



**BURIEN COMMUNITY  
RECREATION CENTER  
MASTER PLAN**

**Summary Report**

February 2008

opsis architecture

BURIEN  
COMMUNITY RECREATION  
CENTER

PROGRAM AND MASTER PLAN  
SUMMARY REPORT

*prepared for the*

City of Burien

*by*

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*in association with*

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February 2008

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## BURIEN COMMUNITY RECREATION CENTER

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## EXECUTIVE SUMMARY

The 2008 Burien Community Recreation Center Master Plan validates many years of public input, community surveys, studies and planning efforts. It confirmed residents are requesting more access to indoor public recreation programs and facilities to adequately serve the social, recreation, cultural, and educational demands of the Burien community. This study incorporated an extensive public input process and reflects the citizens' desires and vision for a new community recreation center. Public feedback guided which recreational features would be included, the building concept design and staged construction options.

The existing 20,500sf Burien Community Center, built over 50-years ago, is in poor condition and several studies have recommended its replacement soon. The proposed 66,000sf community recreation center is envisioned as a comprehensive "multi-generational" facility that offers something for people of all ages and reflects the community's vision of high priority community and recreation spaces. The new center will include a senior center area, gymnasium with a walking & jogging track, leisure pool, aerobic and fitness facilities, large community hall with kitchen, preschool, teen room, meeting rooms and classrooms.

The recommended concept design verified that the proposed facility could fit on the existing community center site with limited land acquisition and long-term lease of property to the west to accommodate parking, more convenient access off SW 146th Street, and the possibility of future expansion. The total project cost for the full-build out of the community recreation center is estimated at \$35million, based on a construction start date in July 2009. In addition to the full-build out option, concept designs and cost estimates were developed for two staged construction scenarios. The findings and conclusions of this study were tested by a public opinion survey to solicit citizen opinions about financing options for the proposed Community Recreation Center project. The survey results are included in the supplemental information document. The City is considering a bond measure that would be placed on the ballot in the fall of 2008 to fund the construction of the project combined with a variety of other private & public funding resources.

The Business Plan analysis reaffirms previous findings and studies. The market analysis in the Business Plan examines the current population, demographic trends, and the current inventory of facilities available to the public. This information was used to further assess community needs and ensure the community recreation center will not duplicate existing services and facilities. For example, the proposed warm water leisure pool offers a type of family oriented multi-use aquatics programming that complements rather than duplicates

## EXECUTIVE SUMMARY

the deep water lap swim pools in the surrounding area. The facility cannot be all things to all people, but it would address many of the community's recreation needs as a multi-generational facility. The resulting detailed space program is presented in the Program Summary section.

The primary focus of the community recreation center is to serve the residents of Burien and the surrounding communities within a 3.5 mile radius which includes the City, and neighboring communities. 2007 population estimate for this service area is 110,187. The changing demographics of Burien and the surrounding area suggest a growing emphasis on families. The City is projected to grow 2.4% over the next five years. The facility would create recreational opportunities that would impact the area's high rates of obesity and enhance the health and fitness of the community. To this end, it would be a critical part of Burien's efforts to improve the quality of life for the city's residents.

In addition to the social and health benefits, there is considerable positive economic impact to the community that could be gained through the construction of a new facility. Direct impacts include the creation of a place for community events and private event rentals, job creation, new revenues from admission and use fees, from local users, event participants and spectators, and visitors making use of community services, food and beverage venues, night clubs/bars, retail shopping, lodging, and private and commercial transportation. Indirect impacts are also anticipated from this facility through attracting business location or relocation, attracting persons to move to or retire in the area, and enhancing real estate values.

Finally, an operational pro-forma for the proposed facility was developed based on the existing and projected demographics, proposed facility amenities and concept, staffing and operating requirements, and proposed resident/non-resident fee structure. The facility is estimated to average 297 daily individual admissions resulting in over 105,000 users per year. These figures do not include recreation class registrants, rentals, spectators and special event attendance. The operational pro-forma estimates the annual subsidy in year one is approximately \$1.26 million of which almost \$.77 million is current subsidy transferred to the new facility, thus approximately \$500,000 of additional annual City funding will be needed to support facility operations. The revenue projections are estimated at \$721,000 with expenses at \$1,981,000 with a cost recovery of 36%.

# INTRODUCTION

The City of Burien is young, having incorporated in 1993. The Department of Parks, Recreation and Cultural Services is even younger, having been formed in 1999. Since the Department's first comprehensive planning effort in 2000, it has recognized the need to develop a new recreation center to provide high priority recreation programs requested by the community.

In 2003 the City commissioned a Program and Facilities Plan to begin planning for "an improved senior center and new and/or expanded community center" as recommended in the 2000 Parks, Recreation and Open Space (PROS) Plan. The recommendations, capital estimates, financial considerations and operating assumptions from the Program and Facilities Plan were developed through a comprehensive planning and public involvement process which demonstrated the community's need for additional programs – and the facilities in which to provide those programs.

In 2006 the City continued its planning efforts and adopted an update to the Parks, Recreation and Open Space (PROS) Plan. The vision, goals and policies created by the Plan supplement and refine the information from the previous planning efforts to ensure a comprehensive level of service for the community. The PROS Plan was based, in part, on the results of a statistically valid random survey of the community conducted in 2005. The Executive Summary of the survey is in Supplemental Information Document. The results of that survey, the guiding strategies provided in the PROS Plan, and an extensive public input process are the basis for this Community Recreation Center Master Plan and Business Plan.



Community Dance Class



Burien Strawberry and Arts Festival

# INTRODUCTION



Existing Burien Community Center

## Project Background

Housed in a 1950s-era elementary school, the current Burien Community Recreation Center was formerly known as the Chelsea Elementary School which closed in 1976. It was sold to King County in 1982 and operated as the Highline Community Recreation Center for several years until it was taken over by the City of Burien following incorporation. The new recreation center, which will replace the current buildings on the same site, is intended to meet the changing needs of Burien by creating a building in which to provide high priority programs requested by the community. Burien officials are planning a public vote in the fall of 2008 on a bond measure for construction of the new facility. Design will take about a year so if the bond initiative passes it's anticipated that construction would begin in late 2009 or early 2010 with grand opening in 2011.

## Previous Findings

### 2005 Program and Facilities Plan:

- Existing facilities are inadequate, outdated, operationally inefficient and need to be replaced
- Consideration of the facility as a regional attractor
- Utilize branch library site for Senior/Community Activity Center
- Incremental facility development scenario (3-phases of development)
- Utilize partnerships where possible to increase capacity
- Cultural and Performing Arts need support to thrive in Burien.
- Burien will experience ongoing challenges and changes (referencing potential annexation issues).

# INTRODUCTION

## 2006 PROS Plan:

- Reinforced need for indoor recreation facility
- Most important indoor recreation facilities included:
  - o indoor swim instructional and fitness pool
  - o walking and jogging track
  - o senior adult program space
  - o theater or space for performing arts events
  - o aerobics, fitness, dance area, and weight and cardiovascular equipment areas
  - o indoor therapy pool
- Most important recreation programs included:
  - o summer outdoor concerts
  - o swim instruction and water fitness
  - o health and fitness programs
  - o social services for seniors, youth and families
  - o leisure pool drop-in programs



## Current Planning Assumptions

- Program priority is to serve the specific needs of Burien
- Demographic study to include broader service area within a 3.5 mile radius of Burien's core
- Comprehensive multi-generational community recreation facility including senior center and community gathering space
- Locate facility on current Burien Community Center Site
- Plan for land acquisition and future expansion
- Develop site specific concept design and compelling vision

# INTRODUCTION



Planning Committee Meeting for Burien CRC

The six-month planning process for the Burien Community Recreation Center was initiated by the City of Burien in June 2007 with the selection of the consultant team of Opsis Architecture, GreenPlay, Murase Associates, Architectural Cost Consultants, and RRC Associates. The planning team was retained to develop a space program, conceptual design, and financial analysis for a new center to serve the needs and desires of Burien.

The team was tasked with completing a market analysis, program assessment, site analysis, conceptual design for the site and facility, financial analysis based on the space program and concept plan, public opinion survey, and project timeline outlining the next steps from design, bond election, to construction. The following tasks were completed in the process of developing this master plan:

- Synthesis and analysis of previous studies
- Analysis of market demand and service area
- Inventory of recreation service providers and swimming pools in close proximity
- Facilitation of planning committee meetings, stakeholder group meetings, and community open-house meetings
- Validation of space deficiencies to meet service and program demand
- Confirmation of space components and square footage requirements
- Development of conceptual site and facility plan
- Development of order-of-magnitude capital cost estimate
- Creation of a project schedule for the next steps to develop a new facility
- Validate findings regarding support for a bond measure in 2005 Program and Facility Plan through a public opinion survey

# INTRODUCTION

The work of Opsis Architecture and GreenPlay was guided by the Citizen Planning Committee representing diverse community interests including: citizens, business leaders, and PARCS staff. The consultant team began their work by analyzing relevant documents and materials including the 2006 PROS Plan Survey and 2005 Program and Facility Plan.

The Needs Assessment and Market Analysis tasks included: analysis and synthesis of previous studies, workshops with the Planning Committee, public workshops, demographic analysis of residents and the current service area, and an inventory of the area providers of recreation and aquatics activities and services. Information gathered from the needs assessment was used to identify the demand for recreational services and activities. The demand was measured against the capacity of existing and planned facilities to service the demand. An inventory of spaces that could serve the unmet demand was developed and various development options with concept site design plans were tested regarding the overall project cost, capacity to serve the recreational needs of residents, and the financial viability of funding the on-going operational needs.

GreenPlay worked with staff to develop probable operating costs and identify the revenue potential for the facility. Operating assumptions were developed including the hours of operation and schedules of the programs, classes and activities that are likely to be offered. These assumptions served as the basis for developing full-time staffing requirements, operating expenses, revenue potential, and an estimate of the percentage of cost recovery for the operation of the proposed facility.



Planning Committee Workshop

## NEEDS ASSESSMENT

The City of Burien currently has an obsolete and operationally inefficient community center and a deficiency of indoor recreation and community gathering space. As such, the Department cannot provide high priority services requested in the 2005 survey. This report validates the needs assessment developed in the 2006 Pros Plan and 2005 Program and Facilities Plan.

### Public Outreach



Public Workshop for Burien CRC

Public outreach is a very important component of the needs assessment process. The City of Burien assembled a Citizen Planning Committee comprised of representatives from the Parks and Recreation Advisory Board, Highline Medical Center, community organizations, local business, and citizens representing families and older adults. The Planning Committee established a project vision statement and key objectives for the Burien Community Recreation Center that were used to evaluate and prioritize space components for the final recommended space program and concept design.

A broad range of stakeholder focus groups were interviewed to understand their particular needs and desires for the project. These groups included: Parks, Recreation and Cultural Services (PARCS) and City staff, Burien Evangelical Church, which is located adjacent to the current Community Center property, Highline Medical Center administrators, Highline School District superintendent, Latino Families, Burien Little Theatre, Burien Pre-School Coop, Arts Commissioners, Para los Ninos, parents from different Burien school communities, senior citizens, Burien youth, YMCA and the Highline Athletic Club.

## NEEDS ASSESSMENT

The consultant team participated in four workshops with the Citizen Planning Committee; several interviews with City Council members and the City Manager; and a project update presentation at a Burien City Council meeting. The team also conducted three public workshops, with a fourth public workshop by PARCS staff, to solicit feedback on the proposed facility program, concept design direction, and staged construction options. The public process included a “virtual tour” of various space components that were considered for the center and a presentation of the projected capital costs and financial analysis regarding the probable costs to construct and operate the desired facility. Consolidated comments from the public and stakeholders meetings are included in the business plan document.



Public Workshop for Burien CRC

### Project Vision

In the course of this planning process, Department staff reviewed and updated its Vision and Mission statements. Together with the citizen Planning Committee, they created a project vision that is consistent with the studies and will also guide the project.

The Burien Community Recreation Center will enhance the quality of life in the Burien community by providing a central gathering place in which all can pursue social, recreational, cultural, and educational opportunities. The Center will provide programs and opportunities for residents of all ages and abilities. The Burien Community Recreation Center will be a focal point of various activities that foster and build a sense of community. The Center will reflect the positive attributes and excellent quality of life in Burien and will contribute to the sense of civic pride.

# NEEDS ASSESSMENT

**Vision:** *The Burien Parks, Recreation and Cultural Services Department's purpose is to enrich and inspire our community through quality experiences, people and places.*

**Mission:** *The Burien Parks, Recreation and Cultural Services Department will promote a healthy, livable community with opportunities for physical activity as well as personal and cultural enrichment.*

**Facility Vision:** *The Burien Community Center, "where the community comes together," unites the City through a celebration of the cultural diversity and multi-generational flavor of an active and passive recreational experience with a variety of amenities and programs.*

## Key Objectives

- o Replace the existing Burien Community Center with a multi-generational facility that serves people of all ages and abilities
- o Offer a wide range of activities that promote social interaction, culture, wellness, and recreation for all age groups
- o Create a multi-use facility through flexible scheduling and programs that respond to the changing interests and growth of Burien
- o Reinforce a "civic campus" to serve the recreation and community needs with connectivity to Dottie Harper Park and the Town Square
- o Reflect a character and identity that captures the qualities and spirit of Burien
- o Provide a strong relationship between indoor and outdoor spaces
- o Integrate green design practices into the site and building design
- o Develop financial and programming partnerships with private and public providers
- o Create a facility design that can be efficiently operated and maintained, while providing outstanding service to its users
- o Provide a facility plan that is financially feasible, affordable, and sustainable
- o Include an implementation plan and expansion strategy
- o Complement but not duplicate services available to the community

# PROGRAM SUMMARY

## Overview

The public input process of public open-house events, interviews with various stakeholder groups and guidance by the Citizen Planning Committee determined the desired space components list and validated information obtained from the 2006 PROS Plan Survey and citizen recommendations made to the City Council in 2005. Based on this and other public input, a preliminary program of space component desires was identified by the community and the Citizen Planning Committee. Each space was evaluated and a recommended space program was developed. The primary criteria included: 1) serve unmet demand for activities and programs, 2) serve the needs and interests of the greatest number of community members, 3) an appropriate mix of space based on potential and existing programs, and 4) complement existing recreation services available to the community.



## Preferred Space Components

As the Planning Committee refined the list of space components, emphasis was given to maximizing program opportunities for older adults, youth, families, and multi-generational activity programming. The recommended space program for the 66,000 square foot Community Recreation Center includes the following space components:

# PROGRAM SUMMARY



## Recreation Spaces

- Multi-Use Gymnasium (50' x 84' court)
- Cardiovascular Equipment /Weight Room
- Fitness Assessment Room / Health Resource Room
- Aerobics/Dance Studio
- Elevated Walk/Jog Track (11 laps to 1 mile)

## Aquatic Spaces

- Multi-Use Leisure Pool (with slide, zero depth entry, water play features, vortex, exercise lanes)
- Warm Water Therapy Pool (15-18 users)
- Hot Tub / Spa
- Outdoor Sprayground

## Community Spaces

- Lobby /Community Living Room
- Community Hall (large divisible 3-room space with portable stage)
- Caterer's/Teaching Kitchen
- Senior Center area, including Senior Lounge and support spaces
- Multi-purpose/Arts-Crafts Classroom

# PROGRAM SUMMARY

- Youth/Teen Room
- Pre-School Classrooms/Child Watch
- Multi-purpose Meeting & Party Rooms
- Visiting / Social Services Office
- Deli-Juice Cart/Vending/Cafe Seating

## Building Support Space

- Technology (nodes dispersed throughout facility)
- Locker Rooms
- Family /Special Needs Changing Rooms
- PARCS / Facility Administrative Offices

A complete list of spaces, associated square footages, and comparison with the existing community center spaces is included on the pages that follow.



# PROGRAM SUMMARY

<b>A. Operations - Building Support</b>		<b>Proposed NASF</b>	<b>Existing NASF</b>
A.01	Reception/Access Control/Registration	300	-
A.02	Vending Alcove	150	-
A.03	Locker Rooms - Men's	1,500	-
A.04	Locker Rooms - Women's	1,700	-
A.05	Family/Special Needs Locker Vestibule	300	-
A.06	Family/Special Needs Changing Rooms (4x90sf each)	400	-
A.07	General Building Storage	300	-
A.08	Maintenance/Receiving/Storage/Workroom	500	-
Subtotal - Building Support		5,150	-
<b>B. Operations - Parks and Recreation Dept. Offices</b>		<b>Proposed NASF</b>	<b>Existing NASF</b>
B.01	PRC Department Director	160	-
B.02	PRC Planner	120	-
B.03	PRC Maintenance Supervisor	120	-
B.04	PRC Recreation Manager	120	-
B.05	Facility Manager	120	-
B.06	Recreation Supervisors (2 @ 120sf)	240	-
B.07	Department Assistant (2 @ 80sf)	160	-
B.08	Secretary/Receptionist (2 @ 80sf)	160	-
B.09	Recreation Specialists (4 @ 80sf)	320	-
B.10	Program Assistant	80	-
B.11	Cultural Arts Supervisor	0	-
B.12	Recreation Specialist (Arts)	0	-
B.13	Meeting/Conference Room	0	-
B.14	Staff Breakroom	280	-
B.15	Staff Restroom - Unisex	60	-
B.16	Workroom/Storage/Supplies	350	-
B.17	Office Area	-	1,566
Subtotal - Parks and Recreation Dept. Offices		2,290	1,566

# PROGRAM SUMMARY

<b>C. Admissions - Recreation Spaces</b>		<b>Proposed NASF</b>	<b>Existing NASF</b>
C.01	Cardiovascular/Weight Room	2,500	-
C.02	C/W. R. Storage	50	-
C.03	Fitness Assessment Room	150	-
C.04	Health Resource Room	150	-
C.05	Multi-Use Gymnasium (1 court @ 50' x 84')	6,600	3,350
C.06	Gymnasium Storage	500	864
C.07	Elevated Walk/Jog Track (mezzanine)	5,000	-
C.08	Multi-Use Leisure Pool w/ exercise lanes (w.a. @ 4,500)	9,000	-
C.09	Therapy Pool (water area @ 800sf)	1,600	-
C.10	Spa/Hot Tub (water area @ 200sf)	200	-
C.11	Aquatic Supervisor Office	120	-
C.12	Pool Office (Assistant Pool Manager/Head Guard)	140	-
C.13	First Aid Room	80	-
C.14	Lifeguard Room	300	-
C.15	Pool Storage	300	-
C.16	Pool Mechanical Room/Surge Tank/Pumps	1,000	-
C.17	Pool Heater Room	200	-
C.18	Pool Filtration Room	150	-
C.19	Restrooms/Lockers - Men	300	-
C.20	Restrooms/Lockers - Women	300	-
C.21	Sprayground (exterior amenity @ 2,200sf)	0	-
Subtotal - Recreation Spaces		28,640	4,214

<b>D. Programs - Community Spaces</b>		<b>Proposed NASF</b>	<b>Existing NASF</b>
D.01	Lobby/Lounge	800	-
D.02	Deli-Juice Cart/Cafe Seating	600	-
D.03	Multi-Cultural/Community Room (3-room divisible)	3,000	1,680

## PROGRAM SUMMARY

D.04	Community Room Courtyard	0	-
D.05	MC/CR Storage (tables, chairs)	500	-
D.06	MC/CR Activities Storage	300	-
D.07	MC/CR Caterer's/Teaching Kitchen	600	460
D.08	MC/CR Senior Pantry/Secure Storage	200	390
D.09	MC/CR Public Restroom - Men	300	-
D.10	MC/CR Public Restroom - Women	300	-
D.11	Teen Hangout	1,200	900
D.12	Adult/Senior Lounge	1,600	-
D.13	A/S Restroom - ADA	60	-
D.14	A/S Storage	100	-
D.15	A/S Reception/Service Counter	160	-
D.16	Visiting Social Services	160	-
D.17	Shared-Technology Center (dispersed through facility)	0	864
D.18	Shared-Entertainment/Game Area	0	-
D.19	Pre-School Classroom/Childwatch	900	864
D.20	Pre-School Classroom	900	864
D.21	Pre-School Enclosed Play Area	0	-
D.22	PS/CW Storage	200	-
D.23	PS/CW Restroom - Unisex	60	-
D.24	Multi-Purpose/Party Room (2 @ 350sf)	700	-
D.25	Multi-Purpose/Party Room Storage	60	-
D.26	Multi-Purpose/Arts-Crafts Classroom	1,000	3,444
D.27	MP/AC Classroom Storage	200	-
D.28	Aerobics/Dance Studio	1,600	2,640
D.29	A/D Studio Storage	300	-
Subtotal - Community Spaces		15,800	12,106
Total Net Assignable Area		51,880	17,886
Building Grossing Factor 79%		14,020	7,130
<b>Total Gross Building Area (GSF)</b>		<b>65,900</b>	<b>25,016</b>

## SITE ANALYSIS

The Community Recreation Center (CRC) will play a significant role in realizing Burien's downtown redevelopment plan. Located on the existing Community Center site, the CRC will become the north anchor to the Town Square development and support the following Town Center planning criteria:

- Places in which the community can gather and build a sense of shared identity
- Places in which the community's citizens can engage in cultural activity
- Places that would help foster a sense of Burien's "heart" - its history and identity
- Places in which the various segments of Burien's community could establish relationships

The Burien Community Recreation Center will reinforce the Town Center planning effort by bringing the community together for social, recreational, cultural, and educational activities that serve individuals, families and the greater Burien community. The CRC site, Dottie Harper Park, and the existing Burien Library site are three parcels in public ownership adjacent to the heart of downtown Burien. With these three properties the City has the opportunity to develop a recreation and cultural campus that serves a broad range of community needs and realizes the north anchor of the Town Center master plan.



Figure 1.0 Map illustrating linkage from CRC site to the Town Center

## SITE ANALYSIS



View of Dottie Harper Park

The site's proximity to Dottie Harper Park offers an opportunity to create a unified park setting with new amenities offered by the Community Recreation Center that complement Dottie Harper Park. The CRC development will strengthen the park setting along 146th Avenue and enhance the connectivity between the Community Center Park and Dottie Harper Park. The existing sightlines, grading, and landscaping on 146th Avenue will be renovated to create an inviting park identity and accommodate safe vehicular and pedestrian access. The southern edge of the recreation center site, situated on an elevated bench with a stand of mature trees, provides a prospect with views to the forest environment of Dottie Harper Park. These views should be carefully considered and integrated into the CRC plan.

### Opportunities

The location of the existing community center is a recognized civic site that is centrally located to conveniently serve the citizens of Burien. The site's prominent southwest corner, at the intersection of 146th Street and 4th Avenue, offers a strong civic presence and connection to the Town Center development.



Figure 2.0 Aerial view of the site from the southeast

## SITE ANALYSIS

The CRC footprint requires maximizing frontage along 4th Avenue to accommodate the new facility on the site. This results in relocating the existing parking lot to the northwest corner of the property and requires additional land acquisition. Relocating the parking eliminates traffic impact on 4th Avenue and offers an enhanced presence and identity for the new center. The residential context to the east and north needs to be carefully considered to ensure the scale and character of the CRC is compatible with the residential setting.

The close proximity of the Burien Evangelical Church to the CRC offers the potential to create a campus environment that supports the church and City to benefit from their physical proximity. The existing church parking lot offers the possibility of a shared parking resource for the CRC and the underutilized church property to the north could be leased or acquired to meet the area requirements for the CRC parking lot. In return, the new center offers a variety of expanded programming opportunities for the church (e.g. receptions, meetings, etc.), a shared parking resource, and assistance in mitigating site safety and security issues the church has experienced.



View of site from intersection of 4th Ave and 146th Ave



Existing Burien Community Center

## SITE ANALYSIS



View of the Community  
Center Park

The CRC setting in the Community Center Park provides the potential to create indoor-outdoor connections and expand the park domain and experience. It is desirable to configure the CRC plan to provide outdoor spaces for gathering, recreation, and education. A variety of enclosed and open courtyard spaces could be developed for seasonal festivals, community events and rentals, outdoor classrooms, children's play area, and sprayground.

### Constraints

The limited area of the existing 3-acre site requires a multi-story facility and consolidated footprint to retain the existing skate park and preserve the landscape features in the Community Center Park. Land acquisition to the west is required to accommodate the parking, traffic and stormwater control requirements of the 66,000 square foot facility. At least two of the three residences located on 144th Avenue directly west of the CRC will need to be acquired, and acquisition of the third is recommended. In addition, a portion of the adjoining church's north parcel will need to be secured through acquisition or long-term lease.

During construction of the CRC, it will be important to minimize the operational and service impacts. The facility plan for the CRC will need to take into account the temporary relocation of the existing community center services during construction of the new facility. An allowance for relocation and lease space costs needs to be included in the capital cost estimate.

# SITE ANALYSIS



Figure 3.0 Property Analysis

# SITE ANALYSIS

## **Parking Requirement and Traffic Analysis**

The preliminary parking demand analysis for the CRC was generated based on a precedent study developed by Kittelson Associates for the Firstenburg Community Center in Vancouver, Washington. A parking ratio of 3.4 stalls per 1000sf of building was utilized resulting in a preliminary parking requirement of approximately 200 stalls. The parking requirement will be determined during the schematic design phase with a parking demand analysis for the Burien CRC and confirmation of shared parking resource with the church. In addition, a traffic analysis study will determine existing and future traffic volumes, project trip generation, traffic operations impact, and mitigation measures.

## **Access Road and Firelane**

A new driveway will be required to provide convenient access from 146th Avenue to the relocated west parking lot. The north-south access drive will border the west property line and extend up to 144th Avenue, which will provide a secondary parking lot entry. The new access road will also serve as a fire lane and emergency access for the facility. The CRC project will need to plan for sidewalk and curb improvements along both 146th and 144th Avenues.

## **Site Utilities and Soils**

A preliminary utilities investigation confirmed all major utilities can be accessed from 146th Street, 4th Avenue, and 144th Street. A site survey will be required at the beginning of the schematic design phase to verify the location and capacity of all utilities. A soils and geotechnical report will also be necessary to verify sub-grade conditions for design of the CRC foundation and to determine an appropriate strategy for on-site storm water management based on permeability of the existing soils.

# SITE ANALYSIS



Figure 4.0 Parking and Building Site Analysis

# CONCEPTUAL PLAN

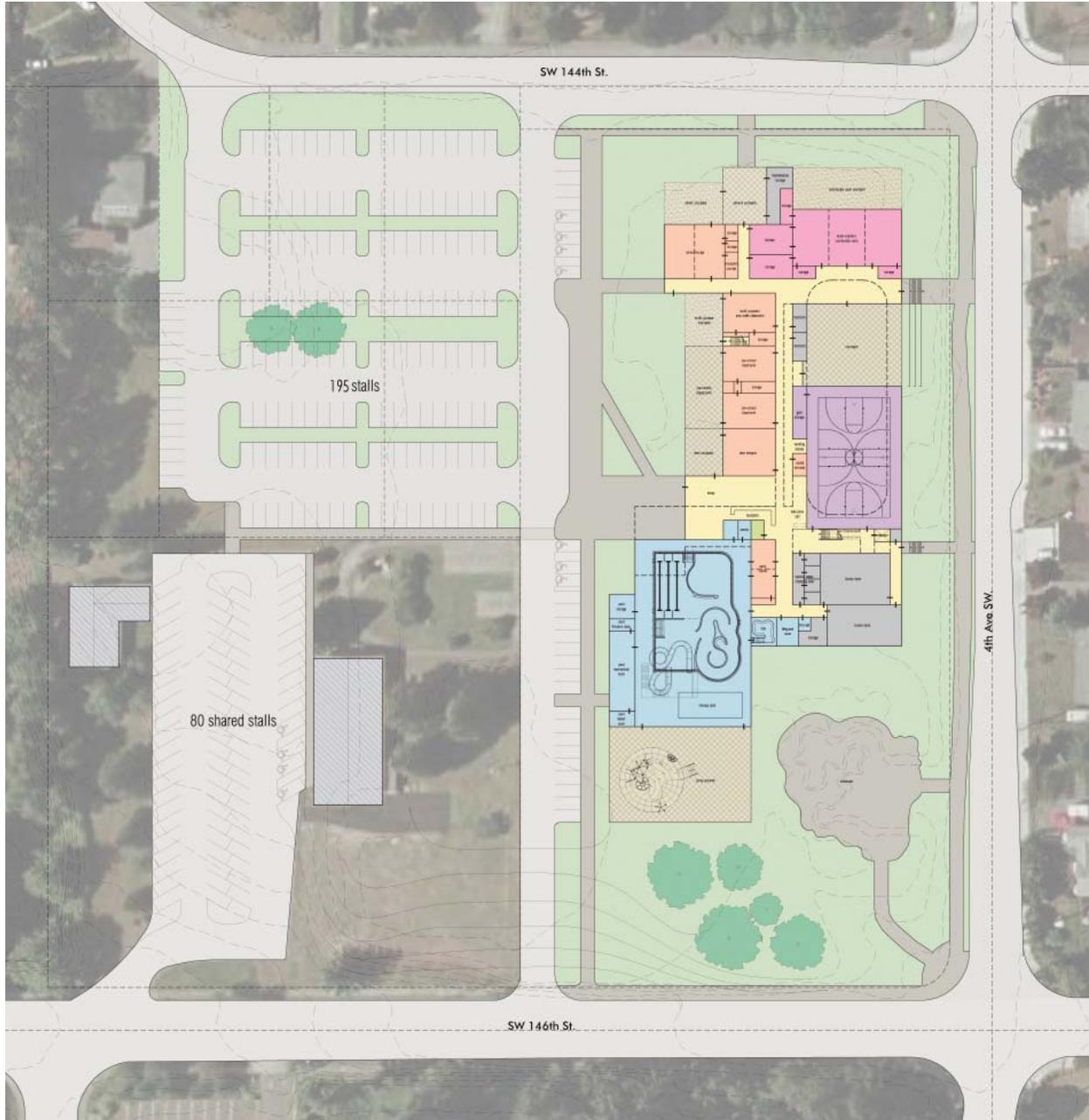


Figure 5.0 Preferred site plan.

# CONCEPTUAL PLAN

## **Recommended Concept Plan**

The Community Recreation Center is conceived as a multi-generational facility that will offer something for residents of every age. Comprised of two wings organized around a central courtyard, the CRC will provide for the recreation and community needs of Burien. The south “Recreation Wing” will include: walk/jog track, leisure and therapy pools, multi-purpose gymnasium, meeting/party rooms, cardio-fitness and weight room, aerobics and dance studios, lockers, and family changing rooms. The north “Community Wing” includes: preschool rooms, teen room, adult/senior center, large community room with kitchen facilities, multi-purpose rooms, lobby and offices. The recommended concept design will provide a functional and efficient layout that accommodates current and future program needs.

## **Concept Design Process**

A number of concept design alternatives were evaluated by the Planning Committee and citizens of Burien in public open house events and by the Planning Committee through review of site plans, floor plans, and comparative cost analysis to determine the recommended concept design E1. The alternative concept design options A-E are included in the supplemental information document.

## **Site Development Plan**

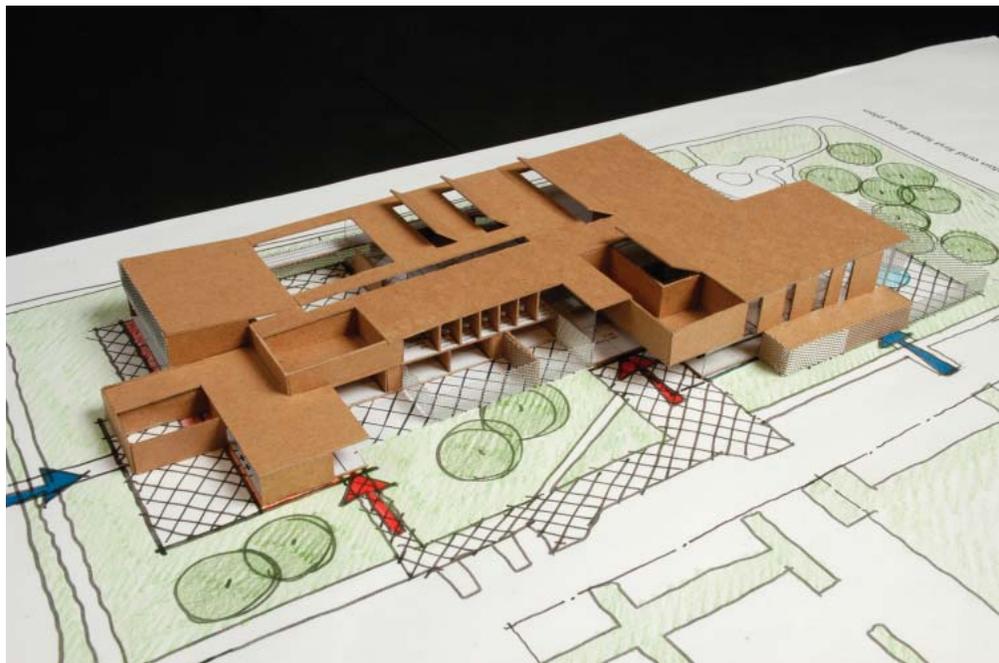
The Community Recreation Center will play a significant role in defining an extended civic campus and north anchor for the Town Square development. The recommended concept design works with the site features, provides a strong presence and civic identity for the CRC along 146th Street and 4th Avenue, and nestles the facility into the Community Center Park and the residential context.

## CONCEPTUAL PLAN

The development plan accommodates 66,000 square feet with provisions for future expansion to the west, a 200-stall parking lot at the northwest corner of the site, and shared parking potential with the neighboring Burien Evangelical Church. Configured as a multi-story facility, the CRC has a concentrated footprint that allows it to preserve park open space, retain the skatepark, and offers a variety of courtyard spaces.

### Access Road and Parking

A new tree lined access driveway bordering the west property line will offer convenient access off 146th Street and connect to 144th Street and the 200-stall parking lot to the west. A vehicular drop-off area with adjacent ADA parking is located in close proximity to the CRC main entrance and senior/community room entry. The new driveway also functions as a service road for natatorium deliveries and emergency ambulance and fire truck access. Proximity to the Burien Evangelical Church's 80-stall parking lot offers the possibility of shared parking.



Model from west illustrating vehicular drop-off area and parking in proximity to building entry

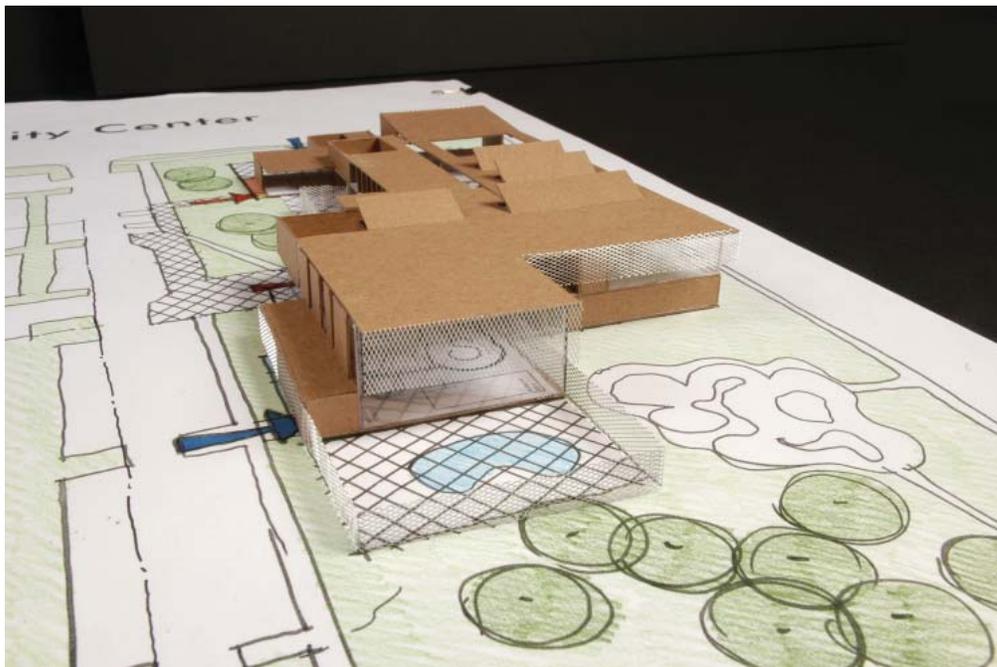
# CONCEPTUAL PLAN

## Indoor-Outdoor Relationships

The new CRC builds on the virtues of the existing Community Center by integrating indoor-outdoor connections into the facility layout. The CRC plan is shaped to define a variety of semi-enclosed and open courtyard spaces. Each activity space, classroom and meeting room in the CRC has a direct connection to an outdoor room providing expanded seasonal programming opportunities for community events, recreation space, and classroom break-out space. Some of the outdoor spaces include: senior courtyard, teen courtyard, enclosed children's play area and sprayground, and a festival courtyard located between the community room and gymnasium.



Model from east illustrating the event courtyard



Model from south illustrating building connection to outdoor sprayground and skatepark

# CONCEPTUAL PLAN

## Main Level

The main level is comprised of the north “Community Wing” and the south “Recreation Wing.” The north “Community Wing” accommodates the community gathering, educational, cultural, and senior program components. Configured in an L-shape plan that defines an interior courtyard, the north wing houses the senior center area, multi-purpose classroom, teen lounge, community hall, storage, and commercial kitchen.

The large multipurpose community hall will accommodate a variety of activities from pot-luck dinners to conferences and both large and small meetings, cultural events, weddings and festivals. The hall is adaptable and can be reconfigured to optimize programming and rental opportunities. It can be subdivided into 3-separate rooms or combine 2-rooms into a conference space. For large community events, sliding glass doors open the community hall to the adjacent lobby for additional seating capacity. The lobby can expand through sliding glass doors to the north facing terrace and the south interior courtyard for seasonal events. A commercial kitchen adjacent to the community hall accommodates catered events, the senior lunch program, and special events. Adequate storage for tables and chairs to serve the community hall is provided.

The senior center area is located at the northwest corner of the community wing with a separate entrance and convenient access to the vehicular drop-off area and ADA parking. The senior lounge is divisible into two rooms and includes: lounge and game areas, computer and library space, staff office, storage and ADA restroom.

The west wing accommodates the multi-purpose classroom, pre-school classrooms/childwatch, teen hangout space, and the main facility entrance and lobby. Casual activity lounge areas are distributed throughout the lobby and corridors to provide places to socialize, display art and community event information, and meet family and friends.

# CONCEPTUAL PLAN

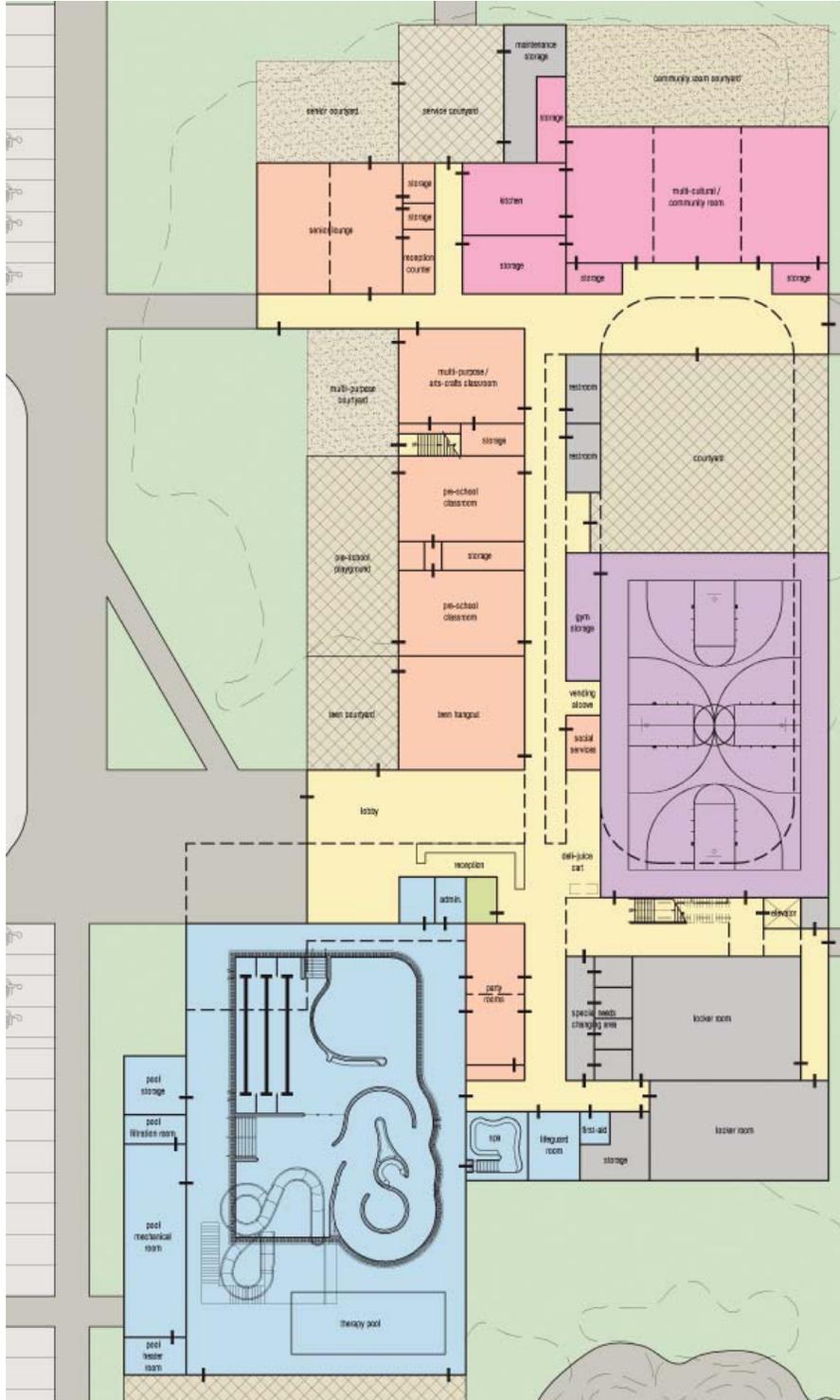


Figure 6.0 Main level plan

## CONCEPTUAL PLAN

The south “Recreation Wing” contains the entry lobby and controlled access point for the recreation activity programs, special event rooms, and administrative offices. The control desk is located with direct access to three administrative offices and supervision of the main lobby. The deli/juice cart and café seating area, located in the east end of the entry lobby, overlooks the gymnasium and is adjacent to the teen social activity programs. The one-court gymnasium, located on the eastside of the facility, will offer numerous programming opportunities as an indoor preschool playground and court space for adult and youth basketball, volleyball, and badminton.

Locker rooms and family changing rooms are tucked into the grassy mound north of the skatepark with direct access to the natatorium and proximity to the gymnasium. The multi-purpose meeting/party rooms will be used for special events and birthday parties and have views into the leisure pool.

The preliminary layout for the leisure pool is based on a single body of water that serves as a multi-purpose activity pool with 84-86 degree water temperature. It will offer diversified pool programming for instruction and recreation with a variety of pool amenities that will meet a wide range of interests and needs. This pool will include a zero depth beach entry, water toys, toddler slide, a current channel for play and therapy, water slide and plunge pool, and a 3-lane 75-yard length area for swim classes, instruction, water aerobics and lap swim. The slide platform will accept a body slide and an exterior tube slide to allow for more water features to attract teens. A spa with 104 degree water temperature is included as well as a therapy pool with 96 degree water temperature. The therapy pool may be, provided in partnership with the Highline Medical Center. Subject to additional future funding, an outdoor sprayground is planned that would ease overcrowding in the main pool during peak summer hours and increase revenue generating potential. Pool mechanical support and storage areas are located on the west side of the natatorium with convenient access from the service road.

# CONCEPTUAL

## Upper Level

A number of recreation activity spaces are located on the upper level of the south “Recreation Wing” that maximize the south orientation, views to Dottie Harper Park, and overlooks of the leisure pool and gymnasium. The aerobics/dance studio and cardiovascular/weight room are positioned above the locker rooms to isolate potential sound transfer, and have proximity to the elevator and stairway for convenient access. The walk/jog track is elevated above the gymnasium and extends to the north overlooking the festival court and the community room to the north. Two small restroom/locker rooms are located on the upper level for fitness users as a more private and convenient alternative.

The administrative offices are located in the west wing above the classrooms. The office suite combines the PARCS administrative and facility staff spaces to ensure an efficient design that focuses on shared resources. The position and orientation of the offices offers a passive overlook of the parking park which enhances site supervision and security.

## Future Expansion

Site capacity is available to meet future expansion needs for the “Community Wing” in the open space located between the vehicular drop-off area and the west facing wing of the facility. The potential of expanding the “Recreation Wing” to the southeast is a possibility if another site is available for relocating the skatepark.

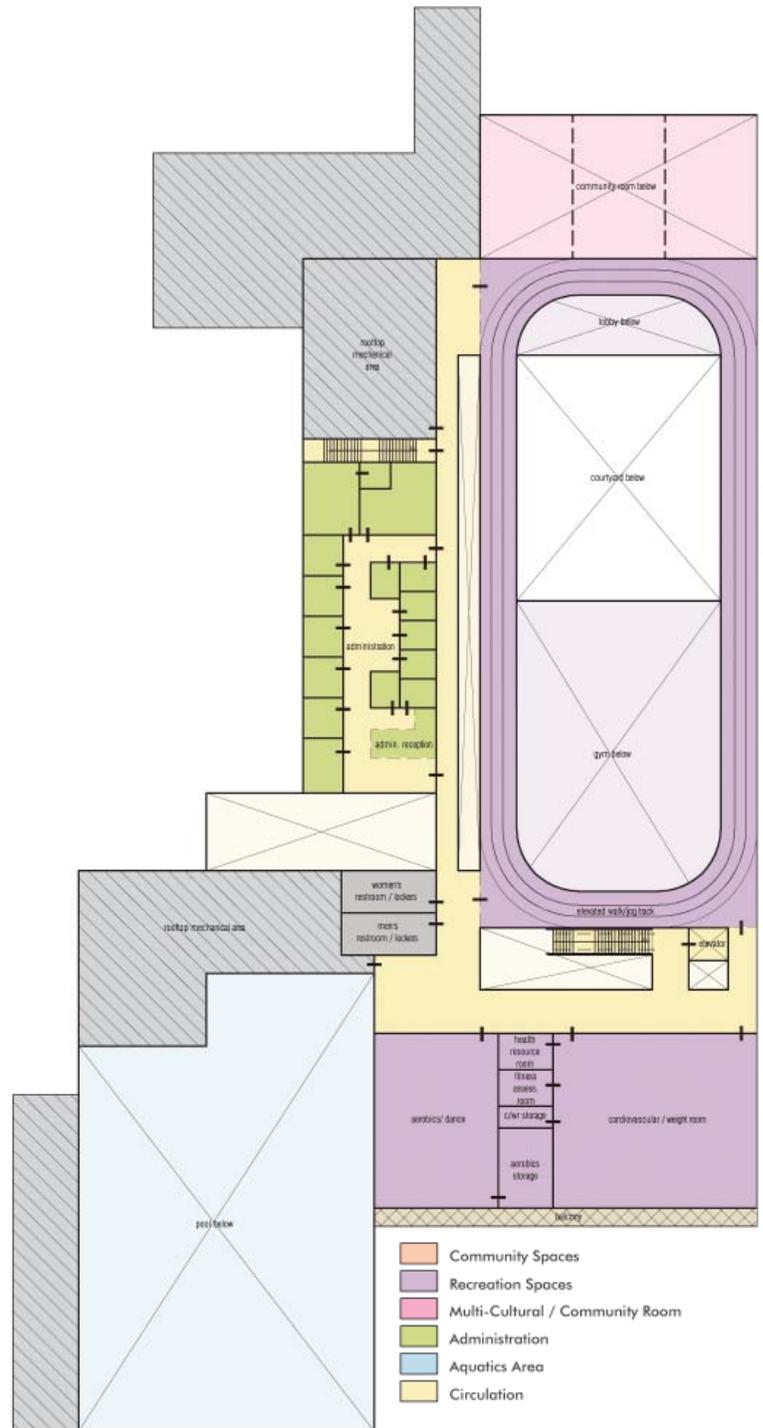


Figure 7.0 Upper level plan 0 25 50 100 N

## CONCEPTUAL PLAN



Model from west and southeast illustrating roof slope and two-story massing

### Massing and Character

The preliminary massing model depicts an inclined roof that slopes upward from the north to the south to enclose the high spaces of the natatorium and gymnasium, and the second level cardiovascular/weight room. The sloping roof and two-story massing at the south end of the facility provides a prominent civic identity for the Community Recreation Center at the intersection of 4th Avenue and 146th Street. The massing and character of the facility will offer a welcoming identity to all age groups and harmonious relationship to the park and natural environment.

### Sustainable Design

The Community Recreation Center will be designed to LEED (Leadership in Energy and Environmental Design) silver certification standards, reflecting the City of Burien's commitment to environmental stewardship and sustainable design practices. Green design strategies to consider during the design process include: energy savings approaches to daylighting, artificial lighting, control systems, heating and cooling systems, natural ventilation, and passive-active solar, on-site stormwater management, healthy and recycled materials, green roofs, and water efficient pool filtration system or possible recycling of pool water through de-chlorination for flushing restroom fixtures and landscape irrigation.

### Staged Construction

If funding is not available to support the full build-out of the center, the conceptual design is configured so it can be realized through staged construction. Two strategies for staged construction (Options E2 and E3) were developed. Option E2 would build the Recreation Wing first and Option E3 provides a strategy for building the Community Wing first. Drawings of the staged construction options are included in the supplemental information document.

# CONCEPTUAL PLAN

## Option E2 – Build the Recreation Wing first

Stage One (“Recreation Wing”) Replaces current South Building first (multi-purpose auditorium and kitchen, dance studios, and classrooms), leaving the North Building in place (preschool classrooms, other classrooms, conference room, bathrooms and offices).

Stage Two (“Community Wing”): Replaces the current North Building later with the “Community Wing,” including new preschool classrooms, teen room, senior center area, large multi-purpose 3-room community hall with kitchen, arts and crafts room, lobby and offices.

Option E2 provides new recreation facilities that generate new revenues and builds the most expensive elements first; two-stage construction adds to the overall total cost; displaced programs will be temporarily re-located.

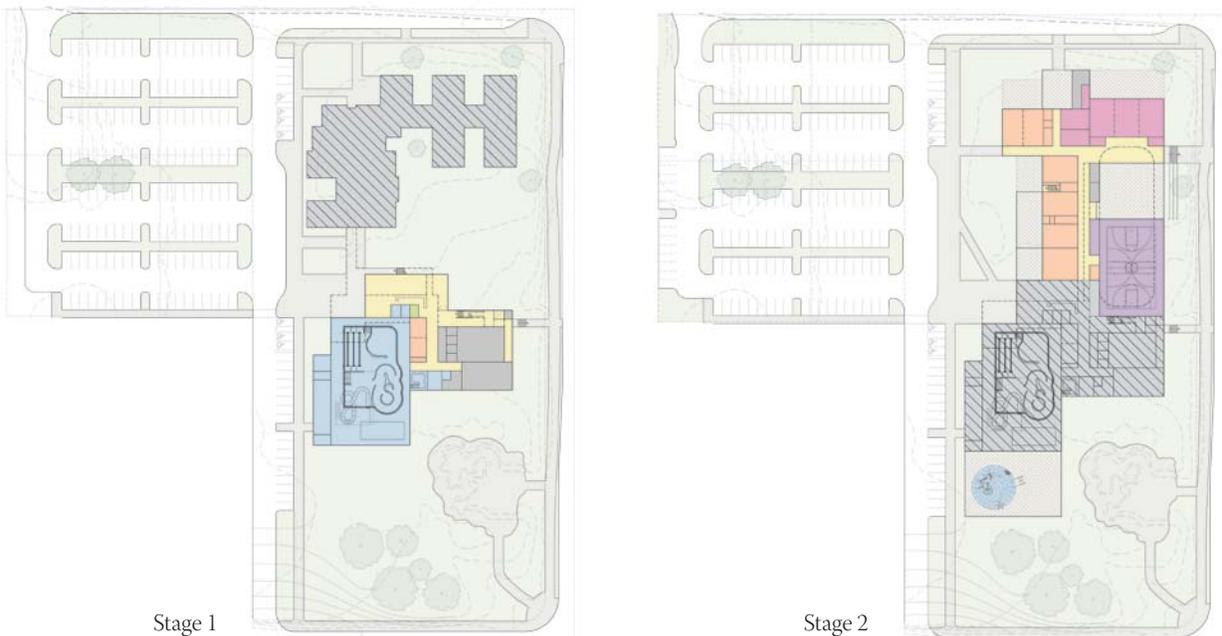


Figure 8.0 Option E2 Staged Build-Out

# CONCEPTUAL PLAN

## Option E3 – Build the Community Wing first

Stage One (“Community Wing”): Replaces the current North Building (preschool classrooms, other classrooms, conference room, bathrooms and offices, leaving a portion of the South Building in place (multi-purpose auditorium).

Stage Two (“Recreation Wing”): Replaces the current South Building later with the “Recreation Wing,” including a new indoor walking/jogging track, leisure pool, therapy pool, party rooms, multi-purpose gymnasium, cardio-fitness and weight room, aerobics/dance room and locker rooms.

Option E3 replaces some of the current amenities and builds the least expensive elements first; two-stage construction adds to overall total cost; displaced programs will be temporarily relocated.

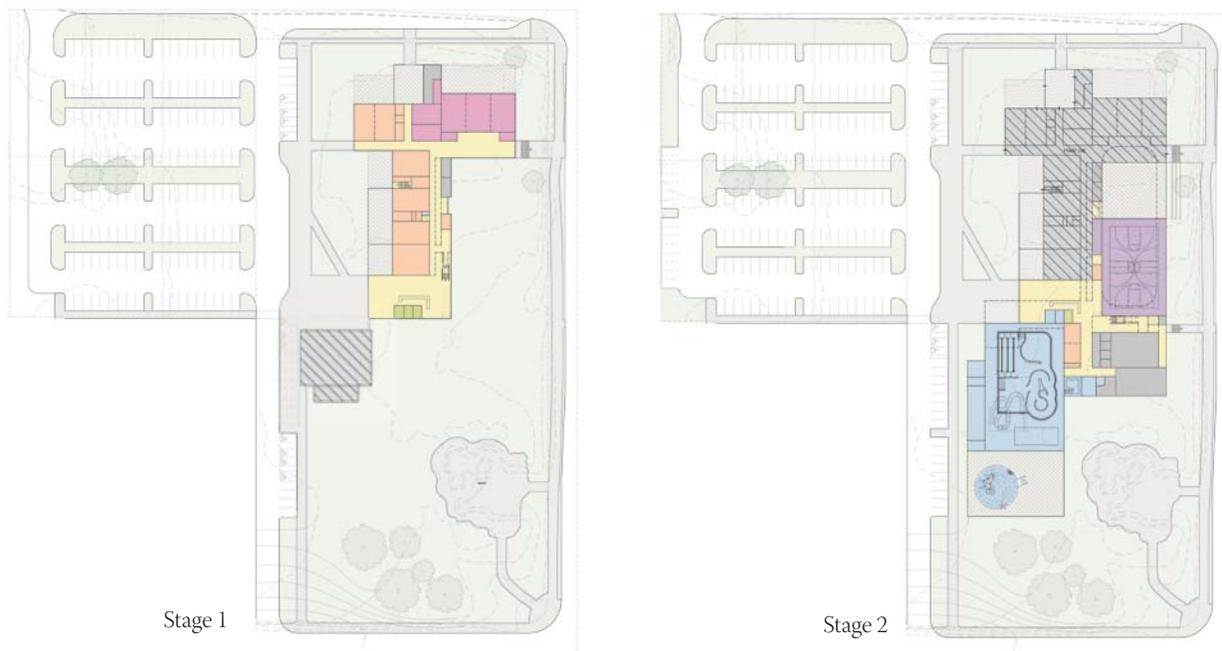


Figure 9.0 Option E3 Staged Build-Out

# CONSTRUCTION COSTS

## Opinion of Project Cost

Table 1.0 below presents a cost summary for Options E1, E2, and E3. Table 2.0 on the following page outline the total project cost estimate of \$35 million for the full-build out of the Burien Community Recreation Center based on a construction start in July of 2009. Tables 3.0 and 4.0 provide the total project estimate for Option E2, staged build-out, and tables 5.0 and 6.0 provide the project estimate for Option E3, staged build-out. The estimate includes: site development, building construction cost, soft costs, contingencies, sales tax, and site acquisition allowance. The order-of-magnitude cost estimate was developed using a cost-per-square-foot allowance combined with quantity take-offs from the site specific facility design.

<b><u>TOTAL PROJECT COSTS</u></b>				
OPTION E1 (FULL BUILD-OUT)				
TOTAL	Constr. Start	July 2009		\$35,144,742
OPTION E2 (STAGED)				
STAGE 1	Constr. Start	July 2009	\$23,340,091	
STAGE 2	Constr. Start	July 2014	<u>16,482,802</u>	
TOTAL				\$39,822,893
OPTION E3 (STAGED)				
STAGE 1	Constr. Start	July 2009	\$15,917,301	
STAGE 2	Constr. Start	July 2014	<u>27,892,577</u>	
TOTAL				\$43,809,878
<p>The above estimates assume a competitively bid project, with at least three qualified bidders in each of the major sub-trades as well as the general contractors.</p> <p>The above estimates assume a construction start date of: <b>01-Jul-09</b> If the start of construction is delayed beyond the date above, the estimates must be indexed at a rate of 6-10% per year compounded.</p>				

Table 1.0 Cost Summary for Options E1, E2 and E3

## CONSTRUCTION COSTS

The site-specific facility layout was used to generate area take-offs and the order-of-magnitude cost estimate by Architectural Cost Consultants. Floor plans, building elevations and sections, and massing model were utilized to estimate exterior enclosure and materials, and architectural features inherent in the conceptual design. The unit cost assigned to each specific program element is based on a good quality level that includes durable materials, “green” design strategies, and specialized finishes appropriate to the high-use a community recreation center receives. The site costs are based on a site development plan that includes: required parking, curb and sidewalk improvements along 144th and 146th, fire-lane and service access, utilities, paving, and landscape. Early assessment is that a traffic signal is not needed, and it is not included in the estimate. This will be confirmed with a traffic study during the design phase.

The project soft costs are in addition to the direct construction costs and include: fixtures, furnishings, and equipment (FFE), design and engineering fees, project contingencies, construction management, testing and permitting fees, allowances for relocation/move-in and lease space, and sales tax. The order-of-magnitude estimate is escalated to the proposed start-of-construction in July of 2009.

In addition to the full build-out option (E1), cost estimates were developed for two staged construction scenarios (E2 and E3). The staged construction options are based on an initial Stage-1 construction start in July 2009 and a subsequent Stage-2 construction start in July 2014. The total cost for staged construction increases from the \$35million full build-out scenario to \$40 million for staged option E2 or \$44 million for staged option E3. A detailed cost estimate for all three options is contained in the Supplemental Information.

# CONSTRUCTION COSTS

## Option E1, Full Build-out

DIRECT CONSTRUCTION COST	Area	Cost / Sf	Total	
<b>OPTION E1 - FULL BUILDOUT</b>				
BASE BUILDING	65,900 sf	\$236.98	\$15,616,955	assumes LEEDs Silver
BASE SITE WORK			1,878,634	
<b>SUB-TOTAL</b>	65,900 sf	\$265.49	\$17,495,589	
DESIGN CONTINGENCY	10.00% sf		1,749,559	
<b>SUB-TOTAL</b>	65,900 sf	\$292.04	\$19,245,148	this used to generate soft costs
DEMOLITION				
SCHOOL	30,192 sf	3.25	98,124	
HOUSES	4 ea	12,000.00	48,000	
			\$146,124	
<b>TOTAL DIRECT CONSTRUCTION COST</b>				
<b>OPTION E1 - FULL BUILDOUT</b>	65,900 sf	\$294.25	\$19,391,272	
OWNER CONTINGENCY	10.00%		\$1,939,127	
SALES TAX	8.90%		\$1,898,406	
<b>TOTAL w/SALES TAX</b>			\$23,228,805	
<b>SOFT COSTS</b>				
FIXTURES, FURNISHINGS & EQUIPMENT	6.50%	\$1,250,935		
SALES TAX ON FF&E	8.90%	111,333		
PROFESSIONAL FEES	13.00%	2,501,869		
CONSTRUCTION MANAGER	0.80%	153,961		
OWNER COSTS, PERMITS, ETC.	1.00%	192,451		
<b>SUB-TOTAL SOFT COSTS</b>	21.71%		\$4,210,550	
LEASE			\$200,000	Allowance
RELOCATION/MOVE-IN			\$400,000	
EASEMENT/LAND ACQUISITION			\$1,000,000	
SITE MODIFICATIONS			\$500,000	
<b>TOTAL PROJECT COST</b>				
<b>OPTION E1 - FULL BUILDOUT</b>			\$29,539,354	
2007 DOLLARS				
ESCALATION			\$5,605,388	
AUGUST 2007 TO JANUARY 2008	4.00%	\$1,181,574		
JANUARY 2008 TO JANUARY 2009	10.00%	\$3,072,093		
JANUARY 2009 TO JULY 2009	4.00%	\$1,351,721		
<b>TOTAL PROJECT COST - OPTION D1</b>			\$35,144,742	
(Incl. escalation & land acquisition cost)				
<b>ADD ALTERNATES</b>				
SPRAY AREA WATER FEATURE		\$351,750		2007 prices
TOWER SLIDE		\$293,125		2007 prices
<p>The above estimates assume a competitively bid project, with at least three qualified bidders in each of the major sub-trades as well as the general contractors.</p> <p>The above estimates assume a construction start date of: <b>01-Jul-09</b> If the start of construction is delayed beyond the date above, the estimates must be indexed at a rate of 6-10% per year compounded.</p>				

Table 2.0 Option E1 Full Build-out Cost Summary

# CONSTRUCTION COSTS

## Option E2, Stage 1 Build-out

DIRECT CONSTRUCTION COST	Area	Cost / Sf	Total	
<b>OPTION E2 (STAGE 1)</b>				
<b>BASE BUILDING</b>	32,683 sf	\$284.98	\$9,314,077	assumes LEEDs Silver
<b>BASE SITE WORK</b>			1,862,412	
<b>SUB-TOTAL</b>	32,683 sf	\$341.97	\$11,176,489	
<b>DESIGN CONTINGENCY</b>	10.00% sf		1,117,649	
<b>SUB-TOTAL</b>	32,683 sf	\$376.16	\$12,294,138	this used to generate soft costs
<b>DEMOLITION</b>				19,132 sf to remain
SCHOOL	11,060 sf	3.25	35,945	
HOUSES	4 ea	12,000.00	48,000	
			\$83,945	
<b>TOTAL DIRECT CONSTRUCTION COST</b>				
<b>OPTION E2 (STAGE 1)</b>	32,683 sf	\$378.73	<b>\$12,378,083</b>	
<b>OWNER CONTINGENCY</b>	10.00%		<b>\$1,237,808</b>	
<b>SALES TAX</b>	8.90%		<b>\$1,211,814</b>	
<b>TOTAL w/SALES TAX</b>			<b>\$14,827,705</b>	
<b>SOFT COSTS</b>				
FIXTURES, FURNISHINGS & EQUIPMENT	6.50%		\$799,119	
SALES TAX ON FF&E	8.90%		71,122	
PROFESSIONAL FEES	13.00%		1,598,238	
CONSTRUCTION MANAGER	0.80%		98,353	
OWNER COSTS, PERMITS, ETC.	1.00%		122,941	
<b>SUB-TOTAL SOFT COSTS</b>	21.73%		<b>\$2,689,773</b>	
<b>LEASE</b>			<b>\$200,000</b>	Allowance
<b>RELOCATION/MOVE-IN</b>			<b>\$400,000</b>	
<b>EASEMENT/LAND ACQUISITION</b>			<b>\$1,000,000</b>	
<b>SITE MODIFICATIONS</b>			<b>\$500,000</b>	
<b>TOTAL PROJECT COST</b>				
<b>OPTION E2 (STAGE 1)</b>			<b>\$19,617,478</b>	
<b>2007 DOLLARS</b>				
<b>ESCALATION</b>			<b>\$3,722,613</b>	
AUGUST 2007 TO JANUARY 2008	4.00%		\$784,699	
JANUARY 2008 TO JANUARY 2009	10.00%		\$2,040,218	
JANUARY 2009 TO JULY 2009	4.00%		\$897,696	
<b>TOTAL PROJECT COST</b>				
<b>OPTION E2 (STAGE 1)</b>			<b>\$23,340,091</b>	
(Incl. escalation & land acquisition cost)				

Table 3.0 Option E2 Staged Build-out Cost Summary, Stage 1

# CONSTRUCTION COSTS

## Option E2, Stage 2 Build-out

DIRECT CONSTRUCTION COST	Area	Cost / Sf	Total	
<b>OPTION E2 (STAGE 2)</b>				
BASE BUILDING	33,217 sf	\$189.75	\$6,302,878	assumes LEEDs Silver
BASE SITE WORK			50,000	
REMODEL/INTERFACE W/PHASE 1			50,000	
<b>SUB-TOTAL</b>	33,217 sf	\$192.76	\$6,402,878	
DESIGN CONTINGENCY	10.00% sf		640,288	
<b>SUB-TOTAL</b>	33,217 sf	\$212.03	\$7,043,165	this used to generate soft costs
DEMOLITION				
SCHOOL	19,132 sf	3.25	62,179	
			\$62,179	
<b>TOTAL DIRECT CONSTRUCTION COST</b>				
<b>OPTION E2 (STAGE 2)</b>	33,217 sf	\$213.91	<b>\$7,105,344</b>	
OWNER CONTINGENCY	10.00%		<b>\$710,534</b>	
SALES TAX	8.90%		<b>\$695,613</b>	
<b>TOTAL w/SALES TAX</b>			<b>\$8,511,492</b>	
<b>SOFT COSTS</b>				
FIXTURES, FURNISHINGS & EQUIPMENT	6.50%		\$457,806	
SALES TAX ON FF&E	8.90%		40,745	
PROFESSIONAL FEES	13.00%		915,612	
CONSTRUCTION MANAGER	0.80%		56,345	
OWNER COSTS, PERMITS, ETC.	1.00%		70,432	
<b>SUB-TOTAL SOFT COSTS</b>	21.69%		<b>\$1,540,939</b>	
LEASE			<b>\$300,000</b>	Allowance
SITE MODIFICATIONS			<b>\$0</b>	
<b>TOTAL PROJECT COST</b>				
<b>OPTION E2 (STAGE 2)</b>			<b>\$10,352,431</b>	
<b>2007 DOLLARS</b>				
ESCALATION			<b>\$6,130,371</b>	
AUGUST 2007 TO JANUARY 2008	4.00%		\$414,097	
JANUARY 2008 TO JANUARY 2009	10.00%		\$1,076,653	
JANUARY 2009 TO JULY 2009	4.00%		\$473,727	
JULY 2009 TO JULY 2010	6.00%		\$739,014	
JULY 2010 TO JULY 2011	6.00%		\$783,355	
JULY 2011 TO JULY 2012	6.00%		\$830,357	
JULY 2012 TO JULY 2013	6.00%		\$880,178	
JULY 2013 TO JULY 2014	6.00%		\$932,989	
<b>TOTAL PROJECT COST</b>				
<b>OPTION E2 (STAGE 2)</b>			<b>\$16,482,802</b>	
<b>TOTAL IF DONE IN TWO PHASES</b>			<b>\$39,822,893</b>	
<b>ADD ALTERNATES</b>				
SPRAY AREA WATER FEATURE			\$351,750	2007 prices
TOWER SLIDE			\$293,125	2007 prices
<p>The above estimates assume a competitively bid project, with at least three qualified bidders in each of the major sub-trades as well as the general contractors.</p> <p>The above estimates assume a construction start date of: <b>01-Jul-09</b> If the start of construction is delayed beyond the date above, the estimates must be indexed at a rate of 6-10% per year compounded.</p>				

Table 4.0 Option E2 Staged Build-out Cost Summary, Stage 2

# CONSTRUCTION COSTS

## Option E3, Stage 1 Build-out

DIRECT CONSTRUCTION COST	Area	Cost / Sf	Total	
<b>OPTION E3 (STAGE 1)</b>				
<b>BASE BUILDING</b>	26,337 sf	\$196.00	\$5,162,052	assumes LEEDs Silver
<b>BASE SITE WORK</b>			1,862,412	
<b>SUB-TOTAL</b>	26,337 sf	\$266.71	\$7,024,464	
<b>DESIGN CONTINGENCY</b>	10.00% sf		702,446	
<b>SUB-TOTAL</b>	26,337 sf	\$293.39	\$7,726,910	this used to generate soft costs
<b>DEMOLITION</b>				
SCHOOL	19,132 sf	3.25	62,179	11,060 sf to remain
HOUSES	4 ea	12,000.00	48,000	
			\$110,179	
<b>TOTAL DIRECT CONSTRUCTION COST</b>				
<b>OPTION E3 (STAGE 1)</b>	26,337 sf	\$297.57	<b>\$7,837,089</b>	
<b>OWNER CONTINGENCY</b>	10.00%		<b>\$783,709</b>	
<b>SALES TAX</b>	8.90%		<b>\$767,251</b>	
<b>TOTAL w/SALES TAX</b>			<b>\$9,388,049</b>	
<b>SOFT COSTS</b>				
FIXTURES, FURNISHINGS & EQUIPMENT	6.50%	\$502,249		
SALES TAX ON FF&E	8.90%	44,700		
PROFESSIONAL FEES	13.00%	1,004,498		
CONSTRUCTION MANAGER	0.80%	61,815		
OWNER COSTS, PERMITS, ETC.	1.00%	77,269		
<b>SUB-TOTAL SOFT COSTS</b>	21.57%		<b>\$1,690,532</b>	
<b>LEASE</b>			<b>\$400,000</b>	Allowance
<b>RELOCATION/MOVE-IN</b>			<b>\$400,000</b>	
<b>EASEMENT/LAND ACQUISITION</b>			<b>\$1,000,000</b>	
<b>SITE MODIFICATIONS</b>			<b>\$500,000</b>	
<b>TOTAL PROJECT COST</b>				
<b>OPTION E3 (STAGE 1)</b>			<b>\$13,378,581</b>	
<b>2007 DOLLARS</b>				
<b>ESCALATION</b>				
AUGUST 2007 TO JANUARY 2008	4.00%	\$535,143		
JANUARY 2008 TO JANUARY 2009	10.00%	\$1,391,372		
JANUARY 2009 TO JULY 2009	4.00%	\$612,204		
<b>TOTAL PROJECT COST</b>			<b>\$15,917,301</b>	
<b>OPTION E3 (STAGE 1)</b>				
(Incl. escalation & land acquisition cost)				

Table 5.0 Option E3 Staged Build-out Cost Summary, Stage 1

# CONSTRUCTION COSTS

## Option E3, Stage 2 Build-out

DIRECT CONSTRUCTION COST	Area	Cost / Sf	Total	
<b>OPTION E3 (STAGE 2)</b>				
BASE BUILDING	36,652 sf	\$280.00	\$10,262,560	assumes LEEDs Silver
BASE SITE WORK			50,000	
REMODEL STAGE 1	12,887 sf	60.00	773,220	
<b>SUB-TOTAL</b>	36,652 sf	\$302.46	\$11,085,780	
DESIGN CONTINGENCY	10.00% sf		1,108,578	
<b>SUB-TOTAL</b>	36,652 sf	\$332.71	\$12,194,358	this used to generate soft costs
DEMOLITION				
SCHOOL	11,060 sf	3.25	35,945	
<b>TOTAL DIRECT CONSTRUCTION COST</b>				
<b>OPTION E3 (STAGE 2)</b>	36,652 sf	\$333.69	\$12,230,303	
OWNER CONTINGENCY	10.00%		\$1,223,030	
SALES TAX	8.90%		\$1,197,347	
<b>TOTAL w/SALES TAX</b>			\$14,650,680	
<b>SOFT COSTS</b>				
FIXTURES, FURNISHINGS & EQUIPMENT	6.50%		\$792,633	
SALES TAX ON FF&E	8.90%		70,544	
PROFESSIONAL FEES	13.00%		1,585,267	
CONSTRUCTION MANAGER	0.80%		97,555	
OWNER COSTS, PERMITS, ETC.	1.00%		121,944	
<b>SUB-TOTAL SOFT COSTS</b>	21.81%		\$2,667,943	
LEASE			\$200,000	Allowance
SITE MODIFICATIONS			\$0	
<b>TOTAL PROJECT COST</b>				
<b>OPTION E3 (STAGE 2)</b>			\$17,518,623	
2007 DOLLARS				
ESCALATION			\$10,373,955	
AUGUST 2007 TO DECEMBER 2007	4.00%		\$700,745	
JANUARY 2008 TO JANUARY 2009	10.00%		\$1,821,937	
JANUARY 2009 TO JULY 2009	4.00%		\$801,652	
JULY 2009 TO JULY 2010	6.00%		\$1,250,577	
JULY 2010 TO JULY 2011	6.00%		\$1,325,612	
JULY 2011 TO JULY 2012	6.00%		\$1,405,149	
JULY 2012 TO JULY 2013	6.00%		\$1,489,458	
JULY 2013 TO JULY 2014	6.00%		\$1,578,825	
<b>TOTAL PROJECT COST</b>				
<b>OPTION E3 (STAGE 2)</b>			\$27,892,577	
<b>TOTAL IF DONE IN TWO PHASES</b>			\$43,809,878	
<b>ADD ALTERNATES</b>				
SPRAY AREA WATER FEATURE			\$351,750	2007 prices
TOWER SLIDE			\$293,125	2007 prices
<p>The above estimates assume a competitively bid project, with at least three qualified bidders in each of the major sub-trades as well as the general contractors.</p> <p>The above estimates assume a construction start date of: <b>01-Jul-09</b> If the start of construction is delayed beyond the date above, the estimates must be indexed at a rate of 6-10% per year compounded.</p>				

Table 6.0 Option E3 Staged Build-out Cost Summary, Stage 2

## PROJECT TIMELINE

The preliminary project timeline and schedule is based on schematic design starting in February 2008, a bond information campaign starting in April 2008, and a possible bond election in August 2008. Detailed design and documentation could start in September 2008 with a construction start in July 2009, and the facility grand opening in January 2011. In the staged construction scenarios, the Stage-1 construction would be completed by January 2011 and Stage-2 construction would start in July 2014 with the facility grand opening in January 2016.

## PUBLIC OPINION SURVEY

In November 2007, the City of Burien initiated a public opinion survey to better understand the citizens' views, thoughts, and opinions about the proposed Community Recreation Center project. The completed surveys distributed and received in the months of December 2007 and January 2008 and compiled in a report provided by RRC Associates. An online version was also developed and made available to the community as a whole. The survey results are included in the supplemental information document.

# ACKNOWLEDGMENTS

## Citizen Planning Committee

Matt Crockett  
 Peggy Dunlap  
 Gloria Gould-Wessen  
 Mike Heinisch  
 Kathy Keene  
 David Ketcherside  
 Emelie McNett  
 Jan Noorda  
 Jenn Ramirez Robson

## Stakeholder Focus Groups

Burien Evangelical Church  
 Highline Hospital  
 Highline School District  
 Latino Families  
 City Arts Commission  
 City Parks Department Board  
 Para Los Ninos  
 Burien Little Theatre  
 Burien Pre-School Cooperative  
 Burien Senior Citizens  
 Burien elementary school parents  
 Highline YMCA  
 Highline Athletic Club

## Burien City Council and City Manager

Joan McGilton, Mayor  
 Rose Clark, Deputy Mayor  
 Sue Blazak, Councilmember  
 Jack Block Jr., Councilmember  
 Lucy Krakowiak, Councilmember  
 Sally Nelson, Councilmember  
 Gordon Shaw, Councilmember  
 Mike Martin, City Manager

## Core Staff Team

Michael Lafreniere, Director of Parks, Recreation & Cultural Services  
 Debbie Zemke, Recreation Manager  
 Scott Thomas, Parks Acquisition and Development Planner  
 Scott Greenberg, Community Development Director

## City Staff

Stephen Clark, Public Works Director  
 Scott Hardin, Finance Director  
 David Johanson, Senior Planner  
 Dan Bath, Surface Water Management

## Parks, Recreation and Cultural Services Staff

Lisa Aumann, Department Assistant  
 Meagan Burford, Recreation Program Assistant  
 Vivian Casteneda, Department Assistant  
 Myron Clinton, Parks & Facilities Maintenance Supervisor  
 Bophary Do, Recreation Specialist  
 Kristy Dunn, Recreation Supervisor  
 Gina Kallman, Arts Specialist  
 Rachel Maruska, Recreation Specialist  
 Amanda Morales, Recreation Specialist  
 Al Parisi, Cultural Arts Supervisor  
 Janet Peterson, Secretary/Receptionist  
 Casey Stanley, Recreation Supervisor

## Design Team

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 Jim Kalvelage, Principal  
 Chris White, Project Manager  
 Stephanie Cameron, Planner

GREENPLAY, LLC – Recreation Programming, Financial Analysis and Business Plan  
 Karon Badalamenti, Principal  
 Ken Sherbenaou, Project Consultant

MURASE ASSOCIATES – Landscape Architects  
 Mark Tilbe, Principal

ARCHITECTURAL COST CONSULTANTS  
 Cost Estimating  
 Jim Jerde, Principal

RRC ASSOCIATES – Public Opinion Survey  
 Michael Simone, Senior Analyst  
 Julie Arnett, Analyst

# SUPPLEMENTAL INFORMATION

## **Separate document - contact City of Burien**

- Public Opinion Survey Results
- Graphic Space Component Program
- Alternative Site Plan Layouts
- Detailed Cost Estimates
- Precedent for Parking Demand Analysis
- Existing Site Constraints Summary

# BUSINESS PLAN

## **Separate document - contact City of Burien**

- Executive Summary
- Introduction and Background
- Market Analysis
- Positive Economic Impacts
- Operational and Financial Analysis
- Achieving Desired Results from the Business Plan and Operational Pro-forma
- Implementation Strategies
- Appendices:
  - Appendix A - Operational Pro-forma
  - Appendix B – Executive Summary of PROS Survey
  - Appendix C - Summary of Public Comments
  - Appendix D - Cost Recovery Pyramid Methodology
  - Appendix E - City of Burien Business and Financial Concept Definitions
  - Appendix F - Alternative Providers