



CITY OF KIRKLAND
Department of Parks & Community Services
505 Market Street, Suite A, Kirkland, WA 98033 425.587.3300
www.kirklandwa.gov

MEMORANDUM

To: Kurt Triplett, City Manager
From: Jennifer Schroder, Director
Date: July 15, 2015
Subject: SITE EVALUATION OF THE CHRIST CHURCH PROPERTY

RECOMMENDATION

That the City Council receives a presentation on the site evaluation of the Christ Church property as a potential location for the Aquatics, Recreation and Community Center.

BACKGROUND DISCUSSION

In April 2015, in response to public concern over potential traffic impacts and change in use, the City Council formally removed Juanita Beach Park from consideration as a potential site for the proposed Kirkland Aquatics, Recreation and Community Center (ARC). Council directed staff to continue to seek a suitable privately-owned site, between seven and nine acres in size, in proximity to I-405, and preferably in the Totem Lake Urban Center. After research and consultation with a commercial broker, four sites that met the City's criteria received further evaluation: 1) Eastside Tennis Center, 2) properties adjacent to Totem Lake Park, 3) Kingsgate Park & Ride property (owned by the State of Washington), and 4) Christ Church. After discussion with property owners, Christ Church emerged as the most viable privately owned site. Owners of the Christ Church property have expressed an interest in further discussions with the City regarding the sale of the property.

On June 16, 2015, the City Council approved Resolution R-5132 authorizing a site evaluation of the Christ Church property as a potential site for the Kirkland ARC. The results of this study will assist the City in its evaluation of whether to purchase property or build on city-owned land. The Christ Church site analysis includes:

- Site capacity and conceptual site planning
- Conceptual floor plans
- Three-dimensional massing studies of the site, building, and parking
- Civil engineering: utility service, site drainage, storm water detention and filtration, and the extension of 118th Avenue NE
- Foundation system
- Conceptual level cost estimate

The findings and graphic illustrations are found in The Sports Management Group's Summary of Findings Report dated July 15, 2015, attached.

Additionally, this evaluation studies the capacity of the Christ Church site for the possible relocation of the Parks Maintenance Center. The City Work Plan for 2015-2016 includes the identification of options to expand Maintenance Center capacity for both the Parks and Public Works departments.

Attachment



City of Kirkland

SUMMARY OF FINDINGS REPORT

Christ Church Site Option for the Proposed ARC Center

PREPARED BY THE SPORTS MANAGEMENT GROUP | JULY 15, 2015

City of Kirkland

SUMMARY OF FINDINGS REPORT

Christ Church Site Option for the Proposed ARC Center

Prepared for

The City of Kirkland Parks and Community Services

By

The Sports Management Group

2607 7th Street, Suite B
Berkeley, California 94710
510.849.3090 | www.sportsmgmt.com

July 15, 2015

Table of Contents

Executive Summary	<i>i</i>
Introduction	1
Site Analysis	3
Concept Design	9
Cost Estimate	23
<i>Appendix</i>	

List of Figures

3-1	CB Ellis Evaluation.....	3
3-2	Site Context Map	4
3-3	Preliminary Site Plan.....	5
3-4	Site Coverage Diagram	5
3-5	Slope Studies	6
4-1	Site Plan	14
4-2	Site Plan with Parks Maintenance Center	15
4-3	Floor & Roof Plans	16
4-4	Building Sections	18
4-5	Aerial from Northeast.....	19
4-6	Aerial from Northwest.....	20
4-7	Aerial from Southeast.....	21
5-1	Conceptual Cost Comparison.....	23
5-2	Preliminary Cost Estimate.....	27
5-3	Alternative Preliminary Project Costs.....	29

Appendices

- Appendix A** NKCC Option 1 Concept Design
- Appendix B** NKCC Option 2 Concept Design
- Appendix C** Detailed Cost Estimate

01

*Executive
Summary*

Executive Summary

The City of Kirkland has fallen behind in meeting the City's planning standards for the provision of indoor aquatics, recreation, and community space. The community centers developed in 1965 and 1990 for a population of 40,000 cannot meet the demand of a growing population now over 84,000. As early as 2001, a survey of residents ranked the need for new recreation facilities as a high priority. As recently as March 2014, 82% of registered voters supported construction of a public recreation and aquatics center in Kirkland.

The City of Kirkland has been actively engaged in addressing these deficiencies. The City's efforts were intensified in late summer 2013, when the Lake Washington School District announced that the pool at Juanita High School, Kirkland's only indoor public pool, would permanently close as early as 2017. The City Council responded with a series of actions to provide a replacement pool for the benefit of residents. Council directed staff to begin a search of city owned property for a possible site for the indoor aquatics, recreation, and community center, the Kirkland ARC. The North Kirkland Community Center (NKCC) site is the only remaining city owned property under consideration. However, in response to the

Park Board's recommendation to aggressively pursue and secure privately owned property in the Totem Lake area, the search for a site was expanded to include privately owned property. From that assessment emerged a single, viable site option known as the Christ Church property. The property is located at the southwest corner of the intersection of NE 118th Street and 118th Avenue NE.

Throughout the process, public input has been gathered and used to shape the project. At the direction of City Council, the Park Board has played an important role in receiving the public input and developing recommendations for City Council. Recommendations include the following:

1. Facility Components: Approval of the 86,700sf base program, and recommendation of the additional components of a 2-court gymnasium, indoor track, 50-meter pool expansion, and roof deck, depending on the site.
2. Siting (City-Owned Sites): Recommendation that the Juanita Beach Park and NKCC sites be permanently removed from consideration.

01 EXECUTIVE SUMMARY

3. Search for Privately Owned Sites: Recommendation that the City pursue privately owned property in the Totem Lake Area
4. Project Timing: Recommendation that the City work with the community to consider a voter-approved ballot measure to fund the ARC as early as the City Council deems prudent
5. Partnerships: Recommendation to seek community partners for the ARC, but be prepared to move forward to complete the project in a timely manner

On June 16, the City Council approved resolution R-5132 authorizing an evaluation of the Christ Church property as a potential site for the Kirkland ARC. The results of this study will assist the City in its evaluation of whether to purchase property or to build on city owned land. The Christ Church site analysis included the following areas of study for the ARC:

- Site capacity and conceptual site planning
- Conceptual floor plans
- Three-dimensional massing studies of the site, building, and parking
- Civil engineering: utility service, site drainage, storm water detention and filtration, and the extension of 118th Avenue NE
- Foundation system
- Conceptual level cost estimate

The evaluation also included testing the capacity of the site for the possible relocation of the Parks Maintenance Center. The Center includes a 10,000 sq. ft. building, parking for 75 vehicles, and area for material storage. The City Work Plan for 2015-2016 included the identification of options to expand the Maintenance Center capacity for both Parks and Public Works.

The study team of architects and planners was lead by The Sports Management Group with sub consultants KPFF for civil engineering and Rider Levett Bucknall (RLB) for cost estimating. This study is a preliminary analysis and was limited in scope. The concept drawings that are shown were developed to test the site capacity and provide a basis for for conceptual cost estimating. They are illustrative to assist in understanding the site and building opportunities. Once a site is selected, the initial tasks will include additional design studies with community input.

The major findings of the report include:

- The site has sufficient capacity to accommodate the building and parking, provide open space, offer expansion for the pool and/or gymnasium, and allow the extension of 118th Avenue NE. The required 270 parking stalls can be constructed on grade and can be located away from the front of the building. Approximately 25% of site cannot be developed due to topography and zoning restraints.

EXECUTIVE SUMMARY 01

- Conceptually, the Parks Maintenance Center could also fit on the site. The site is near capacity and requires increasing the number of parking spaces in front of the building from 44 to 152. There is intensification of land use that reduces open areas and the “breathing room”. The scope of the study included testing site capacity but not conceptual design or cost estimating. If the Christ Church site is selected, further analysis and cost estimating for co-locating the Maintenance Center will be needed.
- The ARC, if developed at Christ Church, has an estimated cost of \$56,690,000, without land acquisition costs. To provide a meaningful comparison to the NKCC sites, the same cost assumptions were used for Christ Church as the previous study. NKCC option 1 is estimated at \$52,793,000 and option 2 is estimated at \$60,602,000. The detailed cost estimate can be found in the Appendix.

The study findings are reported in the chapters that follow.

02

Introduction

Introduction

The City of Kirkland remains actively engaged in addressing deficiencies in the provision of indoor aquatics, recreation, and community space. As recently as March 2014, 82% of registered voters favored the construction of a new facility that could address these needs: the proposed Kirkland Aquatics, Recreation, and Community Center (ARC). For nearly two years, the planning effort has focused on identifying an appropriate site and funding mechanism for the proposed Kirkland ARC. The search for a site began with City owned property and the evaluation of eight park sites. A detailed analysis narrowed the eight to two, Juanita Beach Park and North Kirkland Community Center (NKCC) site.

In April 2015, in response to public concern over potential traffic impacts and change in use, the City Council formally removed Juanita Beach Park from consideration as a potential site. For the ARC, Council directed Staff to continue to seek a suitable privately owned site, between seven and nine acres in size, in proximity to I-405, and preferably in the Totem Lake Urban Center. After research and consultation with a commercial broker, four sites that met the City's criteria received further evaluation: 1) Eastside Tennis Center, 2) properties adjacent to Totem Lake Park, 3) Kingsgate Park & Ride property (owned by King County), and 4) Christ Church. After discussion with property owners, Christ Church emerged as the most viable privately owned site. Owners of the Christ Church property have expressed an interest in further discussions with the City regarding the sale of the property.



02 INTRODUCTION

On June 16, the City Council approved Resolution R-5132 authorizing an evaluation of the Christ Church property as a potential site for the Kirkland ARC. The results of this study will assist the City in its evaluation of whether to purchase property or to build on city owned land. The Christ Church site analysis included the following areas of study:

- Site capacity and conceptual site planning
- Conceptual floor plans
- Three-dimensional massing studies of the site, building, and parking
- Civil engineering: utility service, site drainage, storm water detention and filtration, and the extension of 118th Avenue NE.
- Foundation system
- Conceptual level cost estimate

The evaluation also included testing the capacity of the site for the possible relocation of the Parks Maintenance Center to this site. The City Work Plan for 2015-2016 included the identification of options to expand the Maintenance Center capacity for both Parks and Public Works.

The study findings will be reported to the City Council on July 21, 2015.

03

Site Analysis

Site Analysis

The Christ Church site is located at the southwest corner of the intersection of NE 118th Street and 118th Avenue, NE. The site is across the street from the new city of Kirkland Justice Center. Christ Church of Kirkland currently owns and occupies the site and rents the classroom wing to a private school. The Summary of Findings Report dated March 6, 2015 included an evaluation of the Christ Church site. CB Richard Ellis assisted the City with the identification of potential sites, collecting property information and contacting property owners. This information is presented in Figure 3-1.

The existing church building is a split-level three-story structure, with entries at the bottom level for the school, and the upper level for the sanctuary and social hall spaces. There are upper and lower parking lots serving these two levels.

The building has a flat roof, with a maximum height of 45' above the lower level grade. It appears from the plans that a taller pitched structure sits above the sanctuary.

Because of the location of the existing building, and the very different uses being served, it is not feasible to keep any part of the building for renovation to meet the needs of the new Aquatic Recreation and Community Center (ARC). The majority of the

Figure 3-1. CB Ellis Evaluation

CHRIST CHURCH	
PROPERTY ADDRESS	11725 NE 118th St.
SIZE	12 Acres
2015 ASSESSORS VALUE ¹	\$8,854,600
FEEDBACK ON OWNER CONTACT	Owner has been contacted and are interested in further discussion.
ADVANTAGES	Parcel size/setting Proximity to the Kirkland Justice Center CKC Access Near I-405
KNOWN CHALLENGES	Road extension required Steep slope on part of property

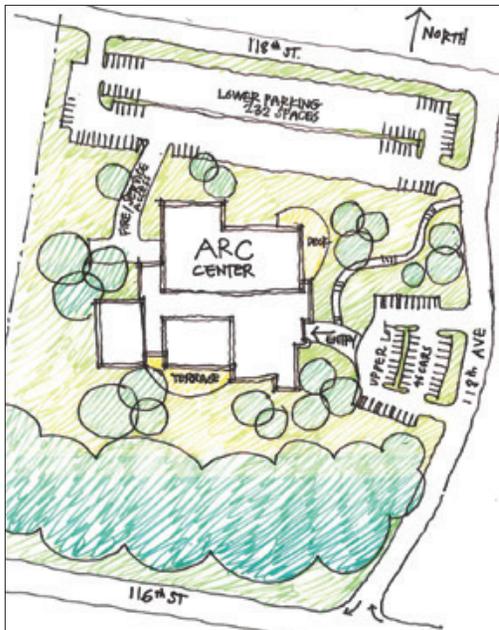
¹ Due to market demands, real estate professionals are currently experiencing listings at 20%-40% or more above Assessors Values. A range of \$10-\$20 million dollars is being assumed for property acquisition.

03 SITE ANALYSIS

Figure 3-2. Christ Church Site Context Map



Figure 3-3. Preliminary Site Plan



identifies the extension of 118th Avenue. NE. to 116th Street. 116th Street is a major arterial and is important to the ease of vehicular access to this site.

The area of the site is approximately 12 acres, but the southernmost portion of the property, which runs along NE 116th Street, is quite steep, and heavily wooded. The site is zoned TL 10B and regulations require retention of the hill along NE 116th and retention of at least 25% of healthy trees. Due to topography and

existing building footprint falls within the area of the proposed swimming pools, making it unlikely that foundations or ground floor slab could be reused.

118th Avenue NE currently extends to approximately the mid-point of the site, running south from NE 118th Street. As a component of the City's Comprehensive Plan, the Totem Lake Neighborhood Plan

Figure 3-4. Site Coverage Diagram



zoning constraints, it would be challenging to build on that portion of the site, which comprises 3.2 acres or approximately 25% of the site area. The diagram in Figure 3-4 highlights the portion of the site that could not be built upon.

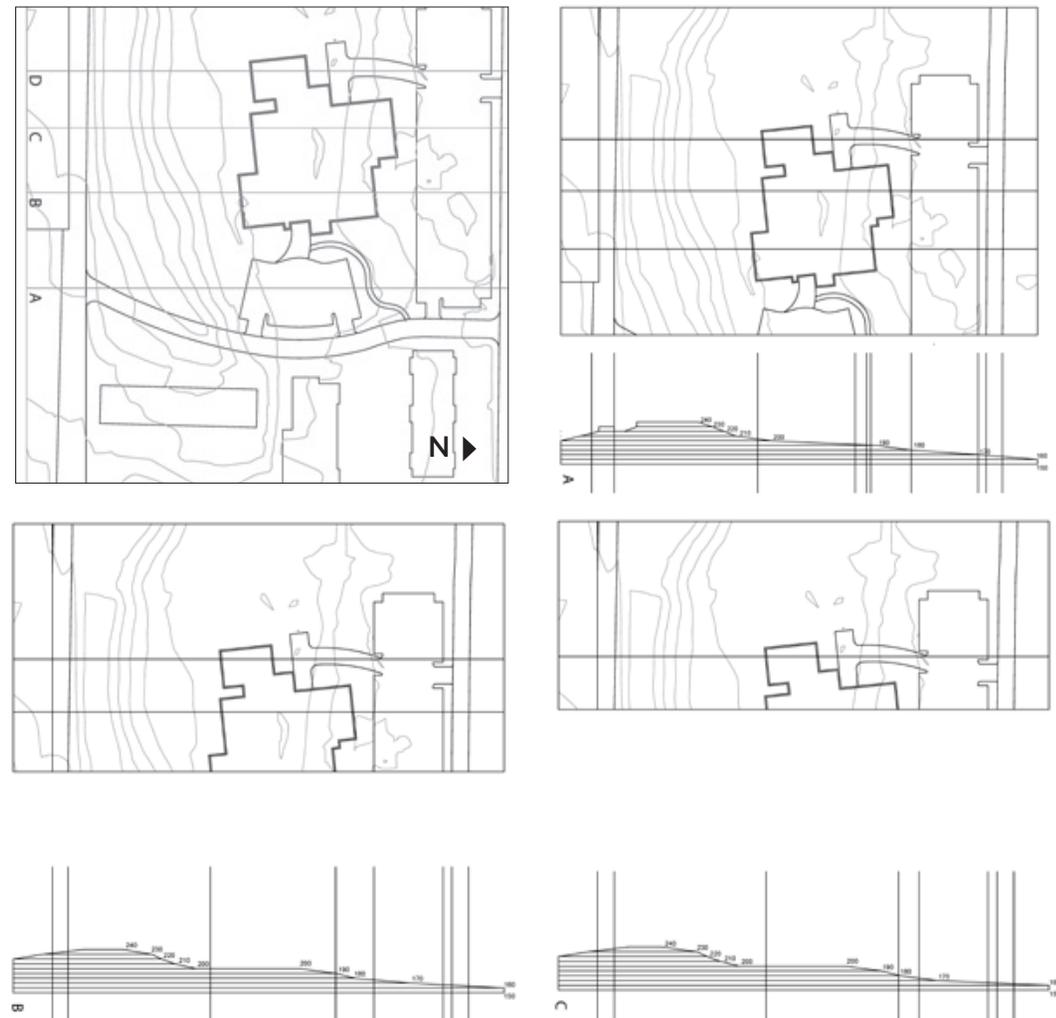
Based on this study, the remaining area of the site is sufficient in size to accommodate the proposed building, which has an area of approximately 86,700 square feet, and the required parking for 270 cars. The combined footprint area for the building, parking, and other paved areas are approximately 4.3 acres. This leaves approximately 5 acres of remaining open space surrounding the building, parking lots, and roadway.

03 SITE ANALYSIS

There is sufficient open space at the north and west sides of the building to accommodate the potential expansion of the pool to 50 meters in length, and of the gym to accommodate a second high school size basketball court and an elevated running track. However, if the pool is enlarged to 50 meters, it should be rotated 90 degrees. This would ensure the floor level does not sit too high above the lower parking lot.

Additional evening and weekend parking for overflow capacity during simultaneous large events can be made available through an agreement with the City of Kirkland Justice Center, located across 118th Street. Preliminary discussions have confirmed this availability of parking space after business hours and on weekends. If, however, the pool or gymnasium is expanded, additional parking will be required and could be added to the upper parking lot.

Figure 3-5. Christ Church Site Slope Studies



Site Features

The site slopes uphill substantially, with a grade differential in excess of 70 feet from the north (118th St.) to the south (116th St.). However, because of the existing development, it has been graded to create mostly level areas at the lower portion of the site for parking, and the lowest level and mid-level for the school building. The upper level was graded for the sanctuary, the upper parking lot, and the turf play fields.

Most of the heavily wooded portions of the site coincide with the steeply sloping areas between the upper and lower parking lots, and at the high end near 116th Street. The wooded areas are primarily impacted at the proposed extension of 118th Ave., in the southeast portion of the site.

Site Utilities

The existing development is currently served by all of the major wet and dry utilities. The preliminary analysis by the study team's civil engineers has verified the size of the required utility services, and believes that the existing utility infrastructure should be adequate to meet the proposed new demands.

While a new soils report has not yet been prepared for the site, it is known that construction at the site is feasible based on the existing church and school building. Based upon known soils conditions at surrounding sites, it is known that the soils are predominantly glacial till that will provide good bearing capacity for a standard spread footing type foundation system, but they do not allow for good storm water infiltration.

Onsite storm water retention and filtration is quite challenging at this site, mainly due to the soils conditions, and the existing elevation of the storm drain line in 118th St, which is only five feet below street level. Due to the site grades, configuration, and the elevation of the existing drainage system, the drainage has been split into four distinct basins for detention, and three separate water quality facilities.

The building roof runoff is being detained but not treated, because it is not a pollution-generating surface. The upper parking lot is served by one detention and water quality system. The lower parking lot is divided into two systems to detain and treat the runoff. The western portion of the lower lot, and the building discharge through a single joint line to the storm drain line under 118th St. The upper parking lot and the eastern portion of the lower lot have separate discharges to the system in 118th St.

Sanitary sewer service for the building connects to the existing sewer system at the intersection of 118th St. and 118th Avenue.

A water main will loop around the building to provide fire hydrant coverage for the entire center. This line will connect to the water main in 118th St. at one location, and to the main in 118th Ave. in another to complete the loop. The assumption is that an 8" fire service to the building, and a 6" domestic water service are adequate for the needs of the building, but these sizes must be confirmed once the site is selected.

03 SITE ANALYSIS

The site is readily accessible for individuals arriving via private automobile, bicycle, or on foot, although it is not located near any other uses that would prompt pedestrians to be in the neighborhood. The adjacent land use is primarily light industrial with some residential development to the west and retail to the north. The City's Justice Center is located across the 118th St.

116th St. is served by the #236 bus line, and a stop is located very close to the southern part of the site. Accessible paths of travel must be constructed to bring bus riders from the upper street down to the entry of the building, and from the lower park up to the entry.

Parks Maintenance Center

The site was tested to determine if it had sufficient capacity to site the ARC and a new 10,000 square foot Parks Maintenance Center, with an additional 75 parking stalls. While the building can fit at the northwest corner of the site, it would displace approximately 60 of the ARC Center parking spaces. Relocating those spaces, and adding 75 more parking stalls for the service building would require expanding the upper lot to fill the entire area in front of the proposed building.

WHAT MAKES A GOOD RECREATION CENTER SITE?

Elements of a good recreation center site include:

- Adequate size and configuration
- Site aesthetics / natural beauty
- Appropriate neighborhood context and scale
- Compatible with surrounding land uses
- Located in or near neighborhoods
- Strong indoor - outdoor connection
- Easily accessible by cars, pedestrians, cyclists, and public transportation
- Adequate parking capacity
- Centrally located with access to I-405 and the Cross Kirkland Corridor
- Prominent siting and visibility and public presence
- Availability of utilities
- Conformity to city's zoning and land use policies
- Good soils and topography for construction

04

Concept Design

Concept Design

The previous study of city owned sites included a conceptual design narrative for the sites being considered. To provide a comparison of the city owned site to the privately owned site, a conceptual study and narrative for the Christ Church site is provided. The concept plan is an initial study and is not the building design. When a site is selected, an initial task will be development of additional design studies guided by a public process.

The Kirkland ARC Center is envisioned as a state-of-the-art facility, designed in the longstanding tradition of Northwest modern architecture. Like the best new buildings in the greater Seattle area, the new center would have a timeless character, fitting into the context of its site while at the same time projecting a strong civic presence.

Because of the steep grade of the site, a split-level, three-story building with, a single point of entry at the middle level is proposed for the new center.

The main entry would be located off the upper parking lot, which parallels the extension of 118th Avenue through the site. This upper lot was made intentionally small to leave as much open space in front of the building as possible, facing towards the corner of 118th

Street and 118th Avenue. There are 10 accessible parking spaces indicated, which is more than are required by the ADA code, all located within this upper lot, for ease of access into the building.

Patrons will enter directly into a large, open lobby area, with the main reception counter and a café space with a large glass end wall that will provide views down into the recreation pool at the lower level. To one side of this café will be the party room, which opens to the front of the building, and also has views down into the pool area, and a meeting room, which can accommodate up to 25 people.

Also off the lobby will be the entry to the administrative wing and child watch room, and a dramatic main stairway and elevator leading to the upper and lower levels. The open stair helps provide an easily understandable path to all of the various activity areas within the building.



04 CONCEPT DESIGN



Continuing forward from the reception counter, patrons will arrive at the bleachers that provide plentiful spectator seating for swim meets, water polo matches, synchronized swimming, and other events. The area beneath the bleachers will be used for storage and maintenance, and the back wall will be lined with trophy and

other display cases, highlighting the significant achievements of local athletes, and displaying the work of local artists.

Directly across from the “Wall of Honor” is the recessed entry for the large, divisible community room. This space will be used for classes, meetings, small performances, party rentals, and a wide range of other community events. When not fully open, it can be divided into three classrooms. The entire space opens out into a gracious terrace that is edged with a seat wall. This space is surrounded by greenery, and provides great views to the wooded slope at the top of the site. This community room is



served by a catering kitchen and a large storage area for folding tables and chairs. The kitchen can also house cooking classes for youth and adults.

Reaching the end of the hall, guests will arrive at the gymnasium and activity room. The gym is currently sized for one full size high school basketball court and two smaller cross-courts. It will also house volleyball, indoor soccer, overflow social events like charity sponsored crab feeds, and athletic programs. As noted previously, the site is large enough for the gym to be built larger, to house two high school courts with an upper level running track, should that be desired.



The group activity room will accommodate a wide range of programs for users of all ages. These could include tumbling and indoor play for the youngest children, as well as language, photography and other classes for teens and adults.

This end of the hallway also has a second stair, which provides for egress down to the exit at the lower level, and a service elevator for access to the kitchen, and for trash removal and other staff purposes.



The aquatic facilities are all located on the lower level, with service access available to the pool equipment room and service elevator at the west end of the building. Patrons will arrive at a lower lobby at the east end via the main stair and elevator, and will proceed through the locker rooms

and family changing area, into a pool lobby with entries into both pools.

To the right, they will find the recreation pool, with two water slides dropping into a splash pool, a lazy river, zero depth beach entry into a play pool with smaller slides and spray cannons, and a teaching area. The north and east walls of this space will be fully glazed, allowing views out into the landscape, and providing access to an outdoor pool deck for use during nice weather.

To the left, is a 25-yard x 32-meter lap pool. This pool provides 13 swim lanes, and has a movable bulkhead so it can be divided into two separate areas for simultaneous use by different groups. It has a substantial



deep end for water polo and diving. Again, the whole north end will have tall glass walls, providing great views out, as well as dramatic views into the activities taking place within.

Fitness facilities and classrooms are on the upper level, many with views to the activities taking place below. Arriving at the upper lobby, patrons will find two wood floored dance studios accommodating programs like ballet, tap, yoga, aerobics, spinning, martial arts and more for children and adults. Opposite these rooms is the large open fitness center, with great views down into the recreation pool, and out to the landscape.



At the opposite end of the hall, patrons will walk past the top of the bleachers and arrive at a balcony looking down into the gymnasium. Should the expanded gym be built, this would be the access point for the upper level running track. Arts and crafts rooms flank either side of this overlook, and the northern art room opens to an outdoor deck for larger classes.

04 CONCEPT DESIGN

Building Massing

While this is a three-story building, it steps up with the grade of the site, so it will typically only appear to be two stories tall from any location. Topping the building with gently sloping roof forms that mirror the slope of the site to further mitigate the apparent height could be a consideration.

The ridge of the roof will center over the main entry area, located at the middle level of the building. It will slope gently down over the pools at the lower level, but tip up again to provide adequate height over the north end of the lap pool, creating a butterfly roof form, which will be repeated over the gymnasium on the south side. There is a tower form at the northeast corner, enclosing the waterslides in a dramatic glass form, with its roof sloping back to parallel the north end of the lap pool.

There is a recessed, flat roofed well in the center of the building to accommodate the mechanical units, and to hide them from view.

The walls around the pools will be fully glazed, with sun shading as required on the east elevation. This will provide a dramatic view of the building for patrons as they enter the site off 118th St. Coming around, the southern half of the building will be more enclosed with wood paneled walls and large punched windows, with larger glass areas again at the community room, facing out onto the terrace. The overall appearance is intended to make the ARC Center nestle comfortably and naturally into the wooded hillside to the south.

Evaluation

As illustrated in the site plan, there is sufficient area to accommodate the proposed ARC and the required parking. The provision of parking on the lower and upper levels of the site allows all parking to be on-grade. The site can also comfortably accommodate a larger 50-meter pool, and/or an expanded double court gymnasium with an upper level running track. The steep existing grades at the site make the design and construction more challenging than they would be on a level site, but the project is buildable with the split level three-story configuration.

Should the Parks Maintenance Center and the required 75 parking spaces be added to the site, site coverage would be intensified and landscaped areas would be reduced. The upper lot, at the front of the building, would require expansion from 44 spaces to 152 spaces.

Re-grading of the site will require the removal of a large number of mature trees, but new trees will be planted all around the new building and parking lots to mitigate this removal.

Utility service is proximate, and adequately sized to accommodate the new building, and storm water retention and filtration is feasible, though costly, and with some long-term maintenance implications.



CONCEPT DESIGN 04

The site is readily accessible by automobile, bicycle, and pedestrians, and it is served by a major bus line along 116th Street. However, providing vehicular access into the site from 116th St. does require the extension of 118th Ave., with its associated tree removal, regrading, and retaining wall.

The adjacent land use is primarily light industrial with some residential development to the west and retail to the north. A traffic study has not been performed for this site. Based on findings from prior traffic studies it is unlikely that the surrounding neighbors would be impacted by traffic, parking demand, noise, or other factors.

Factors leading to increased construction costs at this site include the extensive regrading of the site, the requirement for underground storm water retention tanks, and the need to build the facility with three levels.

There are aspects of the design that can have positive impacts on the construction costs. These include the good bearing capacity of the soils, and the ability to do a somewhat smaller footprint because of the split level design. It also appears traffic mitigation measures such as traffic signals or lane widening may not be required.

04 CONCEPT DESIGN

Figure 4-1. ARC Center Site Plan



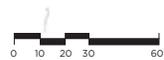
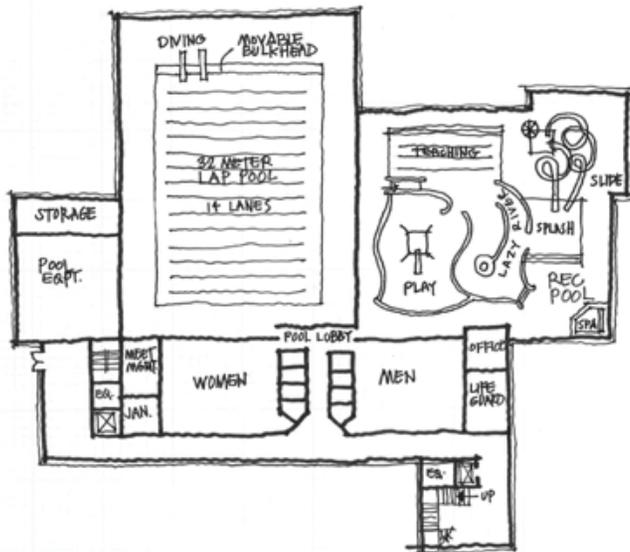
Figure 4-2. ARC Center Site Plan - Option with Parks Maintenance Center



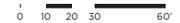
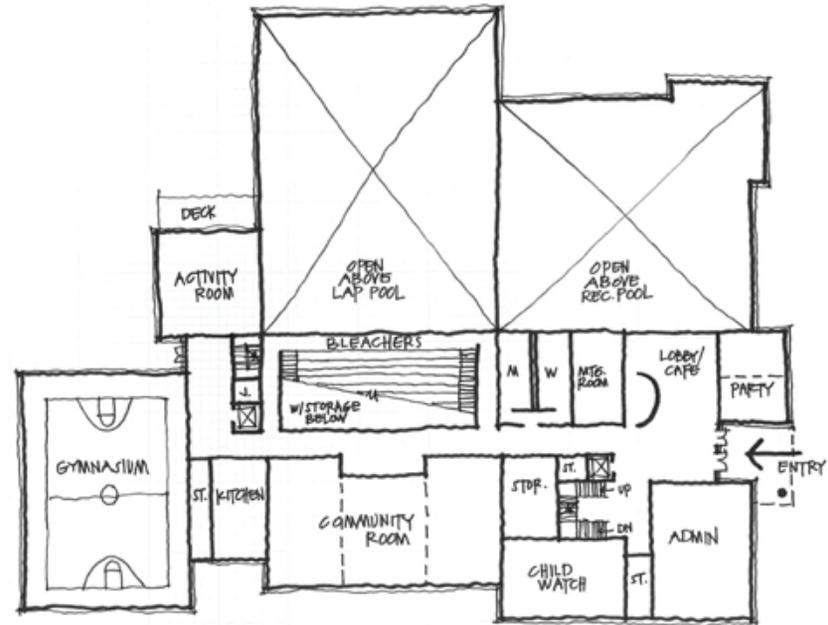
04 CONCEPT DESIGN

Figure 4-3. Concept Plans

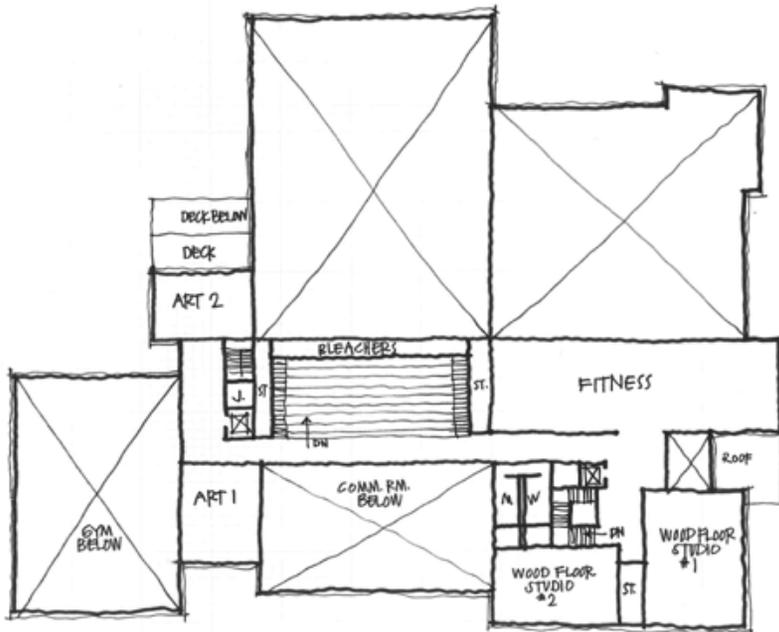
LOWER LEVEL PLAN



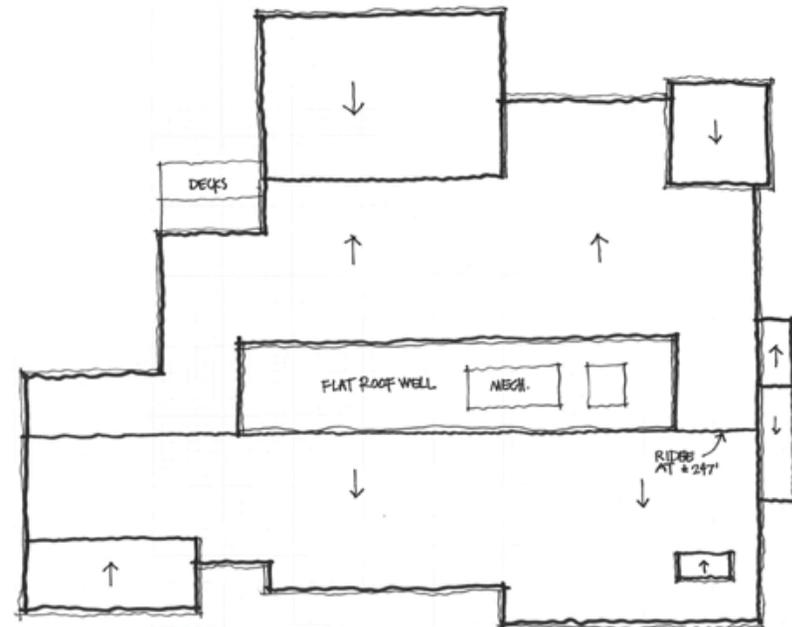
ENTRY LEVEL PLAN



UPPER LEVEL PLAN



ROOF PLAN



04 CONCEPT DESIGN

Figure 4-4. Building Sections

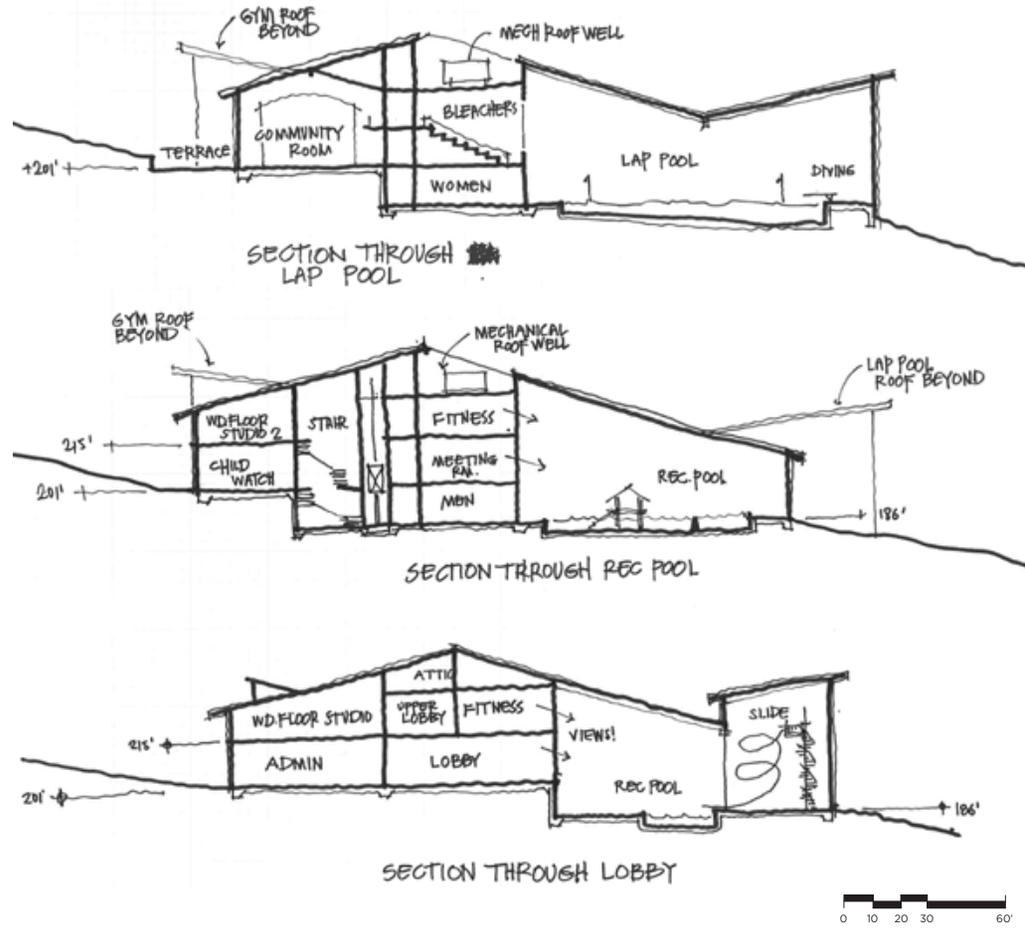


Figure 4-5. Aerial from Northeast



04 CONCEPT DESIGN

Figure 4-6. Aerial from Northwest



Figure 4-7. Aerial from Southeast



05

Cost Estimate

Cost Estimate

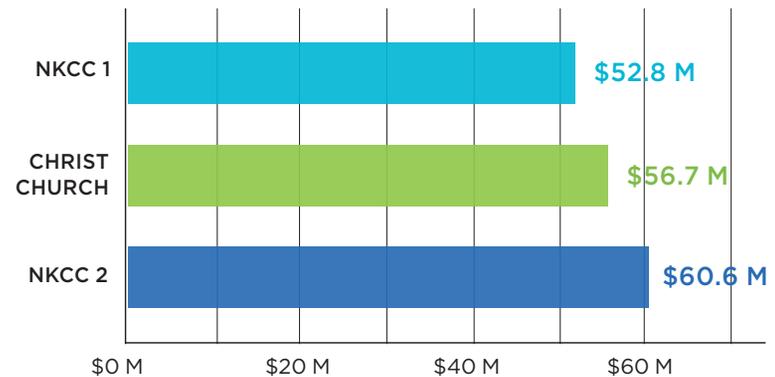
Conceptual Cost Estimate

This chapter presents a conceptual level cost estimate for the construction of the ARC at the Christ Church site. Also included, is a comparison of the cost to develop the ARC at the North Kirkland Community Center (NKCC) site and the Christ Church site. To provide the City Council with directly comparable figures, the same cost assumptions were used to develop Christ Church estimates that were used to estimate the costs for the two options at the NKCC site. The cost estimates assume a high quality civic building that will serve the community for 75 years, or more.

The estimates for the “total project cost” include the direct construction cost, site costs, and “soft costs”. Soft costs include: fixtures, furnishing, and equipment (FFE), design and engineering fees, project contingencies, construction management, testing and permitting fees, and sales tax. A full explanation of costs follows the cost estimate.

The cost to develop the ARC at the Christ Church site is estimated to be \$56,690,000, which does not include costs for land acquisition. The September 2014 ARC Study estimated the costs of the NKCC Option 1 to be \$52,793,000 and Option 2 is the most costly at \$60,602,000. A number of factors resulted in cost differences among the three options. A comparison of costs is shown in Figure 5-1.

Figure 5-1. Conceptual Cost Comparison



05 COST ESTIMATE

Christ Church Site

Conceptual Cost Estimate: \$56.7 million



- Land must be purchased
- Site is large at 12 acres
- Proximate to Cross Kirkland Corridor
- Expansion capacity for 50 meter pool
- Expansion capacity for gymnasium
- Ample area for patios and decks
- Large open space
- On grade parking
- NKCC remains open
- No adjacent residential
- Sloping site - 25% not buildable

The construction cost estimate includes premiums for extensive regrading. Storm water retention and filtration is most expensive at this site because of the need for multiple underground vaults and filtration systems, with some long-term maintenance implications. There is premium for the extension of 118th Avenue and the associated tree removal and retaining wall. The land acquisition cost is not known and is not included in the conceptual cost estimate.

To the benefit of the site, there is good bearing capacity of the soils. A traffic study has not been completed at this time, however it appears the site would not require offsite traffic mitigating construction such as traffic signals or lane widening.

North Kirkland Community Center Site - Option 1

Conceptual Cost Estimate: \$52.8 million



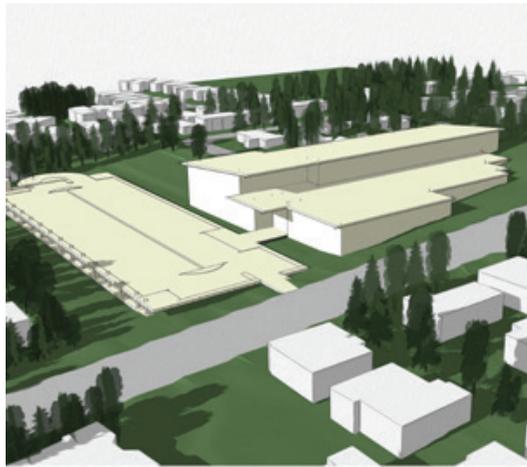
- City owned land
- Site is small at 4.0 acres
- No expansion capacity for 50 meter pool
- No expansion capacity for gymnasium
- Requires a 2-deck parking structure
- Limited outdoor space or patios
- No open space
- NKCC must be closed
- Adjacent residential

The construction cost estimate includes premiums for extensive grading, off-haul, and retaining walls where the building sits below existing grade. There is a large premium for structured parking to accommodate the required number of spaces on the smaller site, and a new traffic signal at 124th Street. An undetermined cost is the closure of the North Kirkland Community Center and temporary relocation of the programs and staff until the ARC is opened. Other cost might include land acquisition of neighboring residential properties.

05 COST ESTIMATE

North Kirkland Community Center - Option 2

Conceptual Cost Estimate: \$60.6 million



- City owned land
- Site is small at 5.5 acres
- Train Park land is used for building
- Expansion capacity for 50 meter pool
- No expansion capacity for gymnasium
- Requires a 2-deck parking structure
- Limited outdoor space or patios
- No open space
- NKCC must be closed
- Adjacent residential

The construction cost estimate includes premiums for extensive grading, off-haul, and retaining walls where the building sits below existing grade. There is a large premium for structured parking to accommodate the required number of spaces on the smaller site, and a new traffic signal at 124th Street. Option 2 requires a partial closure of 103rd Avenue and has a premium for relocating the utility lines that currently run beneath the street. Storm water retention is expensive at this site, because the limited site area requires underground vaults and filtration systems, with some long-term maintenance implications. An undetermined cost is the closure of the North Kirkland Community Center and temporary relocation of the programs and staff until the ARC is opened. Other cost might include land acquisition of neighboring residential properties.

Figure 5-2. Cost Estimate

	CHRIST CHURCH	NKCC OPTION 1	NKCC OPTION 2		CHRIST CHURCH	NKCC OPTION 1	NKCC OPTION 2
Site Acquisition	TBD	\$0	\$0	Other Project Costs:			
Building Construction	\$22,323,000	\$20,767,000	\$21,310,000	Professional Fees - 12%	\$4,826,000	\$4,488,744	\$5,167,679
Premium for retaining walls		●	●	City Administration Costs	\$804,000	\$748,124	\$861,280
Site Construction	\$6,286,000	\$5,869,000	\$9,175,000	Furnishings/Eqpt - 5%	\$2,011,000	\$1,870,310	\$2,153,200
Differences factored into budget include:				Utility Connection Fees			
Premium for sloping site	●	●	●	Domestic Water	\$41,000	\$40,900	\$40,900
Premium for demolition	●	●	●	Sewer	\$116,000	\$115,800	\$115,800
Premium for stoplight or utility relocation		●	●	Gas/Electric	\$100,000	\$100,000	\$100,000
Premium for road extension	●			Planning Department Plan Check Fees	\$5,000	\$5,000	\$5,000
Premium for structured parking deck		●	●	Building Department Inspection Fees	\$217,000	\$186,500	\$217,000
Total Building and Site	\$28,609,000	\$26,636,000	\$30,485,000	Testing and Inspection - 1%	\$402,000	\$374,062	\$430,640
General Conditions	\$1,716,000	\$1,598,000	\$1,877,000	Traffic Impact Fee - \$10.50/sf	\$910,000	\$910,350	\$910,350
Bonding and Insurance	\$606,000	\$533,000	\$626,000	Total for Other Project Costs	\$9,432,000	\$8,840,000	\$10,002,000
Contractor's Overhead & Profit or Fee	\$1,237,000	\$1,151,000	\$1,351,000	Contingencies:			
Planned Construction Cost (current dollars)	\$32,168,000	\$29,918,000	\$34,339,000	Bid & Construction Change Orders - 8%	\$3,218,000	\$2,993,000	\$3,445,000
Contingency for Design Development - 15%	\$4,825,000	\$4,488,000	\$5,271,000	Total for Contingencies	\$3,218,000	\$2,993,000	\$3,445,000
Allowance for Rising Costs (Assuming Sept 2016 Start Date)	\$3,226,000	\$3,000,000	\$3,454,000	Total Estimated Project Cost	\$52,869,000	\$49,239,000	\$56,511,000
Design Contingency and Escalation to 2016	\$8,051,000	\$7,488,000	\$8,725,000	9.5% City Sales Tax	\$3,821,000	\$3,554,000	\$4,091,000
Recommended Budget for Construction	\$40,219,000	\$37,406,000	\$43,064,000	TOTAL ESTIMATED PROJECT COST (ROUNDED)	\$56,690,000	\$52,793,000	\$60,602,000

05 COST ESTIMATE

Conceptual Cost Estimating

Cost consultant Rider Levett Bucknell prepared construction cost estimates based upon the measurement and pricing of quantities from project team drawings and information. Unit rates were obtained from records and/or discussion with contractors and the actual unit costs from the recently bid Sammamish Aquatics and Recreation Center. Once the hard costs for materials and labor were determined, mark-ups were added for the costs of the contractor's general conditions, bonds and insurance, overhead, and profit.

An allowance of 15% for design development was added to the itemized construction cost, because these estimates are based on very early conceptual plans for the new facilities, without information regarding the actual proposed materials or systems for building structure, finishes, heating, air conditioning, lighting, etc. Given that these are yet to be designed and documented, this is a standard cost estimating practice. As the project proceeds into schematic design, design development, and construction documents, this contingency is gradually decreased, until it is eliminated altogether in the final pre-bid estimate, and all of the proposed systems and materials are fully documented.

Escalation to the assumed mid-point of construction is based on the rate of approximately 3.5% per year. The escalation factor makes adjustments for the rising costs for materials and new labor contracts with increases in wages.

The estimate assumes a construction start date of September 2016. To provide a meaningful comparison to the conceptual cost estimates prepared for the NKCC site, the same construction start date was used for the Christ Church site. Since those costs were developed, nearly a year has been expended identifying a site and the start date must be reconsidered. It is recommended that the escalation for the selected site be reviewed and further escalated, as necessary, to reflect the proposed construction schedule. The detailed construction cost estimate document can be found in the Appendix.

The overall project budget spreadsheet that follows incorporates the figures from Rider Levett Bucknell construction cost estimate with estimates for the other related soft costs associated with the design, permitting, bidding, and construction. The construction cost is based on the assumption of LEED Silver Certification. The "soft costs" are developed as percentages of the construction cost at this early stage of budgeting. As the project proceeds into design, each of these costs will be refined. The Fees and Permits section of the estimate includes line items for:

- Professional fees (architecture, engineering, etc.) - 12%
- City project administration - 2%
- Furnishings and equipment - 5%
- Testing and inspection - 1%

The City’s traffic impact fee is \$10.50 per square foot. Other city fees were determined through discussions with staff representing the various departments. These include building inspection and planning review. The local utility companies provided their fees for connection to water, sewer, gas, and electric.

An 8% contingency was added to fund the costs of any changes that occur during the construction process. This allowance is typically in the range of 5 to 10% for new construction projects that are awarded to the lowest responsible bidder through an open public bidding process. This is a separate allowance from the two contingencies that went into the construction cost budget for design development and cost escalation, as it is intended to cover added costs that could arise after the project is bid and in construction.

Lastly, there was the addition of the City’s sales tax on construction projects, at the rate of 9.5% of the total estimated construction cost. Sales tax is not applicable to the fees, permits, furnishings, or other soft costs.

The cost estimate does not include the 1% art mandate.

Figure 5-3. Alternative Preliminary Project Costs

ALTERNATES		TOTAL ADDED COST
1	Increase size of Lap Pool from 32 meters to 50 meters (Assumes 5,800 sf increase in building area)	\$3,845,000
2	Increase size of Gym from 1 to 2 high school size basketball courts (7,000 sf increase)	\$2,348,500
3	Add elevated jogging track (Assumes 4,400 sf increase in building area)	\$578,000
4	Add moveable bukhead at Lap Pool	\$428,000
5	Incorporate 20,000 sf of rooftop solar photovoltaic panels to generate energy on site (could be installed at a later time)	\$2,243,000
6	Reduce size of Lap Pool from 13 lanes to 8 lanes (Assumes 5,500 sf decrease in bldg area)	(\$3,705,000)
7	LEED Certification	\$35,000

Appendix

A. NKCC OPTION 1 CONCEPT DESIGN

B. NKCC OPTION 2 CONCEPT DESIGN

C. DETAILED COST ESTIMATE

APPENDIX A

NKCC Option 1 Site Plan

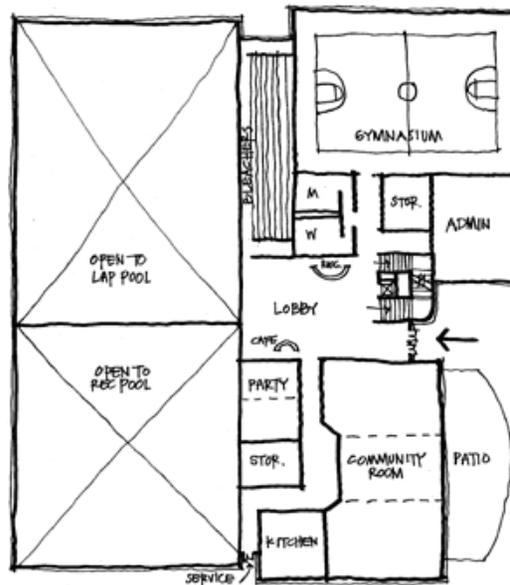


Figure 7-6. NKCC Option 1 Floor Plans

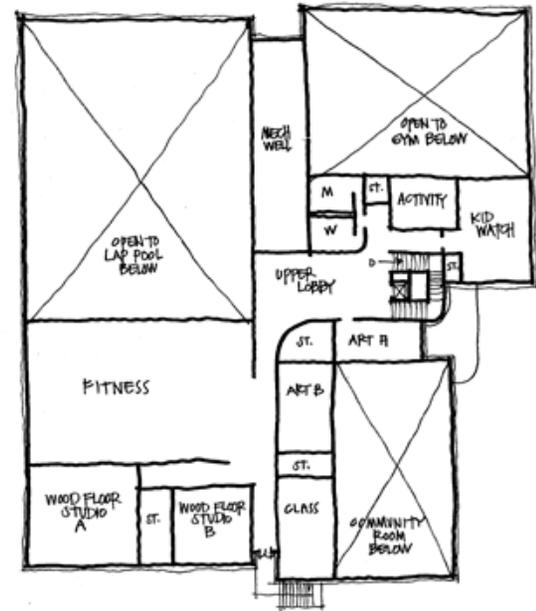
a. Lower Level



b. Main Level

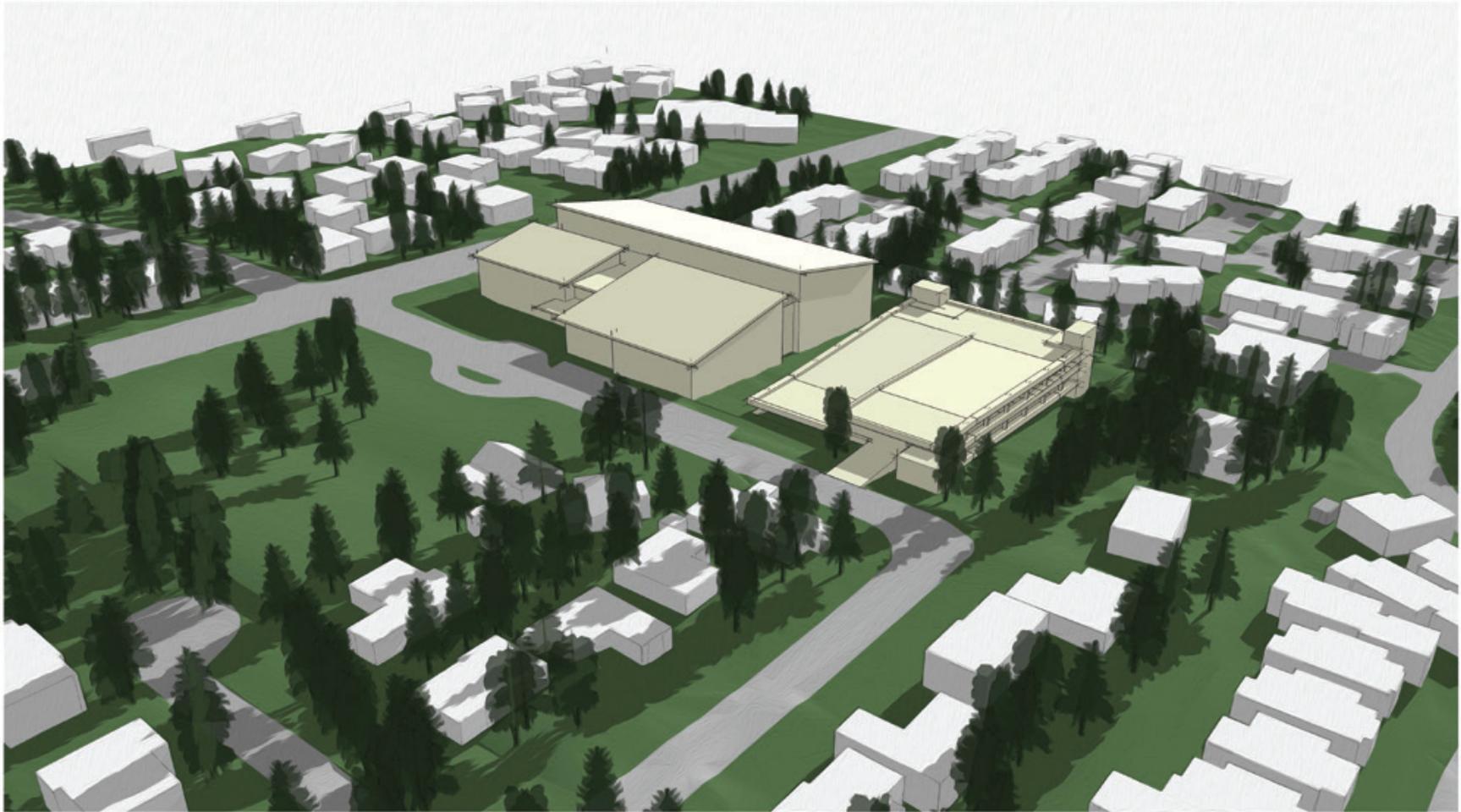


b. Upper Level



APPENDIX A

NKCC Option 1 - Aerial from Northeast



NKCC Option 1 Massing
Studies

a. Overhead from Southwest

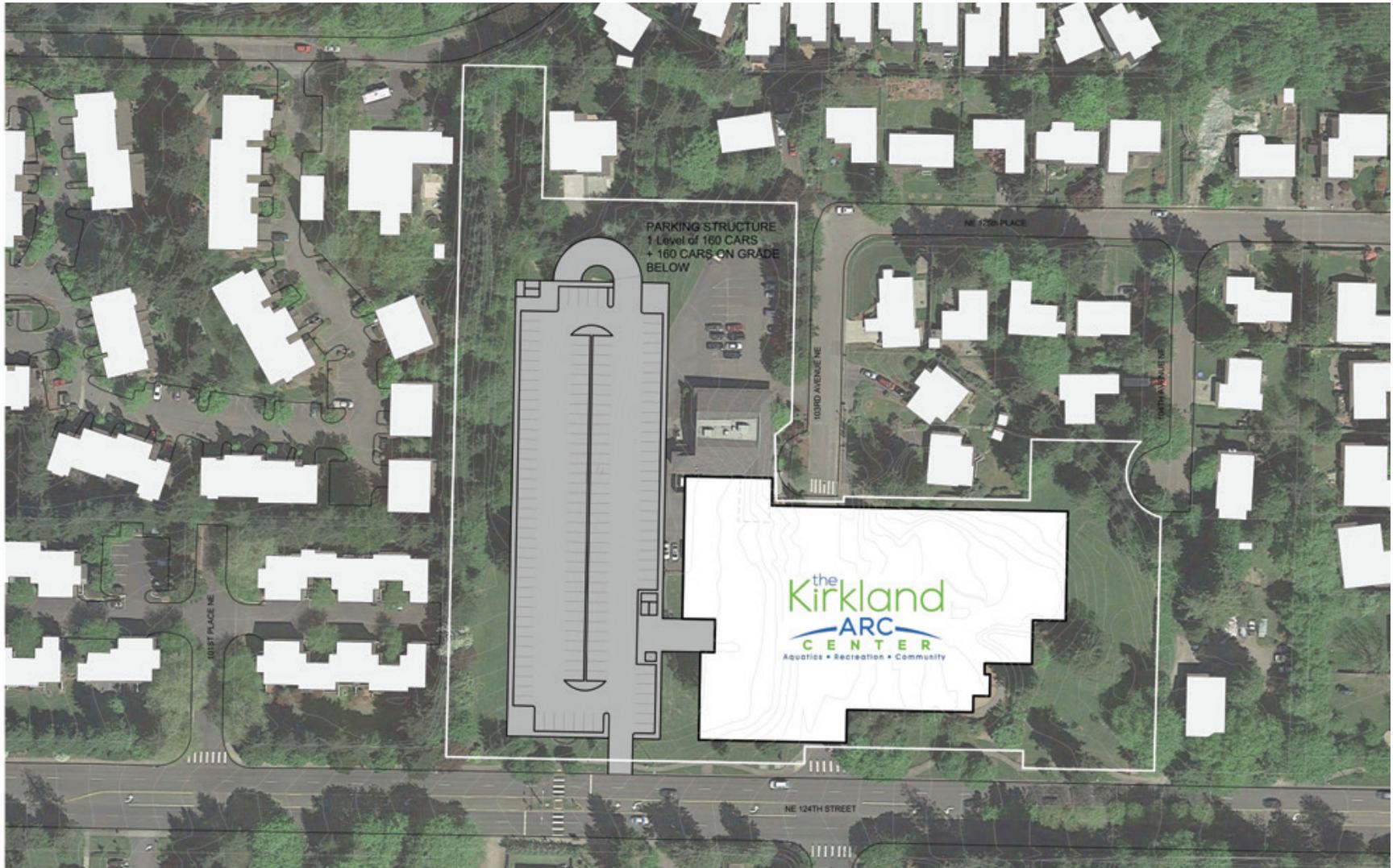


**b. View from Southeast
on 124th**



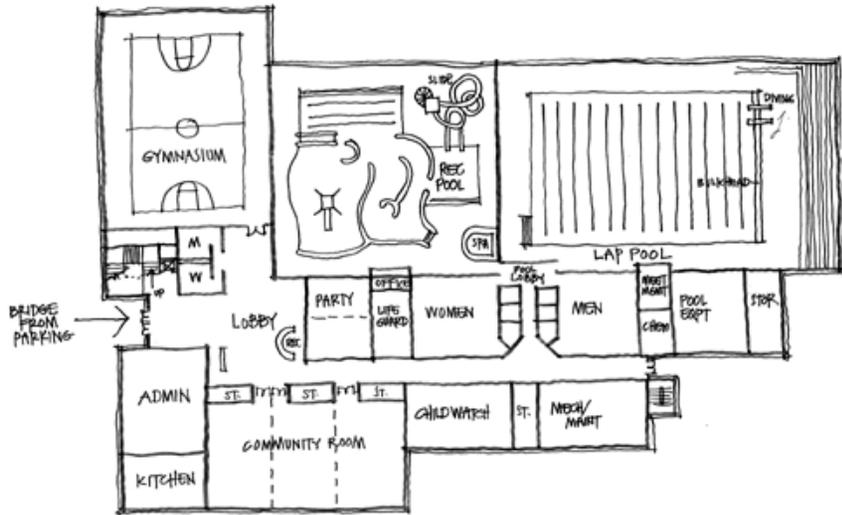
APPENDIX B

NKCC Option 2 Site Plan

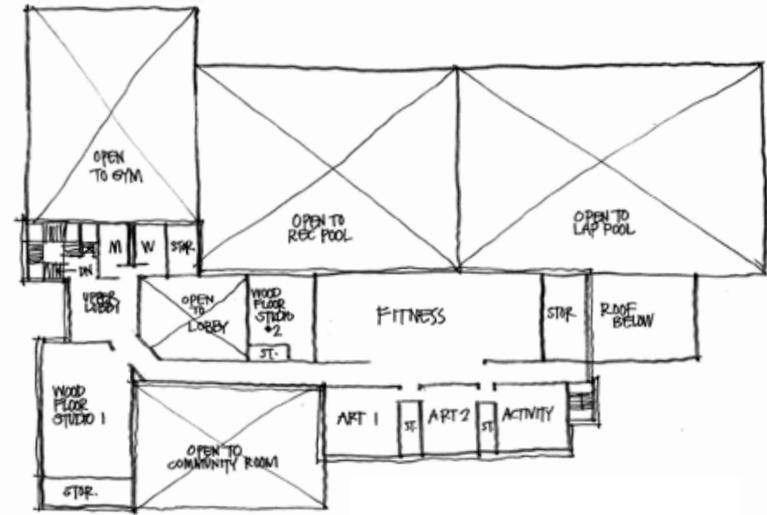


NKCC Option 2 Floor Plans

a. Lower Level

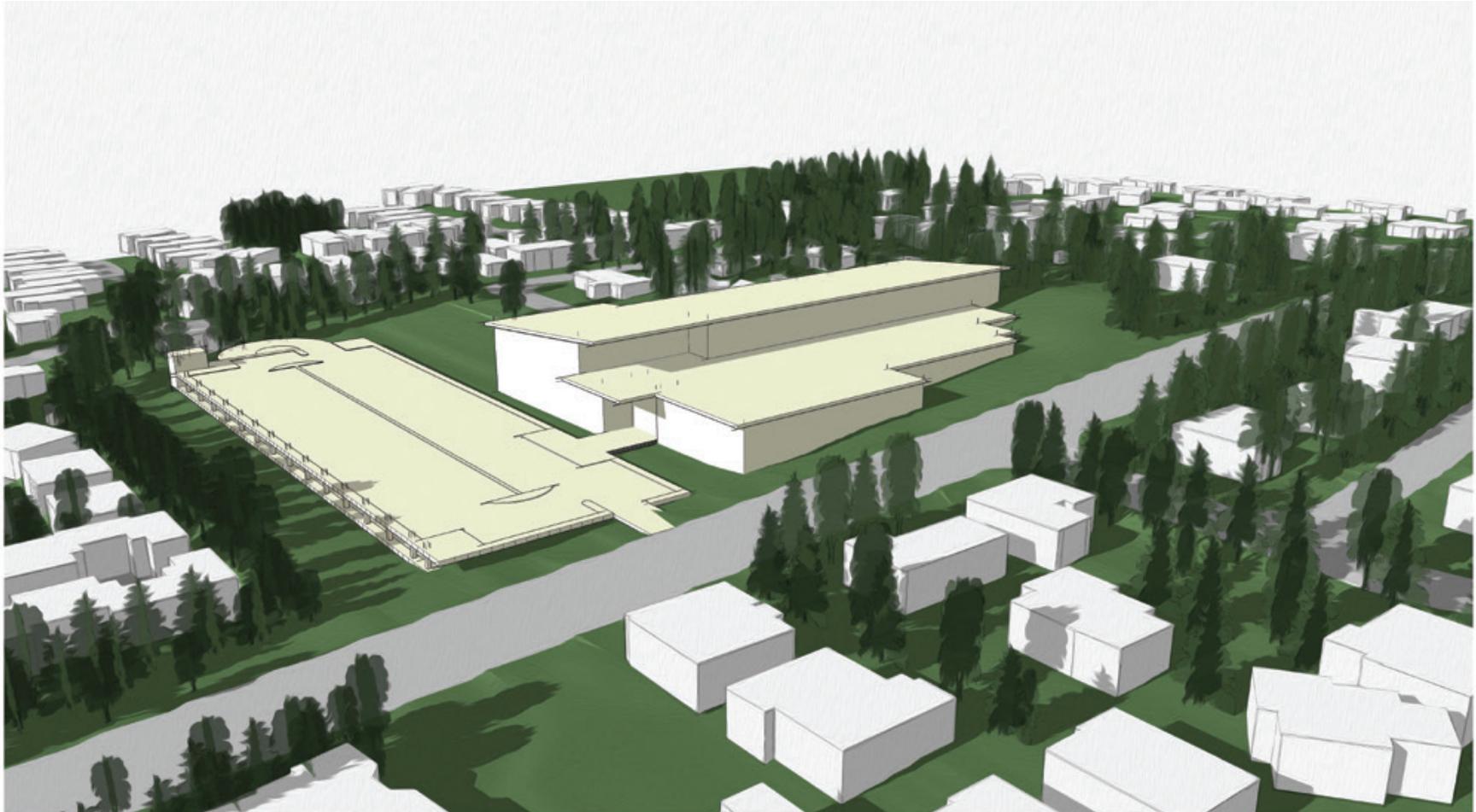


a. Upper Level



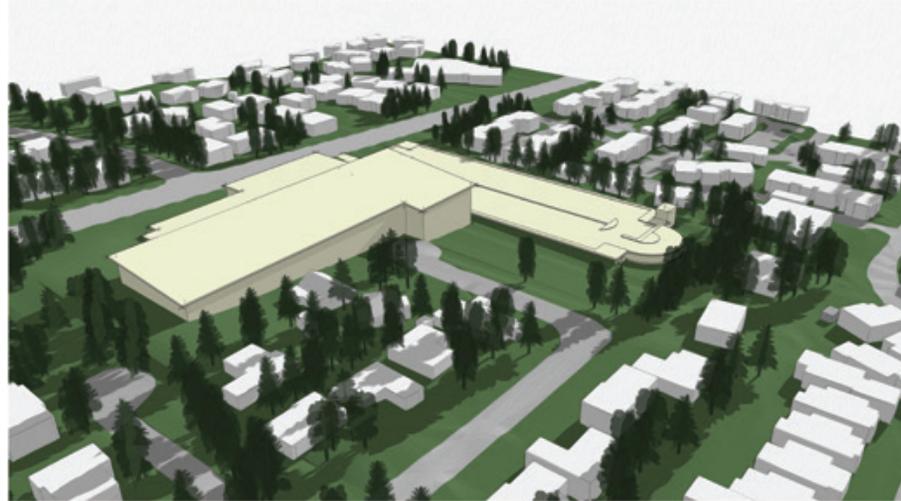
APPENDIX B

NKCC Option 2 - Aerial from Northwest



NKCC Option 2 Massing
Studies

a. Overhead from Northeast



**b. View from Southwest
on 124th**



Conceptual Estimate Kirkland Aquatic Center

Kirkland, WA

RLB | Rider Levett Bucknall

Prepared for:

The Sports Management Group
2607 7th Street Suite B
Berkeley, CA 94710

July 8, 2015



Kirkland Aquatic Center Schematic Design

Project Details

Description

Basis of Estimate

This estimate has been prepared at the request of The Sports Management Group to provide a Conceptual Cost Estimate for the Kirkland Aquatic Center project. The project is located in Kirkland, WA.

The estimate is based upon assumptions prepared from the narratives and sketches provided by The Sports Management Group on 7-6-2015.

Where information was insufficient, assumptions and allowances were made based wherever possible on discussions with the architect and engineers. We have utilized our experience with similar projects, our cost data information from suppliers and subcontractors, taking into consideration the local construction market for the type and size of similar projects.

Unit pricing is based on July 2015 costs.

Construction Project Schedule:

Start: September 2016

End: January 2018

Duration: 16 months

A reasonable allowance of estimating contingency has been included to account for the level of the design and the complexity of the project.

It is assumed that the contractor will have access to the work areas as outlined in the specifications.

The costs used in this estimate are based on the assumption that competitive bids for all trades will be received, unless noted otherwise, and that the contractor will be required to pay state prevailing wages for the areas including travel and associated fringe benefits.

COMMENTARY ON THE ESTIMATE DETAILS:

Items are represented by standard units of measure. Example; LF, SY, CY, Item, Each, etc

Unless otherwise noted in the cost report, quantities are measures as fixed in position. There is no allowance for waste in the quantity.

UNIT RATES INCLUDE:

Materials, goods, and all costs in connection therewith including material required for lapping, jointing and the like and all connections therewith such as conveyance, delivery, unloading, storing, returning, packings, handling, hoisting and lowering, square and raking straight cutting, circular cutting and splay cutting, waste of materials, protection, progressive and final cleaning, samples, guarantees and warranties, labor and all costs in connection therewith, shop fabrication work, shop drawings, as-built drawings, manuals, testing, establishment costs, overhead costs and profit, plant and equipment, and site allowances.

Kirkland Aquatic Center

Schematic Design

Project Details

Description

Items Specifically Included

- 6.00% - General Conditions
- 2.00% - Insurance and Bonds
- 4.00% - Overhead & Profit or Fee
- 2.50% - Contingency for Development of Design
- 0.00% - Bid & Construction Contingency
- 8.00% - Escalation to Midpoint (May 2017)

Items Specifically Excluded

- . State sales tax
- . Electrical Shut Downs
- . Mock-ups
- . Utility tap fees and charges
- . Owner's Insurances
- . Special testing & inspections
- . Permit & plan review fees
- . Owner contingency
- . Construction phase contingency
- . Compression of Schedule, out of hours work
- . Work outside the site boundaries unless noted otherwise
- . Work to existing buildings unless otherwise noted
- . Land and legal costs
- . Architectural, Engineering and other professional fees
- . Geotechnical, traffic and other studies
- . Items marked as "Excl." in the estimate
- . Owner Management Fees

Documents

See Basis of Estimate

Kirkland Aquatic Center
Schematic Design

Estimate Details

Rates Current At July 2015

Location	Total Cost
A AQUATIC CENTER	28,608,289
ESTIMATED NET COST	\$28,608,289
MARGINS & ADJUSTMENTS	
General Conditions	6.0 % \$1,716,497
Bond and Insurance	2.0 % \$606,496
Contractor's Overhead & Profit or Fee	4.0 % \$1,237,251
Contingency for Development of Design	15.0 % \$4,825,280
Bid & Construction Contingency	0.0 % \$0
Escalation to Midpoint (May 2017)	8.7 % \$3,225,860
ESTIMATED TOTAL COST	\$40,219,673

Kirkland Aquatic Center
Schematic Design

Elemental Summary

Rates Current At July 2015

Description		Percentage	Total Cost
A1010	Standard Foundations	1.4 %	\$551,165
A2020	Basement Walls	0.8 %	\$329,400
B1010	Floor Construction	4.7 %	\$1,906,633
B1020	Roof Construction	4.1 %	\$1,645,886
B2010	Exterior Walls	3.3 %	\$1,342,160
B2020	Exterior Windows	1.9 %	\$774,895
B2030	Exterior Doors	0.1 %	\$43,750
B3010	Roof Coverings	3.0 %	\$1,225,160
B3020	Roof Openings	0.0 %	\$15,000
C1010	Partitions	3.5 %	\$1,399,970
C1020	Interior Doors	0.6 %	\$225,000
C2010	Stair Construction	0.4 %	\$150,000
C3010	Wall Finishes	5.4 %	\$2,172,973
D1010	Elevators & Lifts	0.6 %	\$250,000
D2020	Domestic Water Distribution	2.4 %	\$965,276
D3020	Heat Generating Systems	6.9 %	\$2,756,806
D4030	Fire Protection Specialties	0.9 %	\$346,800
D5010	Electrical Service & Distribution	6.9 %	\$2,755,164
E2010	Fixed Furnishings	8.6 %	\$3,466,750
G1010	Site Clearing	4.1 %	\$1,658,746
G1020	Site Demolition and Relocations	0.6 %	\$250,000
G2010	Roadways	0.9 %	\$353,150
G2040	Site Development	9.5 %	\$3,804,270
G3010	Water Supply	0.5 %	\$198,922
G3030	Storm Sewer	0.1 %	\$20,413
ESTIMATED NET COST		71.1 %	\$28,608,289
MARGINS & ADJUSTMENTS			
General Conditions		6.0 %	\$1,716,497
Bond and Insurance		2.0 %	\$606,496
Contractor's Overhead & Profit or Fee		4.0 %	\$1,237,251
Contingency for Development of Design		15.0 %	\$4,825,280
Bid & Construction Contingency		0.0 %	\$0
Escalation to Midpoint (May 2017)		8.7 %	\$3,225,860
ESTIMATED TOTAL COST			\$40,219,673

Kirkland Aquatic Center
Schematic Design

Estimate Details

Rates Current At July 2015

Description	Unit	Qty	Rate	Total Cost
A1010 Standard Foundations				
1 Backfill to building retaining walls	CY	6,863	30.00	205,890
2 Regular pad & strip foundations	SF	63,751	5.00	318,755
3 Subdrainage	LF	1,326	20.00	26,520
Standard Foundations				\$551,165
A2020 Basement Walls				
4 Retaining walls	SF	8,235	40.00	329,400
Basement Walls				\$329,400
B1010 Floor Construction				
5 Columns and pilasters	T	173.40	3,200.00	554,880
6 Loadbearing walls	SF	5,400	40.00	216,000
7 Fireproofing on steelwork	T	173.40	300.00	52,020
8 Floor on grade	SF	63,751	8.00	510,008
9 Suspended floors	SF	22,949	25.00	573,725
Floor Construction				\$1,906,633
B1020 Roof Construction				
10 Flat roofs	SF	7,530	20.00	150,600
11 Sloped roofs	SF	57,746	25.00	1,443,650
12 Fireproofing on steelwork	T	172.12	300.00	51,636
Roof Construction				\$1,645,886
B2010 Exterior Walls				
13 Wall framing, furring and insulation	SF	34,032	10.00	340,320
14 Applied exterior finishes	SF	34,032	25.00	850,800
17 Facias, bands, screens and trim etc.	SF	48,120	1.50	72,180
18 Soffits	SF	1,443	20.00	28,860
19 Balustrades, parapets and screens	LS	1	50,000.00	50,000
Exterior Walls				\$1,342,160
B2020 Exterior Windows				
15 Windows and glazing	SF	14,089	55.00	774,895
Exterior Windows				\$774,895
B2030 Exterior Doors				
16 Exterior doors, frames and hardware	EA	25	1,750.00	43,750
Exterior Doors				\$43,750

Kirkland Aquatic Center
Schematic Design

Estimate Details

Rates Current At July 2015

Description		Unit	Qty	Rate	Total Cost
B3010 Roof Coverings					
20	Roofing - flat	SF	7,530	8.00	60,240
22	Caulking and sealants	LS	1	10,000.00	10,000
27	Roofing - sloped metal	SF	57,746	20.00	1,154,920
Roof Coverings					\$1,225,160
B3020 Roof Openings					
21	Roof lights	LS	1	15,000.00	15,000
Roof Openings					\$15,000
C1010 Partitions					
23	Partition framing and cores	SF	79,548	15.00	1,193,220
24	Balustrades & railings	LF	127	250.00	31,750
25	Window walls & borrowed lights	LS	1	175,000.00	175,000
Partitions					\$1,399,970
C1020 Interior Doors					
26	Interior doors, frames & hardware	EA	150	1,500.00	225,000
Interior Doors					\$225,000
C2010 Stair Construction					
54	Staircase flights - floor to floor	EA	6	25,000.00	150,000
Stair Construction					\$150,000
C3010 Wall Finishes					
28	Floor, wall & ceiling finishes - vestibule/entry	SF	3,532	40.00	141,280
29	Floor, wall & ceiling finishes - back of house/services/storage	SF	10,470	10.00	104,700
30	Floor, wall & ceiling finishes - lockers	SF	5,449	25.00	136,225
31	Floor, wall & ceiling finishes - offices	SF	2,157	15.00	32,355
32	Floor, wall & ceiling finishes - meeting	SF	631	15.00	9,465
33	Floor, wall & ceiling finishes - breakroom	SF	378	15.00	5,670
34	Floor, wall & ceiling finishes - gymnasium	SF	8,830	20.00	176,600
35	Floor, wall & ceiling finishes - fitness	SF	6,307	17.50	110,373
36	Floor, wall & ceiling finishes - wood floor activities	SF	3,406	25.00	85,150
37	Floor, wall & ceiling finishes - activities	SF	1,135	20.00	22,700
38	Floor, wall & ceiling finishes - community hall/special events/childcare	SF	6,938	15.00	104,070
39	Floor, wall & ceiling finishes - arts & party room	SF	3,658	15.00	54,870
40	Floor, wall & ceiling finishes - kitchen	SF	1,261	40.00	50,440
41	Floor, wall & ceiling finishes - natatorium	SF	31,536	35.00	1,103,760

Kirkland Aquatic Center
Schematic Design

Estimate Details

Rates Current At July 2015

Description		Unit	Qty	Rate	Total Cost
42	Floor, wall & ceiling finishes - public washrooms	SF	1,009	35.00	35,315
Wall Finishes					\$2,172,973
D1010 Elevators & Lifts					
55	Elevators	EA	2	125,000.00	250,000
Elevators & Lifts					\$250,000
D2020 Domestic Water Distribution					
56	Sanitary fixtures and connection piping	EA	125	6,000.00	750,000
57	Water treatment, storage and circulation	LS	1	75,000.00	75,000
58	Surface water drainage	SF	65,276	1.00	65,276
59	Gas and fuel oil distribution	LS	1	75,000.00	75,000
Domestic Water Distribution					\$965,276
D3020 Heat Generating Systems					
60	HVAC allowance- vestibule/entry	SF	3,532	38.00	134,216
61	HVAC allowance - back of house/service/storage	SF	10,470	25.00	261,750
62	HVAC allowance - lockers	SF	5,449	32.00	174,368
63	HVAC allowance - offices	SF	2,157	35.00	75,495
64	HVAC allowance - meetings	SF	631	37.00	23,347
65	HVAC allowance - breakroom	SF	378	30.00	11,340
66	HVAC allowance - gymnasium	SF	8,830	25.00	220,750
67	HVAC allowance - fitness	SF	6,307	30.00	189,210
68	HVAC allowance - wood floor activities	SF	3,406	30.00	102,180
69	HVAC allowance - activity	SF	1,135	40.00	45,400
70	HVAC allowance - community hall/special events/childwatch	SF	6,938	35.00	242,830
71	HVAC allowance - arts & party room	SF	3,658	25.00	91,450
72	HVAC allowance - kitchen	SF	1,261	40.00	50,440
73	HVAC allowance - natatorium	SF	31,536	35.00	1,103,760
74	HVAC allowance - public washrooms	SF	1,009	30.00	30,270
Heat Generating Systems					\$2,756,806
D4030 Fire Protection Specialties					
90	Fire sprinkler system - complete	LS	86,700	4.00	346,800
Fire Protection Specialties					\$346,800
D5010 Electrical Service & Distribution					
75	Electrical allowance - vestibule/entry	SF	3,532	42.00	148,344
76	Electrical allowance - back of house/service/storage	SF	10,470	20.00	209,400
77	Electrical allowance - Lockers	SF	5,449	32.00	174,368

Kirkland Aquatic Center
Schematic Design

Estimate Details

Rates Current At July 2015

Description		Unit	Qty	Rate	Total Cost
78	Electrical allowance - offices	SF	2,157	35.00	75,495
79	Electrical allowance - meeting	SF	631	37.00	23,347
80	Electrical allowance - breakroom	SF	378	30.00	11,340
81	Electrical allowance - gymnasium	SF	8,830	25.00	220,750
82	Electrical allowance - fitness	SF	6,307	30.00	189,210
83	Electrical allowance - wood floor activities	SF	3,406	30.00	102,180
84	Electrical allowance - activity	SF	1,135	40.00	45,400
85	Electrical allowance - community hall/special events/childwatch	SF	6,938	35.00	242,830
86	Electrical allowance - arts & party rooms	SF	3,658	35.00	128,030
87	Electrical allowance - kitchen	SF	1,261	40.00	50,440
88	Electrical allowance - natatorium	SF	31,536	35.00	1,103,760
89	Electrical allowance - public washroom	SF	1,009	30.00	30,270
Electrical Service & Distribution					\$2,755,164
E2010 Fixed Furnishings					
44	Prefabricated compartments and accessories	LS	1	80,000.00	80,000
45	Shelving and millwork	LS	1	100,000.00	100,000
46	Chalkboards, insignia and graphics, etc.	LS	1	35,000.00	35,000
47	Light and vision control	LS	1	45,000.00	45,000
48	Amenities and convenience items	LS	1	20,000.00	20,000
49	Lockers	LS	1	150,000.00	150,000
50	Folding partitions	LS	1	125,000.00	125,000
51	Gym equipment	LS	1	50,000.00	50,000
52	Pool & equipment	LS	1	2,843,000.00	2,843,000
53	Bleachers	EA	250	75.00	18,750
Fixed Furnishings					\$3,466,750
G1010 Site Clearing					
92	Site protective construction	SF	462,328	0.50	231,164
93	Site clearing and grading	SF	462,328	0.25	115,582
94	Excavate & stockpile on site	CY	60,000	12.00	720,000
95	Fill from stockpile	CY	32,000	8.00	256,000
96	Export	CY	28,000	12.00	336,000
Site Clearing					\$1,658,746
G1020 Site Demolition and Relocations					
91	Demolition of buildings & structures	LS	1	250,000.00	250,000
Site Demolition and Relocations					\$250,000

Kirkland Aquatic Center
Schematic Design

Estimate Details

Rates Current At July 2015

Description		Unit	Qty	Rate	Total Cost
G2010 Roadways					
127	118th Ave roadway extension	SF	14,126	25.00	353,150
Roadways					\$353,150
G2040 Site Development					
97	Asphalt paving - parking lots	SF	118,497	4.00	473,988
98	Curb & gutter	LS	4,600	15.00	69,000
99	Pedestrian paving	SF	894	10.00	8,940
100	Patio	SF	9,189	50.00	459,450
102	Detention tank	CF	186,643	8.00	1,493,144
103	Cartridge filter	EA	8	980.00	7,840
104	Lighting and power specialties	SF	462,328	1.00	462,328
105	Landscaping, fencing, ect	SF	333,748	2.00	667,496
115	Type 2 catch basins	EA	1	1,950.00	1,950
116	Type 1 catch basins	EA	10	1,950.00	19,500
117	Yard drains	EA	5	1,100.00	5,500
118	Storm drainage manholes for storm filters	EA	3	2,900.00	8,700
119	Connections to type 2 catch basins	EA	2	1,500.00	3,000
120	Connection to existing 12" main	EA	1	1,700.00	1,700
121	8" storm drain	LF	810	24.24	19,634
122	12" storm drain	LF	1,254	32.47	40,717
129	Trenching/excavation/backfill	LF	2,064	29.74	61,383
Site Development					\$3,804,270
G3010 Water Supply					
106	Fire hydrants	EA	5	2,800.00	14,000
107	Connections to water main	EA	2	4,050.00	8,100
108	12-inch gate valves	EA	5	3,700.00	18,500
109	Post indicator valve	EA	1	2,800.00	2,800
110	12" water line	LF	1,415	81.84	115,804
128	Trenching/excavation/backfill	LF	1,415	24.96	35,318
111	Connections to existing water line	EA	2	2,200.00	4,400
Water Supply					\$198,922
G3030 Storm Sewer					
123	Manhole	EA	1	2,900.00	2,900
124	Cleanouts	EA	2	540.00	1,080
125	Connection to existing sanitary sewer line	EA	1	1,300.00	1,300
126	8" PVC sanitary sewer line	LF	325	16.82	5,467

Kirkland Aquatic Center
Schematic Design

Estimate Details

Rates Current At July 2015

Description	Unit	Qty	Rate	Total Cost
130 Trenching/excavation/backfill	LF	325	29.74	9,666
<i>Storm Sewer</i>				\$20,413
ESTIMATED NET COST				\$28,608,289

The Sports Management Group
2607 7th Street, Suite B
Berkeley, California 94702
510.849.3090 | www.sportsmgmt.com

