CHINQUAPIN SWIM CENTER

COMMUNITY MEETING #3
FEBRUARY 25, 2015

CITY OF ALEXANDRIA VIRGINIA

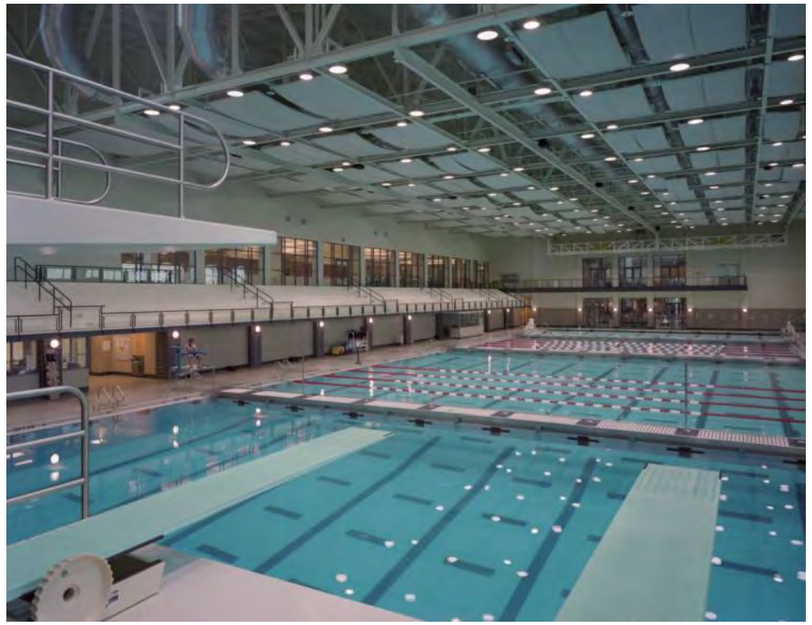
concordia

BRAILSFORD & DUNLAVEY

HG HUGHES GROUP ARCHITECTS WWW.HGAARCH.COM

MEETING AGENDA

7:00	RCPA Welcome and Introduction
7:10	A Review: How Did We Get Here?
7:15	Goal of the Feasibility Study
7:25	Project Update
7:40	Q & A
8:25	Next Steps Conversation
8:50	Meeting Evaluation + Adjourn



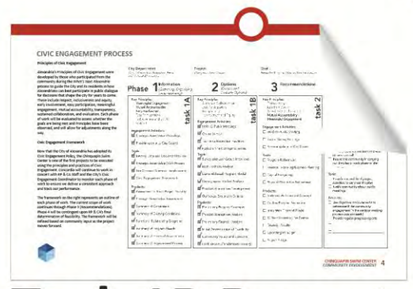
CHINQUAPIN SWIM CENTER

HOW DID WE GET HERE? TIMELINE

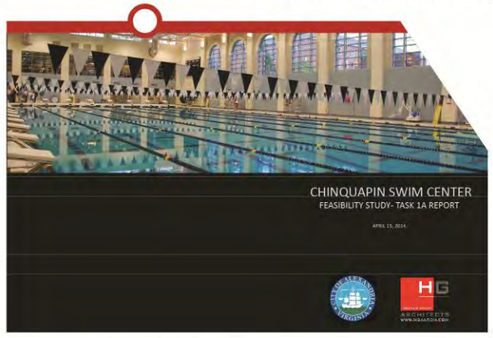
TASK 1

(Complete)

Meeting 1
19 JUNE 2014
(Meeting summary available online)



Task 1B Report
21 OCT 2014
(Available online)



Task 1A Report
15 April 2014
(Available online)

Meeting 2
3 SEPT 2014
(Presentation available online)

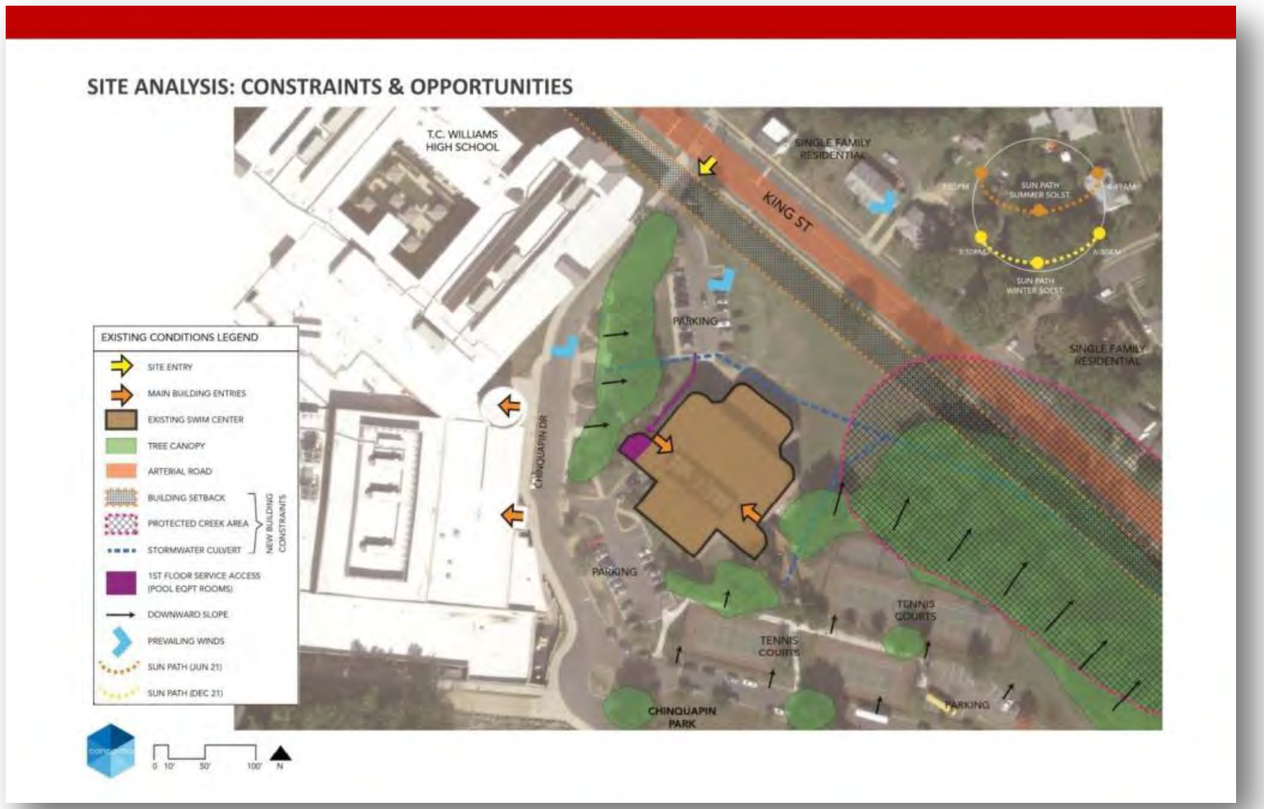
TASK 2

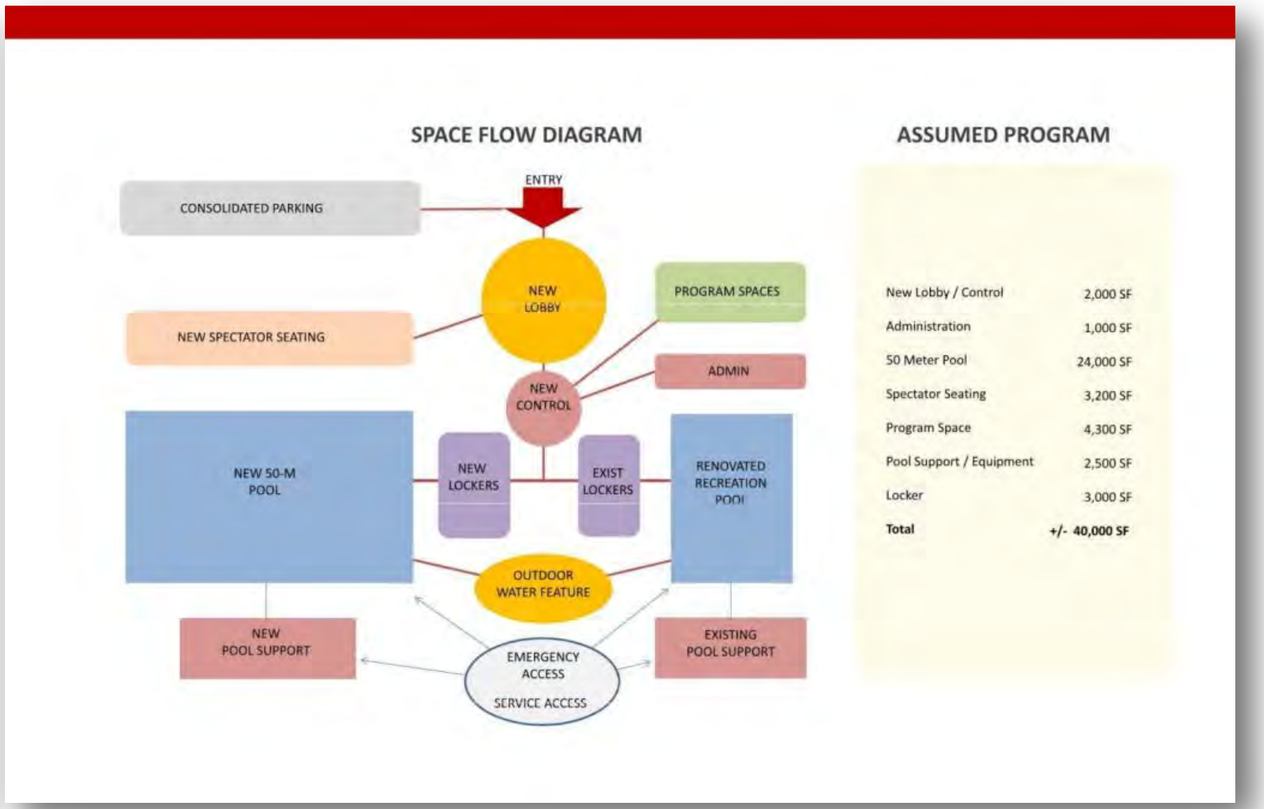
75% complete

WE ARE HERE
Meeting 3
25 FEB 2015

HOW DID WE GET HERE?

TASK 1A REPORT | *April 15, 2014*





ASSUMED PROGRAM

New Lobby / Control	2,000 SF
Administration	1,000 SF
50 Meter Pool	24,000 SF
Spectator Seating	3,200 SF
Program Space	4,300 SF
Pool Support / Equipment	2,500 SF
Locker	3,000 SF
Total	**+/- 40,000 SF**

HOW DID WE GET HERE?

MEETING #1 | *June 12, 2014*

Activity #1: Aquatic Activity Preferences

CHINQUAPIN SWIM CENTER

HOW DID WE GET HERE?

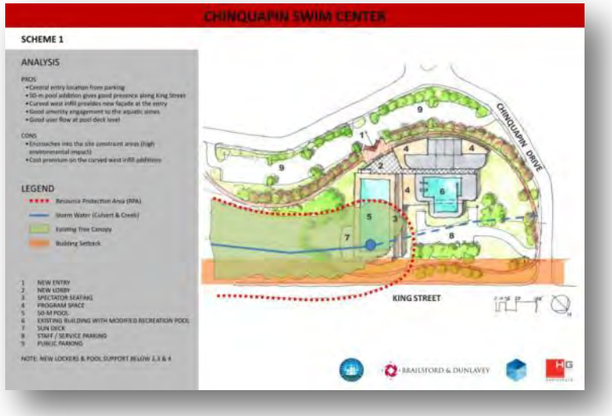
MEETING #1 | Activity #1: Results

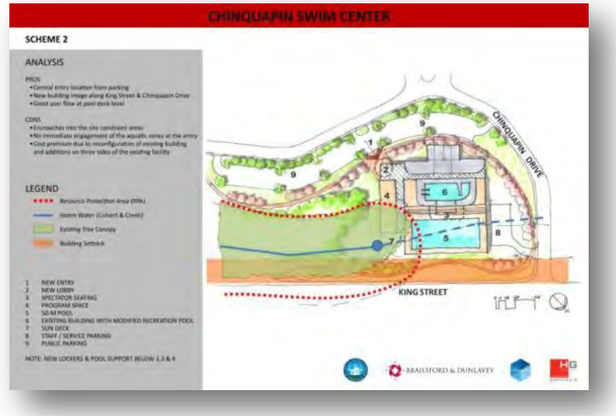
COMMUNITY PROGRAM RECOMMENDATIONS

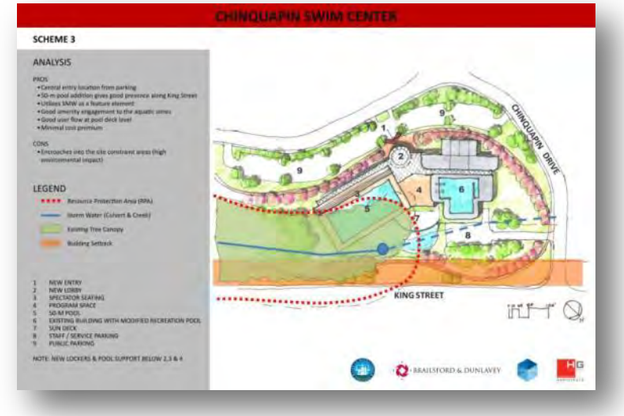
25Y/50M Lap Lanes	16
Multi-Use Water (Open Program Water)	12
Diving Boards	11
Therapy Pool	7
Zero Depth Entry/Wading Area	7
Adult Only Whirlpool	3
Water Slide	3
Lazy River/Current Channel/Vortex	2
Family Whirlpool	1
Play Structure	1
Spray Pad	1

HOW DID WE GET HERE?

MEETING #1 | Site Schemes Review







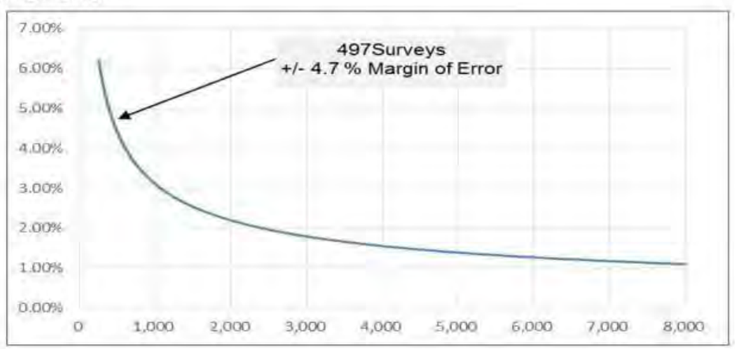
HOW DID WE GET HERE?

ONLINE SURVEY | *July 3-17, 2014*

SURVEY RESULTS

Survey Statistics

- Web based survey distributed to approximately 6,000 Alexandria residents from July 3rd through July 17th
- 497 Responses
- 95% Confidence Level
- 4.7% Margin of Error



SURVEY RESULTS

Demand Based Programming Results

	Activity	Priority Category	Peak Accommodation	Space Type	Peak Demand	Space Allocation Based on Prioritization of Demand		
1	Weight Training	first	75% to 85%	Sq. Ft.	3,610	2,700	to	3,100
2	Cardiovascular Fitness Machines	first	75% to 85%	Sq. Ft.	3,520	2,600	to	3,000
3	Lap Swimming	first	75% to 85%	Lanes	31	23	to	26
4	Group Fitness Classes	second	55% to 65%	Sq. Ft.	1,788	1,000	to	1,200
5	Recreational / Leisure Swimming	second	55% to 65%	Sq. Ft.	828	455	to	538
6	Yoga, Mind/Body Classes	second	55% to 65%	Sq. Ft.	1,364	800	to	900
7	Aquatic Play Structures	second	55% to 65%	Sq. Ft.	400	220	to	260
8	Aquatic Therapy / Rehab	second	55% to 65%	Sq. Ft.	150	83	to	98
9	Diving Boards	third	40% to 50%	Sq. Ft.	360	144	to	180
10	Lazy River	third	40% to 50%	Sq. Ft.	330	132	to	165
11	Racquetball	third	40% to 50%	Courts	0	0	to	0
12	Water Aerobics / Fitness	fourth	25% to 35%	Sq. Ft.	620	155	to	217
13	Water Slides	fourth	25% to 35%	Sq. Ft.	470	118	to	165

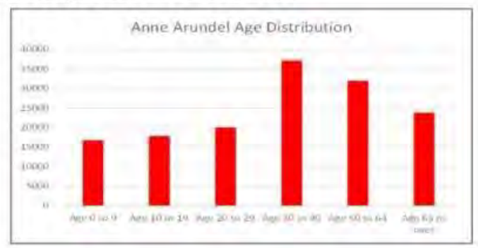
1	Combined 1: (Recreational Aquatic Activities)				3,496	1,890	to	2,261
2	Combined 2: (Lap / Competitive Swimming)				31	23	to	26

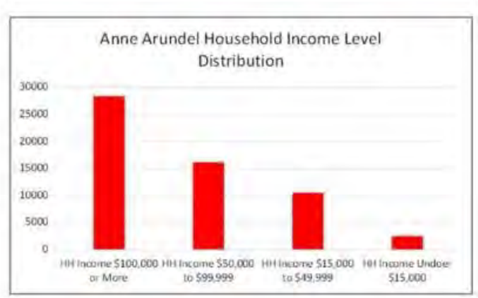
HOW DID WE GET HERE?

MEETING #2 | *September 3, 2014*

Information Presented: Case Studies

CASE STUDIES:
GERMANTOWN AND ANNE ARUNDEL AQUATIC CENTERS



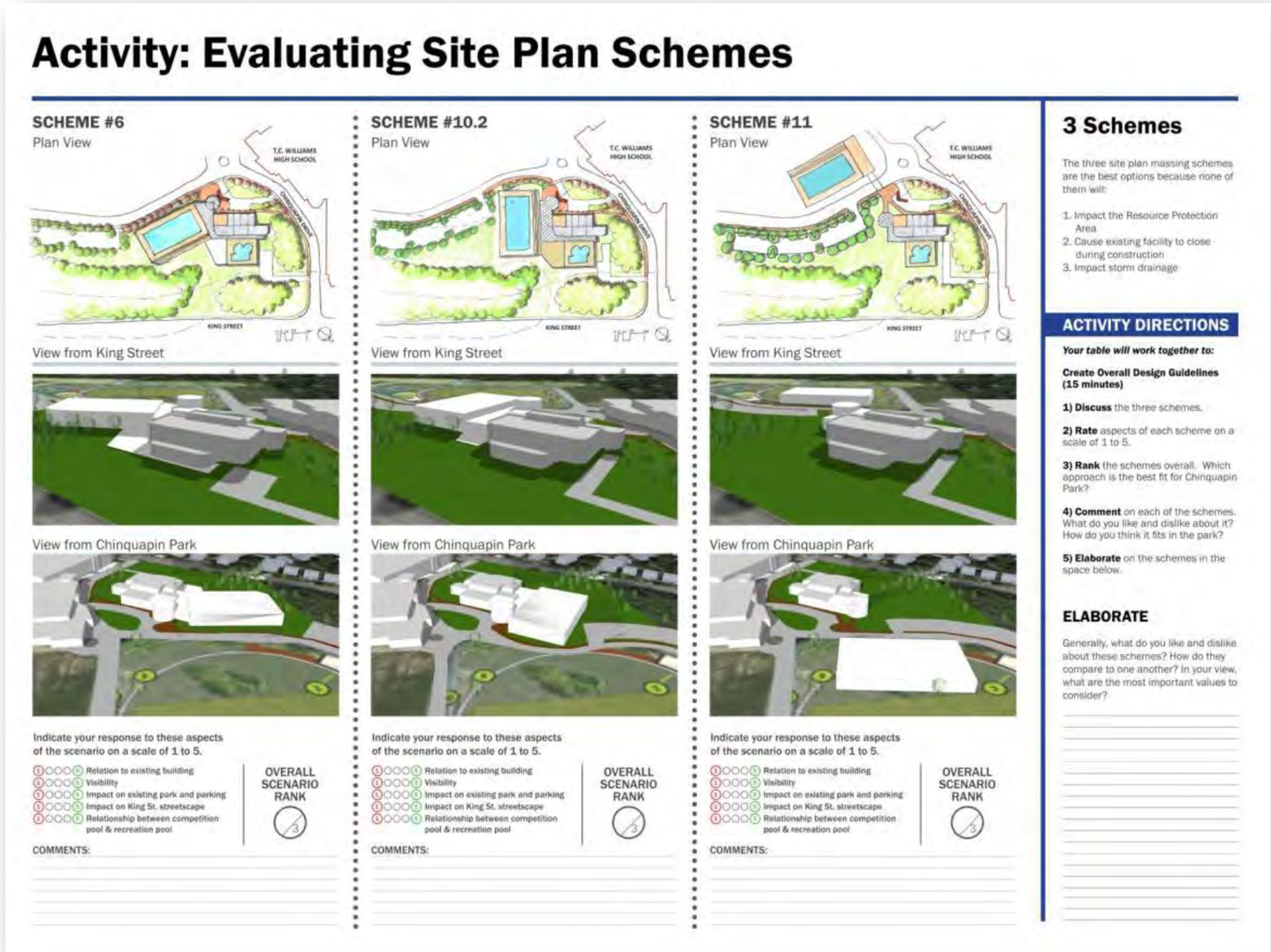


SUMMARY OF FINDINGS

- Strong demand for recreational and lap swimming based upon national participation data and survey results
- 80% cost recovery scenario achievable based upon case studies
- Chinquapin is likely to have a distribution of revenue sources similar to comparable facilities in the region.
- General shortage of lane space in northern Virginia for competitive programs
- Strong demand for land recreation components also exists within Alexandria

HOW DID WE GET HERE?

MEETING #2 | Activity #2: Evaluating Site Plan Schemes



Activity: Evaluating Site Plan Schemes

SCHEME #6
Plan View

View from King Street

View from Chinquapin Park

Indicate your response to these aspects of the scenario on a scale of 1 to 5.

- Relation to existing building
- Visibility
- Impact on existing park and parking
- Impact on King St. streetscape
- Relationship between competition pool & recreation pool

OVERALL SCENARIO RANK /3

COMMENTS:

SCHEME #10.2
Plan View

View from King Street

View from Chinquapin Park

Indicate your response to these aspects of the scenario on a scale of 1 to 5.

- Relation to existing building
- Visibility
- Impact on existing park and parking
- Impact on King St. streetscape
- Relationship between competition pool & recreation pool

OVERALL SCENARIO RANK /3

COMMENTS:

SCHEME #11
Plan View

View from King Street

View from Chinquapin Park

Indicate your response to these aspects of the scenario on a scale of 1 to 5.

- Relation to existing building
- Visibility
- Impact on existing park and parking
- Impact on King St. streetscape
- Relationship between competition pool & recreation pool

OVERALL SCENARIO RANK /3

COMMENTS:

3 Schemes

The three site plan massing schemes are the best options because none of them will:

1. Impact the Resource Protection Area
2. Cause existing facility to close during construction
3. Impact storm drainage

ACTIVITY DIRECTIONS

Your table will work together to:

Create Overall Design Guidelines (15 minutes)

1) Discuss the three schemes.

2) Rate aspects of each scheme on a scale of 1 to 5.

3) Rank the schemes overall. Which approach is the best fit for Chinquapin Park?

4) Comment on each of the schemes. What do you like and dislike about it? How do you think it fits in the park?

5) Elaborate on the schemes in the space below.

ELABORATE

Generally, what do you like and dislike about these schemes? How do they compare to one another? In your view, what are the most important values to consider?

HOW DID WE GET HERE?

MEETING #2 | Activity #2: Results

Scheme 6	Scheme 10.2	Scheme 11
Average Rank *(1 is best, 3 is worst)*	**Average Rank** *(1 is best, 3 is worst)*	**Average Rank** *(1 is best, 3 is worst)*
1.8	1.2	3.0
Aspect Ratings: *(1 is best, 5 is worst)*	**Aspect Ratings:** *(1 is best, 5 is worst)*	**Aspect Ratings:** *(1 is best, 5 is worst)*
Relation to existing building 2.5	Relation to existing building 1.3	Relation to existing building 4.9
Visibility 2.3	Visibility 1.7	Visibility 4.9
Impact on park and parking 2.4	Impact on park and parking 1.9	Impact on park and parking 4.7
Impact on King St. streetscape 2.0	Impact on King St. streetscape 1.7	Impact on King St. streetscape 2.3
Comp. & Rec. pool relationship 2.4	Comp. & Rec. pool relationship 1.6	Comp. & Rec. pool relationship 5.0

WHAT WE HEARD | Meeting 2 Evaluations

What did we accomplish?

- Learned about the information gathering process
- Evaluated criteria
- Narrowed down options by refining previous concepts
- Ranked concept schemes
- Shaped design and layout options
- Received a substantial amount of feedback from the audience

What are your concerns?

- Project Costs
- Budget concerns
- How soon the project can be implemented
- The process of getting to a final decision is taking too long
- Having enough parking
- A pool that doesn't ultimately have usable 50m lanes
- Concerns about the storm drain and building on the hill
- Operational costs
- All of the information we have so far is preliminary
- Management of optimal cost recovery

Suggestions for Improvements?

- As you introduce yourselves, please introduce your company's role in the process.
- Make fonts larger for the next presentation!
- No suggestions, thank you for including us and asking for our input
- Higher attendance

HOW DID WE GET HERE?

TASK 1B REPORT | *October 21, 2014*

COMMUNITY DESIGN CRITERIA

Results from Activity II @ Community Meeting #2

Scheme 10.2
Average Rank (1 is best, 3 is worst)

1.2

Aspect Ratings:
(1 is best, 5 is worst)

Relation to existing building	1.3
Visibility	1.7
Impact on park and parking	1.9
Impact on King St. streetscape	1.7
Comp. & Rec. pool relationship	1.6

Scheme 6
Average Rank (1 is best, 3 is worst)

1.8

Aspect Ratings:
(1 is best, 5 is worst)

Relation to existing building	2.5
Visibility	2.3
Impact on park and parking	2.4
Impact on King St. streetscape	2.0
Comp. & Rec. pool relationship	2.4

Scheme 11
Average Rank (1 is best, 3 is worst)

3.0

Aspect Ratings:
(1 is best, 5 is worst)

Relation to existing building	4.9
Visibility	4.9
Impact on park and parking	4.7
Impact on King St. streetscape	2.3
Comp. & Rec. pool relationship	5.0

ONLINE ENGAGEMENT ACTIVITY RESULTS

In order to broaden its engagement efforts, the City of Alexandria has established AlexEngage, an online interface for citizens to give specific feedback on projects. For those who were not able to attend the community meetings, the online activity allowed interested citizens to evaluate and give comments on three concept schemes (shown at right). A summary of the results is below:

There were a total of 20 respondents as of 9/26/14, 12 verified and 8 unverified

Overall Preferences

- Scheme 6 was, by far, the preferred scheme
- half of respondents ranked Scheme 6 as their first choice
- Schemes 10.2 and 11 were very closely ranked
- Scheme 10.2 was a second choice for many and the first choice for some respondents
- Scheme 11 had a handful of votes for being the preferred option, and was ranked second by several respondents

Impact on Chinquapin Park

A major determinant that drove citizen's preferences among the 3 options was each scheme's impact on the park. There were a few concerns expressed regarding the impact on the tennis courts, in which case it is clear that those respondents were not familiar with the approved master plan for the park which shows the tennis courts being relocated.

Additional Comments and Design Criteria

- Concern for the apparent lack of parking close to the building entry
- Green design is important
- Maintenance must be considered
- Minimize duplicate programs (especially those that are costly) if other facilities have them
- Signage will be necessary connectivity and close proximity of buildings and facilities

Rank (1 is best, 3 is worst)

1.5

Scheme 6: Preferred option

2.3

Scheme 10.2: Second choice

2.4

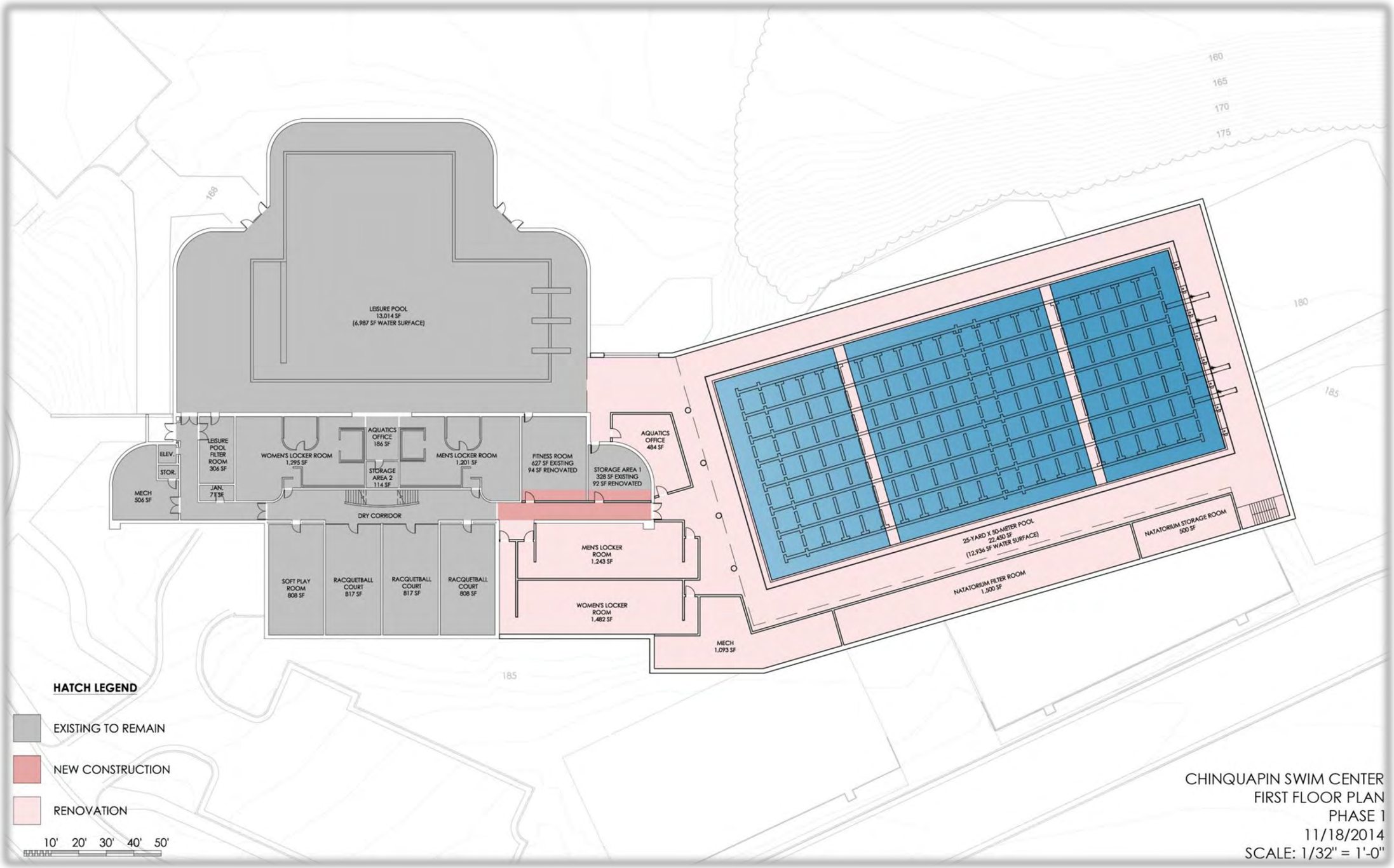
Scheme 11: Lowest ranking

PROJECT UPDATE | PHASE 1 PROGRAM

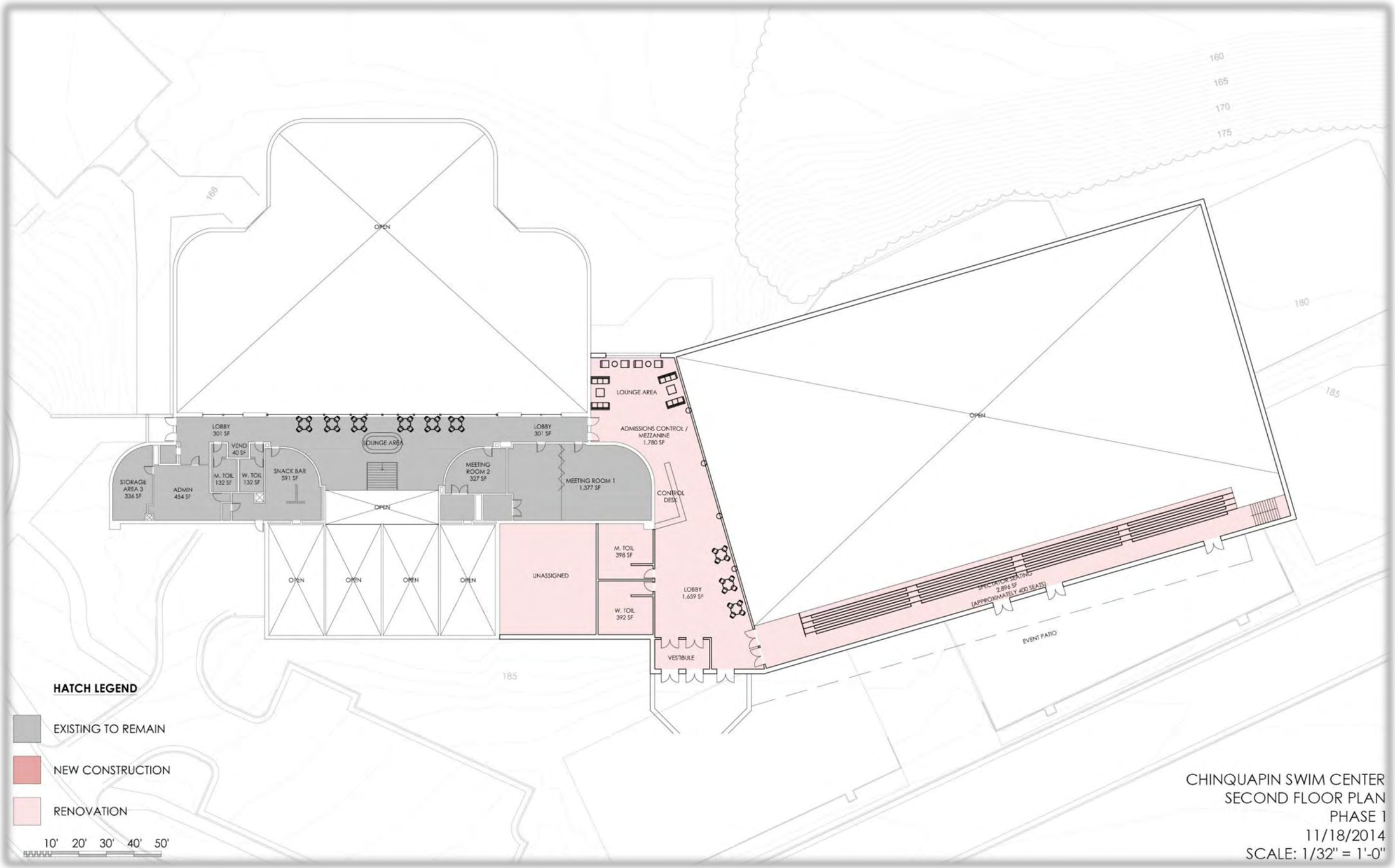
		PHASE 1		
	Current SF	Total Existing to Remain SF	Total Renovated SF	Total New SF
Support Zone				
Lobby	602	602		1,659
Admissions Control / Mezzanine	0			1,780
Men's Restroom	132	132		398
Women's Restroom	132	132		392
Administrative Offices	454	454		
Meeting Room 1	1,377	1,377		
Meeting Room 2	327	327		
Multipurpose Room 1	0			
Multipurpose Room 2	0			
Subtotal for Support	**3,024**	**3,024**	**0**	**4,229**
Enterprise				
Snack Bar / Vending	631	631		
Subtotal for Enterprise	**631**	**631**	**0**	**0**
Aquatics				
Competition Pool (Deck + Water Surface)	0			22,450
Spectator Seating (appx. 400 seats)	0			2,896
Leisure Pool (Deck + Water Surface)	13,014	13,014		
Leisure Pool Filter Room	306	306		
Competition Pool Filter Room	0			1,500
Competition Pool Storage Room	0			500
Wet Classroom 1	0			
Wet Classroom 1	0			
Aquatics Office	186	186		484
Subtotal for Community	**13,506**	**13,506**	**0**	**27,830**

Aquatics Support				
Men's Locker Room	1,201	1,201		1,243
Women's Locker Room	1,295	1,295		1,482
Family Changing Rooms / Cabanas	0			
Subtotal for Community	**2,496**	**2,496**	**0**	**2,725**
Specialized Activities				
Fitness	943	627	94	
Weights	0			
Soft Play Room	808	808		
Raquetball	817	817		
Raquetball	808	808		
Subtotal for Activity	**4,193**	**3,877**	**94**	**0**
General Support				
Storage Area 1	579	328	92	
Storage Area 2	114	114		
Storage Area 3	336	336		
Storage Area 4	0			
Janitor Closet	71	71		
Mechanical	506	506		1,093
Subtotal for Support	**1,606**	**1,355**	**92**	**1093**
Total Net Usable Area	**25,456**	**24,889**	**186**	**35,877**
Nonassignable Area	**5,927**	**5,573**	**354**	**3,909**
TOTAL GROSS BUILDING AREA	**31,383**	**30,707**	**676**	**39,786**

PROJECT UPDATE | PHASE 1 FIRST FLOOR PLAN



PROJECT UPDATE | PHASE 1 SECOND FLOOR PLAN



PROJECT UPDATE | AQUATIC CENTER BUDGET COMPARISON

Aquatic Center Budget Comparison						
		Cost / Square Foot				
	Year Built	Site	Building	Total Construction Cost*	Soft Costs**	Total Project Cost
Wilson Pool Washington, DC	2010	$ 77.44	$ 533.87	$ 611.31	$ 152.83	$ 764.14
Shepherd University Shepherdstown, WV	2007	$ 25.70	$ 363.77	$ 389.47	$ 97.37	$ 486.84
Germantown Aquatic Germantown, MD	2004	$ 28.36	$ 360.89	$ 389.25	$ 97.31	$ 486.56
Delaware State Newark, DE	2008	$ 19.75	$ 324.77	$ 344.52	$ 86.13	$ 430.65
N. Arundel Swim Center Glen Burnie, MD	2005	$ 79.54	$ 414.14	$ 493.68	$ 123.42	$ 617.10
Valley Health Winchester, VA	2007	$ 24.26	$ 314.08	$ 338.34	$ 84.59	$ 422.93
Average		**$ 42.51**	**$ 385.25**	**$ 427.76**	**$ 106.94**	**$ 534.70**

* Site and Building costs have been escalated from time of construction and adjusted with a regional factor.
** Soft Costs are assumed values based on 25% of Total Construction Cost

PROJECT UPDATE

PHASE 1 BUDGET ESTIMATE

Costs associated with the physical construction of a building

Costs associated with the design, management and planning of a building

CATEGORY	SUBTOTAL	COST / SF
CONSTRUCTION COSTS		
NEW ADDITION	$ 18,588,644.43	$ 467.22
RENOVATION	$ 736,542.23	$ 23.47
BUILDING TOTAL	**$ 19,325,186.66**	**$ 477.61**
DEMOLITION & SITEWORK	$ 4,962,301.72	$ 122.64
***CONSTRUCTION COSTS* TOTAL**	**$ 24,287,488.38**	**$ 600.25 ***
SOFT COSTS		
SOFT COSTS TOTAL	**$ 6,430,130.37**	**$ 158.92**
PROJECT TOTAL		
HARD AND SOFT COSTS	**$ 30,717,618.75**	**$ 759.17**

Increase based on the construction start date

Money added to provide a cushion for unforeseen expenses

* Hard cost numbers include a value of $90/SF for:

- Escalation
- Builder fees/Insurance
- Contingency

PROJECT UPDATE

COST DRIVERS

Construction Costs

Contingency for Stormwater Management Costs / RPA
Contingencies for undesigned Building and Site Conditions
Uncertainty regarding Soil Conditions affecting
- Foundation Assumptions
- Underpinning Assumptions
- Pool Cost Assumptions
- Excavation and Backfill
- Retaining Walls Assumptions

Uncertainty regarding Utility Relocations
Contingency for Solar Voltaics
Existing Building Work
- New Roof
- Elevator Replacement

Logistics of Construction while Existing Building is Occupied
Construction Contingency Compounding

Soft Costs

Escalation Impacts (mostly affecting Phase 2)
Owner Contingency Compounding

CATEGORY	SUBTOTAL	COST / SF
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- Escalation
- Builder fees/Insurance
- Contingency

GOALS OF THE FEASIBILITY STUDY

Civic Engagement Framework

City Department:
City of Alexandria - Recreation, Parks and Cultural Affairs Dept.

Project:
Chinquapin Swim Center

Goal :
Feasibility Study for $20m addition/renovation

Overall project timeline:
Feasibility Study completed: Fall 2014

Phase 1 Information (Gathering, Organizing, Understanding) — task 1A

Key Principles:
- Meaningful Engagement
- Mutual Accountability
- Early Involvement
- Easy Participation
- Inclusiveness and Equity
- Respect

Engagement Activities:
- ☑ Strategic Asset Value Workshop
- ☑ Provide update to City Council

Tools:
- ☑ Existing Data and Document Review
- ☑ Strategic Asset Value (SAV) Process
- ☑ Site Concept Scenario Development
- ☑ Civic Engagement Framework

Products:
- ☑ Assessment of Basic Project Viability
- ☑ Strategic Asset Value Assessment
- ☑ Summary of Constraints
- ☑ Summary of Existing Conditions
- ☑ Functional Relationship Diagrams
- ☑ Summary of Program Needs
- ☑ Summary of Financial Assumptions
- ☑ Summary of Engagement Process

2 Options (Discuss and Evaluate Options) — task 1B

Key Principles:
- Sustained Collaboration
- Easy Participation
- Transparency
- Inclusiveness and Equity

Engagement Activities:
- ☑ Hold (2) Public Meetings
- ☑ Introduce and Develop Survey
- ☑ Tour Area Recreation Facilities
- ☑ Provide update to City Council

Tools:
- ☑ Survey and User Group Interviews
- ☑ Best Practices Analysis
- ☑ Demand-based Program Model
- ☑ Demographic Market Analysis
- ☑ Physical Alternatives Development

Products:
- ☑ Preliminary Program Concepts
- ☑ Physical Alternatives Analysis
- ☑ Preliminary Financial Analysis
- ☑ Initial Determination of Feasibility
- ☑ Community Values and Concerns
- ☑ Draft Report of Preliminary Findings

3 Recommendations — task 2

Key Principles:
- Transparency
- Easy Participation
- Sustained Collaboration
- Mutual Accountability
- Meaningful Engagement

Engagement Activities:
- ☑ Hold (1) Public Meeting
- ☑ Report Survey Findings
- ☑ Provide update to City Council

Tools:
- ☑ Program Refinement
- ☑ Financial Modeling/Business Planning
- ☑ Capital Budgeting
- ☑ Physical Alternative Refinement

Products:
- ☑ Preferred Architectural Concept
- ☑ Outline Program Statement
- ☑ Integrated Financial Model
- ☐ 10-Year Operating Pro Forma
- ☐ Financial Results
- ☐ Operating Paradigm
- ☑ Project Budget

4 Implementation and Maintenance — tasks 3-4 (under separate contract)

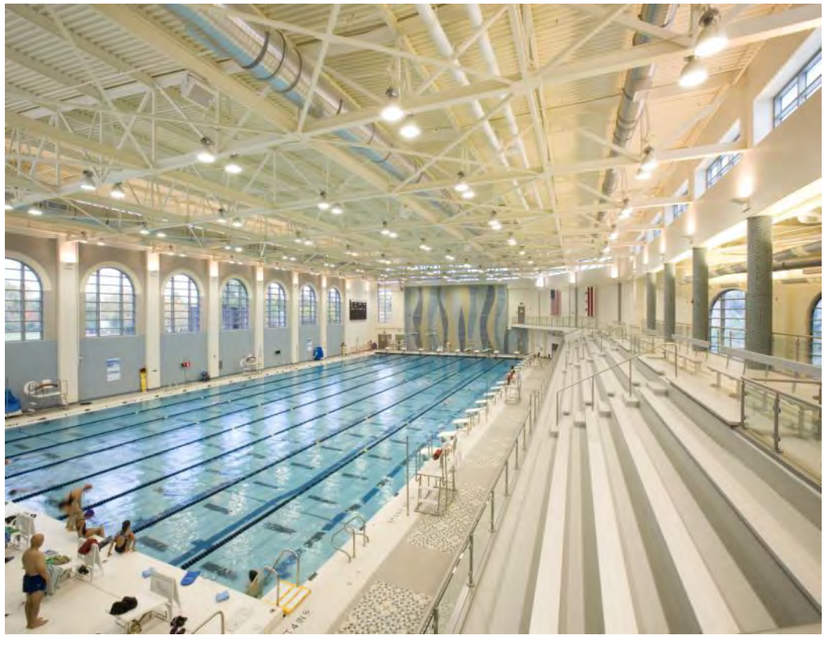
Key Principles:
- Transparency
- Meaningful Engagement
- Sustained Collaboration
- Mutual Accountability
- Evaluation

Engagement Activities:
- ☐ Offer visits to project sites as needed
- ☐ Evaluate how well the plan is being carried out
- ☐ Identify someone from the City who is responsible for the work and who citizens can call
- ☐ Involve the community in carrying out the plan in each phase of the process

Tools:
- ☐ Provide a schedule of project activities to carry out the plan
- ☐ Notify community about public meetings

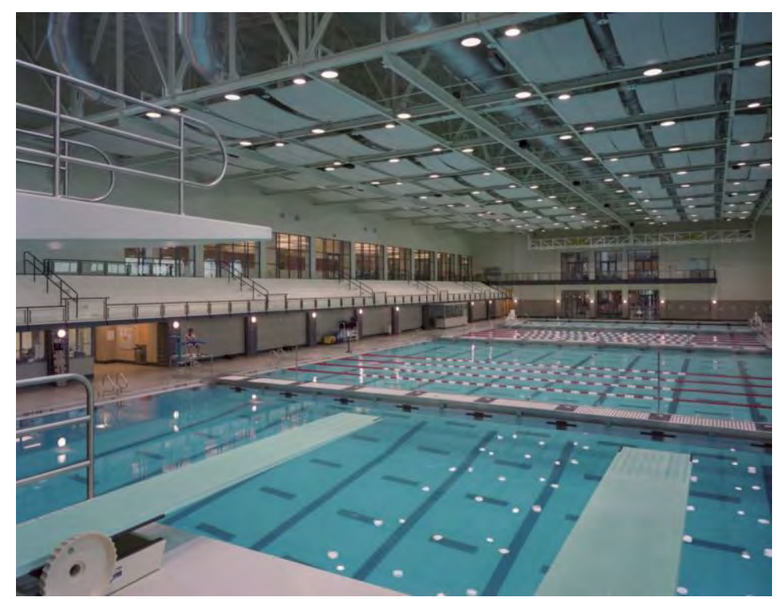
Products:
- ☐ Use objective measurements to determine if the community engagement in the decision-making process was successful
- ☐ Provide regular progress reports
- ☐ _____
- ☐ _____
- ☐ _____

CLARIFYING Q & A



CHINQUAPIN SWIM CENTER

NEXT STEPS CONVERSATION



CHINQUAPIN SWIM CENTER

CHINQUAPIN SWIM CENTER

COMMUNITY MEETING #3

FEBRUARY 25, 2015

Please fill out Meeting #3 Evaluations