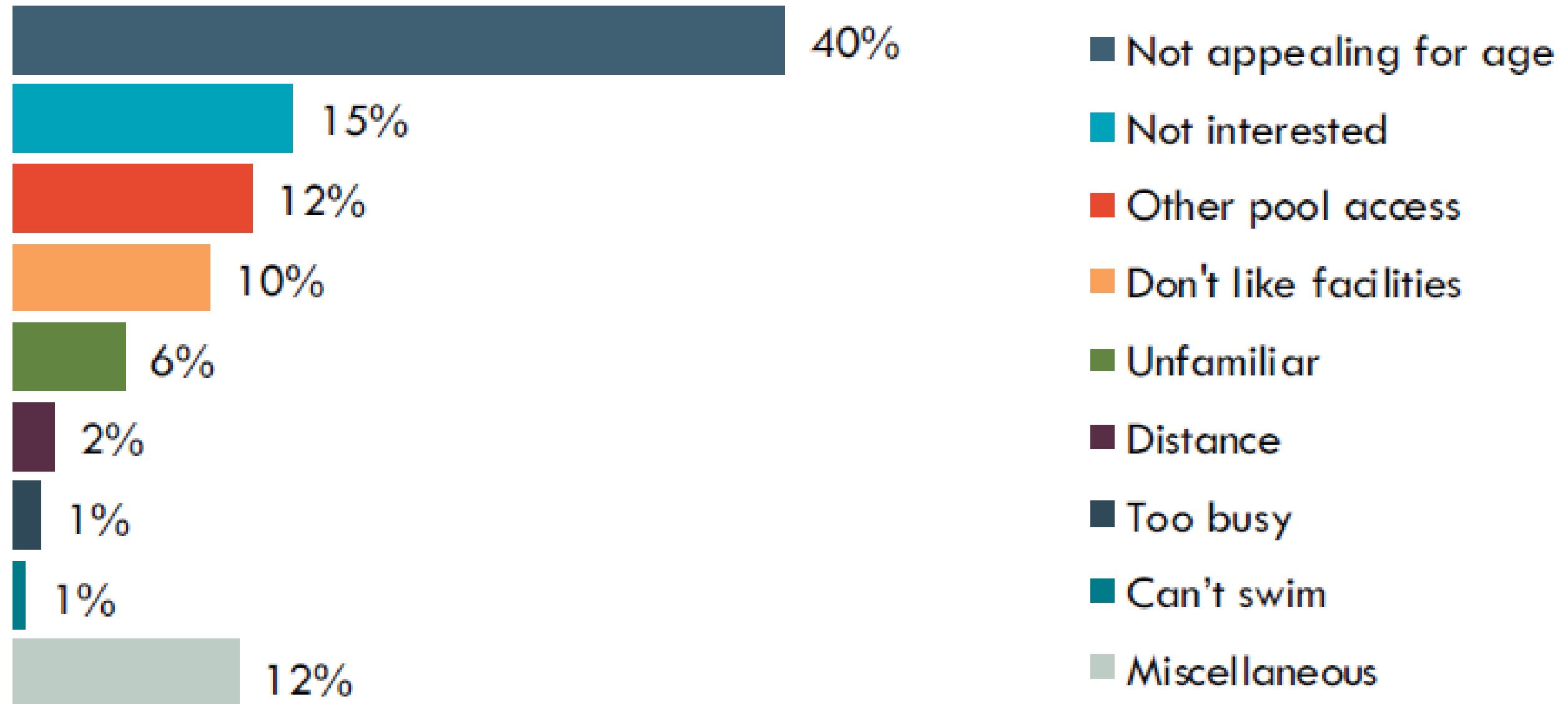
## POOL TEMPERATURE



# POOLS - SURVEY RESULTS

## POOL USE

Exhibit 10. What are the main reasons you don't use the Fircrest Pool? Question 10



# POOLS

# OPTION A

**39% Survey Preference**

## STEERING COMMITTEE COMMENTS:

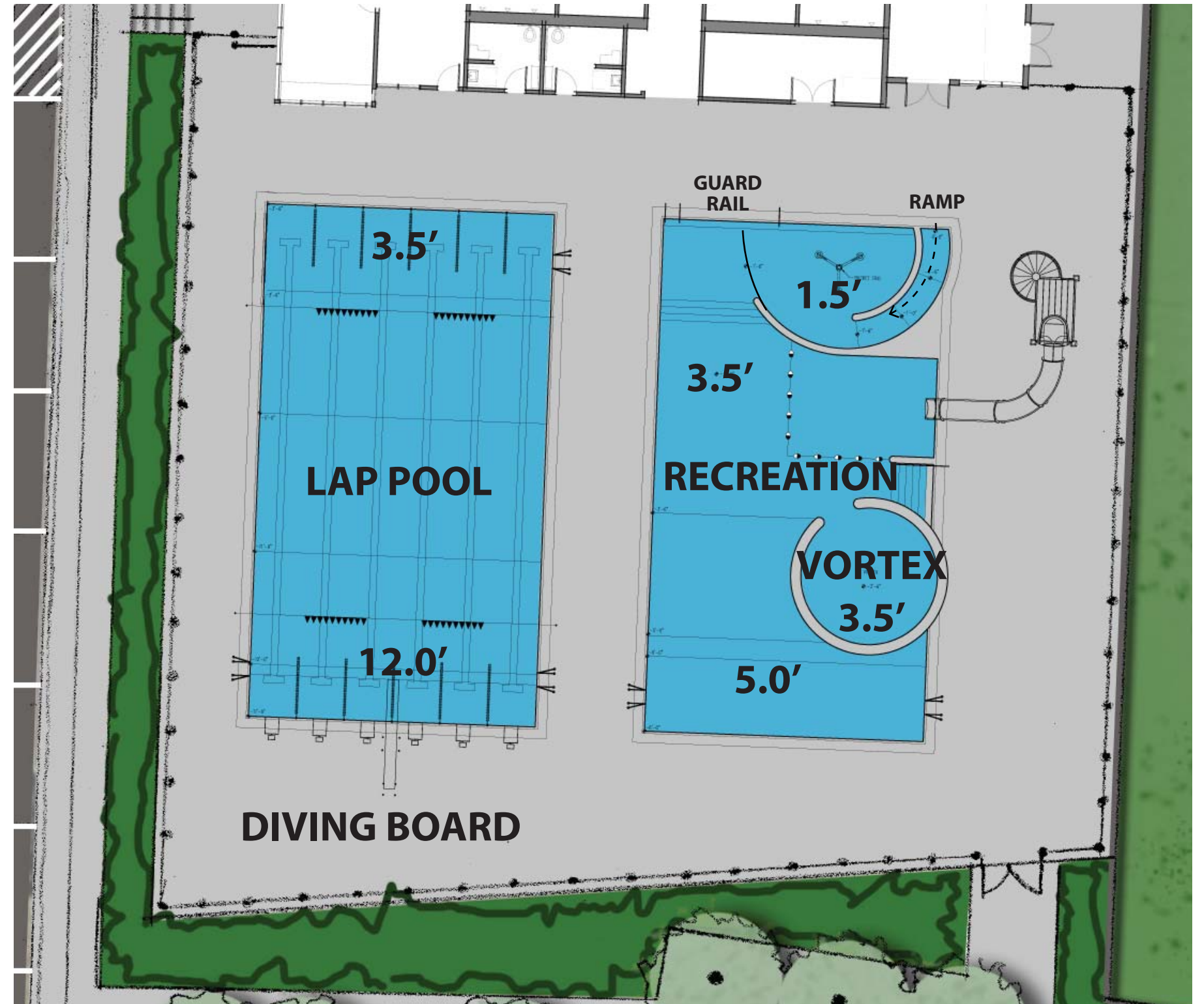
- MANY SURVEY COMMENTS ABOUT POOL NOT FOR ADULTS
- POTENTIAL FOR MORE PROGRAMMING
- MORE DEEPER WATER IS GOOD
- OPTION FOR 2 POOL TEMPS IS GOOD
- TODDLERS ARE CLOSE BUT PROTECTED
- JEFF SAID WADING POOL CLOSED 4X AND MAIN POOL 1X THIS YEAR
- IF ISSUE - STILL HAVE A POOL OPTION

## PROS:

- WARMER WATER FOR KIDS, LESSONS, AND SENIOR ACTIVITIES
- COOLER WATER FOR LAPS & TRAINING
- LIFEGUARDS - MORE "ATTRACTIVE"

## CONS:

- TODDLER POOL NOT FULLY SEPARATE
- LESS DECK SPACE FOR SPECTATORS, ETC



**CITY COUNCIL MEETING - OCTOBER 23, 2018**

**COMMUNITY CENTER & POOL DESIGN**

# POOLS

50% Survey Preference

# OPTION B

## STEERING COMMITTEE COMMENTS

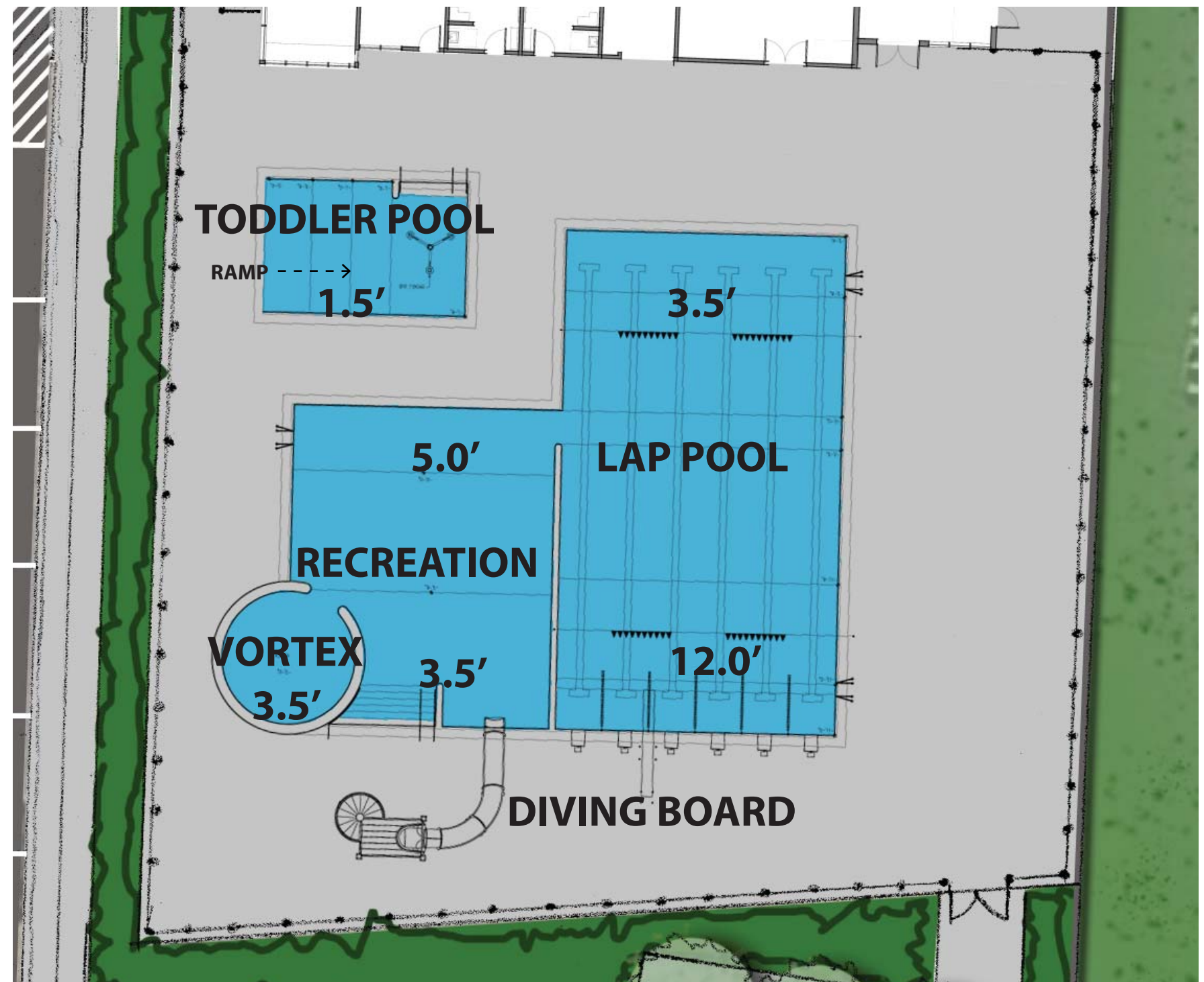
- ARC NOTED THAT THE TODDLER POOL CAN HAVE SEAT WALL ON SOUTH & WEST TO KEEP KIDS FROM RUNNING TO 5'-0"
- HAS OPTIONS FOR MORE PROGRAMMING THAN CURRENTLY POSSIBLE
- TODDLERS WILL BE IN LARGE POOL
- VORTEX AND SLIDE GOOD FOR OLDER KIDS
- SINGLE TEMPERATURE WATER MAY LIMIT PARTICIPATION
- VOTE WAS 9 TO 3 FOR OPTION A

## PROS:

- TODDLER POOL SEPARATE
- MORE DECK SPACE FOR SPECTATORS, ETC
- LIFEGUARDS - EASIER TO LIFEGUARD

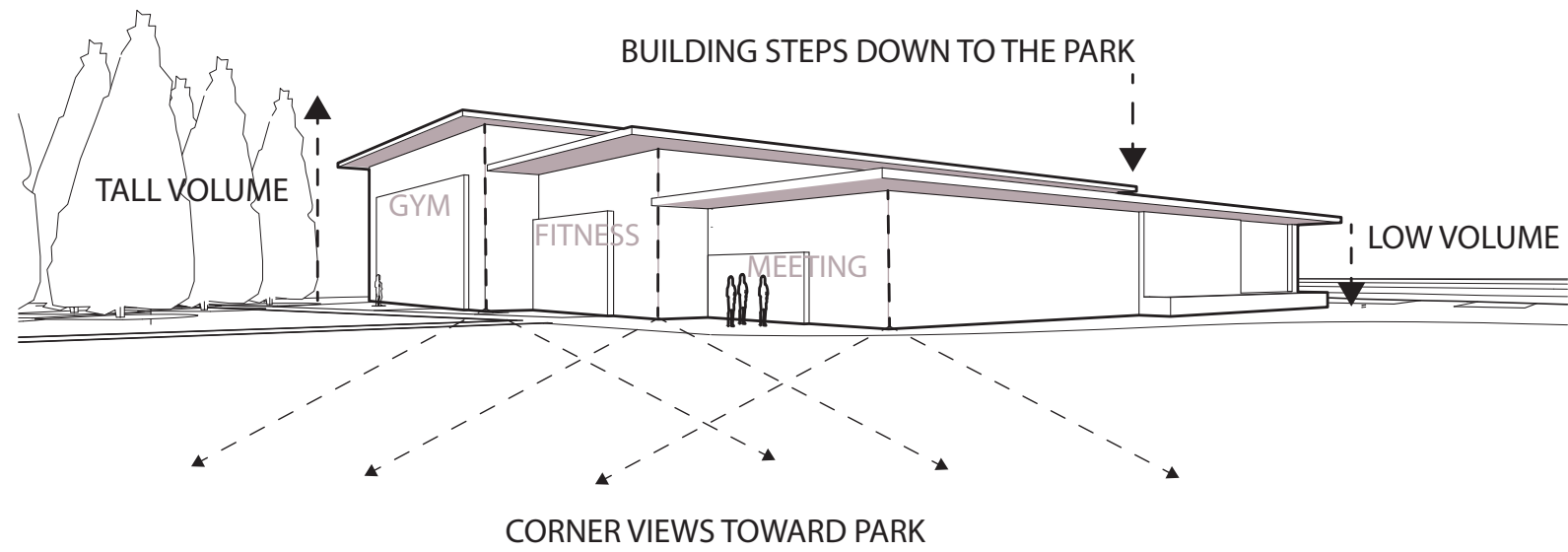
## CONS:

- ONE WATER TEMPERATURE
- SMALLER RECREATION AREA

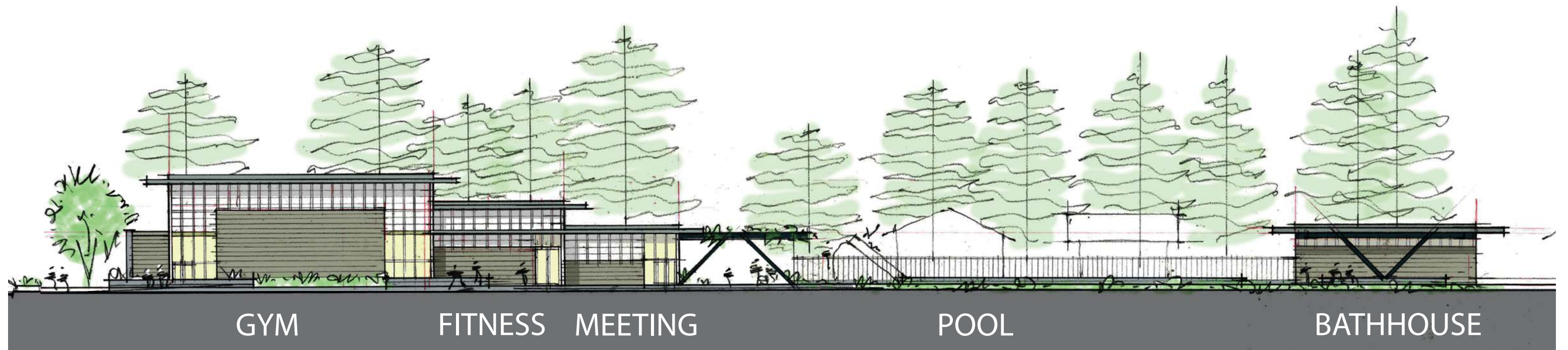




# ROOF FORM

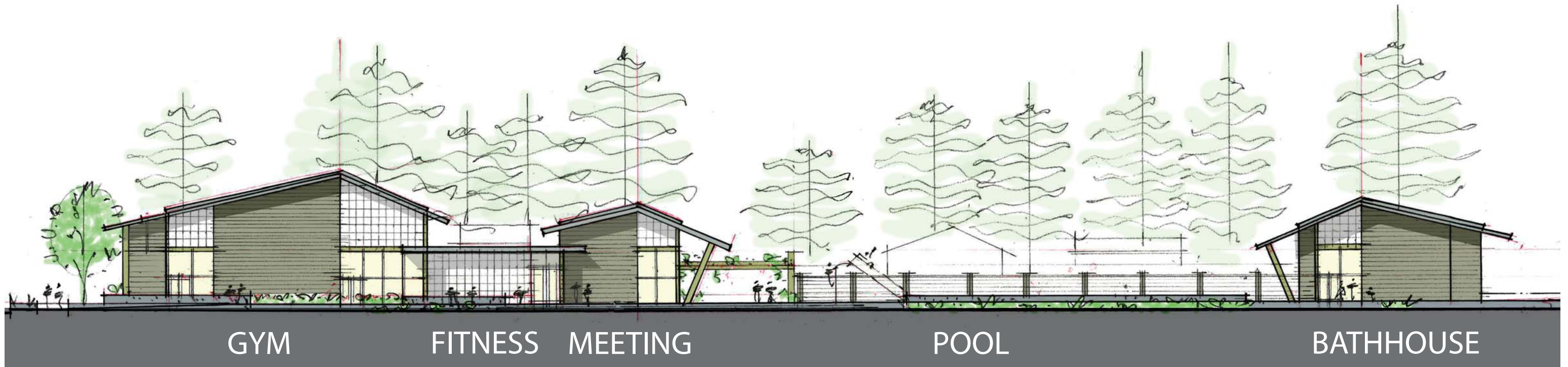
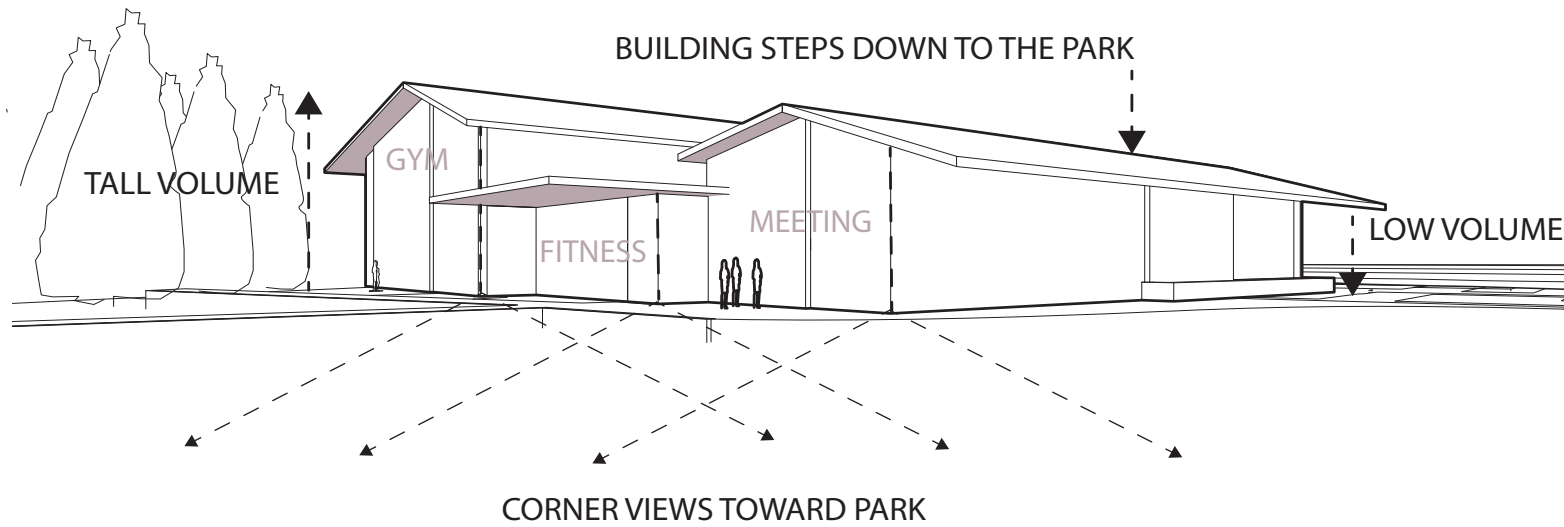


# WRIGHTIAN

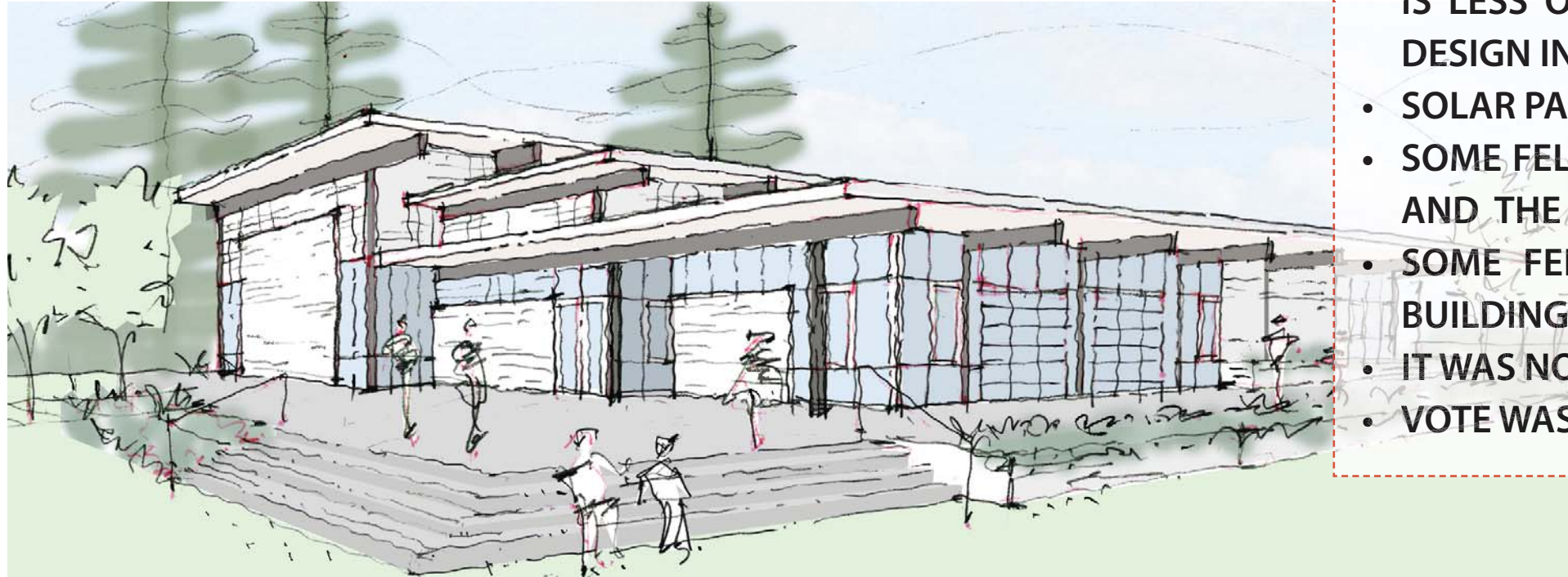


# ROOF FORM

# NORTHWEST MODERN

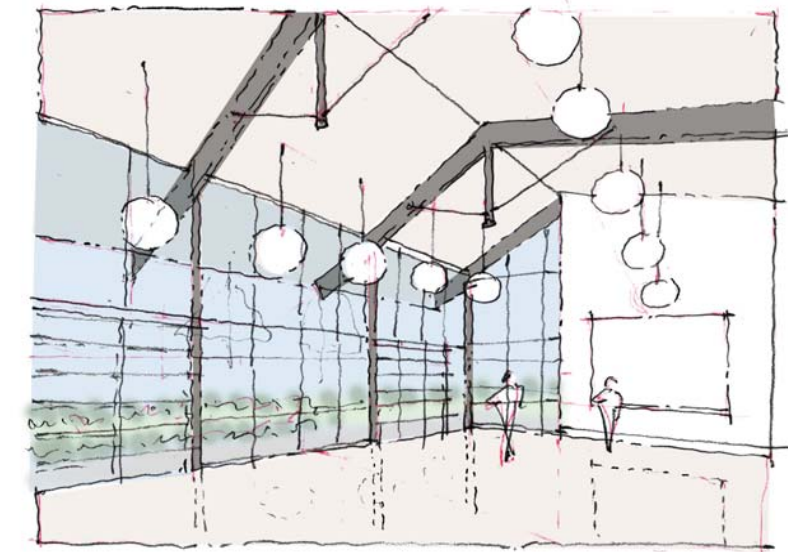
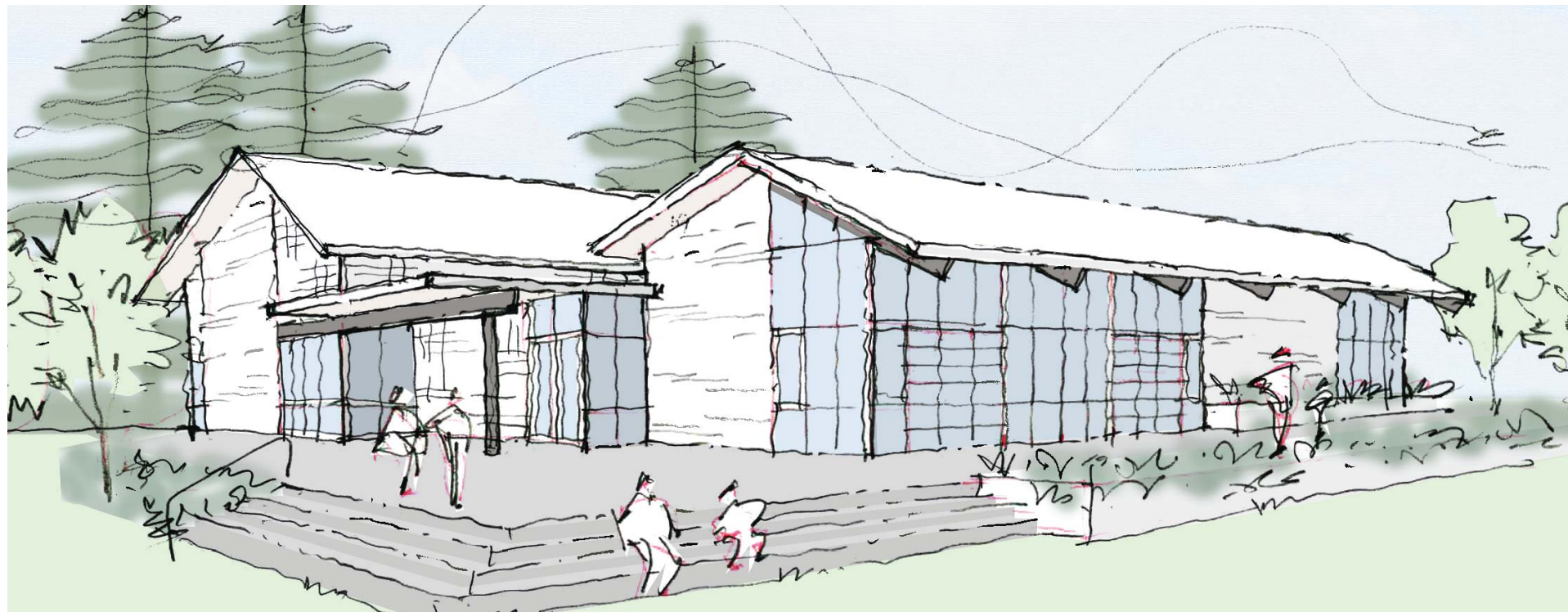
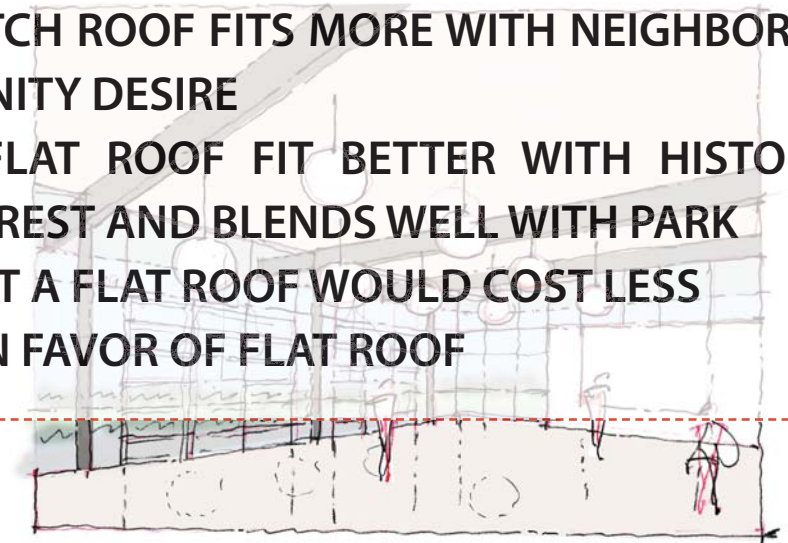


# ROOF FORM



## STEERING COMMITTEE COMMENTS:

- CONCERN ABOUT FLAT ROOF WATERPROOFING - ARC SAID THIS IS LESS OF AN ISSUE WITH NEW ROOFS. THE PITCHED ROOF DESIGN INCLUDES A FLAT ROOF IN BETWEEN FOR EQUIPMENT.
- SOLAR PANELS WOULD NEED TO BE POSSIBLE ON EITHER ROOF
- SOME FELT THE PITCH ROOF FITS MORE WITH NEIGHBORHOOD AND THE COMMUNITY DESIRE
- SOME FELT THE FLAT ROOF FIT BETTER WITH HISTORY OF BUILDINGS IN FIRCREST AND BLENDS WELL WITH PARK
- IT WAS NOTED THAT A FLAT ROOF WOULD COST LESS
- VOTE WAS 8 TO 4 IN FAVOR OF FLAT ROOF



# PHASING - SURVEY RESULTS

Exhibit 20. Would a new community center, like the one shown in the image above, be a benefit to the Fircrest Community? Please choose only one answer. Add comments if desired. Question 20 (N=488)

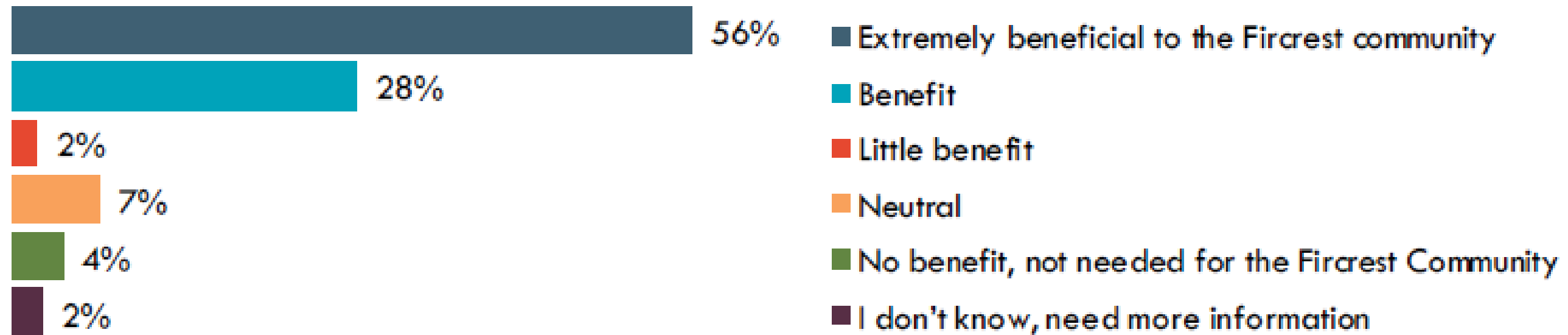
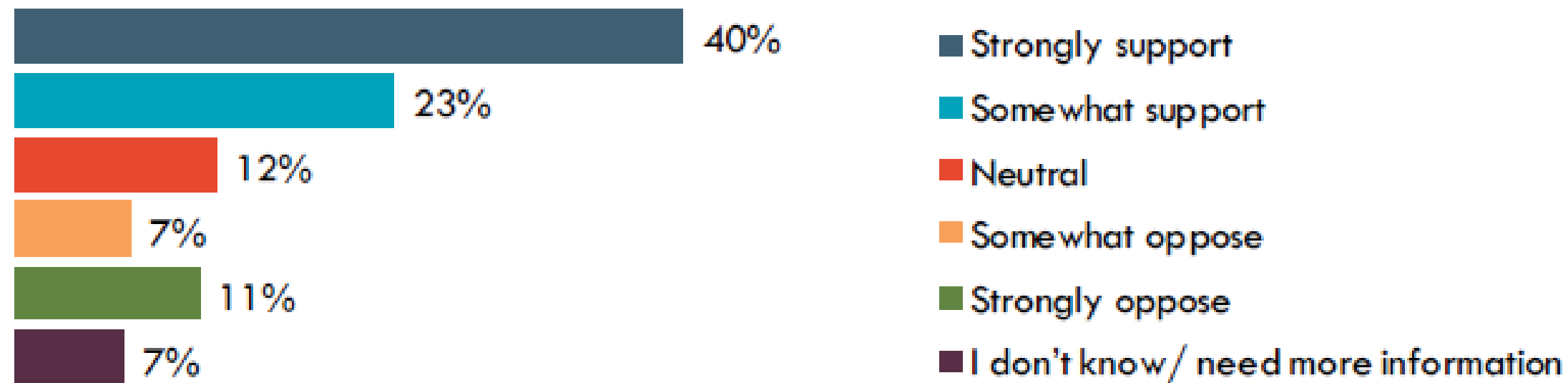


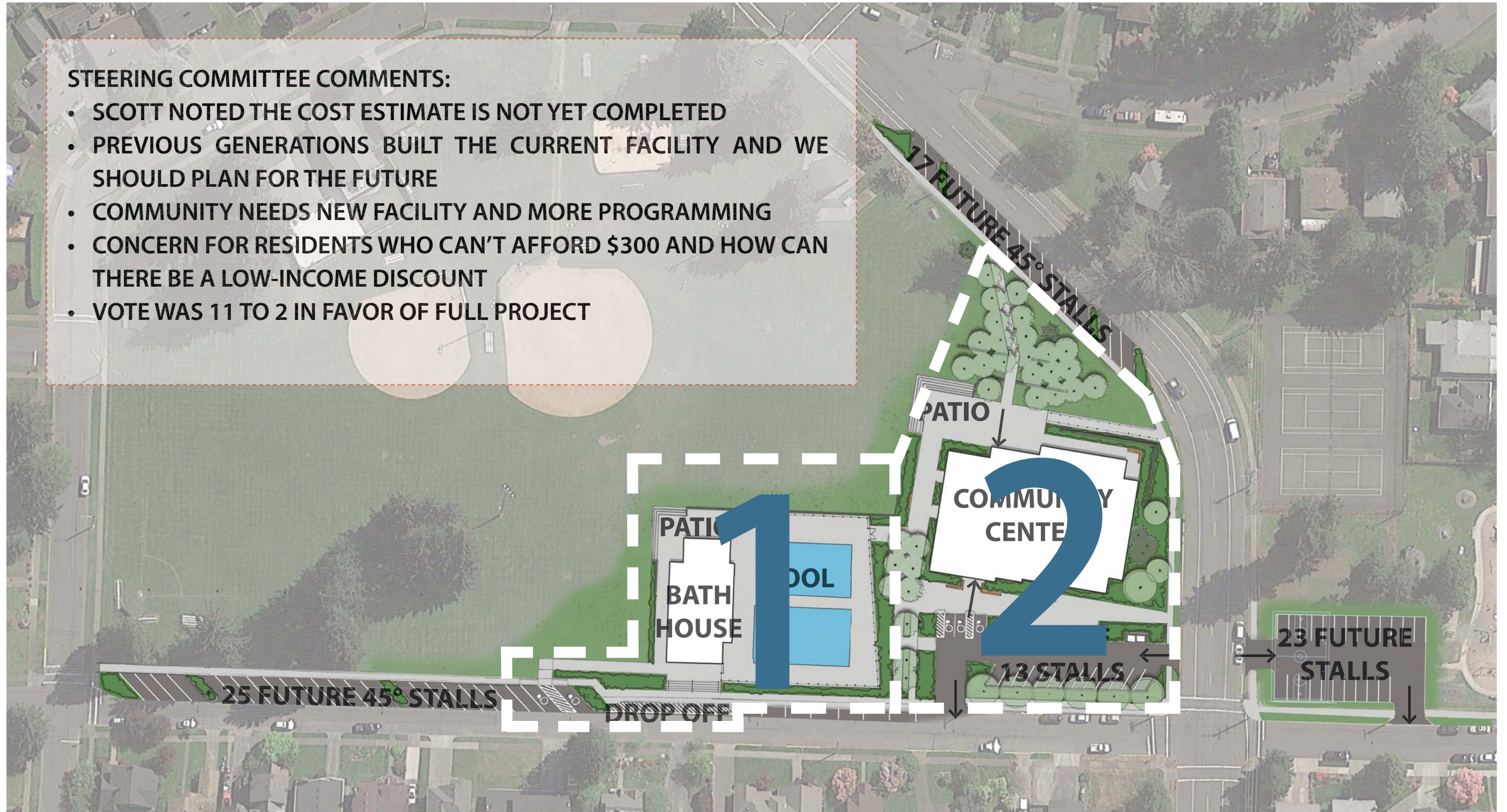
Exhibit 21. What is your opinion of building a new community center with the features described above if the park bond to pay for it costs about \$300/ year for a home assessed at \$400,000 over 20 years? Question 21 (N=489)



# PHASING

## STEERING COMMITTEE COMMENTS:

- SCOTT NOTED THE COST ESTIMATE IS NOT YET COMPLETED
- PREVIOUS GENERATIONS BUILT THE CURRENT FACILITY AND WE SHOULD PLAN FOR THE FUTURE
- COMMUNITY NEEDS NEW FACILITY AND MORE PROGRAMMING
- CONCERN FOR RESIDENTS WHO CAN'T AFFORD \$300 AND HOW CAN THERE BE A LOW-INCOME DISCOUNT
- VOTE WAS 11 TO 2 IN FAVOR OF FULL PROJECT



CITY COUNCIL MEETING - OCTOBER 23, 2018

COMMUNITY CENTER & POOL DESIGN

# COST / BUDGET - PHASE 1

PHASE ONE - Pool, Bathhouse, Site	const	soft cost ratio* **	project cost	remarks
<u>Estimate</u>				
Bathhouse	\$2,010,000	1.4	\$2,814,000	\$400/sf, due to large amount of plumbing
Option B - pool and wading	\$2,735,000	1.4	\$3,829,000	pools, deck & fence
Site	\$1,430,000	1.4	\$2,002,000	civil, landscape, drop off and ADA parking at bathhouse
<b>Total</b>	<b>\$6,175,000</b>		<b>\$8,645,000</b>	
<u>Value Engineering</u>				
Flat roof	(\$140,000)	1.4	(\$196,000)	
Remove party room	(\$250,000)	1.4	(\$350,000)	provide covered outdoor area
Reduce eaves	(\$25,000)	1.4	(\$35,000)	maintain at key locations
Plastic pipe storm detention	(\$112,000)	1.4	(\$156,800)	in lieu of concrete
<b>Savings</b>	<b>(\$527,000)</b>		<b>(\$737,800)</b>	
<b>Revised Totals</b>	<b>\$5,648,000</b>		<b>\$7,907,200</b>	
<u>Alternates</u>				
Option A - 2 pools	\$575,000	1.4	\$805,000	
Add photovoltaic for electricity	\$195,000	1.4	\$273,000	could be added later
Add slide	\$200,000	1.4	\$280,000	could be added later
Add vortex	\$135,000	1.4	\$189,000	can't be added later
<b>Total Potential Adds</b>	<b>\$1,105,000</b>		<b>\$1,547,000</b>	

\* soft costs include State Sales Tax, A/E fees, construction contingency, testing, permitting, furniture and equipment, traffic impact fees, utility connections, etc.

\*\* schematic design and design development A/E fees would not be from a public bond vote. City funds for these fees are being paid directly by the City.

# COST / BUDGET - PHASE 2

PHASE TWO - Community Center & Site	const	soft cost ratio* **	project cost	remarks
<u>Estimate</u>				
Community Center	\$4,765,000	1.4	\$6,671,000	\$330/sf
Site	\$2,260,000	1.4	\$3,164,000	
<b>Totals</b>	<b>\$7,025,000</b>		<b>\$9,835,000</b>	
<u>Value Engineering</u>				
Flat roof	(\$280,000)	1.4	(\$392,000)	
reduce footprint	(\$200,000)	1.4	(\$280,000)	gym, restrooms, north wing
Reduce eaves	(\$50,000)	1.4	(\$70,000)	maintain at key locations
Plastic pipe storm detention	(\$165,000)	1.4	(\$231,000)	in lieu of concrete
<b>Savings</b>	<b>(\$695,000)</b>		<b>(\$973,000)</b>	
<b>Revised Totals</b>	<b>\$6,330,000</b>		<b>\$8,862,000</b>	
<u>Alternates</u>				
Add photovoltaic for electricity	\$195,000	1.4	\$273,000	could be added later
Add generator	\$135,000	1.4	\$189,000	could be added later
Add security, cctv, access control	\$43,000	1.4	\$60,200	could be added later
<b>Total Potential Adds</b>	<b>\$373,000</b>		<b>\$522,200</b>	
<b>TOTAL REVISED</b>	<b>\$11,978,000</b>	1.4	<b>\$16,769,200</b>	
<b>TOTAL WITH ALL ALTERNATES</b>	<b>\$13,456,000</b>	1.4	<b>\$18,838,400</b>	

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# NEXT STEPS

**COST ESTIMATE REVIEW: OCTOBER 16, 2018**

**CITY COUNCIL MEETING: OCTOBER 23, 2018 & OCT. 29, 2018**

**---- DETERMINE SCOPE OF PROJECT ----**

September 2018	City Council Review and Guidance
October 2018	Project schematic design complete
<b>Oct/ Nov. 2018</b>	<b>City Council decision on project and bond</b>
Nov. 2018 – April 2019	Update contract and design development
April 2019	Ballot measure - approval
Spring/Summer 2019	Permits and Bidding
Fall 2019	Construction begins