

4 ANALYSIS OF ALTERNATIVES

4.1 PROGRAMS DEVELOPED

4.1.1 THREE PROGRAM OPTIONS DEVELOPED

As a result of information gathered from the first public outreach workshop, from the on-line survey, and from market research, three program options were developed. Programs developed included a small (Deer) program option, a medium (Elk) program option and a large (Moose) program option.

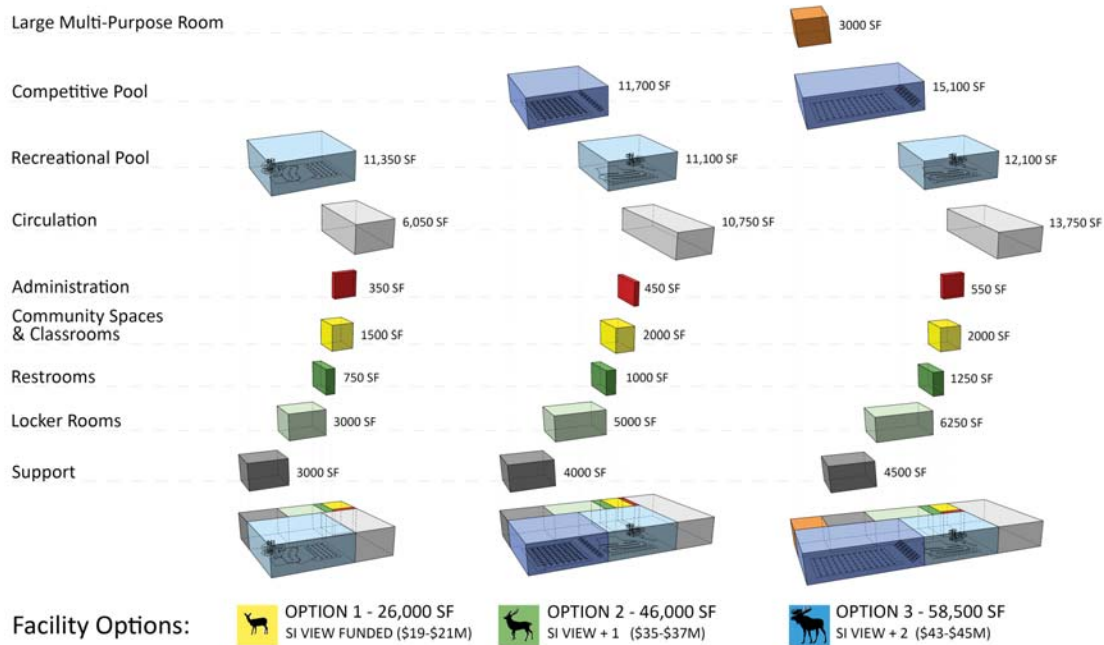


Figure 4-1- "Deer", "Elk" and "Moose" program options

4.1.2 PROGRAM OPTION 1 (DEER)

Program Elements

The goal of the "Deer" option was to define an aquatic center that Si View Metro Parks could construct without the help of a partner organization. The "Deer" option is a 26,000 square foot facility, with a 3,538 square foot recreational pool with a connected water-slide and a hot tub. No separate competitive pool will be provided in this option. Also included in this option is an 800 square foot outdoor splash pad. Pool related spaces include a reception check-in area, mens / womens / family / universal changing rooms, and wet / dry classrooms. Other areas include dry side restrooms, administration offices and a support space which includes the combined pool and splash pad mechanical room. The sum of the defined program spaces was multiplied by thirty percent and the result was applied to the overall square footage as a placeholder for circulation space.

The recreational pool for this option was envisioned to accommodate four lap lanes, a current channel feature, an attached waterslide, and a beach entry shallow area with water spray features.

Program Features

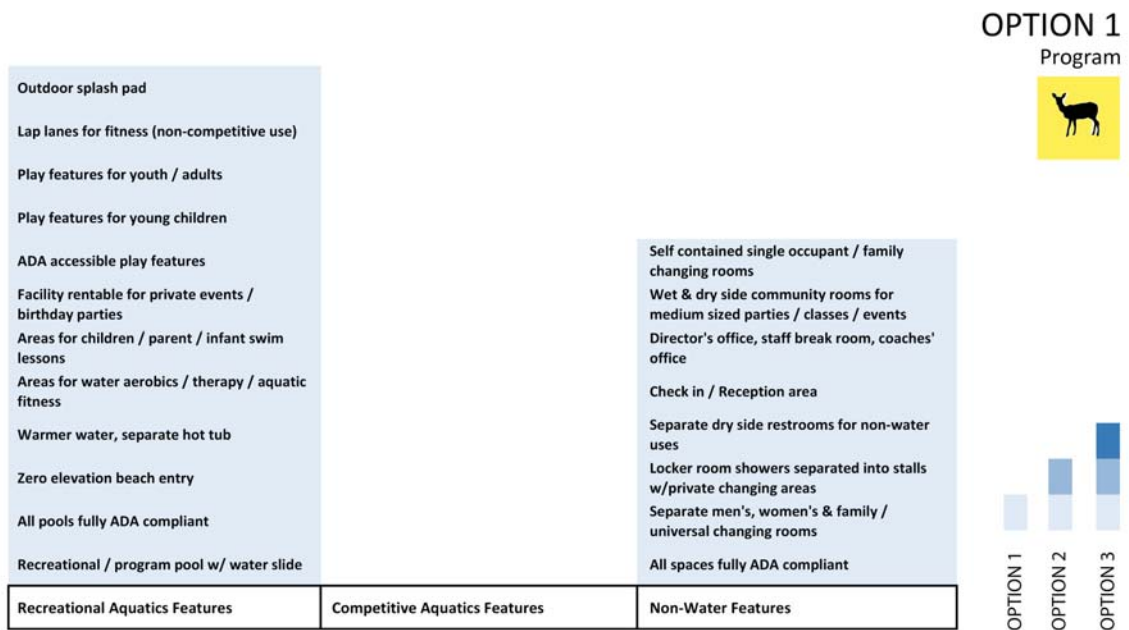


Figure 4-2- "Deer" program features

In addition to the more general program areas, a specific list of aquatic and non-water features was developed from information gathered during the first public outreach workshop and the online survey, which are captured in the diagram above. It was important to both Si View Metro Parks and public stakeholders encountered in the outreach sessions that all spaces be fully ADA compliant and accessible to individuals of all ages and ability levels

Site

It was estimated by the feasibility study team that a facility of this size will require a minimum site area of 77,160 square feet. This site size will accommodate the 26,000 square foot footprint of the building, an 800 square foot outdoor splashpad, a 1,500 square foot plaza element, 90 parking spaces and 12,860 square feet of open space. It was assumed that the open space will contain areas for stormwater management, land use setbacks, and planted areas.

4.1.3 PROGRAM OPTION 2 (ELK)

Program Elements

The goal of the "Elk" option was to define an aquatic center that Si View Metro Parks could construct with the help of one partner organization. The "Elk" option is a 46,000 square foot facility with a 4,088 square foot recreational pool and a 25-meter x 25-yard ten lane competitive pool. Also included in this option is a 2000 square foot outdoor splashpad and an indoor water slide with a runout flume separate from the recreational pool to allow use by younger children without the need for a swim test.

Other spaces include larger versions of the spaces provided in the "Deer" option: reception check-in area, mens / womens / family / universal / changing rooms, wet / dry classrooms, dry side restrooms, administration offices, and support space which includes the combined pool and splash pad mechanical room. The sum of the defined program spaces was multiplied by thirty percent and the result applied to the overall square footage as a placeholder for circulation space.

The recreational pool for this option was envisioned to accommodate two regulation length lap lanes, a current channel feature, and a larger beach entry shallow area with water spray and climb-on play features.

The competition pool for this option was envisioned to accommodate diving in the deep end and to be large enough to facilitate fixed and floating cage water polo. Spectator seating for 80 will be provided adjacent to the competitive pool.

Program Features

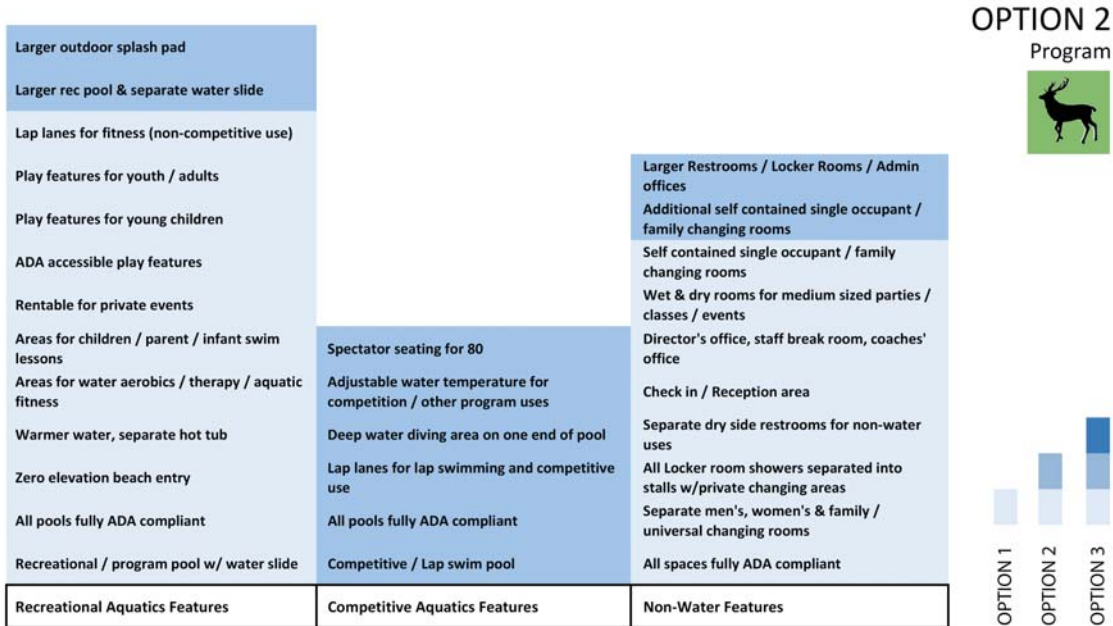


Figure 4-3- "Elk" program features

In addition to the more general program areas a specific list of aquatic and non-water features was developed from information gathered during the first public outreach workshop and the online survey, which are captured in the diagram above. It was important to both Si View Metro Parks and the public stakeholders encountered in the outreach sessions that all spaces be fully ADA compliant and accessible to individuals of all ages and ability levels.

Site

It was estimated by the feasibility study team that a facility of this size will require a minimum site area of 132,000 square feet. This site size will accommodate the 46,000 square foot footprint of the building, a 2,000 square foot outdoor splash pad, a 2,000 square foot plaza element, 150 parking spaces and 22,000 square feet of open space. It was assumed that the open space will contain areas for stormwater management, land use setbacks and planted areas.

4.1.4 **PROGRAM OPTION 3 (MOOSE)**

Program Elements

The goal of the "Moose" option was to define an aquatic center that Si View Metro Parks could construct with the help of two or more partner organizations. The "Moose" option is a 58,500 square foot facility, with a 4,088 square foot recreational pool and a 25-yard x 33-meter thirteen lane competitive pool. Also included in this option is a 2000 square foot outdoor splash pad, and an indoor water slide with a runout flume separate from the recreational pool to allow use by younger children without the need for a swim test. Other spaces include larger versions of the spaces provided in the "Elk" option: reception check-in area, mens / womens / family universal changing rooms, wet / dry classrooms, dry side restrooms, administration offices and support space which includes the combined pool and splash pad mechanical room. An additional space unique to the "Moose" option was a 3000 square foot multi use exercise room. The sum of the defined program spaces was multiplied by thirty percent and the result applied to the overall square footage as a placeholder for circulation space.

The recreational pool for this option was envisioned to accommodate two regulation length lap lanes, a current channel feature, and a larger beach entry shallow area w/ water spray and climb on play features.

The competition pool for this option was envisioned to accommodate diving in the deep end, and to be large enough to facilitate fixed and floating cage water polo. Spectator seating for 160 will be provided adjacent to the competitive pool.

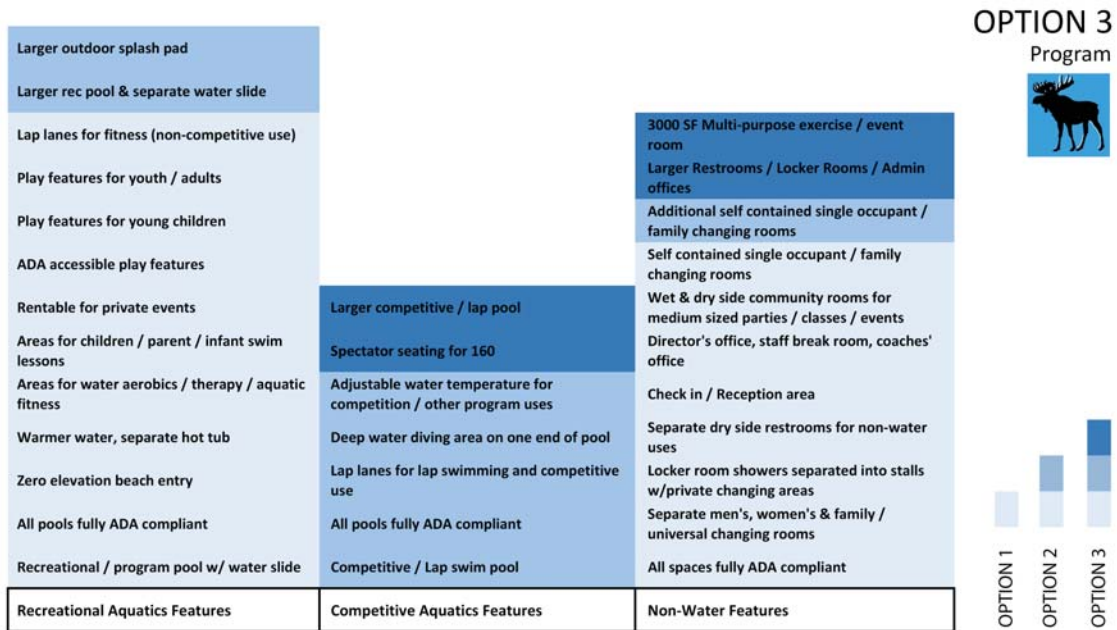


Figure 4-3- "Elk" program features

In addition to the more general program areas a specific list of aquatic and Non-water features was developed from information gathered during the public outreach sessions, which are captured in the diagram above. It was important to both Si View Metro Parks and the public stakeholders encountered in the outreach sessions that all spaces be fully ADA compliant and accessible to individuals of all ages and ability levels.

Site

It was estimated by the feasibility study team that a facility of this size will require a minimum site area of 180,600 square feet. This site size will accommodate the 58,500 square foot footprint of the building, a 2,000 square foot outdoor splash pad, a 2,000 square foot plaza element, 220 parking spaces and 30,100 square feet of open space. It was assumed that the open space will contain areas for stormwater management, land use setbacks and planted areas.

4.1.5 ROUGH ORDER OF MAGNITUDE COSTS

Rough order of magnitude costing for the three program options was performed by Cumming Corporation, the feasibility study team's Cost Estimator. Rough order of magnitude costs were based on the program components and square footages for each option, estimated site area and features, and rough order of magnitude level costing of aquatic features by the feasibility study team's Aquatic Consultant, Aquatic Design Group.

A nineteen month construction period was assumed and costs were escalated to the middle of construction. For the purposes of the rough order of magnitude costing construction was assumed to start in June of 2019.

4

Rough order of magnitude cost ranges for the three program options presented are as follows:

Program Option Rough Order of Magnitude Costing

Program Option	Rough order of Magnitude Cost Range
Program Option 1 (Deer)	\$19,000,000- \$21,000,000
Program Option 2 (Elk)	\$35,000,000- \$37,000,000
Program Option 3 (Moose)	\$43,000,000- \$45,000,000

Rough order of magnitude costs for program options do not include design fees, land acquisition fees, or specific site fees related to soil contamination or demolition of existing buildings.

4.2 SECOND PUBLIC OUTREACH WORKSHOP - PRESENTATION OF PROGRAMS TO THE PUBLIC

Meeting Purpose and Overview

The second public outreach workshop had two goals: to present the three program options and cost estimates for a new aquatic center and to hear community opinions about the three alternatives before they were reviewed by the Si View Metro Parks Board of Commissioners. The presentation introduced participants to the three alternatives, explained the purpose of the workshop and clarified how feedback will be used. Participants were asked to think in terms of broad preferences and priorities rather than amenity details such as floorplan or colors. The feasibility study team presented the options to the public along with rough order of magnitude cost ranges, photos of the types of spaces that each option might include, and a narrative about how the spaces will be utilized by the public. After the presentation feasibility study team members staffed tables with a poster of "Deer", "Elk", and "Moose" options and were available for discussion and questions.

Alternative Priorities and Exercise

Participants received comment cards and facilitators asked them to record their priorities, concerns, and questions during the presentation of the program options. The format of the comment cards matched the options from the presentation and asked participants what they like best and the least from each. After the presentation three stations displayed program diagrams of the three alternatives for the participants to reference. Each station was staffed with feasibility study team 'experts' to answer questions as participants left comments and feedback on the alternatives.

Several participants expressed a complete lack of support for Program Option 1 (Deer). Many others stated that Program Option 2 (Elk) appeared to be the “best overall option” for the new center. General comments included considering the ease of cleaning spaces such as locker rooms and focusing on priority elements and saving the “wants” for later. Participants raised questions about interior and exterior maintenance. They also had concerns about considering an option that lacked adequate balance between ages served and types of activities served (recreational vs. competitive swimming capabilities). Beyond design and facility questions there were also questions on the District’s need for the dry amenity features shown in the alternatives such as new recreation rooms, classrooms, offices, etc. The table below summarizes the general sentiments found in the participant comments.

Alternative 1 – Deer	Alternative 2 – Elk	Alternative 3 – Moose
What I like best...		
<ul style="list-style-type: none"> ▪ Estimated cost. ▪ Independent from partners, maintains local focus. 	<ul style="list-style-type: none"> ▪ Meets competitive, lap swim, and multipurpose needs. ▪ Slides/play features for kids (located indoors). ▪ Allows for multiple temperatures. 	<ul style="list-style-type: none"> ▪ Largest competitive pool. ▪ Slides/play features. ▪ Large multipurpose space. ▪ Meets all the needs and can accommodate growth.
What I like least...		
<ul style="list-style-type: none"> ▪ Doesn't meet competitive or lap swimming needs. ▪ Too similar to existing pool, doesn't justify the project. ▪ Can't adjust temperature for different uses/needs. ▪ Too limited in use, inflexible for multipurpose uses. 	<ul style="list-style-type: none"> ▪ Outdoor splash pad is unlikely to be used enough to justify cost and space. ▪ Would require a partner. ▪ Needs more spectator seating. ▪ Dislike large footprint for recreation/play features such as slides and lazy river. ▪ Make the recreation dry/wet rooms smaller. 	<ul style="list-style-type: none"> ▪ Estimated cost and subsequent operating costs. ▪ Large lot size needed. ▪ Includes wants, not just needs. ▪ Requires many partners, give up local control and location. ▪ Needs to accommodate a 50m pool to justify size.

Figure 4-5- Alternative Priorities Diagram

Overall a clear preference was shown for a larger facility with both recreational and competitive components, the “Elk” scheme received the most support and was seen as an attainable option with both types of pools desired. Many respondents felt the “Deer” option was too similar to the current pool, and did not meet competitive needs. Many respondents felt that the “Moose” option was too large and will have high operating costs, and will require partnering / loss of local control.

A memo summarizing this public outreach workshop can be found in Appendix 8.3 Second Outreach Workshop Memo.

4

4.3 SELECTION OF A PREFERRED PROGRAM OPTION

4.3.1 REVIEW BY THE SI VIEW METRO PARKS BOARD AND PREFERRED OPTION SELECTION

After reviewing the results from the public outreach meetings and the online survey, the Si View Metro Parks Board of Commissioners met and considered the alternative schemes. The "Elk" scheme was selected by the commissioners for further development by the feasibility study team. The commissioners also requested that the "Elk" program alternative be further developed to the concept design / schematic design level with the addition of the 3000 square foot multi-purpose exercise room that was previously presented as part of the "Moose" option.

4.3.2

PHASED APPROACH AND SITE DESIGN FOR PREFERRED OPTION

In order to study scenarios where Si View Metro Parks constructs an aquatic facility on their own or with a partner organization the feasibility study team was directed to study the project on two different sites (a large and a small site) and as both a phased and a full build-out project.

The phase 1 building is envisioned to be more or less equal to the "Deer" program option. The phase 2 building and full build-out options are envisioned to realize the full "Elk" building program and site features.

The feasibility study team was directed to study the building on two sites, a smaller site representing a more urban setting within North Bend (Site A) and larger site representing a more rural setting between the Cities of North Bend and Snoqualmie (Site B). The phased building approach was studied on the smaller urban site (Site A), the full build-out build approach was studied on the larger more rural site (Site B). Site Design and Analysis is addressed further in Section 5.4 Site Design and Analysis.