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

BUILDING LINK

PROPOSED ONE- STORY ADDITION

33,000 SF

EXISTING TREES TO REMAIN

NEW PARKING (150 SPACES)

CONCEPTUAL SITE PLAN

CHINQUAPIN SWIM CENTER
REVISED CONCEPTS
12-31-15

ENTRY PLAZA VIEW
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

EXISTING BUILDING
BUILDING LINK
SERVICE ENTRY

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

AXONOMETRIC VIEW

BUILDING LINK
LOCKER ROOMS
NEW ENTRY / LOBBY
25-YD X 50-M COMPETITION POOL
POOL SUPPORT

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

PROPOSED TWO-STORY ADDITION
36,000 SF

EXISTING TREES TO REMAIN
NEW PARKING (150 SPACES)

TWO STORY SCHEME – CONVENTIONAL CONSTRUCTION

ENTRY PLAZA VIEW

CONCEPTUAL SITE PLAN

CHINQUAPIN SWIM CENTER
REVISED CONCEPTS
12-31-15
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 UPPER LEVEL PLAN

EXISTING BUILDING
BUILDING LINK

COMPETITION POOL BELOW
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

N

CHINQUAPIN SWIM CENTER
REVISED CONCEPTS 12-31-15
NEW ENTRY / LOBBY
(LOCKER ROOMS BELOW)

BUILDING LINK

25-YD X 50-M COMPETITION POOL

POOL & BLDG SUPPORT BELOW

AXONOMETRIC VIEW
TWO STORY SCHEME – CONVENTIONAL CONSTRUCTION

POOL VIEWS

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

Middle Tyger YMCA in Duncan, South Carolina

Star Hill Family Athletic Center in Tolland, Connecticut
Edward T. Hall Aquatics Center in Prince Frederick, Maryland

YMCA in Portland, Oregon

Pharr Aquatic Center in Pharr, Texas

Pharr Aquatic Center in Pharr, Texas
ARCHITECTURAL MEMBRANE STRUCTURE

Collingwood Centennial Aquatic Centre in Ontario, Canada

Kearns Oquirrh Park Fitness Center in Salt Lake City, Utah

Collingwood Centennial Aquatic Centre in Ontario, Canada

Kearns Oquirrh Park Fitness Center in Salt Lake City, Utah
BUDGET COMPARISON
<table>
<thead>
<tr>
<th></th>
<th>One-Story</th>
<th>Two-Story</th>
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<tbody>
<tr>
<td>Conventional</td>
<td>$ 24,534,343</td>
<td>$ 27,085,318</td>
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<tr>
<td>Construction</td>
<td>$ 22,792,415</td>
<td>$ 25,478,742</td>
</tr>
<tr>
<td>Pre-Engineered</td>
<td>$ 25,445,833</td>
<td>$ 28,281,484</td>
</tr>
<tr>
<td>Enclosure</td>
<td>$ 22,026,048</td>
<td></td>
</tr>
<tr>
<td>Architectural</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Membrane</td>
<td></td>
<td></td>
</tr>
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Staff Recommendation

• 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.
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.