



# Community Center Expansion Update

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October 23, 2023



SCHEMATIC DESIGN PRESENTATION  
OCTOBER 2023

**ABSHER** + **ALSC**  
ARCHITECTS



# Community Center Expansion(CCE) Project Timeline

## Parks & Public Works Committee

- **7/6/22:** CCE History Presentation
- **9/20/22:** AB22-138 CCE Alternative PE Contract Options
- **10/4/22:** AB22-138 CCE Alternative PW Contract Options
- **10/18/22:** AB22-138 CCE Alternative PW Contract Options
- **2/7/23:** CCE Update, design-build option approved; contract to bid
- **3/21/23:** Discussion, conceptual designs for Community Park/CCE
- **5/2/23:** CCE Update, current and future timelines update
- **7/18/23:** CCE contracting and scoping update
- **8/8/23:** AB23-098 design-build contract and design task order
- **9/6/23:** CCE update
- **9/19/23:** CCE update, designs
- **10/17/23:** Design update

## Parks & Events Commission

- **11/21/22:** CCE update
- **2/21/23:** CCE update related to splashpad project
- **4/14/23:** CCE update
- **7/17/23:** CCE update
- **8/21/23:** CCE update, design-build contract approved
- **9/18/23:** CCE update, public outreach at Block Party and design phase work

## City Council

- **7/11/22:** CCE Project history, scope, financing presentation
- **8/8/22:** 2023-28 CIP approved
- **11/14/22:** AB22-138 CCE Project Alternative Parks & Public Works Contract Options approved
- **11/28/22:** 2023-24 Biennial Budget adopted
- **8/14/23:** AB23-098 Design-build Contract, Design Task Order approved.

## Community:

- **3/23/23 | 8/23/23:** SVSD School Board presentations
- **3/29/23 | 4/5/23:** CCE Project Advisory Committee meetings

# Project Programming



## DESIGN PRINCIPLES



MAGNETIC  
HUB

UNIQUELY  
SNOQUALMIE

INCLUSIVE  
DESIGN

MAXIMIZED  
FLEXIBILITY

STEWARDSHIP

HIGH  
PERFORMANCE

Attraction to a  
Dynamic Core

Showcase of the  
Region & Community

Built-Environment  
Putting People First

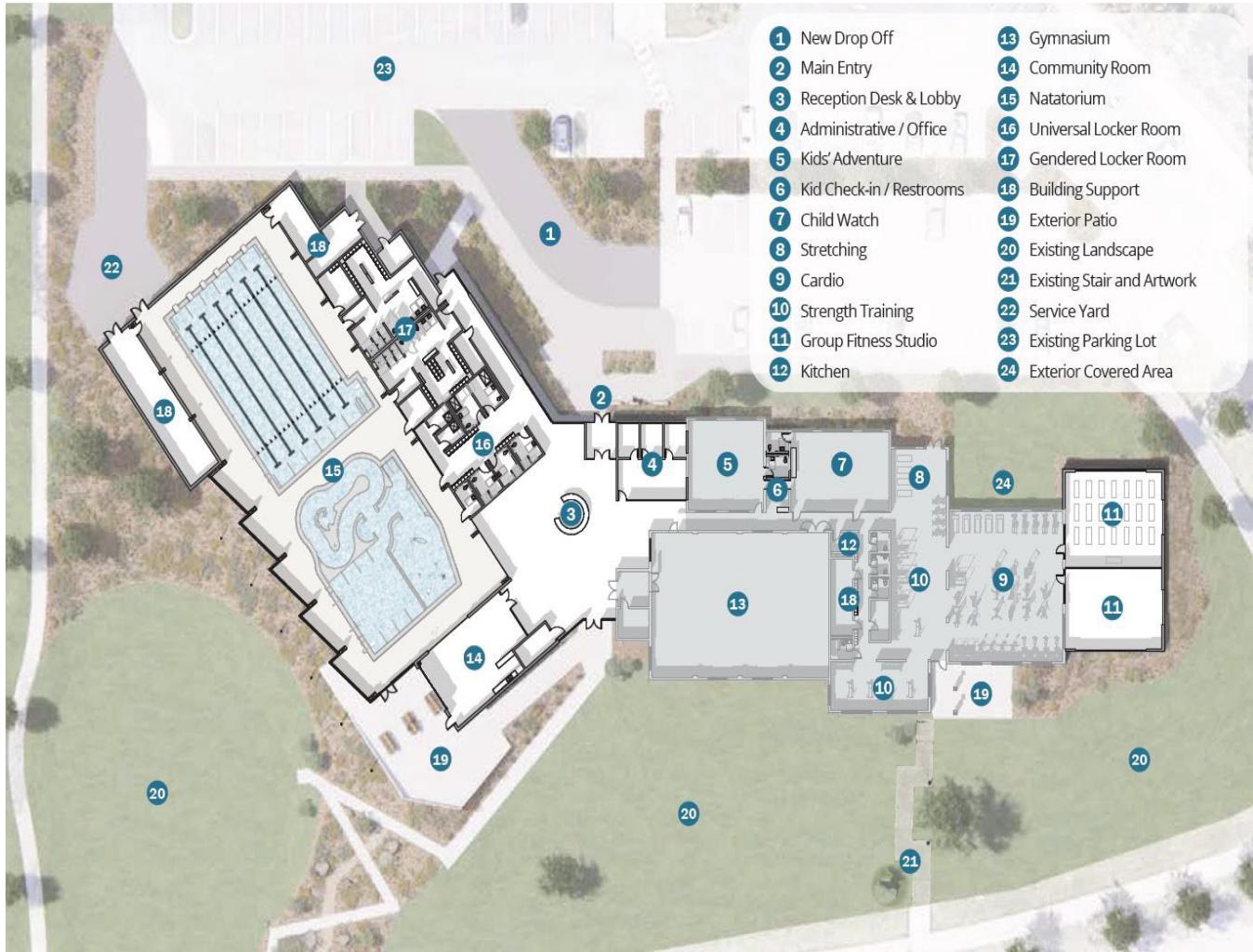
Efficient, Flexible,  
Multi-Use Spaces

Responsible  
Management of  
Funds, Facilities, &  
Families

Integrated,  
Sustainable, Holistic  
Design



# Project Base Bid Configuration



- 1 New Drop Off
- 2 Main Entry
- 3 Reception Desk & Lobby
- 4 Administrative / Office
- 5 Kids' Adventure
- 6 Kid Check-in / Restrooms
- 7 Child Watch
- 8 Stretching
- 9 Cardio
- 10 Strength Training
- 11 Group Fitness Studio
- 12 Kitchen
- 13 Gymnasium
- 14 Community Room
- 15 Natatorium
- 16 Universal Locker Room
- 17 Gendered Locker Room
- 18 Building Support
- 19 Exterior Patio
- 20 Existing Landscape
- 21 Existing Stair and Artwork
- 22 Service Yard
- 23 Existing Parking Lot
- 24 Exterior Covered Area



# Aerial Exterior Rendering





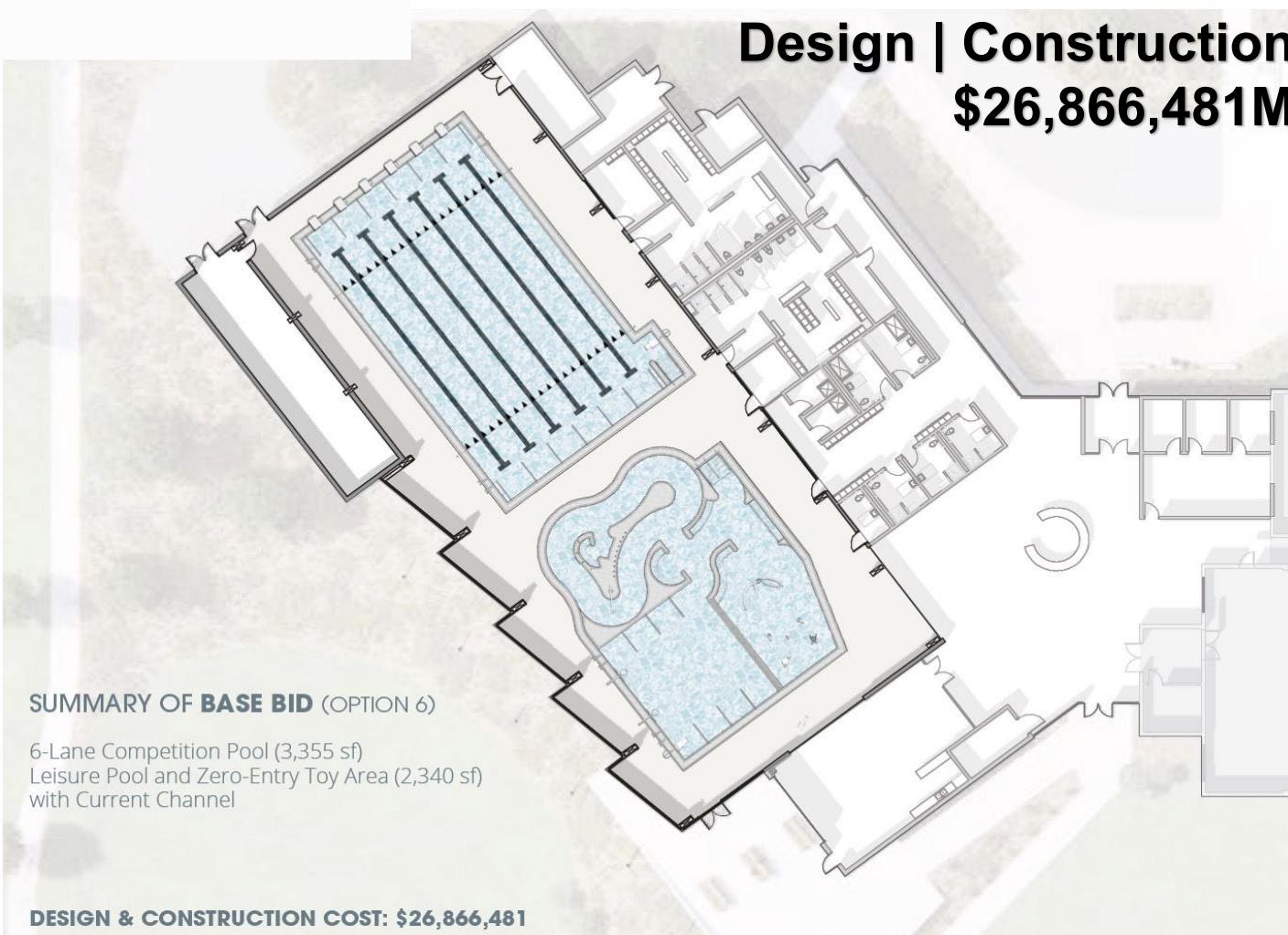
# Base Bid Pool Rendering





# Base Bid Pool Layout

**Design | Construction**  
**\$26,866,481M**



**SUMMARY OF BASE BID (OPTION 6)**

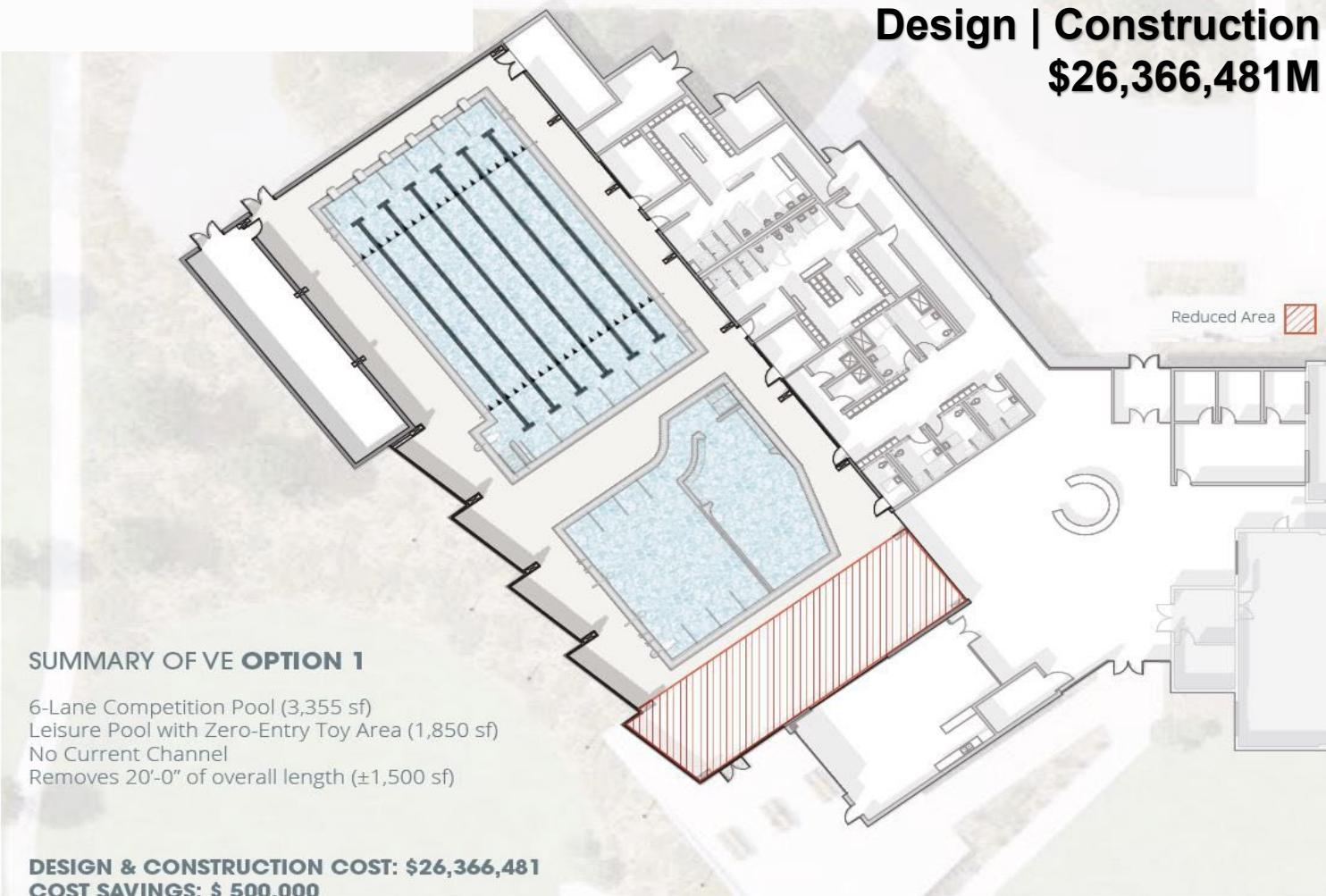
6-Lane Competition Pool (3,355 sf)  
Leisure Pool and Zero-Entry Toy Area (2,340 sf)  
with Current Channel

**DESIGN & CONSTRUCTION COST: \$26,866,481**

# Pool Layout Option 1



**Design | Construction**  
**\$26,366,481M**



## SUMMARY OF VE OPTION 1

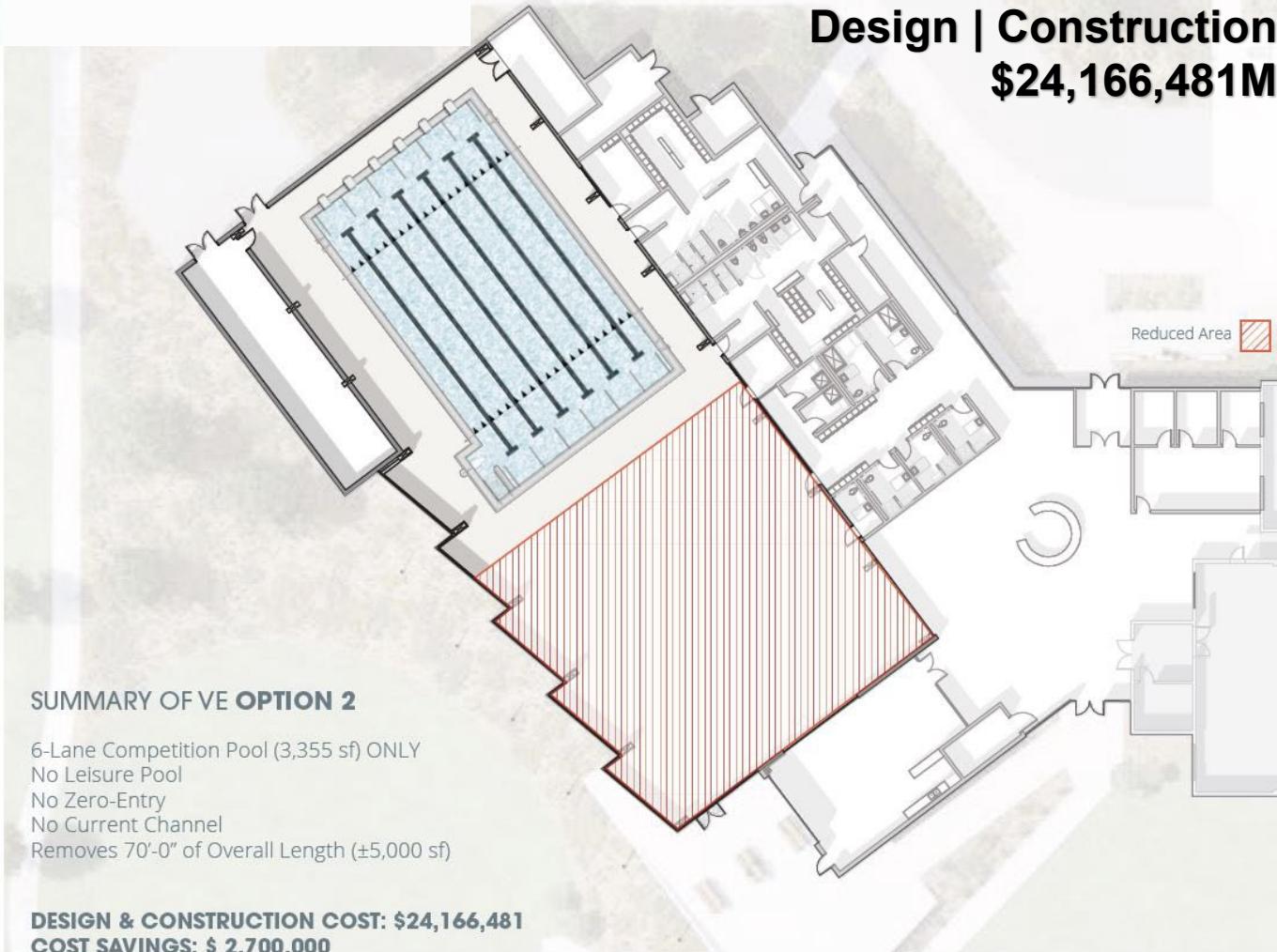
6-Lane Competition Pool (3,355 sf)  
Leisure Pool with Zero-Entry Toy Area (1,850 sf)  
No Current Channel  
Removes 20'-0" of overall length ( $\pm 1,500$  sf)

**DESIGN & CONSTRUCTION COST: \$26,366,481**  
**COST SAVINGS: \$ 500,000**

# Pool Layout Option 2



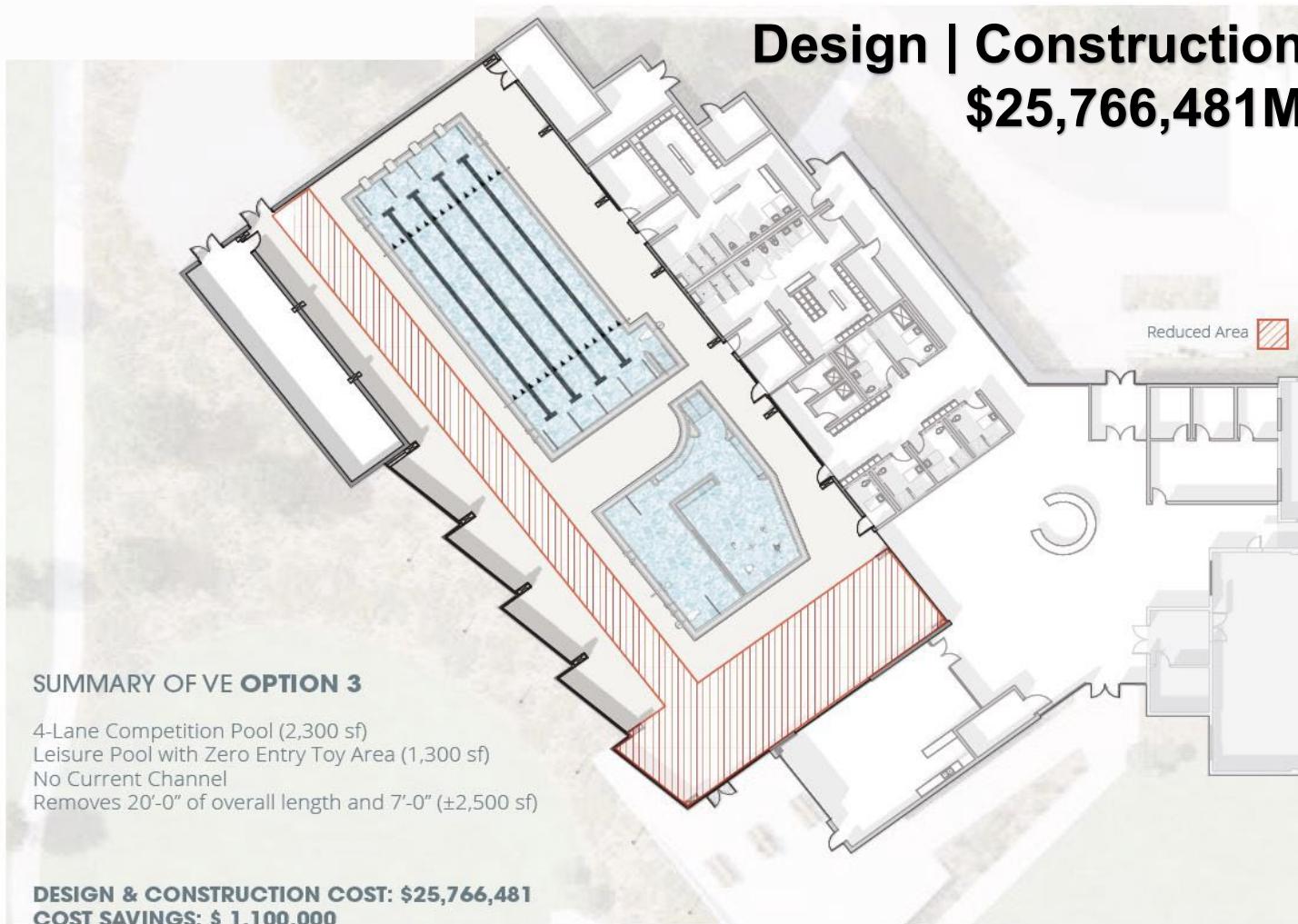
**Design | Construction**  
**\$24,166,481M**



# Pool Layout Option 3



**Design | Construction**  
**\$25,766,481M**



## SUMMARY OF VE OPTION 3

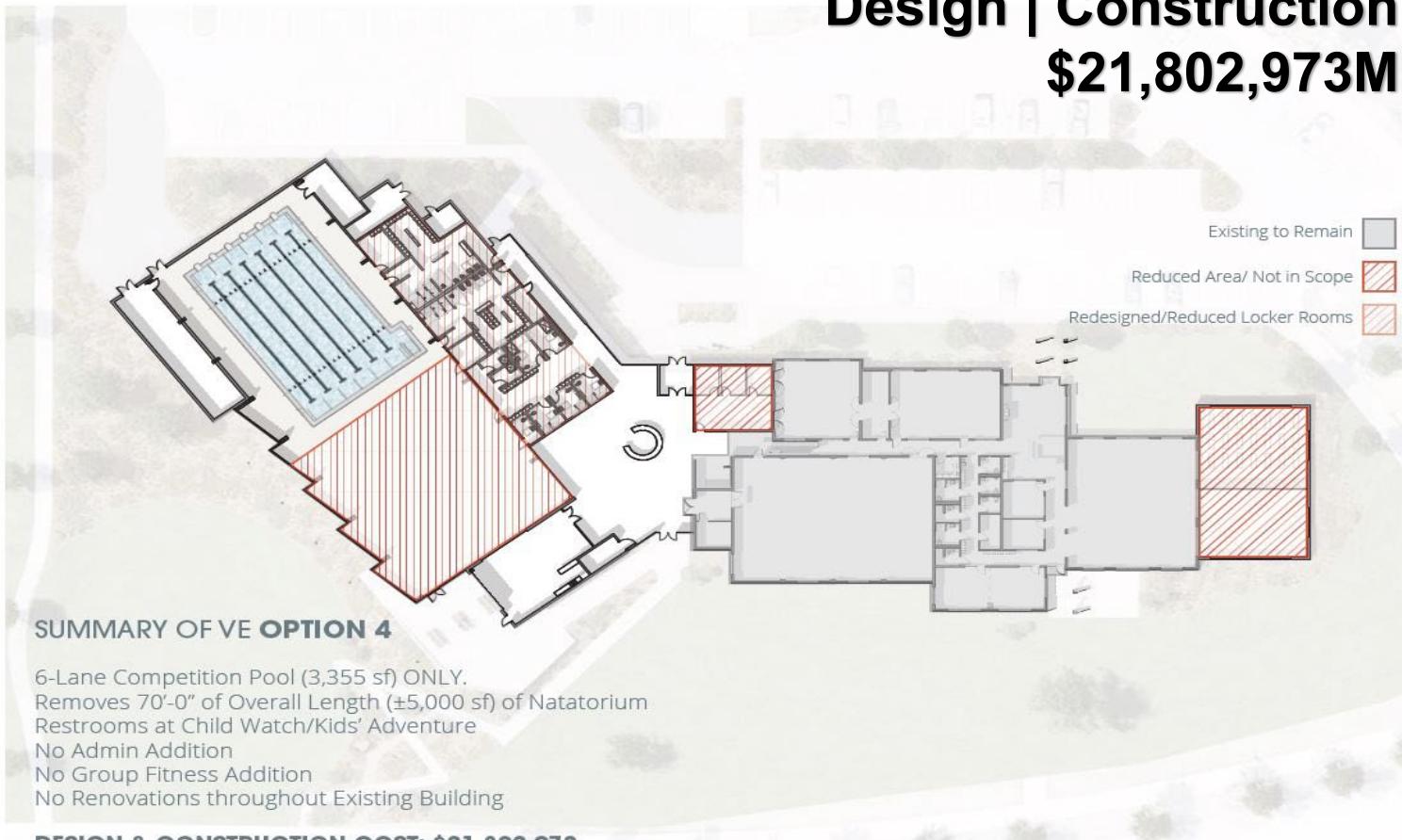
4-Lane Competition Pool (2,300 sf)  
Leisure Pool with Zero Entry Toy Area (1,300 sf)  
No Current Channel  
Removes 20'-0" of overall length and 7'-0" ( $\pm 2,500$  sf)

**DESIGN & CONSTRUCTION COST: \$25,766,481**  
**COST SAVINGS: \$ 1,100,000**

# Building Layout Option 4



**Design | Construction**  
**\$21,802,973M**



# Pool Layout Cost Options



	BASE BID	VE 1	VE 2	VE 3	VE 4
VE SAVINGS	-	\$500,000	\$2,700,000	\$1,100,000	\$5,063,508
NATATORIUM, LOCKERS, & COMMUNITY ROOM	\$21,414,530	\$20,914,530	\$18,714,530	\$20,314,530	\$18,714,530
SITE DEVELOPMENT	\$3,088,443	\$3,088,443	\$3,088,443	\$3,088,443	\$3,088,443
NEW ADMIN ADDITION	\$361,190	\$361,190	\$361,190	\$361,190	-
DRY FITNESS ADDITION	\$1,260,350	\$1,260,350	\$1,260,350	\$1,260,350	-
RENOVATIONS IN EXISTING: DEMO ADMIN, TOILET RMS	\$741,968	\$741,968	\$741,968	\$741,968	-
<b>DESIGN/CONSTRUCTION TOTAL*</b>	<b>\$26,866,481</b>	<b>\$26,366,481</b>	<b>\$24,166,481</b>	<b>\$25,766,481</b>	<b>\$21,802,973</b>

# Funding Plan



Available Funding	Amount
REET & Sales Tax	\$15.4M
King County Grant	\$1.0M
YMCA	\$2.2M
Parkway Saving	\$0.4M
<b>Total</b>	<b>\$19M</b>

## Potential Partners and Funding Sources

- Snoqualmie Valley School Dist.
- State of Washington
- Additional King County grant funds
- Eliminate CIP projects
- Bonds
- Other?



# Thank You

Questions?

