CHINQUAPIN FEASIBILITY STUDY UPDATE
WITH REVISED CONCEPTS AND COST ESTIMATES

January 21 Park and Recreation Commission Meeting
CHINQUAPIN AQUATIC CENTER
REVISED CONCEPTS
12/31/15
Review of different alternate construction types that may decrease the cost:
  o Conventional Construction (1 & 2-Story)
  o Pre-Engineered Structure (1 & 2-Story)
  o Translucent Enclosure (1 & 2-Story)
  o Architectural Membrane Structure (1-story only)
ONE STORY SCHEME
EXISTING BUILDING

PROPOSED ONE-STORY ADDITION
33,000 SF

EXISTING TREES TO REMAIN

NEW PARKING (150 SPACES)

CHINQUAPIN DRIVE

CONCEPTUAL SITE PLAN

ONE STORY SCHEME – CONVENTIONAL CONSTRUCTION

ENTRY PLAZA VIEW

CHINQUAPIN SWIM CENTER
REVISED CONCEPTS
12-31-15
ONE STORY SCHEME – CONVENTIONAL CONSTRUCTION

CONCEPTUAL UPPER LEVEL PLAN

1. NEW ENTRY/LOBBY
2. CONTROL DESK
3. SPECTATOR SEATING ACCESS
4. M. LOCKER ROOM
5. W. LOCKER ROOM
6. FAMILY CHANGING
7. SAFETY CENTER
8. 50-M X 25-YD COMPETITION POOL
9. SPECTATOR SEATING
10. POOL SUPPORT & MECH

CHINQUAPIN SWIM CENTER
REVISED CONCEPTS
12-31-15
CHINQUAPIN SWIM CENTER
REVISED CONCEPTS
12-31-15

ONE STORY SCHEME – CONVENTIONAL CONSTRUCTION

BUILDING LINK

NEW ENTRY / LOBBY

LOCKER ROOMS

25-YD X 50-M COMPETITION POOL

POOL SUPPORT

CHINQUAPIN DRIVE

AXONOMETRIC VIEW
POOL VIEWS

ONE STORY SCHEME – CONVENTIONAL CONSTRUCTION

CHINQUAPIN SWIM CENTER
REVISED CONCEPTS 12-31-15
TWO STORY SCHEME
EXISTING BUILDING

PROPOSED TWO-STORY ADDITION
36,000 SF

BUILDING LINK

EXISTING TREES TO REMAIN

NEW PARKING (150 SPACES)

CONCEPTUAL SITE PLAN

ENTRY PLAZA VIEW

CHINQUAPIN SWIM CENTER
REVISED CONCEPTS
12-31-15
CHINQUAPIN SWIM CENTER
REVISED CONCEPTS                          12-31-15

BUILDING LINK

EXISTING BUILDING

BUILDING LINK

SERVICE ENTRY

1  NEW ENTRY/LOBBY
2  CONTROL DESK
3  SPECTATOR SEATING ACCESS
4  M. LOCKER ROOM
5  W. LOCKER ROOM
6  FAMILY CHANGING
7  SAFETY CENTER
8  50-M X 25-YD COMPETITION POOL
9  SPECTATOR SEATING
10  POOL SUPPORT & MECH

CONCEPTUAL LOWER LEVEL PLAN

TWO STORY SCHEME – CONVENTIONAL CONSTRUCTION

CHINQUAPIN SWIM CENTER
REVISED CONCEPTS                          12-31-15
NEW ENTRANCE / LOBBY
(Locker rooms below)

25-YD x 50-M Competition Pool

Pool & Bldg
Support Below

Building Link

Chinquapin Swim Center
Revised Concepts
12-31-15
ALTERNATE CONSTRUCTION TYPES
PRE-ENGINEERED STRUCTURE

Middle Tyger YMCA in Duncan, South Carolina

Star Hill Family Athletic Center in Tolland, Connecticut

CHINQUAPIN SWIM CENTER
REVISED CONCEPTS 12-31-15
ARCHITECTURAL MEMBRANE STRUCTURE

Collingwood Centennial Aquatic Centre in Ontario, Canada

Kearns Oquirrh Park Fitness Center in Salt Lake City, Utah

CHINQUAPIN SWIM CENTER
REVISED CONCEPTS 12-31-15
BUDGET COMPARISON
## BUDGET COMPARISON

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<thead>
<tr>
<th></th>
<th>One-Story</th>
<th>Two-Story</th>
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<tbody>
<tr>
<td><strong>Conventional Construction</strong></td>
<td><strong>$ 24,534,343</strong></td>
<td><strong>$ 27,085,318</strong></td>
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<td><strong>Pre -Engineered</strong></td>
<td><strong>$ 22,792,415</strong></td>
<td><strong>$ 25,478,742</strong></td>
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<td><strong>Translucent Enclosure</strong></td>
<td><strong>$ 25,445,833</strong></td>
<td><strong>$ 28,281,484</strong></td>
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<tr>
<td><strong>Architectural Membrane</strong></td>
<td><strong>$ 22,026,048</strong></td>
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• At this time, staff recommends pursuing the pre-engineered building (Option B) to move forward through design and construction, if approved in the FY2017-FY2026 budget.

• Option B provides design alternatives that can address more seamless integration with the existing building and an appropriate neighborhood context.
Next Steps

The feasibility study is now complete, providing seven alternatives for expanding the Chinquapin Aquatics Center with a new 50 meter indoor pool. Following this update, the next steps for the project are:

• Project updates with the community and the Advocates for Alexandria Aquatics;
• FY2017-FY2026 budget discussions and CIP approval; and
• If approved, begin design and construction of new facility.