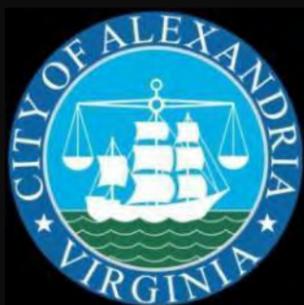




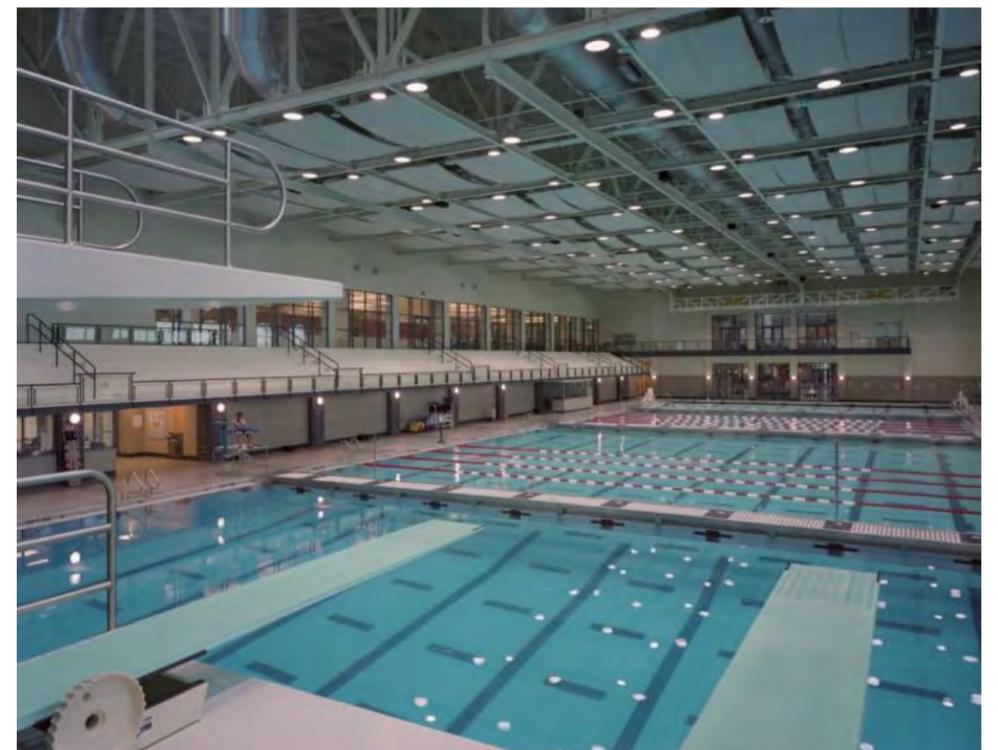
CHINQUAPIN SWIM CENTER

COMMUNITY MEETING #3
FEBRUARY 25, 2015

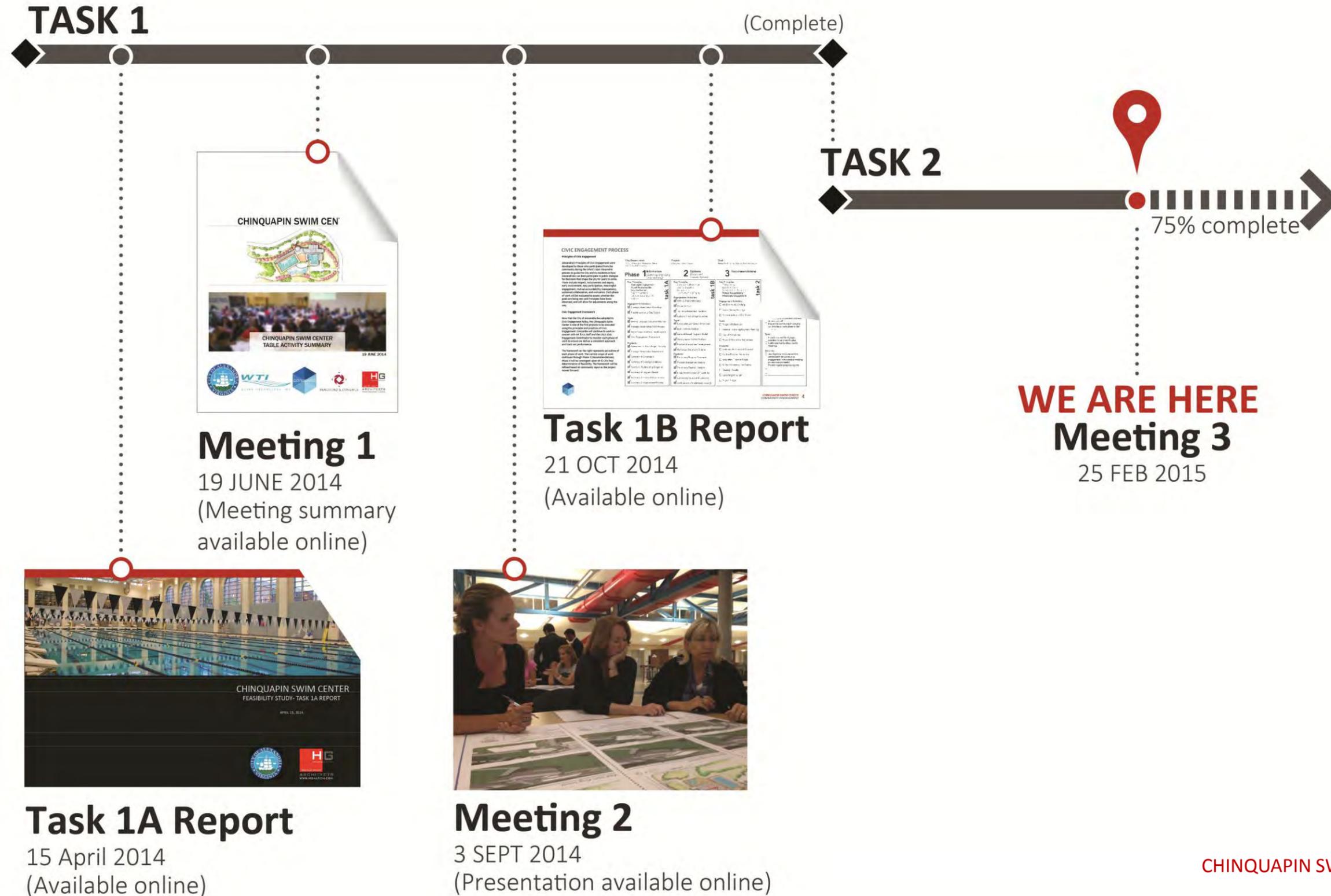


MEETING AGENDA

- 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



HOW DID WE GET HERE? TIMELINE



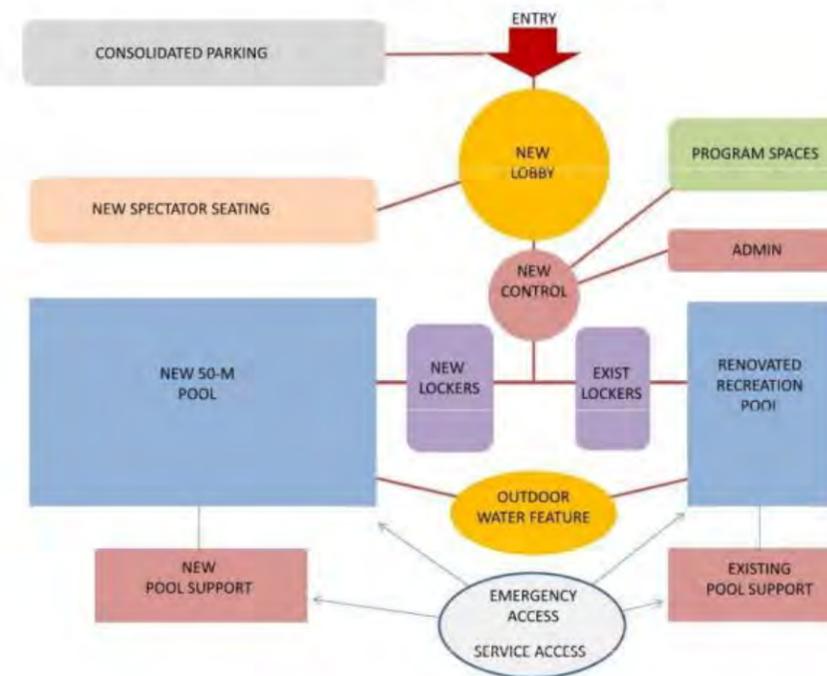
HOW DID WE GET HERE?

TASK 1A REPORT | April 15, 2014

SITE ANALYSIS: CONSTRAINTS & OPPORTUNITIES



SPACE FLOW DIAGRAM



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

PROGRAMMING OPPORTUNITIES



25Y / 50M LAP LANES



DIVING BOARDS



WATER CROSSING
ACTIVITY
(LILY PADS)



THERAPY POOL



SPRAY PAD



UNDERWATER SOCIAL
BENCHES / LOUNGING



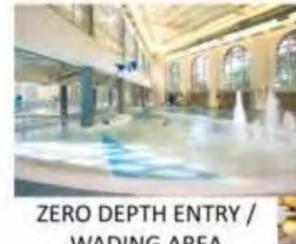
INTERACTIVE WATER SPRAYS



PLAY STRUCTURE



WATER SLIDE



ZERO DEPTH ENTRY /
WADING AREA



MULTI-USE WATER (OPEN PROGRAM WATER)



ADULT ONLY
WHIRLPOOL



FAMILY WHIRLPOOL



CLIMBING WALLS



LAZY RIVER / CURRENT CHANNEL / VORTEX



HOW DID WE GET HERE?

MEETING #1 | Activity #1: Results

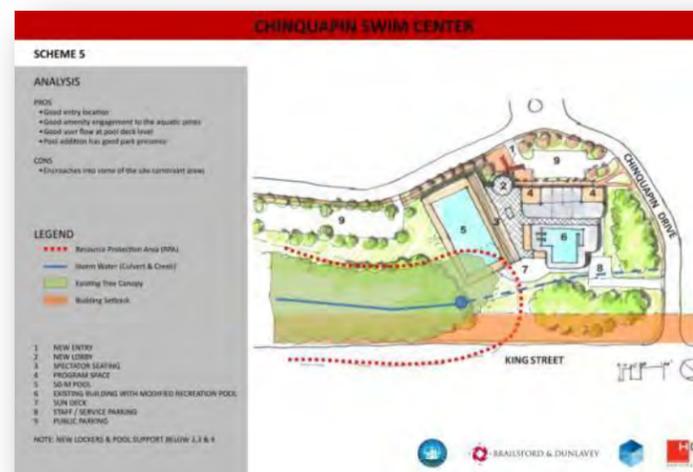
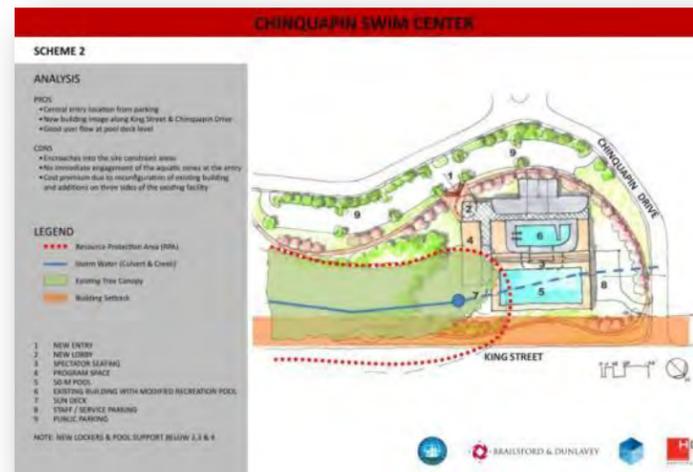
COMMUNITY PROGRAM RECOMMENDATIONS

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



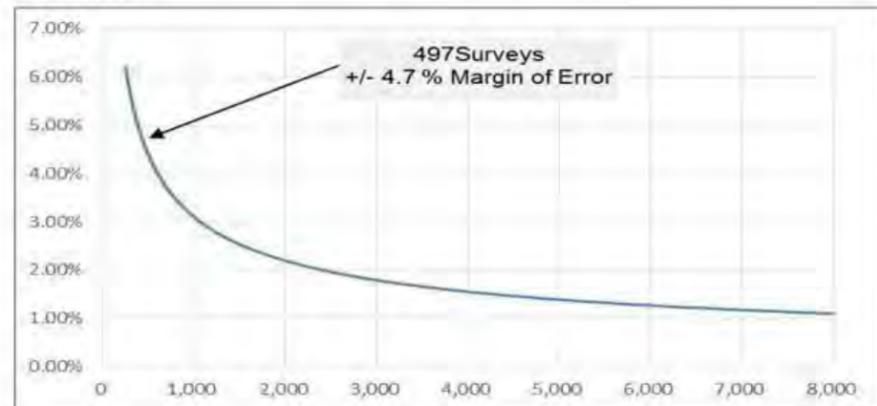
HOW DID WE GET HERE?

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

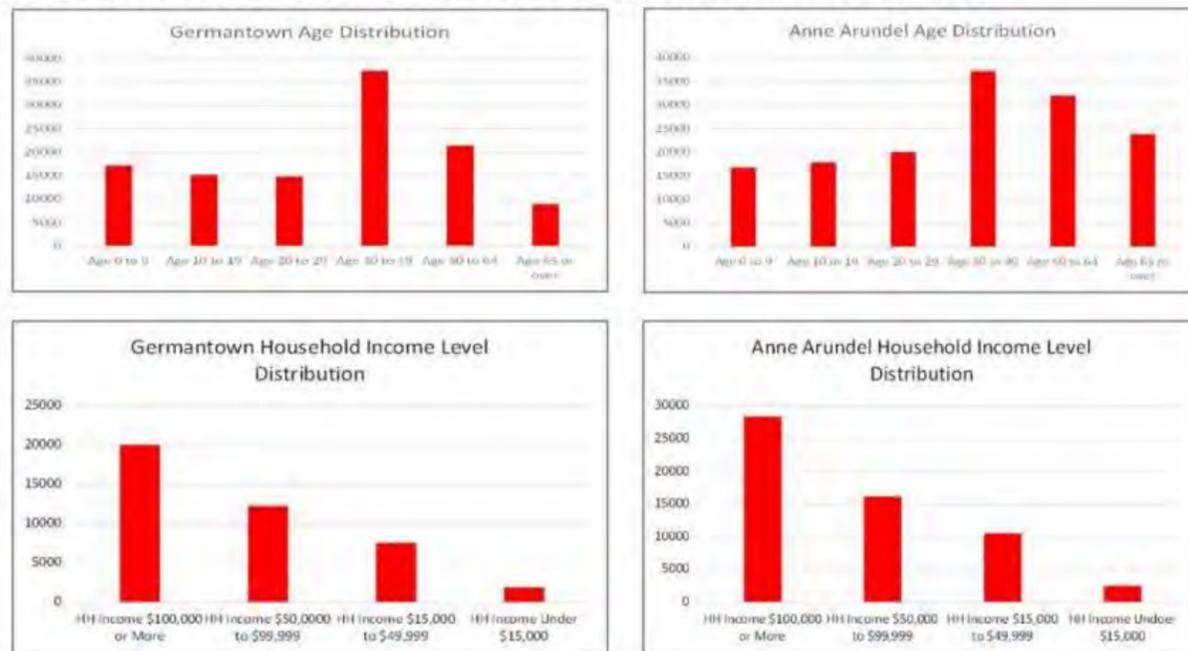
1 Combined 1: (Recreational Aquatic Activities)				3,496	1,890	to 2,261
2 Combined 2: (Lap / Competitive Swimming)				31	23	to 26

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.

- ①○○○○○ Relation to existing building
- ①○○○○○ Visibility
- ①○○○○○ Impact on existing park and parking
- ①○○○○○ Impact on King St. streetscape
- ①○○○○○ 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.

- ①○○○○○ Relation to existing building
- ①○○○○○ Visibility
- ①○○○○○ Impact on existing park and parking
- ①○○○○○ Impact on King St. streetscape
- ①○○○○○ 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.

- ①○○○○○ Relation to existing building
- ①○○○○○ Visibility
- ①○○○○○ Impact on existing park and parking
- ①○○○○○ Impact on King St. streetscape
- ①○○○○○ 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)

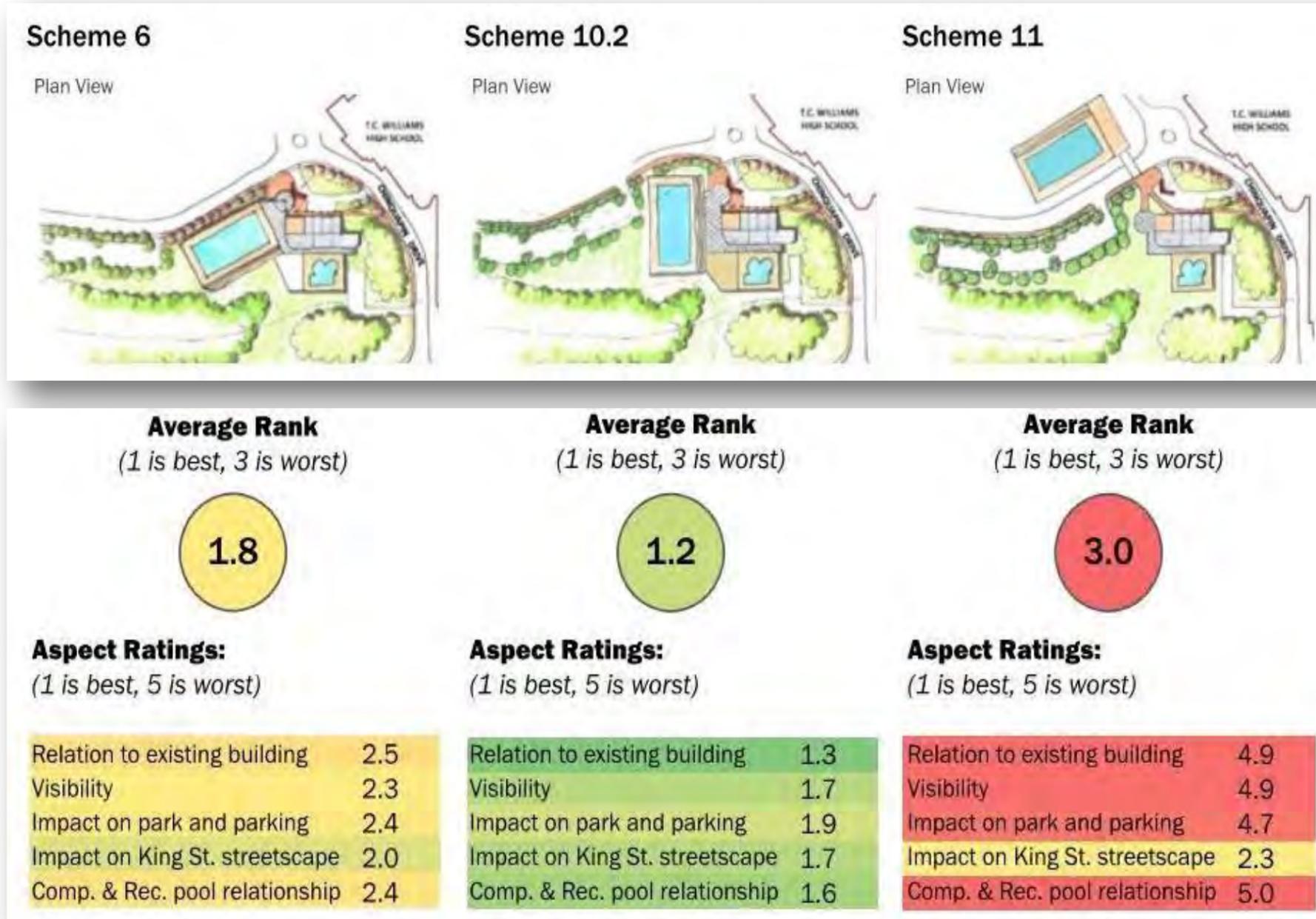
- 1) **Discuss** the three schemes.
- 2) **Rate** aspects of each scheme on a scale of 1 to 5.
- 3) **Rank** the schemes overall. Which approach is the best fit for Chinquapin Park?
- 4) **Comment** on each of the schemes. What do you like and dislike about it? How do you think it fits in the park?
- 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



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 Chiquapin 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

	Current SF	PHASE 1		
		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	817	817		
Raquetball	808	808		
Subtotal for Activity	4,193	3,877	94	0

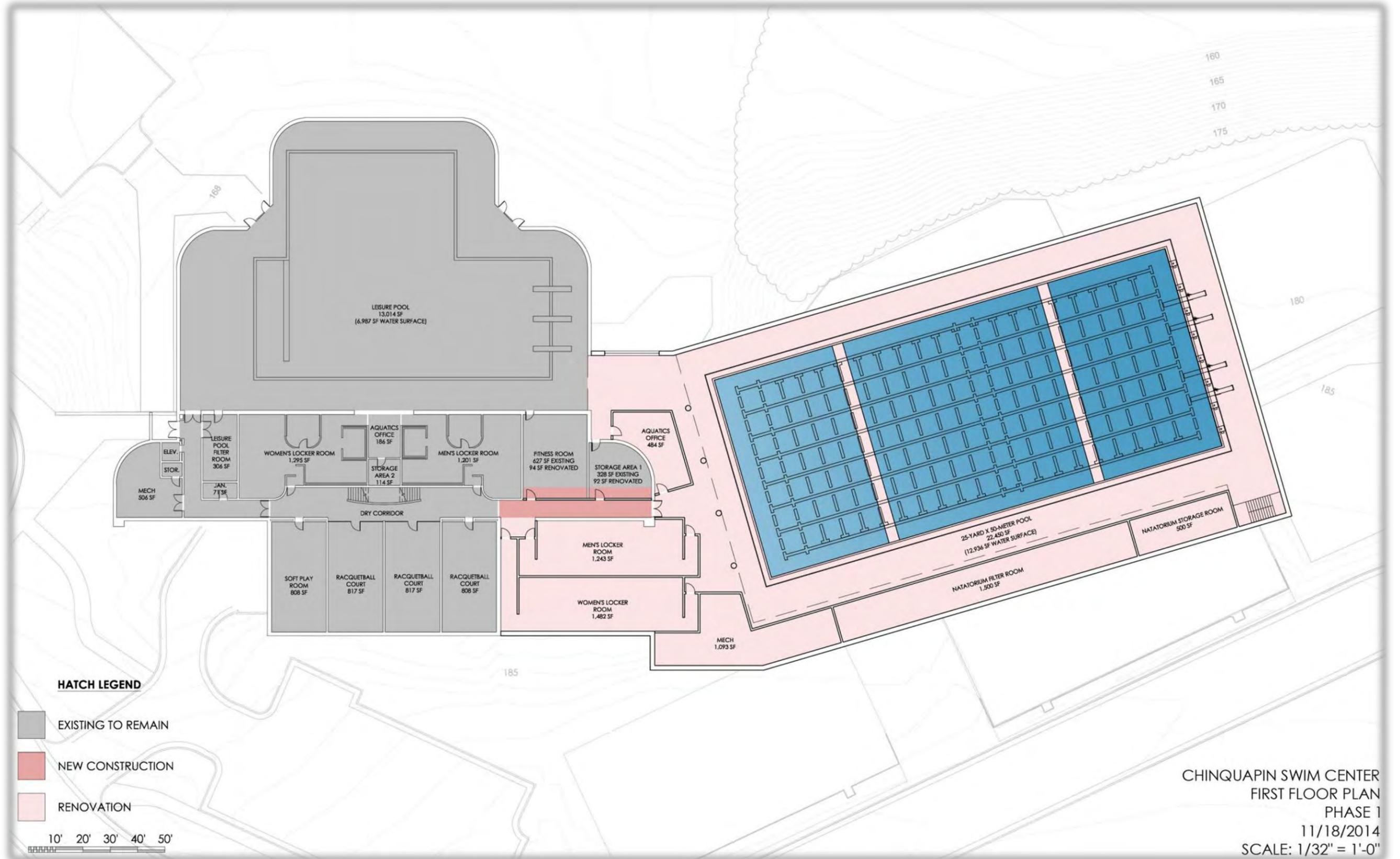
General Support				
Storage Area 1	579	328	92	
Storage Area 2	114	114		
Storage Area 3	336	336		
Storage Area 4	0			
Janitor Closet	71	71		
Mechanical	506	506		1,093
Subtotal for Support	1,606	1,355	92	1,093

Total Net Usable Area	25,456	24,889	186	35,877
------------------------------	---------------	---------------	------------	---------------

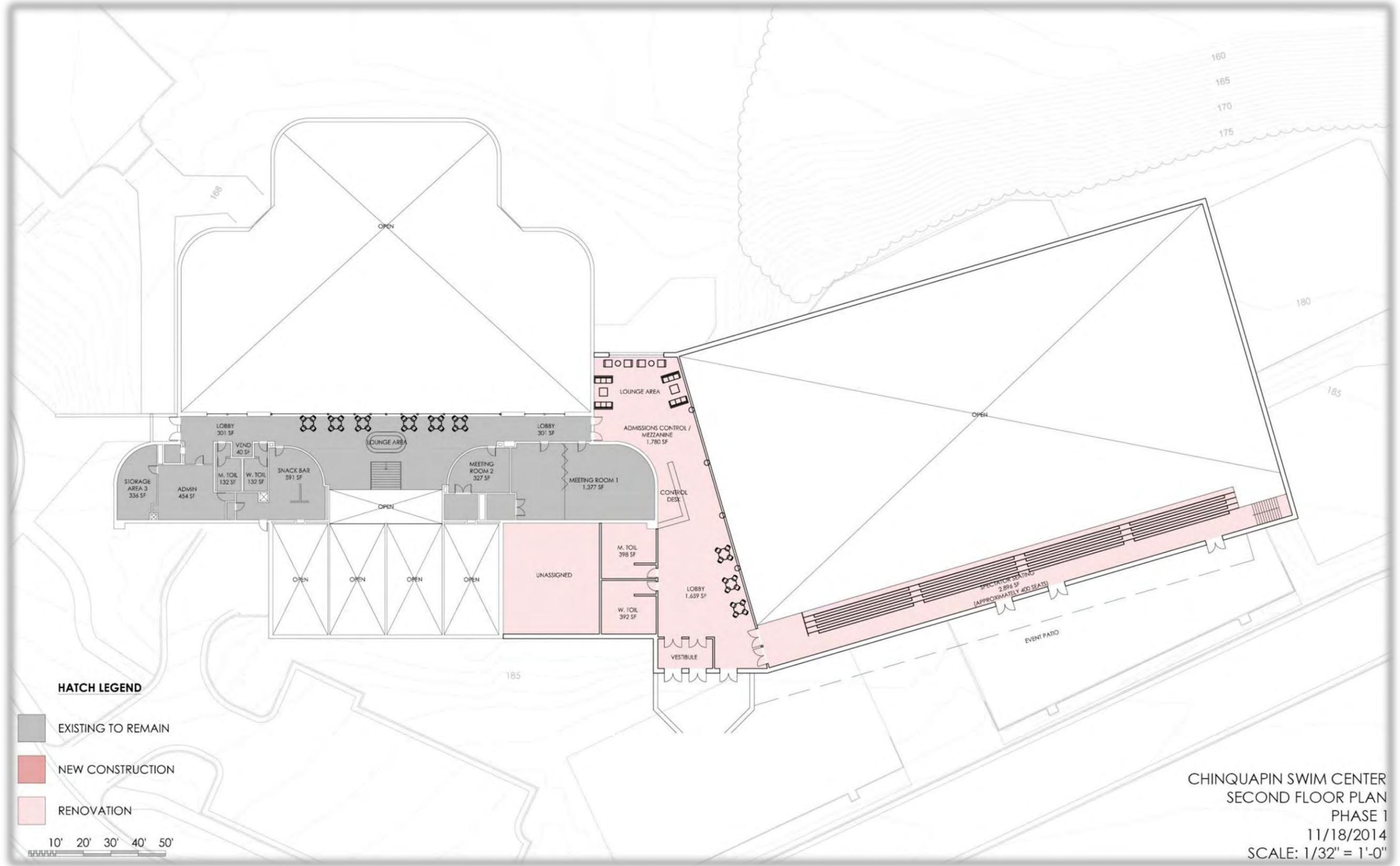
Nonassignable Area	5,927	5,573	354	3,909
---------------------------	--------------	--------------	------------	--------------

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
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

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

- 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)

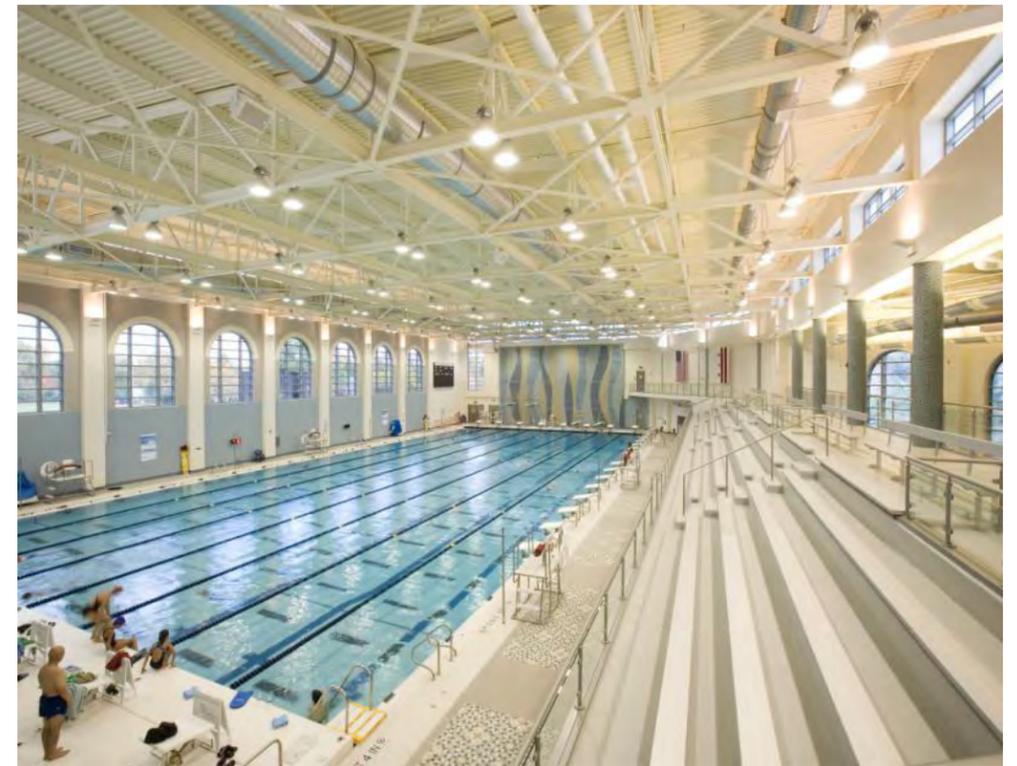
Key Principles:
 Transparency
 Meaningful Engagement
 Sustained Collaboration
 Mutual Accountability
 Evaluation

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

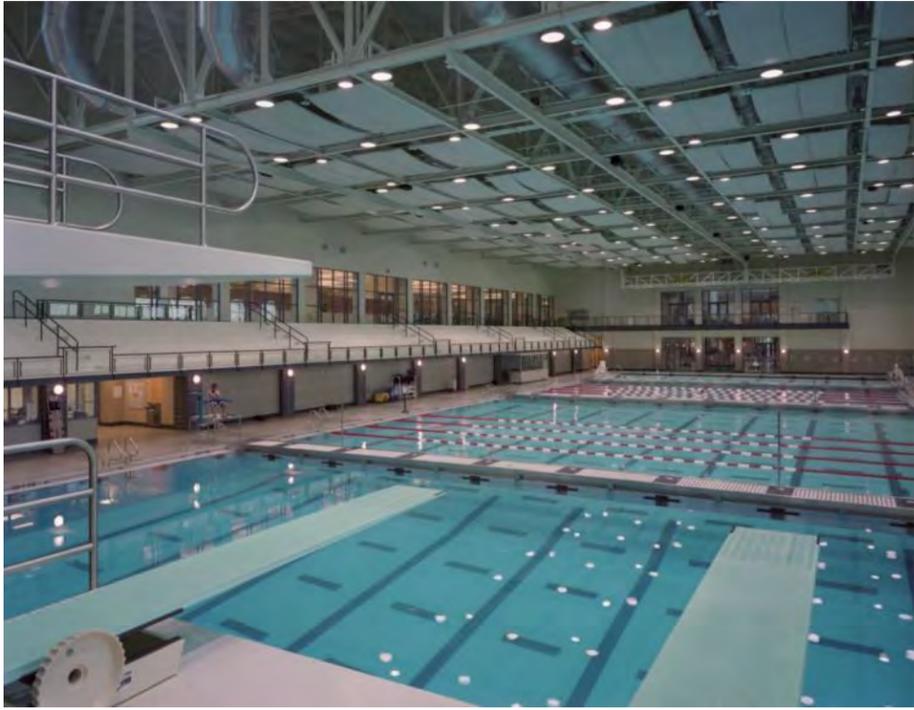
Tools:
 Provide a schedule of project activities to carry out the plan
 Notify community about public meetings

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

CLARIFYING Q & A



NEXT STEPS CONVERSATION





CHINQUAPIN SWIM CENTER

COMMUNITY MEETING #3
FEBRUARY 25, 2015

Please fill out Meeting #3 Evaluations

