



schemata

workshop

skyway
community
center:
conceptual
design
report

15 january 2014



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Project team

Skyway Solutions is a non-profit community development organization. It was founded in 2008 following a community engagement process aimed at improving the Skyway community. Skyway Solutions' Interim Executive Director is Michael Majeed, who is also the Board Chair. Alicia Cole serves as Community Coordinator for Skyway Solutions.

Schemata Workshop is a full-service community-oriented architecture firm. Cost estimating was performed by Project Delivery Analysts, Inc. There were many additional individual participants in this process, both from within the Skyway community and others who may live outside of the community but who are committed to seeing Skyway flourish. Names of all workshop participants are listed in each workshop summary found later in this report.

Problem statement

This project was borne out of a community process that started in early 2008, when King County's Enhancement Initiative enabled Pomegranate Center to work with Skyway residents to conduct a series of workshops to develop a community-driven revitalization plan. In their final report, Goal #5 was identified as "Foster youth development and engage young people in community life." As a specific action of this goal, the community wanted to "create momentum to build a Community Center to serve as the glue to hold the community together and become a home away from home for many young people." It was out of that action that Skyway Solutions hired the architectural firm Schemata Workshop in August 2013 to develop a conceptual plan for the Community Center.

By the summer of 2013, many community businesses had closed and the buildings were for sale (e.g., bowling alley, casino, grocery store, library). Members of the community suggested buying one of those buildings to house the community center. Likewise, there had been previous speculation about whether the community center could be located in Skyway Park.

Schemata Workshop set forth to develop a conceptual design and construction cost estimate so that Skyway Solutions could determine the next steps towards funding the design and construction of a Community Center to serve as a social hub of the community. The Architects also felt that the work product should be a decision making tool that the community could use to evaluate future sites and buildings for suitability to support the functions of a Community Center.

Prior to the community workshops, Skyway Solutions had started conducting tours of other community centers in the Seattle area. Notes from those tours can be found in the appendix.

While the initial brief for this project indicated a need for a business plan, it was determined during the initial project scoping and fee negotiation that the business plan would be developed by another consultant (Impact Capital).



Process

Members of the community were invited to participate in three community workshops conducted in the fall of 2013. The workshops were highly interactive and allowed participants to express their hopes and desires. Not only were the workshops helpful to the evolution of the conceptual design for the building, but the workshops also facilitated community building through the collective group work.

The focus of the first workshop was to learn what kinds of activities the community envisioned taking place in a community center, to prioritize those activities, and then to group activities into general categories. The general categories formed the basis for the spaces that the building would provide. These included spaces for play, learning, small groups, large gatherings, active recreation, and common areas. Community members then identified basic functional characteristics of each of the spaces, such as how many people the space would serve, heating and cooling requirements, special lighting or sound requirements, etc.

Similar questions about activities and characteristics were distributed via an online survey so that any interested community members who were not able to attend the workshop could submit their input as well.

At the second workshop survey results were reviewed. Participants were split into three teams and provided with pieces of paper that represented the spaces that were developed in the first workshop at their relative scales. Participants were asked to visualize how the spaces should be arranged in terms of sunlight, proximity to other spaces, noise, activity, and visibility. If additional spaces were desired, they were encouraged to add those. At the end of the exercise, each team presented its diagrammatic floor plan. Afterwards, Schemata Workshop analyzed and refined the floor plans and developed two additional alternatives.

The five plans were presented at the third workshop. Community members provided a limited number of positive and critical comments on the plans. The intent was not to choose a winning plan but to understand what the participants found appealing or unappealing in the plans. Participants were then shown a range of exterior and interior images of other community centers in order to get a sense of the desired look and feel. Community members also suggested a range of words and phrases to describe Skyway.

Some of the more common and recurring themes for the community center were: welcoming, inclusive, family-oriented, diverse, hopeful, and skyward, (see “defining Skyway” in the summary of Workshop 2).

Intent of document

It is the intent of this document to be a decision making tool for Skyway Solutions. It is not intended to dictate the design, size, or cost of the project; but instead to illustrate the community’s vision for a community social hub and to guide Skyway Solutions in identifying the priorities for the Community Center and developing a project budget (inclusive of soft costs and construction cost).

The building program found in this report should be used to guide Skyway Solutions in determining whether a building for sale in the community is large enough; and if not, which elements of the program should be omitted in order for the building to serve them appropriately.

Building Program

Based on community input, the following spaces have been identified to be included in a future Community Center:

- PLAY (including children's area): 1,000 SF
- SMALL GROUPS: 210 SF
- LEARNING SPACE: 2,250 SF
- LARGE GATHERINGS: 6,000 SF
- ACTIVE RECREATION: 250 SF
- ADMINISTRATIVE OFFICES: 4 at 120 SF = 480 SF
- KITCHEN AREA: 800 SF
- BASKETBALL: 5,040 SF
- SWIMMING POOL: 7,200 SF – lap pool size based on half an Olympic size pool
- GATHERING AREAS: roughly 5% of overall square footage
- CIRCULATION AND SUPPORT: 15% of overall square footage

Total Building Square Footage: 32,000 SF (25,000 SF without pool)



While the swimming pool is an element associated with high cost and maintenance that the Architect initially wanted to table for board discussion, the community continued to raise it at each workshop as a desired function. There are no public pools in the community (only a private club), so while this function has significant capital and operational costs, the inclusion of a pool facility would greatly impact the ability for children and adults to learn to swim, partake in low-impact but high cardio exercise, and impart the concepts of water safety to future generations. The pool could also be an outdoor pool, which would reduce capital cost, but would dramatically reduce its use and may likely increase liability for the operator. The plan was drawn so that the pool could potentially be excluded, or included in a future phase, without having to redo the entire plan.



Plan and interior view

The building concept plan is the result of a collaborative effort between Schemata Workshop and members of the Skyway community to develop a non-site-specific building plan based on the activities that community members most desire to occur there. The plan represents a wish list of spaces. While budget considerations were continually discussed during the process, the intent was to aim high and reduce or remove scope as necessary based on the results of the fundraising process.

This is a conceptual floor plan of how the building elements may be composed. Since there was no actual site, the building was laid out to take advantage of southern exposure and provide multiple points of access. It was also conceived of as a one-story building so that the cost of an elevator (both capital cost and on-going maintenance contract) would not burden the project.

This floor plan demonstrates that the project could easily be phased. Phase 1 could be the atrium, tutoring and learning spaces, small group meeting rooms, restrooms, administrative offices and reception, kitchen, and gathering hall. Phase 2 could be the gymnasium, fitness rooms, and shower/locker rooms. Finally, Phase 3 could be the pool and requisite mechanical areas.

It should be noted that during the costing exercise, the design team determined that the mechanical room should be located closer to the pool for functional reasons as well as to reduce construction cost.

Cost estimate

While the building was not fully designed to describe materials and extent of windows versus wall area, the cost estimator, with input from the Architect, made assumptions about the level of quality and finish based on what was typical of other community centers. The materials are not the highest end (i.e., brick exterior with curtain wall glazing system and granite countertops), but they are also not the least expensive (i.e., fiber cement board exterior with vinyl windows and plastic laminate countertops). The cost estimate should allow the community to have a building that should be easy to maintain but also provides the future design team with a great deal of flexibility.

As there was no actual site identified, there were assumptions made about the sitework and utilities. The narrative provided by the cost estimator will describe the assumptions made about sitework as well as building materials.

The construction cost is estimated to be \$10,067,100.00 which breaks down to a cost per square foot of \$300/sf for Phases 1 and 2, and \$350/sf for the pool function (Phase 3).

The estimate does not include soft costs – architectural and engineering fees, and permits. A representative list of possible soft costs are shown at the bottom of the summary page found in PDA's estimate. A development consultant could help identify the other costs that should be incorporated into the budget.

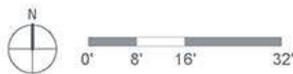


Recommendations

There are many different ways to proceed with this project. A development consultant may be helpful in identifying funding sources and the uses for those funds. However, we are offering the next steps as a means to help Skyway Solutions advance.

1. Review cost estimate to determine a realistic project budget (inclusive of soft costs) that can be funded through donations, grants, and a capital campaign. The future maintenance and operations (i.e., staffing, maintaining facility) should be considered as part of that funding package.
2. Develop a funding plan; determine how much of the overall budget should be raised before the next phase of design work can be started.
3. Revise the building program to reflect the project budget.
4. Look for sites or buildings in the community that could support that program.
5. Execute funding plan.
6. Hire A/E team and general contractor.
7. Construct building.
8. Celebrate along the way! This will be an important aspect to maintaining momentum and garnering financial support from the community and regional donors.







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skywaysolutions
BUILDING COMMUNITY. HONORING DIVERSITY





December 31, 2013

**SCHEMATA WORKSHOP
1720 12TH Avenue
Seattle, WA 98122**

Attn: Grace Kim / Christopher Palms

**RE: Concept Level Cost Estimate
Skyline Community Center**

Dear Grace and Christopher:

To accompany the attached Excel version of the conceptual estimate for the above project, I am writing to provide you additional background to help in the decision making process as the project moves ahead.

Background

PDA was asked last week to prepare a high level conceptual estimate of a new Skyway Community Center project via preliminary plans and renderings presented to the Owner earlier this month. The building plans were at an advanced programming level rather than schematic design, as systems have not been identified as yet. There is no information pertaining to the site.

Starting Point

Our first step was to confirm the gross areas and program areas from digitalization of the floor plans. Then the envelope areas were tallied from the elevations, with areas split out between transparent and opaque.

While the gross area checked out, I had noted there were no specific locker and changing rooms in the program. Grace said the Shower rooms would serve dual duty as a locker room but agreed they could be larger. I was asked to take the shower / locker increase out of the Atrium program so to stay within the total building area of 32,350 GSF.

Similarly, the ratio of transparent to opaque had not been fully defined by the presentation level. The actual digital quantities yielded a 50% / 50% split between glazing and cladding. Meanwhile, our rule of thumb at concepts is to keep the glazing to, at most, 40% of the wall area. Grace had said to go with 35% / 65%, which coincided with that of a relevant project estimated earlier this Fall.

Previous Work

Our previous project consisted of a 37,000 GSF Health and Fitness Center for a local Native American tribe, plus an 8,000 GSF pool addition, on 4.4 acres of land. The construction unit totals, not including soft costs, were:

- Health Fitness Center Building \$231 / GSF
- Pool Addition \$350 / GSF
- Sitework \$29 / GSF

Since the above model was used as the template for Skyway, it is not surprising that the results were close for both projects.

Methodology

As noted above, construction systems had not yet been determined, leaving us to offer suggested solutions from historical experience. The intent was not to steer the design, but rather offer a reasonable budget that the Designer could later work toward. An example is the exterior cladding material. Our estimate includes a metal siding system over steel framing studs. This is a more expensive system than Hardie siding but less expensive than brick masonry. Thus we are providing a good middle range system that you can later redefine while staying within budget.

Due to this approach of finding a reasonable middle ground for systems yet determined, there is clearly a range of accuracy in the estimate. Just as a rough approximation, the overall price can be considered accurate within + / - 10%. There is certainly the possibility of designing and building to the low end of the range. But given the amount of unknowns at this early level, it would be realistic to plan to stay within this range.

Phasing

As requested, the aquatics wing addition is pulled out as a separate estimate. None of the estimates are escalated for inflation, though this will factor more heavily for phases built further into the future. A physical cost of phasing is the need to construct certain separation walls as more expensive exterior walls, in lieu of interior demising walls, if the first phase exposes these walls to the elements. An advantage of phasing is to allow the community center portion to proceed, while using operational revenue in the early years to fund a future addition. The challenge then is the need to hit a moving target created by future inflation.

Aquatics Wing

We understand that the historical construction cost of the Rainier Beach pool came to \$350 per SF, not inclusive of sitework. Our independent estimate at Skyway confirmed the above unit price. The amount of glazing and the choice of siding could influence the actual costs from our middle ground ideal.

Conclusion

Please understand that PDA is on board to provide meaningful input to Schemata so the Owner and Architect can make the most informed decision. It is not our role to steer the decision in any direction but rather share our knowledge so the team can chose the best course for the project.

As the project moves to a more advanced phase, PDA would be pleased to return to provide detailed system and value analysis work.

Thank you for having me on board for the early analysis. Please contact me if you should find questions.

Sincerely,

Bill Jones, P.E.

Bill Jones, P.E.
Partner

Cc: Bruce McBride, PDA LLC



PROJECT: Skyway Community Center
 Address: Skyway, WA

PROJECT DELIVERY ANALYSTS, LLC
 9001 Springwood Avenue NE, Bainbridge Island, WA 98110

Concept Phase Cost Summary

Page No.: SUMMARY SHEET
 Date: 31-Dec-13

25,192 SF

25,192 SF

7,158 SF

7,158 SF

Estimate By: WPJ
 32,350 SF

ITEM	DESCRIPTION	COMMUNITY CENTER LESS AQUATICS		SITWORK		AQUATICS WING		AQUATICS SITWORK		LINE TOTALS	
		COST	\$ / SF	COST	\$ / SF	COST	\$ / SF	COST	\$ / SF	COST	\$ / SF
DIRECT HARD COSTS											
1.	Off-Site Improvements	\$ 0	\$ 0.00	\$ 0	\$ 0.00	\$ 0	\$ 0.00	\$ 0	\$ 0.00	\$ 0	\$ 0.00
2.	Sitework: Demo/Earthwork/Utils.	\$ 0	\$ 0.00	\$ 365,284	\$ 14.50	\$ 0	\$ 0.00	\$ 136,002	\$ 19.00	\$ 501,286	\$ 15.50
3.	Hardscapes/Parking	\$ 0	\$ 0.00	\$ 163,748	\$ 6.50	\$ 0	\$ 0.00	\$ 46,527	\$ 6.50	\$ 210,275	\$ 6.50
4.	Site Specialties	\$ 0	\$ 0.00	\$ 100,768	\$ 4.00	\$ 0	\$ 0.00	\$ 7,158	\$ 1.00	\$ 107,926	\$ 3.34
5.	Landscape/Softscape	\$ 0	\$ 0.00	\$ 214,132	\$ 8.50	\$ 0	\$ 0.00	\$ 25,053	\$ 3.50	\$ 239,185	\$ 7.39
6.	Foundations	\$ 252,584	\$ 10.03	\$ 0	\$ 0.00	\$ 188,843	\$ 26.38	\$ 0	\$ 0.00	\$ 441,427	\$ 13.65
7.	Vertical Structure	\$ 238,710	\$ 9.48	\$ 0	\$ 0.00	\$ 65,095	\$ 9.09	\$ 0	\$ 0.00	\$ 303,805	\$ 9.39
8.	Floor and Roof Structure	\$ 440,904	\$ 17.50	\$ 0	\$ 0.00	\$ 200,424	\$ 28.00	\$ 0	\$ 0.00	\$ 641,328	\$ 19.82
9.	Exterior Cladding	\$ 583,924	\$ 23.18	\$ 0	\$ 0.00	\$ 180,649	\$ 25.24	\$ 0	\$ 0.00	\$ 764,573	\$ 23.63
10.	Roofing and Waterproofing	\$ 304,589	\$ 12.09	\$ 0	\$ 0.00	\$ 100,856	\$ 14.09	\$ 0	\$ 0.00	\$ 405,446	\$ 12.53
11.	Interior Doors and Partitions	\$ 287,697	\$ 11.42	\$ 0	\$ 0.00	\$ 52,190	\$ 7.29	\$ 0	\$ 0.00	\$ 339,887	\$ 10.51
12.	Interior Finishes	\$ 317,789	\$ 12.61	\$ 0	\$ 0.00	\$ 139,345	\$ 19.47	\$ 0	\$ 0.00	\$ 457,134	\$ 14.13
13.	Fixed Equipment and Casework	\$ 221,089	\$ 8.78	\$ 0	\$ 0.00	\$ 83,454	\$ 11.66	\$ 0	\$ 0.00	\$ 304,543	\$ 9.41
14.	Furnishings	\$ 11,200	\$ 0.44	\$ 0	\$ 0.00	\$ 6,200	\$ 0.87	\$ 0	\$ 0.00	\$ 17,400	\$ 0.54
15.	Vertical Transportation	\$ 0	\$ 0.00	\$ 0	\$ 0.00	\$ 0	\$ 0.00	\$ 0	\$ 0.00	\$ 0	\$ 0.00
16.	Fire Protection	\$ 109,470	\$ 4.35	\$ 0	\$ 0.00	\$ 26,843	\$ 3.75	\$ 0	\$ 0.00	\$ 136,313	\$ 4.21
17.	Plumbing	\$ 157,450	\$ 6.25	\$ 0	\$ 0.00	\$ 223,688	\$ 31.25	\$ 0	\$ 0.00	\$ 381,138	\$ 11.78
18.	HVAC	\$ 827,125	\$ 32.83	\$ 0	\$ 0.00	\$ 327,516	\$ 45.76	\$ 0	\$ 0.00	\$ 1,154,641	\$ 35.69
19.	Electrical	\$ 766,014	\$ 30.41	\$ 0	\$ 0.00	\$ 308,890	\$ 43.15	\$ 0	\$ 0.00	\$ 1,074,904	\$ 33.23
DIRECT SUBTOTALS		\$ 4,518,545	\$ 179.36	\$ 843,932	\$ 33.50	\$ 1,903,991	\$ 265.99	\$ 214,740	\$ 30.00	\$ 7,481,208	\$ 231.26
INDIRECT HARD COSTS											
20.	Escalation - not included	\$ 0	\$ 0.00	\$ 0	\$ 0.00	\$ 0	\$ 0.00	\$ 0	\$ -	\$ 0	\$ 0.00
21.	General Conditions @ 7%	\$ 316,298	\$ 12.56	\$ 59,075	\$ 2.35	\$ 133,279	\$ 18.62	\$ 15,032	\$ 2.10	\$ 523,685	\$ 16.19
22.	Bond and Insurance, B&O @ 3.2%	\$ 154,715	\$ 6.14	\$ 28,896	\$ 1.15	\$ 65,193	\$ 9.11	\$ 7,353	\$ 1.03	\$ 256,157	\$ 7.92
23.	Builder Fees @ 4%	\$ 199,582	\$ 7.92	\$ 37,276	\$ 1.48	\$ 84,099	\$ 11.75	\$ 9,485	\$ 1.33	\$ 330,442	\$ 10.21
24.	Estimating contingency @ 15%	\$ 778,371	\$ 30.90	\$ 145,377	\$ 5.77	\$ 327,984	\$ 45.82	\$ 36,991	\$ 5.17	\$ 1,288,724	\$ 39.84
INDIRECT SUBTOTALS		\$ 1,448,966	\$ 57.52	\$ 270,625	\$ 10.74	\$ 610,555	\$ 85.30	\$ 68,861	\$ 9.62	\$ 2,399,007	\$ 74.16
GRAND TOTALS		\$ 5,968,000	\$ 236.88	\$ 1,115,000	\$ 44.24	\$ 2,515,000	\$ 351.29	\$ 284,000	\$ 39.62	\$ 9,880,000	\$ 305.42
UPGRADES or ALTERNATES:											
1.	Emergency Power and Lighting	\$ 109,000	\$ 3.37							\$ -	\$ -
2.	Metal roof in lieu of asphalt shingle at low roof	\$ 78,100	\$ 2.41							\$ -	\$ -
3.										\$ -	\$ -
4.										\$ -	\$ -
5.										\$ -	\$ -
6.										\$ -	\$ -
Subtotal of Upgrades and Alternate		\$ 187,100	\$ 5.78							\$ -	\$ -
SOFT COSTS - BY OWNER											
25.	Primary Design Consultants									\$ -	\$ -
26.	Hazardous material report and handling									\$ -	\$ -
27.	Soils reports and borings									\$ -	\$ -
28.	A/V plus Graphic Production fees									\$ -	\$ -
29.	Reproducibles									\$ -	\$ -
30.	Testing and Inspections									\$ -	\$ -
31.	Furniture, equipment, artwork									\$ -	\$ -
32.	Permits and Fees									\$ -	\$ -
33.	Utility Company Charges									\$ -	\$ -
34.	Legal Services									\$ -	\$ -
35.	WA State Sales Tax									\$ -	\$ -
36.	Owner's Insurances									\$ -	\$ -
37.	CM Fee									\$ -	\$ -
38.	Other Admin. And O.H. Costs									\$ -	\$ -
39.	Marketing and Advertising									\$ -	\$ -
40.	Soft Cost Contingency									\$ -	\$ -
41.	Warranty Expense / Post Const.									\$ -	\$ -
SOFT COST TOTALS										\$ -	\$ -
GRAND TOTALS Incl. UPGRADES and ALT's		\$ 10,067,100	\$ 311.19								

*NOT INCLUDING FINANCING COSTS

cost estimate

Community Center Building (No Pool)

Detailed Cost Breakdown

AREAS:

Enclosed			
First floor.....	25,192 SF	Per program dated 12-19-2013	
Aquatics component.....	0 SF	See separate estimate	
Mechanical mezzanine.....	0 SF	None found	
	Subtotal	25,192	SF

Covered	0 SF	@ 50% value	0 SF
	Total	25,192	SF

CONTROL QUANTITIES:

Number of Levels.....	1 EA	Ratio to	
Gross Area.....	25,192 SF	Gross Area	1.000
Covered Area.....	0 SF		0.000

No.	Component Description	Quantity	U/M	Unit Cost	Extension
1.	Foundations				
	Concrete slab on grade 4" thick.....	25,192 SF		\$ 4.50	\$ 113,364
	Slab reinforcing steel mesh.....	37,788 LB		\$ 0.50	\$ 18,894
	Convention footings, allowance.....	25,192 SF		\$ 3.00	\$ 75,576
	Braced frame footings, allow.....	20 CY		\$ 550.00	\$ 11,000
	Elevator pit walls and slab - no elevator.....	0 EA		\$ 6,000.00	\$ -
	Reinforcing steel at 125#/CY.....	15 Tons		\$ 1,750.00	\$ 26,250
	Foundation rigid insulation R10.....	5,000 SF		\$ 1.50	\$ 7,500
	Subtotal:				\$ 252,584
2.	Vertical Structure				
	New columns at 20 lb/ft.....	20 Tons		\$ 4,000	\$ 80,000
	Steel brace frames assuming 2 psf.....	26 Tons		\$ 6,000	\$ 158,710
	Load bearing walls, see below.....	0 SF		\$ -	\$ -
	Subtotal:				\$ 238,710
3.	Floor and Roof Structure				
	Gym roof bay framing, deep bar joists, assume 10 psf.....	39 Tons		\$ 4,000.00	\$ 156,800
	Gym roof decking cellular acoustical 20 gage.....	5,900 SF		\$ 8.50	\$ 50,150
	Atrium roof high framing, deep glu lams and TJIs.....	5,184 SF		\$ 10.00	\$ 51,840
	Atrium roof decking, wood or TBD.....	5,184 SF		\$ 5.00	\$ 25,920
	Remaining low roof framing and decking, incl overhangs, TBD.....	19,146 SF		\$ 7.50	\$ 143,598
	Miscellaneous metals and connections.....	25,192 SF		\$ 0.50	\$ 12,596
	Subtotal:				\$ 440,904
4.	Exterior Cladding				
	Exterior doors, frames and hardware -				
	Exit doors Hollow Metal.....	11 EA		\$ 1,100.00	\$ 12,100
	Entry doors and frames.....	4 PR		\$ 3,500.00	\$ 14,000
	Field paint exterior doors.....	11 EA		\$ 75.00	\$ 825
	Key card access per electrical.....	4 EA		\$ 1,800.00	\$ 7,200
	Windows and glazing -				
	Storefront and punched windows 35% ratio.....	5,635 SF		\$ 45.00	\$ 253,575
	Storefront structural supports.....	5,635 SF		\$ 5.00	\$ 28,175
	High wall metal siding o/ rigid o/ sheathing o/ MS, batts, and int plywood	5,233 SF		\$ 32.00	\$ 167,440
	Low wall Hardie siding o/ rigid o/ sheathing o/ MS, batts, and int gwb...	5,233 SF		\$ 18.00	\$ 94,185
	Metal wall louvers at mechanical mezzanine.....	50 SF		\$ 50.00	\$ 2,500
	Paint Hardie and exterior woods.....	5,233 SF		\$ 0.75	\$ 3,924
	Subtotal:				\$ 583,924

No.	Component Description	Quantity	U/M	Unit Cost	Extension
5.	Roofing, Skylights and Waterproofing				
	Hot mop built up roofing at high roofs to Gym and Atrium.....	11,084	SF	\$ 7.00	\$ 77,588
	R-39 tapered rigid insulation.....	11,084	SF	\$ 5.00	\$ 55,420
	Roof skylight - none.....	0	SF	\$ 60.00	\$ 0
	Rooftop curb for skylight.....	0	LF	\$ 20.00	\$ -
	Asphalt shingle at low roof 35 year.....	19,146	SF	\$ 3.00	\$ 57,439
	Ice and water shield.....	19,146	SF	\$ 1.00	\$ 19,146
	Low roof insulation.....	19,146	SF	\$ 4.00	\$ 76,586
	Gutters.....	150	LF	\$ 12.00	\$ 1,800
	Downspouts.....	200	LF	\$ 9.00	\$ 1,800
	General sheet metal allowance.....	3.0%	PCT	\$ 157,774	\$ 4,733
	Caulking and sealants.....	25,192	GSF	\$ 0.40	\$ 10,077
		Subtotal:			\$ 304,589
6.	Interior Partitions and Doors				
	Interior Partitions, Doors, Glazing				
	Gathering / Learning program.....	8,249	NSF	\$ 15.00	\$ 123,735
	Office / Groups / Tutor program.....	1,607	NSF	\$ 15.00	\$ 24,105
	Fitness/Dance/Play program area.....	1,324	NSF	\$ 16.00	\$ 21,184
	Gym program.....	5,819	NSF	\$ 2.00	\$ 11,638
	M, W showers, changing, restrooms.....	1,600	NSF	\$ 15.00	\$ 24,000
	Kitchen.....	805	NSF	\$ 15.00	\$ 12,075
	Atrium.....	5,100	NSF	\$ 8.00	\$ 40,800
	Mechanical, unprogrammed area.....	688	SF	\$ 20.00	\$ 13,760
	Acoustical, other special aspects				\$ -
	Acoustical separation restroom to groups.....	1	LS	\$ 10,000.00	\$ 10,000
	Door seals and closers at select doors.....	10	EA	\$ 500.00	\$ 5,000
	Access doors allow.....	4	EA	\$ 350.00	\$ 1,400
		Subtotal:			\$ 287,697
7.	Interior Finishes - Floors, Walls, Ceilings				
	Flooring -				
	Wood gym flooring - maple over sleepers	5,819	SF	\$ 19.00	\$ 110,561
	Sprung floor at Dance classes.....	500	SF	\$ 15.00	\$ 7,500
	Sheet vinyl at Fitness and Play.....	824	SF	\$ 3.75	\$ 3,090
	Polished concrete at Atrium.....	5,100	SF	\$ 2.50	\$ 12,750
	Carpet at Offices, Groups, Gathering, Learning.....	9,856	SF	\$ 5.00	\$ 49,280
	Ceramic tile floor at kitchen, toilets and lockers.....	2,405	SF	\$ 12.00	\$ 28,860
	Sealed concrete at MEP, service areas.....	688	SF	\$ 1.00	\$ 688
	Bases -				
	Rubber base, 3.5".....	1,500	LF	\$ 2.50	\$ 3,750
	Tile base.....	500	LF	\$ 11.50	\$ 5,750
	Walls -				
	Acoustical panels, allow.....	200	SF	\$ 20.00	\$ 4,000
	Paint inside face of exterior wall.....	10,465	SF	\$ 0.60	\$ 6,279
	Paint interior walls, both faces.....	25,192	GSF	\$ 0.75	\$ 18,894
	Paint interior doors and frames.....	40	EA	\$ 65.00	\$ 2,600
	Ceilings -				
	Acoustical ceilings at Offices, Groups, Gathering, Learning progra	9,856	SF	\$ 4.50	\$ 44,352
	GWB ceilings at kitchen, toilets and lockers.....	2,405	SF	\$ 7.00	\$ 16,835
	Exposed structure elsewhere.....	12,931	SF	\$ -	\$ -
	Misc painting scope				
	Touch up and punch list.....	40	MH	\$ 65.00	\$ 2,600
		Subtotal:			\$ 317,789

No.	Component Description	Quantity	U/M	Unit Cost	Extension
8.	Fixed Equipment, Casework and Specialties				
	Kitchen equipment per previous estimate.....	805	NSF	\$ 150.00	\$ 120,750
	Lockers.....	40	EA	\$ 280.00	\$ 11,200
	Bathroom partitions and accessories.....	4	Room	\$ 2,000.00	\$ 8,000
	Code signage.....	25,192	GSF	\$ 0.15	\$ 3,779
	Exterior signage at entry door.....	40	Letters	\$ 100.00	\$ 4,000
	Gymnasium equipment:				
	Collapsible stands.....	0	SEAT	\$ 100.00	\$ -
	Basketball goals and nets, swing up, High School.....	2	EA	\$ 7,500.00	\$ 15,000
	Center scoreboard.....	0	EA	\$ 8,000.00	\$ -
	HS court scoreboards.....	2	EA	\$ 6,500.00	\$ 13,000
	Recessed floor inserts for apparatus.....	10	EA	\$ 70.00	\$ 700
	Fitness equipment				
	Mirrors at Dance, Fitness 20' per room x 8' high.....	320	SF	\$ 23.00	\$ 7,360
	Wall pads.....	500	SF	\$ 10.00	\$ 5,000
	Casework				
	Reception desk.....	20	LF	\$ 450.00	\$ 9,000
	Office built in cabinets, allowance.....	50	LF	\$ 200.00	\$ 10,000
	Vanities at restrooms.....	40	LF	\$ 75.00	\$ 3,000
	Counters over lower units listed above.....	220	SF	\$ 45.00	\$ 9,900
	Fire extinguisher cabinets - allowance.....	2	EA	\$ 200.00	\$ 400
		Subtotal:			\$ 221,089
9.	Furnishings				
	Entry mats rubber.....	80	SF	\$ 15.00	\$ 1,200
	Blinds and window shades.....	1	LS	\$ 10,000.00	\$ 10,000
		Subtotal:			\$ 11,200
10.	Vertical Transportation - none found				
		Subtotal:			\$ 0
11.	Fire Protection				
	Dry Pendant Fire Sprinkler system -				
	Sprinkler service entrance - PIV, FDC, DDCV	1	EA	\$ 15,000.00	\$ 15,000
	Enclosed area.....	25,192	SF	\$ 3.00	\$ 75,576
	Covered area - not included, see notes.....	0	SF	\$ 2.75	\$ -
	MC OH+P.....	25%	PCT	\$ 75,576.00	\$ 18,894
		Subtotal:			\$ 109,470
12.	Plumbing				
	Plumbing system.....	25,192	SF	\$ 5.00	\$ 125,960
	MC OH+P.....	25%	PCT	\$ 125,960.00	\$ 31,490
		Subtotal:			\$ 157,450
13.	Heating, Ventilating and Air Conditioning				
	General Provisions.....	1	LS	\$ 24,500.00	\$ 24,500
	Insulation.....	1	LS	\$ 31,500.00	\$ 31,500
	HVAC Equipment.....	17	EA	\$ 7,000.00	\$ 119,000
	HVAC Sheetmetal.....	31,500	LBS	\$ 10.00	\$ 315,000
	Gas vent for furnaces.....	2	EA	\$ 1,800.00	\$ 3,600
	Electric heating recessed wall heaters.....	6	EA	\$ 700.00	\$ 4,200
	General small fans.....	12	EA	\$ 362.50	\$ 4,350
	EF ductwork and wall cap.....	6	EA	\$ 350.00	\$ 2,100
	DDC controls.....	25,192	SF	\$ 5.00	\$ 125,960
	Commissioning support.....	25,192	SF	\$ 0.50	\$ 12,596
	Test, adjust and balance.....	25,192	SF	\$ 0.75	\$ 18,894

No.	Component Description	Quantity	U/M	Unit Cost	Extension
	MC OH+P.....	25%	PCT	\$ 661,700	\$ 165,425
	Commissioning - by Owner agent.....	0%	PCT	\$ -	\$ 0
Subtotal:					\$ 827,125

14. Electrical

Start up, mobilization.....	1	LS	\$ 25,200.00	\$ 25,200	
Service and distribution -					
Primary power feeder - see site estimate.....	0	LF	\$ -	\$ -	
Transformer vault - see site estimate.....	0	EA	\$ -	\$ -	
Secondary feeder.....	70	LF	\$ 450.00	\$ 31,500	
Switchboards.....	1	EA	\$ 17,500.00	\$ 17,500	
208 V transformers.....	5	EA	\$ 3,500.00	\$ 17,500	
208 V feeders.....	3	EA	\$ 3,000.00	\$ 9,000	
Surge protectors.....	3	EA	\$ 1,200.00	\$ 3,600	
Misc.....	1	LS	\$ 5,000.00	\$ 5,000	
Comm services (TV, phone, fiber) see site electrical	0	LF	\$ 30.00	\$ -	
Emergency power - not included.....	0	LS	\$ 71,750.00	\$ -	
Lighting -					
Enclosed area.....	25,192	SF	\$ 8.00	\$ 201,536	
Exterior lighting - see site electrical.....	0	LS	\$ 45,000.00	\$ -	
Lighting control system, daylight harvesting, motion sensors	25,192	SF	\$ 1.25	\$ 31,490	
Emergency lighting - see Alternate.....	0	SF	\$ 0.30	\$ -	
Devices.....	25,192	SF	\$ 1.25	\$ 31,490	
Basic materials.....	25,192	SF	\$ 6.50	\$ 163,748	
Equipment connections.....	25,192	SF	\$ 2.50	\$ 62,980	
Grounding - assumed above.....	25,192	SF	\$ -	\$ -	
Voice and data system cabling.....	25,192	SF	\$ 1.25	\$ 31,490	
A.V system conduit only.....	1	LS	\$ 7,500.00	\$ 7,500	
Fire alarm panel, devices and smoke detectors.....	25,192	SF	\$ 1.20	\$ 30,230	
Access control systems doors.....	5	EA	\$ 3,750.00	\$ 18,750	
Security system.....	25,192	SF	\$ 0.60	\$ 15,115	
CCTV system.....	25,192	SF	\$ 0.75	\$ 18,894	
Paging system.....	25,192	SF	\$ 1.25	\$ 31,490	
Project close out.....	1	LS	\$ 12,000.00	\$ 12,000	
Subtotal:					\$ 766,014

SITWORK - SEE SEPARATE ESTIMATES

15. Demo / Earthwork / Utilities

Subtotal:	\$ -
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16. Hardscape / Paving / Fencing

Subtotal:	\$ -
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17. Site Specialties

Subtotal:	\$ 0
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18. Landscaping and Irrigation

Subtotal:	\$ -
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Total Direct Costs	\$ 4,518,545
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check: \$ 0

On-Sitework

Detailed Cost Breakdown

AREAS:

Building Gross Area

25,192 GSF

No site identified

No.	Component Description	Quantity	U/M	Unit Cost	Extension
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SITWORK:

15. Demo / Earthwork / Utilities

Site demo	25,192 GSF	\$	2.00	\$	50,384
Earthwork	25,192 GSF	\$	3.50	\$	88,172
Storm Drains / Structures On Site	25,192 GSF	\$	3.00	\$	75,576
Sanitary sewer	25,192 GSF	\$	1.00	\$	25,192
Fire and Water Service	25,192 GSF	\$	2.00	\$	50,384
Electrical	25,192 GSF	\$	3.00	\$	75,576
Subtotal:				\$	365,284

16. Hardscape / Paving / Fencing per MAP estimate

Concrete curb and gutter.....	25,192 GSF	\$	1.00	\$	25,192
AC pavement with base and gravel 2"/2"/6".....	25,192 GSF	\$	2.50	\$	62,980
Concrete sidewalk.....	25,192 GSF	\$	1.00	\$	25,192
Decorative paving.....	25,192 GSF	\$	0.50	\$	12,596
Mob, demob, layout.....	25,192 GSF	\$	1.50	\$	37,788
Subtotal:				\$	163,748

17. Site Specialties

Skatepark	25,192 GSF	\$	3.00	\$	75,576
Misc site furnishings	25,192 GSF	\$	1.00	\$	25,192
Subtotal:				\$	100,768

18. Landscaping and Irrigation per Cascade estimate

General landscaping.....	25,192 GSF	\$	3.00	\$	75,576
Entry planting and raingarden.....	25,192 GSF	\$	4.50	\$	113,364
Community Garden.....	25,192 GSF	\$	1.00	\$	25,192
Subtotal:				\$	214,132

Total Sitework				\$	843,932
check:				\$	0

Aquatics Wing

Detailed Cost Breakdown

AREAS:

Enclosed

First floor.....	7,158 SF	Per program dated 12-19-2013
Community Center.....	0 SF	See separate estimate
Mechanical mezzanine.....	0 SF	None found

Subtotal	7,158 SF
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Covered 0 SF @ 50% value 0 SF

Total	7,158 SF
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CONTROL QUANTITIES:

Number of Levels.....	1 EA	Ratio to Gross Area
Gross Area.....	7,158 SF	1.000
Covered Area.....	0 SF	0.000

No.	Component Description	Quantity	U/M	Unit Cost	Extension
1. Foundations					
	Concrete slab on grade at deck 4" thick.....	3,318 SF		\$ 4.50	\$ 14,931
	Concrete slab on grade at pool bottom 4" thick.....	3,840 SF		\$ 5.00	\$ 19,200
	Pool walls.....	2,048 SF		\$ 25.00	\$ 51,200
	Slab reinforcing steel mesh.....	16,497 LB		\$ 0.50	\$ 8,249
	Convention footings, allowance.....	7,158 SF		\$ 3.00	\$ 21,474
	Braced frame footings, allow.....	4 CY		\$ 550.00	\$ 2,200
	Pool slab, wall and deck waterproofing.....	9,206 SF		\$ 6.50	\$ 59,839
	Reinforcing steel at 125#/CY.....	5 Tons		\$ 1,750.00	\$ 8,750
	Foundation rigid insulation R10.....	2,000 SF		\$ 1.50	\$ 3,000
Subtotal:					\$ 188,843
2. Vertical Structure					
	New columns at 20 lb/ft.....	5 Tons		\$ 4,000	\$ 20,000
	Steel brace frames assuming 2 psf.....	8 Tons		\$ 6,000	\$ 45,095
	Load bearing walls, see below.....	0 SF		\$ -	\$ -
Subtotal:					\$ 65,095
3. Floor and Roof Structure					
	Pool roof framing with overhangs, TBD, probably not steel.....	7,874 SF		\$ 20.00	\$ 157,476
	Pool roof decking TBD.....	7,874 SF		\$ 5.00	\$ 39,369
	Miscellaneous metals and connections.....	7,158 SF		\$ 0.50	\$ 3,579
Subtotal:					\$ 200,424
4. Exterior Cladding					
Exterior doors, frames and hardware -					
	Exit doors Hollow Metal.....	1 EA		\$ 1,100.00	\$ 1,100
	Entry doors and frames.....	1 PR		\$ 3,500.00	\$ 3,500
	Field paint exterior doors.....	1 EA		\$ 75.00	\$ 75
	Key card access per electrical.....	0 EA		\$ 1,800.00	\$ -
Windows and glazing -					
	Storefront and punched windows 35% ratio.....	1,463 SF		\$ 55.00	\$ 80,465
	Storefront structural supports.....	1,463 SF		\$ 5.00	\$ 7,315
	High wall metal siding o/ rigid o/ sheathing o/ MS, batts, and int plywood.....	2,717 SF		\$ 32.00	\$ 86,944
	Metal wall louvers at mechanical mezzanine.....	25 SF		\$ 50.00	\$ 1,250
Subtotal:					\$ 180,649
5. Roofing, Skylights and Waterproofing					
	Hot mop built up roofing at high roofs.....	7,874 SF		\$ 7.00	\$ 55,117
	R-39 tapered rigid insulation.....	7,874 SF		\$ 5.00	\$ 39,369

No.	Component Description	Quantity	U/M	Unit Cost	Extension
	Gutters.....	75 LF		\$ 12.00	\$ 900
	Downspouts.....	100 LF		\$ 9.00	\$ 900
	General sheet metal allowance.....	3.0% PCT		\$ 56,917	\$ 1,707
	Caulking and sealants.....	7,158 GSF		\$ 0.40	\$ 2,863
	Subtotal:				\$ 100,856
6.	Interior Partitions and Doors				
	Interior Partitions, Doors, Glazing				
	Pool program.....	7,158 NSF		\$ 5.00	\$ 35,790
	Acoustical, other special aspects				\$ -
	Acoustical separation.....	1 LS		\$ 10,000.00	\$ 10,000
	Door seals and closers at select doors.....	10 EA		\$ 500.00	\$ 5,000
	Access doors allow.....	4 EA		\$ 350.00	\$ 1,400
	Subtotal:				\$ 52,190
7.	Interior Finishes - Floors, Walls, Ceilings				
	Flooring -				
	Pool decking and pool bottom, tile.....	7,158 SF		\$ 11.00	\$ 78,738
	Pool walls.....	2,048 SF		\$ 9.00	\$ 18,432
	Bases -				
	Rubber base, 3.5".....	300 LF		\$ 2.50	\$ 750
	Tile base.....	1,500 LF		\$ 11.50	\$ 17,250
	Walls -				
	Acoustical panels, allow.....	0 SF		\$ 20.00	\$ -
	Paint inside face of exterior wall.....	2,717 SF		\$ 0.60	\$ 1,630
	Paint interior walls, both faces.....	7,158 GSF		\$ 0.75	\$ 5,369
	Paint interior doors and frames.....	4 EA		\$ 65.00	\$ 260
	Ceilings -				
	Seal or treat exposed structure.....	7,158 SF		\$ 2.00	\$ 14,316
	Misc painting scope				
	Touch up and punch list.....	40 MH		\$ 65.00	\$ 2,600
	Subtotal:				\$ 139,345
8.	Fixed Equipment, Casework and Specialties				
	Pool equipment.....	7,158 NSF		\$ 10.00	\$ 71,580
	Lockers.....	0 EA		\$ 280.00	\$ -
	Bathroom partitions and accessories.....	0 Room		\$ 2,000.00	\$ -
	Code signage.....	7,158 GSF		\$ 0.15	\$ 1,074
	Exterior signage at entry door.....	0 Letters		\$ 100.00	\$ -
	Casework				
	Lifeguards desk.....	20 LF		\$ 450.00	\$ 9,000
	Office built in cabinets, allowance.....	0 LF		\$ 200.00	\$ -
	Vanities at restrooms.....	0 LF		\$ 75.00	\$ -
	Counters over lower units listed above.....	40 SF		\$ 45.00	\$ 1,800
	Fire extinguisher cabinets - allowance.....	0 EA		\$ 200.00	\$ -
	Subtotal:				\$ 83,454
9.	Furnishings				
	Entry mats rubber.....	80 SF		\$ 15.00	\$ 1,200
	Blinds and window shades.....	1 LS		\$ 5,000.00	\$ 5,000
	Subtotal:				\$ 6,200
10.	Vertical Transportation - none found				
	Subtotal:				\$ 0
11.	Fire Protection				
	Dry Pendant Fire Sprinkler system -				

No.	Component Description	Quantity	U/M	Unit Cost	Extension
	Sprinkler service entrance - PIV, FDC, DDCV see base bid	0	EA	\$ 10,000.00	\$ -
	Enclosed area.....	7,158	SF	\$ 3.00	\$ 21,474
	Covered area - not included, see notes.....	0	SF	\$ 2.75	\$ -
	MC OH+P.....	25%	PCT	\$ 21,474.00	\$ 5,369
Subtotal:					\$ 26,843
12. Plumbing					
	Plumbing system.....	7,158	SF	\$ 5.00	\$ 35,790
	Pool mechanical system.....	7,158	SF	\$ 25.00	\$ 178,950
	MC OH+P.....	25%	PCT	\$ 35,790.00	\$ 8,948
Subtotal:					\$ 223,688
13. Heating, Ventilating and Air Conditioning					
	General Provisions.....	1	LS	\$ 10,500.00	\$ 10,500
	Insulation.....	1	LS	\$ 13,500.00	\$ 13,500
	HVAC Equipment.....	7	EA	\$ 7,000.00	\$ 49,000
	HVAC Sheetmetal.....	13,500	LBS	\$ 10.00	\$ 135,000
	Gas vent for furnaces.....	2	EA	\$ 1,800.00	\$ 3,600
	Electric heating recessed wall heaters.....	2	EA	\$ 700.00	\$ 1,400
	General small fans.....	6	EA	\$ 362.50	\$ 2,175
	EF ductwork and wall cap.....	6	EA	\$ 350.00	\$ 2,100
	DDC controls.....	7,158	SF	\$ 5.00	\$ 35,790
	Commissioning support.....	7,158	SF	\$ 0.50	\$ 3,579
	Test, adjust and balance.....	7,158	SF	\$ 0.75	\$ 5,369
	MC OH+P.....	25%	PCT	\$ 262,013	\$ 65,503
	Commissioning - by Owner agent.....	0%	PCT	\$ -	\$ 0
Subtotal:					\$ 327,516
14. Electrical					
	Start up, mobilization.....	1	LS	\$ 10,800.00	\$ 10,800
	Service and distribution -				
	Primary power feeder - see site estimate.....	0	LF	\$ -	\$ -
	Transformer vault - see site estimate.....	0	EA	\$ -	\$ -
	Secondary feeder.....	50	LF	\$ 450.00	\$ 22,500
	Switchboards.....	1	EA	\$ 7,500.00	\$ 7,500
	208 V transformers.....	3	EA	\$ 3,500.00	\$ 10,500
	208 V feeders.....	2	EA	\$ 3,000.00	\$ 6,000
	Surge protectors.....	2	EA	\$ 1,200.00	\$ 2,400
	Misc.....	1	LS	\$ 5,000.00	\$ 5,000
	Comm services (TV, phone, fiber) see site electrical	0	LF	\$ 30.00	\$ -
	Lighting -				
	Enclosed area.....	7,158	SF	\$ 12.00	\$ 85,896
	Exterior lighting - see site electrical.....	0	LS	\$ 45,000.00	\$ -
	Lighting control system, daylight harvesting, motion sensors	7,158	SF	\$ 1.25	\$ 8,948
	Devices.....	7,158	SF	\$ 1.25	\$ 8,948
	Basic materials.....	7,158	SF	\$ 6.50	\$ 46,527
	Equipment connections.....	7,158	SF	\$ 3.00	\$ 21,474
	Grounding - assumed above.....	7,158	SF	\$ -	\$ -
	Voice and data system cabling.....	7,158	SF	\$ 1.25	\$ 8,948
	A.V system conduit only.....	1	LS	\$ 7,500.00	\$ 7,500
	Fire alarm panel, devices and smoke detectors.....	7,158	SF	\$ 1.20	\$ 8,590
	Access control systems doors.....	5	EA	\$ 3,750.00	\$ 18,750
	Security system.....	7,158	SF	\$ 0.60	\$ 4,295
	CCTV system.....	7,158	SF	\$ 0.75	\$ 5,369
	Paging system.....	7,158	SF	\$ 1.25	\$ 8,948

No.	Component Description	Quantity	U/M	Unit Cost	Extension
	Project close out.....	1	LS	\$ 10,000.00	\$ 10,000
Subtotal:					\$ 308,890
SITWORK - SEE SEPARATE ESTIMATES					
15.	Demo / Earthwork / Utilities				\$ -
16.	Hardscape / Paving / Fencing				\$ -
17.	Site Specialties				\$ 0
18.	Landscaping and Irrigation				\$ -
Total Direct Costs					\$ 1,903,991
					check: \$ 0

Aquatics-Sitework

Detailed Cost Breakdown

cost estimate

AREAS:

Building Gross Area 7,158 GSF No site identified

No.	Component Description	Quantity	U/M	Unit Cost	Extension
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SITWORK:

15. Demo / Earthwork / Utilities

Site demo	7,158 GSF		\$	2.00	\$ 14,316
Earthwork	7,158 GSF		\$	3.50	\$ 25,053
Storm Drains / Structures On Site	7,158 GSF		\$	3.00	\$ 21,474
Sanitary sewer	7,158 GSF		\$	4.50	\$ 32,211
Fire and Water Service	7,158 GSF		\$	2.50	\$ 17,895
Electrical	7,158 GSF		\$	3.50	\$ 25,053
Subtotal:					\$ 136,002

16. Hardscape / Paving / Fencing per MAP estimate

Concrete curb and gutter.....	7,158	GSF	\$	1.00	\$ 7,158
AC pavement with base and gravel 2"/2"/6".....	7,158	GSF	\$	2.50	\$ 17,895
Concrete sidewalk.....	7,158	GSF	\$	1.00	\$ 7,158
Decorative paving.....	7,158	GSF	\$	0.50	\$ 3,579
Mob, demob, layout.....	7,158	GSF	\$	1.50	\$ 10,737
Subtotal:					\$ 46,527

17. Site Specialties

Misc site furnishings	7,158	GSF	\$	1.00	\$ 7,158
Subtotal:					\$ 7,158

18. Landscaping and Irrigation per Cascade estimate

General landscaping.....	7,158	GSF	\$	3.50	\$ 25,053
Subtotal:					\$ 25,053

Total Sitework					\$ 214,740
check:					\$ 0

DESIGN / ESTIMATE REVIEW NOTES

Project: Skyway Community Center

Date: 12/31/13

Sort codes: 1=standard qualifications; 2=specific qualifications; 3=assumptions; 4=exclusions; 5=inclusions; 6=value engineering; 7=constructability / buildability; 8=added from prior estimate; 9=questions

Sort code	#	Building	Date	Item
1	1			Payment and performance bond premiums are included.
1	2			Handling & disposal of hazardous materials (asbestos, PCBs, lead, contaminated soil etc.) is not in the estimate.
1	3			The direct construction costs are done in today's dollars for Seattle. An escalation factor was not applied.
1	4			There was very little information to work with at this level. It may be useful to have comparisons to similar projects to better gauge where the costs are going. Historically, the community center buildings are coming in between \$225 and \$240 per sf, construction cost, without aquatics program or sitework. Aquatics centers were recently budgeted at \$350 per sf, again without sitework. Sitework can be roughly budgeted at \$15 to \$25 per sitesf. Recent sitework budget for another project extended to \$1 to \$1.3m range. However, sitework can range widely depending on a huge range of site specific issues.
1	5			The level of accuracy expected at this preliminary stage can be considered + / - 10%.
1	6			Aquatics wing assembly pricing is very rough, given stage of design and few recent estimating projects with a pool component. However, the overall comparison cost of \$350 per GSF comes from recent historical information shared by Rainier Beach Community Center. Therefore, suggest more confidence in the total and less with the detailed line items.
	7			The cost aspects of phasing the aquatics program is not factored at this early level. Possible impacts could include additional escalation, lack of access once the base building is built, construction of gym to pool separation walls as exterior walls.
1	8			Estimate based on program level information provided by Schemata Workshop dated 12/19/2013.
2	9			The aquatics program was broken out as a separate column. Assumed similar general conditions and escalation, till knowing more about schedule.
2	10	Schedule		Our general conditions are based upon a 12 month construction schedule. The duration does not directly affect the estimate but rather is used to backcheck the general conditions amount on the summary page.
3	11			Design / estimating contingency is included at 15% for rough concept level estimating. Many unknowns yet.
	12			The ratio of transparent to opaque was set at 35% / 65% per conversations with Grace. Of the 65% opaque, it was assumed half would be high walls and half as low walls.
3	13			Commissioning is to be done by an independent owner agent and is not in the construction contract. The estimate includes time for the mechanical contractor to participate in the commissioning effort.

DESIGN / ESTIMATE REVIEW NOTES

Project: Skyway Community Center

Date: 12/31/13

Sort codes: 1=standard qualifications; 2=specific qualifications; 3=assumptions; 4=exclusions; 5=inclusions; 6=value engineering; 7=constructability / buildability; 8=added from prior estimate; 9=questions

3	14			A double detector check valve from the site fire service to the building is included in vault outside the building, and is with the building mechanical estimate.
4	15			The estimate does not include utility company charges for power, television or telephone to the building.
4	16			The estimate does not include telephone equipment, telephones, routers, switches, computers, network cards or network software.
4	17			Pool equipment (pumps, motors, filters, chlorination) is assumed included. Loose pool equipment such as any lane dividers, timing clocks, lifeguard furniture, and spectator seating is assumed a soft cost.
4	18			Window blinds or shades included as an allowance.
5	19			Climbing wall and indoor walking track excluded.
5	20			Emergency power and lighting is not included.
5	21			Collapsible fold out bleacher seating is not included.
5	22			Lockers were assumed we would include, and used a double tier type.
6	23			It is likely that the overhanging areas, >4', will need to be sprinklered. Not in current estimate, coordinate later with mechanical.
6	24			Assume to use a tube steel structural header at +12' and standard storefront glazing mullions in lieu of structural curtainwall from the slab to the roofline.
6	25			Maybe able to cut down on framing, decking and roofing by limiting the amount of overhangs. Currently, we are using a 1.2 ratio of roof area to floor area for estimating the structure, decking and roofing.
7	26		27-Dec	Shower program area was increased to allow for a locker room function. Combined shower / locker area is 1,000 gsf for both genders. The delta from the original area of 622 gsf was taken of the Atrium program so to maintain the overall gross area of 32,350 gsf.
7	27			Mechanical and electrical estimates are based upon a prorata approximation using a previous project.
	28			
	29			End of Section



schemata

workshop

skyway
community
center:
workshop 1
report

26 september 2013

26 september, 2013

skyway community workshop 1

- 29 list of participants
- 29 intent
- 29 meeting agenda
- 30 summary
- 30 meeting notes
- 35 workshop boards

List of Participants

Jon
Alex
Jared
Pat
Mark
CJ
Clyde
Louis
Ayanna
Bill
Mark J
Devon
Ruth
Alicia
Sherry



Intent

Purpose of workshop: For the architects to learn what kinds of activities the community envisions taking place in a community center and to understand the community's prioritization of the spaces provided to us.

Agenda

- 7:00 Self Intros including how long in Skyway and 1 gift / skill you can share with community (30 seconds each)
- 7:15 Welcome
 - Review agenda, ground rules
 - SW will explain what we will do with the information from workshop
- 7:25 Group Activity: What are 5 things (verbs) you look forward to doing in a community center?
- 7:45 Group Activity: Choose favorite ideas (5 dots per person)
- 6:00 Group Activity: Grouping ideas into general categories
- 6:30 Small groups: Characteristics of space
- 9:50 Groups report back
- 9:00 Workshop Ends



Summary

The Skyway community, organized through Skyway Solutions, has been investigating ways to invigorate itself. A series of workshops in 2009 resulted in a community agenda that outlined ways to revitalize the city. The idea of a community center arose in concert with other ideas that emerged during that process. The community is looking for a place to engage with their neighbors, learn new skills, teach others, share resources and gather to dance, cook, exercise, read, and celebrate. The spaces will be flexible, and will change throughout the day; the community center will be a place for all ages, a living room for an extended family, a gathering place at the center of the community that will be full of life - the community's social hub.

The current workshop is the first of three during the fall of 2013. This first workshop's focus is to understand in broad strokes what kinds of activities community members envision happening in a community center, and what would be needed in the resulting spaces to enable those activities.

Notes

The questions asked in the workshop were scribed; the following is a verbatim transcription of the responses.

Question: What gift /skill can you share with the community?

['+' indicates multiple responses]

- green building
- computers
- gathering neighbors together ++
- gardening ++
- cooking / referee
- life skills for youth
- people skills / problem solving
- technology / organizing info
- health education / knitting
- detailed management
- child welfare

Question: What do you look forward to doing in a community center? Which activities could be grouped together?

['+' indicates multiple responses]

Space: Play

- playing music
- play with my kids
- playing outside
- play
- stage performances

Space: Small Group

- job search resources
- tell stories
- referral services
- concierge service
- health checks
- provide health classes
- health education
- talking (about books)
- use resources (computer, printer, fax)

Space: Learning Space

- take classes
- conduct workshops
- education / workshop
- learning classes
- take / teach a class
- learn
- learn new things
- train
- teach
- taking art classes
- go to meetings
- tutoring
- facilitate
- learning
- meetings for kinship care
- cultural learning
- teach ethics
- before / after school care
- mentoring
- helping - tutoring, community projects
- play board games
- making art
- knit

Space: Large Gatherings

- share culture
- community celebrations
- celebrate
- gather ++
- eat +++
- teaching young kids to cook
- cook
- share food
- coffee
- drink coffee with neighborhoods
- socializing
- meet neighbors





Space: Active Recreation

- working out
- exercise ++++++
- meditate
- tai-chi ++
- take classes (dance, music, etc.)
- basketball
- aerobic dance
- dance ++
- yoga
- gym
- easy exercise
- be physically active

Space: Common Areas

- gardening
- displaying art
- direct management
- volunteer (at the community center) - sweep, weeding, help at reception, etc.

Question: What does each space need? water, power, audio/visual, heating and cooling, internet, cable, physical dimensions, other

Space: Small Group

- water
- power
- A/V
- heatin / cooling
- internet
- cable
- special lighting (dimnable, mood lighting)
- comfy chairs
- flexible seating
- flooring
- speakers / sound noise control room
- printers
- fax
- job search mailboxes / voice mailbox for semifixed address / homeless
- showers / hygiene changing room
- security recording video surveillance per room

Space: Learning Space

- How many people? 150
- stage (retractable?)
- multipurpose room w/partitions
- heating / cooling
- AV w/ projector
- Wifi; phone jacks; internet
- storage (tables / chairs)
- strategically placed outlets
- one-way glass windows w/ shades
- ceiling height for acoustics
- white board

- dimmable lights
- 3 water coolers
- flooring for acoustics (dance?)

Space: Large Gatherings

- How many people? 400 (or fewer)
- water
- power - adequate for food warming
- floor (participant)
- audio/visual
 - movie
 - presentation
- heating
- cooling - temperature with crowds / gatherings
- internet - wireless
 - for presenter
 - for participants
 - mobile devices
- cable - probably not
- special / spot lighting
- divideable spaces
- nearby food prep space
- chair / table storage
- acoustics good for audience
 - not carpeted
- physical dimensions: 40x50x25* (divideable). * changed to 60x100
- nearby restrooms
- portable storage
- ADA compliant
- connected to additional outdoor meeting space
- well-connected to other indoor spaces

Space: Active Recreation

- How many people? 10-50 people
- basketball: 10-50 (including spectators)
 - kids' teams, adult / teen drop-in
- yoga / tai-chi: 20 people
- fitness center: 50 people
 - tread mills
 - weights
 - elipticals
- dance: 10-20 people
- badminton / volleyball: 6-12 people
- indoor soccer (kids): 20 people
- Space needs:
 - power: plugs for fitness center machines; scoreboard
 - water: drinking fountains, showers
 - A/V: PA system, phone/intercom to front desk, speakers for music, TVs for fitness center
 - heating/cooling: cooling, ventilation, heating
 - internet: Wifi for fitness center, network plugs for dance/yoga class (laptop)
 - cable: for TVs in fitness center
 - dimensions: mens/womens locker rooms / showers, full BB court w/small seating /bleachers





- Other:
- big storage closets
- floor pds (tumbling)
- retractable hoops?
- space dividers for gym
- padding for walls
- carpet for indoor soccer (use carpet for basketball? or roll it up?)
- rent to community for events
- card room
- lighting
- lots of natural light

Space: Common Areas

- Gardening
 - exterior courtyard, atrium or roof
 - water
 - tool storage
- Displaying art:
 - in hallways, gathering room, social space, cafe
 - lighting
 - power
 - heating & cooling
- Direct Management / Volunteering
 - office / reception / counter 3 people
 - security (camers?)
 - exterior window
 - 1 shared office - 2 people
 - 1 individual office



26 september, 2013

workshop boards

space: play

space: small groups

space: learning space

space: large gatherings

space: active recreation

space: common areas

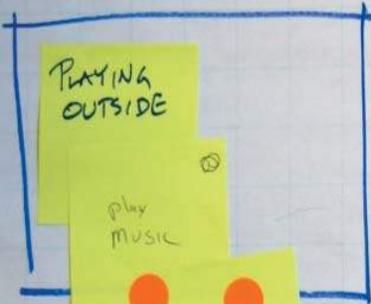
“bike rack” (items set side)

what does each space need?

SPACE:

Play

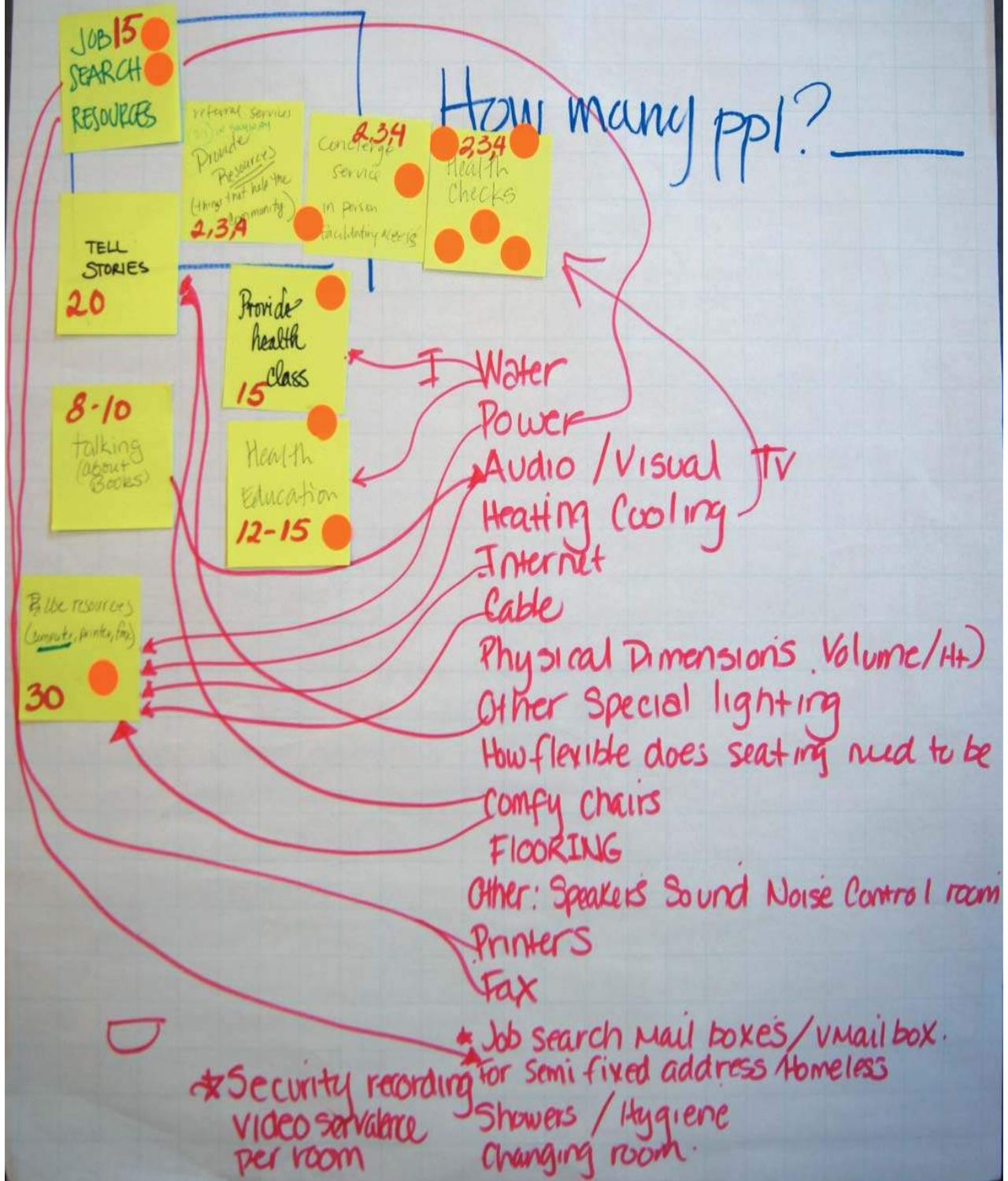
work w/ kids/youth
jr high/high school



How many ppl? _____



SPACE: Small Group



SPACE: LEARNING SPACE

Take
Conference Room (condo workshops)
Education
LEARNING
TAKE/TEACH
LEARN
TRAIN
Teach
taking art classes

Go to meetings on TUTORING
MEETINGS
Teach ethics
Cultural Learning
BEFORE AFTER SCHOOL CARE
MENTORING
helping community tutoring, projects

PLAY BOARD GAMES
MAKING ART
KNIT

How many ppl? 150

Stage (retractable?)

Multipurpose room w/ partitions

Heating/cooling

AV w/ projector / screen

Wifi; phone jacks; internet

Storage (Tables / chairs)

Strategically placed outlets

One-way glass windows w/ shades

Ceiling height for acoustics

White board

Dimmable lights

3 water coolers

flooring for acoustics (dance?)

SPACE: Large gatherings

* in between
the #



How many people? 400

Water ✓
power ✓ Adequate for
- Food warming
- Floor (participating devices)

audio/visual ✓
- movie
- presentation

heating ✓

cooling ✓
temperature with
crowds/gatherings

internet ✓
wireless ✓
- for presenter
- for participants
- mobile devices
cable - prob. not

special/spot lighting

divideable spaces

nearby food prep space

Chair/table storage

Acoustics good for ~~stage~~ audience
not carpeted

Physical dimensions
40x50x25 (divideable) *
60x100

nearby restrooms

portable stage

ADA compliant

connected to additional outdoor
meeting space

well connected to other indoor spaces

Curtains/rollers

SPACE: Active Recreation



How many ppl? 10-50

Basketball 10-50 (incl. spectators)
Kids' teams, adult/teen drop in

Yoga/Tai chi : 20

Fitness Center : 50

Treadmills, Weights, Ellipticals

Dance : 10-20

Badmitten/Volleyball : 6-12

Indoor Soccer (Kids) : 20

SPACE NEEDS

Power : plugs for fitness center machines
Scoreboard

Water : drinking fountains, showers

A/V : PA system, phone/intercom to front desk
speakers for music, TV's for fitness center

Heating/Cooling : cooling, ventilation, heating

Internet : WiFi for fitness center, ^{network} plugs for dance/yoga class (laptop)

Cable : for tv's in fitness center

Dimensions : mens/Womens Locker rooms/showers
Full BB court w/ small seating/bleachers

• big storage closets

- floor pads (tumbling)
- retractable hoops?
- space dividers for gym
- padding for walls

Other :

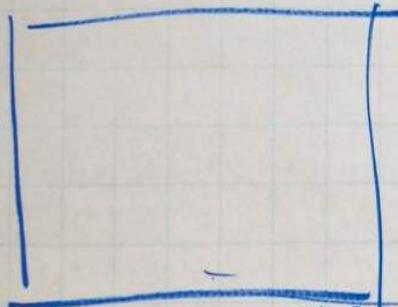
carpet for indoor soccer (use carpet for B-ball? or roll it up?)

rent to community for events

card room

• lighting . Lots of natural light

SPACE: Common Areas



How many ppl? _____

GARDENING

in ^{exterior} courtyard or atrium or roof
Water
tool storage

DISPLAYING
ART

in hallways, gathering room, social
space
Cafe
lighting, power
heating + cooling

Direct
Management

Volunteering opps -
sweep, packing, etc.
HELP

Office/reception

Power internet/phone
security (cameras?)
counter
3 people
exterior window

1 shared office - 2 ppl
1 individual office

BIKE RACK

CHILDCARE

Swim

- SECURITY OF FACILITY (CAMERAS
IN ~~BA~~ ROOMS

WHAT DOES EACH SPACE NEED?

Water:

Power:

Audio/Visual (AV):

Heating/cooling: (Y/N FOR EACH)

INTERNET:

CABLE:

PHYSICAL DIMENSIONS (VOLUME/HT)

OTHER:



schemata workshop

skyway
community
center:
workshop 2
report

24 october 2013

24 october, 2013

skyway community workshop 2

- 47 list of participants
- 47 intent
- 47 workshop agenda
- 48 workshop 1 online survey results
- 52 workshop 2 notes
- 53 workshop 2 boards

List of Participants

Alex B
Alicia C
Ayanna B
Beth A
Bill L
Bong S
CJ C
Cynthia G
Dedrique T
Hayette M
Jared B
Jennifer M
Johnathan P
Jon G
Kathy G
Lorenzo B
Mark C
Mark J
Moe'kaya M
Monica M
Pat H-B
Reggie C
Sherry D



Intent

Purpose of workshop: To take the spaces identified in the first workshop and come up with ways the spaces could be organized into a community center building.

Agenda

7:00 Self Intros
7:15 Recap of Workshop 1 (slide show)
Compilation of the posters created
Info from online survey
7:30 Review of workshop guidelines and timelines
7:40 Group Activity: organize and prioritize spaces created in first workshop
8:50 Groups report back
9:00 Workshop Ends

PAGE: INTRODUCTORY QUESTIONS

1. What activities would you like to do at the Community Center? (please use verbs [Create Chart](#) [Download](#) and limit yourself to 3 words)

		Response Percent	Respon Count
3.	take classes	60.0%	
5.	teach classes	52.0%	
	sing	16.0%	
	dance	24.0%	
1.	exercise	80.0%	
	eat	40.0%	
	drink coffee	36.0%	
2.	socialize with neighbors	68.0%	
	play	24.0%	
	gardening	28.0%	
	play music	28.0%	
	listen to music	28.0%	
	share culture	48.0%	
4.	health education	56.0%	
4.	access resources	56.0%	
	job search/placement	28.0%	

Other (please specify)
[Show Responses](#)

1. Basketball, pottery, playpark

2. I don't want a community center.

3. Reading & writing tutor, give resume help, help with college essays, community flyer design

answered question

skipped question

PAGE: VALIDATING THE RESULTS

2. Do you agree with what the participants of Workshop 1 came up with? Create Chart Down Arrow						
	Strongly Agree	No strong feeling either way	Strongly Disagree	N/A	Rating Average	Rating Count
I feel that they covered what I think are important elements of a Community Center	63.6% (14)	18.2% (4)	4.5% (1)	13.6% (3)	1.32	
Comments Show Responses 1. Where are the notes?						
I think an important population is not represented in the results (if so, who?)	22.7% (5)	45.5% (10)	18.2% (4)	13.6% (3)	1.95	
Comments Show Responses						
answered question						
skipped question						

1. Not sure what's in the results
2. Youth
3. the church communities that have a community presence
4. working class citizens
5. Somali culture - potentially
6. New Americans - in the small group area would there be translation software or a way to get a translator?
7. Hipanics, Asians

3. I could see myself using the spaces described in the Community Center

 Create Chart  Download

	Daily	Weekly	Monthly	Occasionally	N/A	Rating Average	Rating Count
Play Space (kids)	0.0% (0)	16.7% (3)	5.6% (1)	22.2% (4)	55.6% (10)	3.13	18
Play Space (music)	0.0% (0)	11.8% (2)	5.9% (1)	29.4% (5)	52.9% (9)	3.38	17
Play Space (performance)	0.0% (0)	0.0% (0)	0.0% (0)	50.0% (8)	50.0% (8)	4.00	16
Small Group (resource library, computer lab, health screenings, story telling)	11.1% (2)	5.6% (1)	16.7% (3)	50.0% (9)	16.7% (3)	3.27	18
Learning Space (classes, workshops, tutoring)	10.0% (2)	20.0% (4)	20.0% (4)	35.0% (7)	15.0% (3)	2.94	20
Learning Space (meeting space)	12.5% (2)	0.0% (0)	18.8% (3)	50.0% (8)	18.8% (3)	3.31	16
Learning Space (arts/crafts, board games)	5.6% (1)	11.1% (2)	5.6% (1)	38.9% (7)	38.9% (7)	3.27	18
Learning Space (before/after school care)	23.5% (4)	0.0% (0)	0.0% (0)	17.6% (3)	58.8% (10)	2.29	17
Large Gathering (cultural events,	0.0% (0)	5.0% (1)	30.0% (6)	60.0% (12)	5.0% (1)	3.58	20
Large Gathering (cooking classes)	5.6% (1)	5.6% (1)	27.8% (5)	38.9% (7)	22.2% (4)	3.29	18
Large Gathering (socializing with neighbors, drink coffee, eat)	5.3% (1)	21.1% (4)	26.3% (5)	36.8% (7)	10.5% (2)	3.06	19
Active Recreation (fitness center)	33.3% (7)	33.3% (7)	14.3% (3)	14.3% (3)	4.8% (1)	2.10	21
Active Recreation (yoga, dance classes)	15.0% (3)	35.0% (7)	15.0% (3)	25.0% (5)	10.0% (2)	2.56	20
Common Areas (gardening)	0.0% (0)	16.7% (3)	22.2% (4)	22.2% (4)	38.9% (7)	3.09	18
Common Areas (displaying/looking at art)	10.5% (2)	10.5% (2)	10.5% (2)	52.6% (10)	15.8% (3)	3.25	19
answered question							22
skipped question							3

PAGE: WHAT DID WE MISS?

4. I wish the following was addressed in the workshop....		Download
	Response	
	Count	
Hide Responses		11
Showing 11 text responses		No responses selected
I have no idea		
possible locations and trainings behind proposed locations		
there is better things to focus on in skyway than a community center. too much ego has been wrapped up in this quest.		
N/A		
The energy of a social hub not Just a community center		
the Consideration of the Dragonz Casino and Bowling Alley as an option for the center. It's for sale.		
n/a		
?		
I know the community center will be ADA compliant, but would there be directions in Braille to the various areas for instance?		
How to involve less visible populations		
Who will run the center		
answered question		11
skipped question		14



Summary

The Skyway community, organized through Skyway Solutions, has been investigating ways to invigorate itself. A series of workshops in 2009 resulted in a community agenda that outlined ways to revitalize the city. The idea of a community center arose in concert with other ideas that emerged during that process. The community is looking for a place to engage with their neighbors, learn new skills, teach others, share resources and gather to dance, cook, exercise, read, and celebrate. The spaces will be flexible, and will change throughout the day; the community center will be a place for all ages, a living room for an extended family, a gathering place at the center of the community that will be full of life - the community's social hub.

The current workshop is the second of three during the fall of 2013. This second workshop's intent is to encourage and assist the community to visualize how their building is organized and used. Which spaces should be located next to each other? Away from each other? Can some spaces be used for overlapping functions? What other issues arise when the building starts to take shape? How much security versus openness?

Part of the intent of this activity was to provide the community with a tool for thinking about how building spaces could respond to what uses they want, rather than start with a given building and make the program fit the building. Why? Either approach requires an enormous investment of time, effort and finances, but the first approach helps ensure that the building provides what is actually wanted and will be used.

Notes

Group Activity: How are the spaces laid out?

Participants were divided into three teams to produce a representational floor plan using pieces of paper provided to them. The paper represented the spaces identified in Workshop 1 and were sized according to their relative scale. The following pages depict the floor plans developed by the 3 teams.

Spaces (identified in Workshop 1):

- Large Gathering / 6,000 SF / 75' x 80'
- Learning / 2,250 SF / 45' x 50'
- Active Recreation / 250 SF / 15' x 17'
- Basketball Court (high school size) / 5,040 SF / 56' x 90'
- Small Groups / 210 SF / 14' x 15'
- Office - Individual / 144 SF / 12' x 12'
- Office - Shared / 144 SF / 12' x 12'
- Mechanical Room / 1,600 SF / 40' x 40'
- Restroom - Female / 200 SF / 10' x 20'
- Restroom - Male / 200 SF / 10' x 20'

Criteria to Consider:

- Sun access
- Adjacencies
- What should be first when you enter?

Other

- Welcoming light
- Other community centers: Tukwila, Renton, Rainier Beach, High Point

Side bars

Soccer
 Skate
 water play
 Track
 Soccer field
 Football

childrens
 Dress up
 water table
 water play
 etc.

Indoor Play Children

BOXING
UNIVERSAL COURT
 •100 to 200 People
 •1000 SF
 18 x 18

Locker Room
 Restrooms

POOLS

MECHANICAL ROOM
 •15% of bldg
 •1000 SF
 40' x 40'

Kitchen
 Restrooms

Play Space
 (active "McDonald's Playland")

small group

Reception/Info Booth

SMALL GROUP
 •10 to 20 People
 •700 - 2100 SF
 14' x 15'

Office Space (4)

LARGE CLOTHES
 •100 to 200 People
 •1000 SF
 18 x 18

- Storage
 - Sun
 - kitchen
 - separate entry ways

LEARNING
 •10 People
 •10 feet - 2250 SF
 45' x 50'

meditation Room

ENTRANCE
Team #2

Sherry Nadeen
 Lorenze
 Aiyanna
 Alicia
 Mark
 Detrique



Team 1 Additional Spaces

- Covered porch & art display
- Reception
- Storage
- Kitchen
- Pool or garden
- Showers
- Rental Offices
- Community Garden

Team 2 Additional Spaces

- Reception / info booth
- Meditation room
- Stage
- Pool
- Locker room
- Play Space (active "McDonalds Playland")
- Boxing
- Kitchen
- (4) Office Spaces
- Indoor Play- Children
- Soccer field - football



Team 3 Additional Spaces

- After School Program
- Kitchen
- Computer room
- (2) Dressing rooms
- Fitness room (weights)
- Lobby
- Garden
- (2) Tutoring Rooms
- Studio
- Childcare
- After school program (teen room)





schemata workshop

skyway
community
center:
workshop 3
report

14 november 2013

14 november, 2013

skyway community workshop 3

- 61 list of participants, intent, agenda
- 62 building layout reviews
- 74 community center visits
- 20 defining Skyway
- 22 Building exterior - look & feel
- 30 Building interior - look & feel

List of Participants

Alan Painter
 Alicia Cole
 Ayanna Brown
 Beth Asher
 Bill LeDrew
 Cynthia Green
 Dedriq Trinide
 Diane MaKaeli
 Dieu Nguyen
 Doug Loudon
 Gloria Briggs
 Harriette Moore
 Jared Burwell
 Jaylen
 Johnathan Putman
 Judy Loudon
 Lavell Bogan
 Mark Chubb
 Mark Johnston
 Meredith
 Nora Percival
 Pat Horne-Brine
 Patrick Lowndes
 Shalynn Leonard
 Shenita Bogan



Intent

Purpose of workshop: To review building layouts developed by three community teams at Workshop #2. To brainstorm words and phrases that describe the character of Skyway. To imagine how a community center might look and feel.

Agenda

7:00 Settle in / Look at boards
 7:15 Ground rules / Overview of process / Intros
 7:20 Review of layouts generated during Workshop 2 (slide show)
 7:40 Group exercise: Community Input on building layouts
 8:00 Community visits. What defines Skyway?
 8:30 Community Center building: Look & Feel
 8:40 Community Input on building look & feel
 9:00 Workshop Ends

BUILDING LAYOUT REVIEW

At Workshop 2, community members generated 3 building layouts, based on spaces identified during the first workshop. Schemata Workshop then transformed those layouts into conceptual floor plans and also added two more layouts, interpreting some of the ideas the community generated.

At Workshop 3, community members were asked to provide positive and critical feedback about all of the layouts. They were given 6 lime-colored post-it notes for positive comments and 6 purple post-its for critical comments.

The purpose of the exercise was not to select a “winning” layout, but rather to get a clearer idea of what features people like or don’t like. For example, looking at the comments, participants like an open reception lobby, angled spaces to add variety, doors and movable walls that allow rooms to change in size, a covered entry porch, locating the kitchen away from the gym, and providing a skate park, among other things. There was much discussion about providing a swimming pool. There is a strong desire to have one, but the community also recognizes the cost implications, both upfront and for long-term maintenance.

Schemata Workshop will be using the feedback from this exercise to generate one floor plan that best reflects the community’s comments.



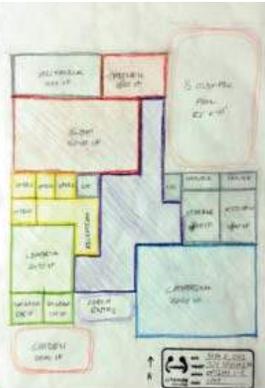
Generating layouts at Workshop 2



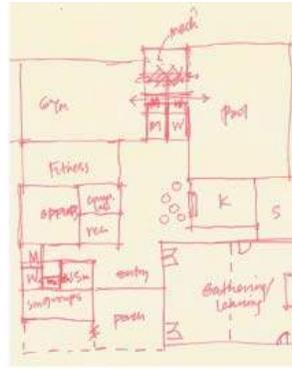
Critiquing layouts at Workshop 3



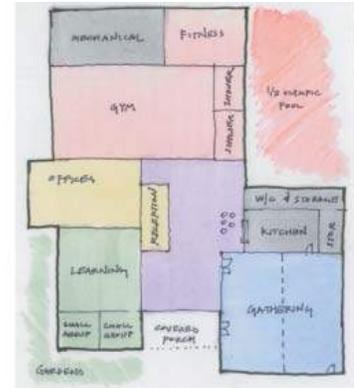
Workshop 2 Community Generated Layout - Team 1



Layout 1 - Version 2



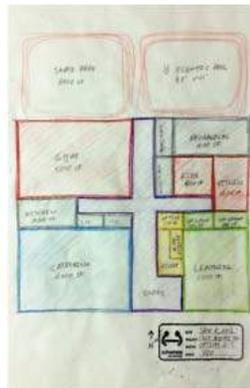
Layout 1 - Version 3



Layout 1 - Version 4



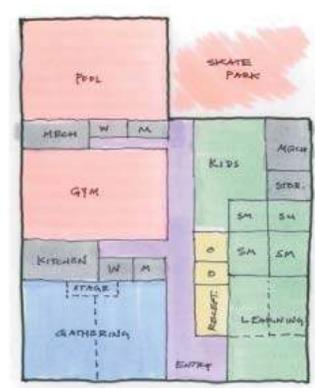
Workshop 2 Community Generated Layout - Team 2



Layout 2 - Version 2



Layout 2 - Version 3



Layout 2 - Version 4



Workshop 2 Community Generated Layout - Team 3



Layout 3 - Version 2



Layout 3 - Version 3



Layout 3 - Version 4

BUILDING LAYOUT REVIEW

Above, on the left, are the three layouts generated at Workshop 2. The architects took each layout through a series of steps to formalize the original layouts into simple conceptual layouts (shown on the right). Those layouts, in turn, were critiqued by participants at Workshop 3.

LAYOUT 1 FEEDBACK

positive (21 comments)

would like to see co-op vendor spaces

I would love a pool

Like the shape

Like that the showers by the gym because if you smell bad there's a shower

Like how big the garden is

I like the layout. Learning + small group rooms are perfect

Nice office space

Ample room for shared office access for common groups

Love having garden space (& covered porch too!)

Garden area

Love garden (wrap-around) & covered porch

I like the recessed entrance

Entry is nice

Like small groups & learning side by side

Like separate quiet learning area & garden

I like the floor plan. It meets with today's demand.

Like space for office. Account for first aid station

I like it

Dual orientation of kitchen enhances effects.

Pool will be hard to fund. Good to design it as optional

Indoor pool can be used year-round

LAYOUT 1 FEEDBACK

critiques (12 comments)

Fitness area too remote

How to access fitness room?

Too square. Too uniform

Is gathering big enough? Needs a skate park

Make fitness room bigger

Needs rest rooms

No kids area

No kids area & outside play (preschool's more important than pool first)

Would like kitchen accessible to 2 big rooms

Too square

Outside pool only gets 4 weeks of use unless heated \$\$\$

Boxy central space is less interesting to enter than wedge or non-right angles

LAYOUT 2



LAYOUT 2 + FEEDBACK

positive (11 comments)

It would be nice to have everything on this floor plan

I like the kitchen being accessible to both big rooms

I like if the reception is in the middle where all the corridors can be seen

This has it all!

Kitchen layout

Like quiet learning area

I like this!

Like the skate park and pool together

A skate park whichever design is chosen

Love it! Skate park a must!

Please add a skate park to my childhood.

LAYOUT 2 - FEEDBACK

critiques (20 comments)

Fitness is too small

Fitness away from showers

Kitchen too close to gym!

Pool beyond our means

Don't like pool by gym

In a Seattle climate an indoor pool would be preferred.

Need indoor pool

Kitchen not accessible enough

I don't like box shape

Needs restrooms on other side of building

Needs preschool space /or preschool/daycare possibility

Entry does not feel welcoming...Feels more like a hallway

Don't like only corridors in open space - no place for seating groups, casual gathering

Don't like layout. Need indoor pool. Not enough hot days.

Too boxy in shape

Need more bathrooms near kids

Fitness bigger. Mechanical smaller.

Don't like only having 1 learning room - would like 2.

(Drawing showing central reception area with tables and chairs nearby)

I agree with this (drawing showing central reception area with tables and chairs nearby)

LAYOUT 3



LAYOUT 3 FEEDBACK

positive (24 comments)

I love the dance studio idea for ballroom dancing/ swing dancing

Love how the fitness room is by the gym

Like this layout. Isolates gym from other activities

Like the non-boxy shape

Like the playground

Like the wedge shape central space - draws you in

Really like a big casual space near reception. Put couches in it! Maybe a fireplace?

Like the way spaces can be big or small

Really like the large open area - welcoming and room for side activities or socializing.

I like the angled design.

Like the way spaces can be big or small.

Garden space. Love it.

Love the daycare area

I like garden area

Like orientation of so many spaces to central open space

Like the layout

Spacious. Wide-open. Airy

I like the angle design

Best overall design

I like the shape of the building

I like the idea of an open foyer where all areas of the center can be seen.

Nice articulation of physical activity spaces and social activity spaces!

No pool is probably more feasible for Skyway.

Best layout that doesn't involve a pool.

Like small spaces & angular shape.

LAYOUT 3 FEEDBACK

critiques (12 comments)

Indoor pool is not cost effective, but it sure is a nice addition

Don't like the kitchen in the corner near the gathering / learning rooms

Need a skate park

Daycare too close to front

"Daycare" should be just "kid space", not exclusive to kids enrolled in daycare.

Tutoring shouldn't be in the open (purple)

Don't think tutoring would work in center - need another small space

Needs covered porch

Need restrooms on this end (south) of building

Tutoring area should be in a quiet area

Skate park

Question about kitchen access...have to go through meeting rooms to access? What if meeting rooms are "in session"?

LAYOUT 4 FEEDBACK

positive (16 comments)

I like the way the spaces flow - the lockers between the pool/gym for instance

Love the openness of the purple space (circulation areas)

Nice flow -

Open purple space

Like grouping spaces for compatible activities

Like the kitchen in between 2 big activity spaces

Love big open (all around) area of bldg. and it's not boxy.

Really like breaking open the big box.

The angle adds character, something....

Playground by kids area is great for having a preschool

Like the playground and garden

I like the garden outside the gathering area because I envision a window where people can look out and enjoy the garden.

Love the placement of the kitchen

Like kitchen functionality

I like the kids area

I like the kitchen opening directly onto large spaces where people can eat - no hallways between (another person added, "Me too")

LAYOUT 4 FEEDBACK

critiques (15 comments)

Skate park

Not sure if I like the kitchen connected to the gym

Don't like overall shape. Too expensive to build

Need fitness room

More "cozy" small group space needed

Tutoring in a separate area

I don't think we should worry about pool at this time, but room for adding later

Table layout

Would like a smaller gym to add in a fitness center

I don't like rooms in the middle of foyer

Men's and women's lockers need equal access off the common area

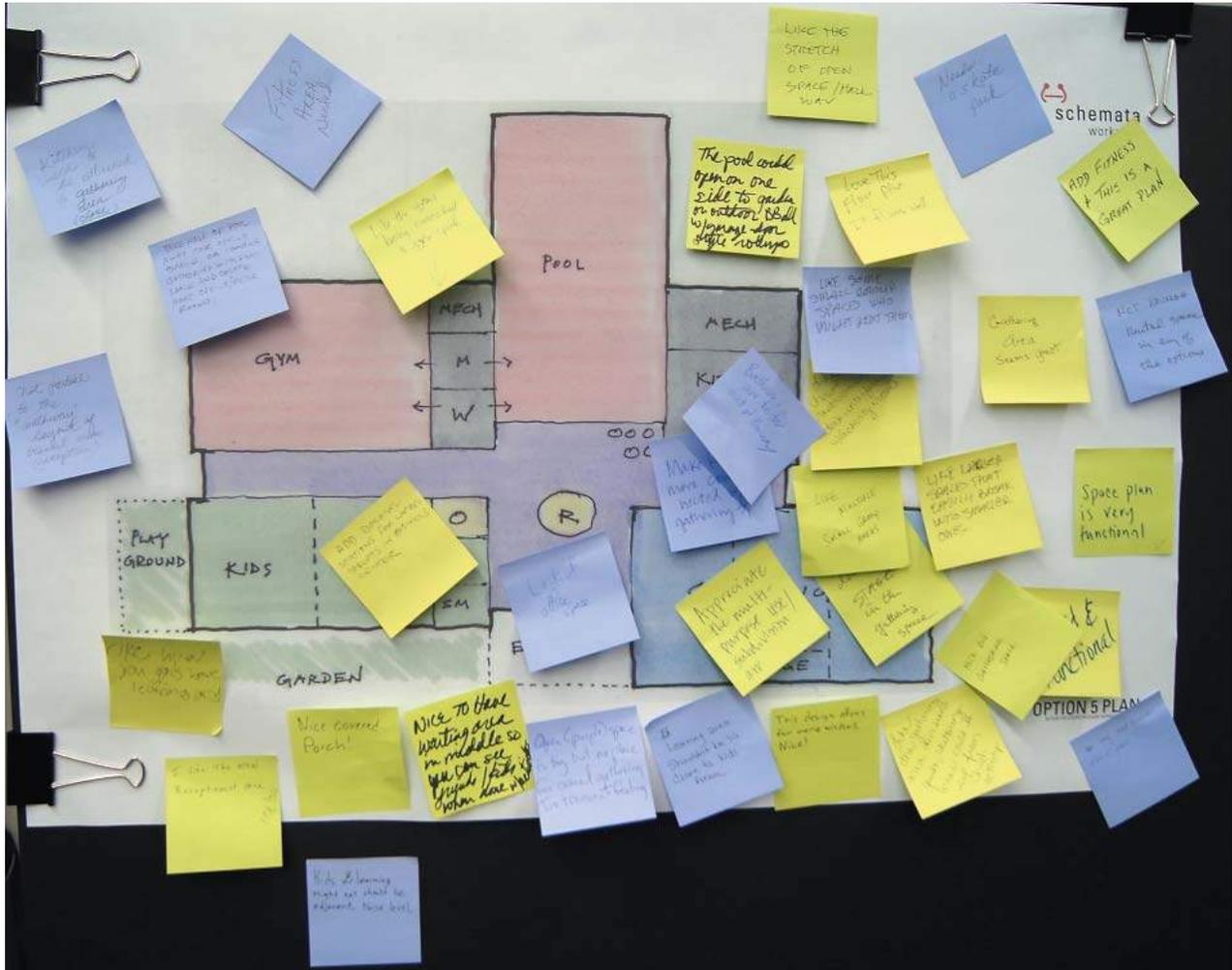
Kitchen too close to gym (loud)

Bigger playground

Don't like kitchen placement by gym

Don't like the lack of tables and chairs for seating in open space

LAYOUT 5



LAYOUT 5 FEEDBACK

positive (21 comments)

Like the gyms being connected to gym & pool

Add docking stations for laptops & tablets in business center

Like how you guys have learning area

I like the open receptionist area (another person added, "me too")

Nice covered porch

Nice to have waiting area in middle so you can see friends / kids when done with activities

Appreciate the multi-purpose use / subdivision arrangement

This design allows for more windows. Nice!

Like the stretch of open space / hallway

Love this floor plan. It flows well.

The pool could open on one side to garden or outdoor BBall with garage door style rollup

Add fitness & this is a great plan.

Gathering area seems great

Space plan is very functional

Like how restrooms don't interfere with activity rooms

Like multiple small group areas

Like the stage in the gathering space

Nice big gathering space

Fluid & functional

Like larger spaces that easily break into smaller ones

Like the gathering area divisions quite, tutoring areas could be separate from high activity

LAYOUT 5 FEEDBACK

critiques (14 comments)

Fitness area needed

Take half of pool away for office space, or combine gathering with gym space and create more office/media rooms

Kitchen needs to be attached to gathering area (close)

Not partial to the "walkway" layout of transit areas (reception)

Kids and learning might not be adjacent. Noise level.

Lack of office space

Open (purple) space is big but no place for casual gathering. Too transient feeling.

Learning area shouldn't be too close to kids area.

Bathrooms are too far out of the way

Make kitchen more connected with gathering space.

Like some small group spaces. Who might rent them.

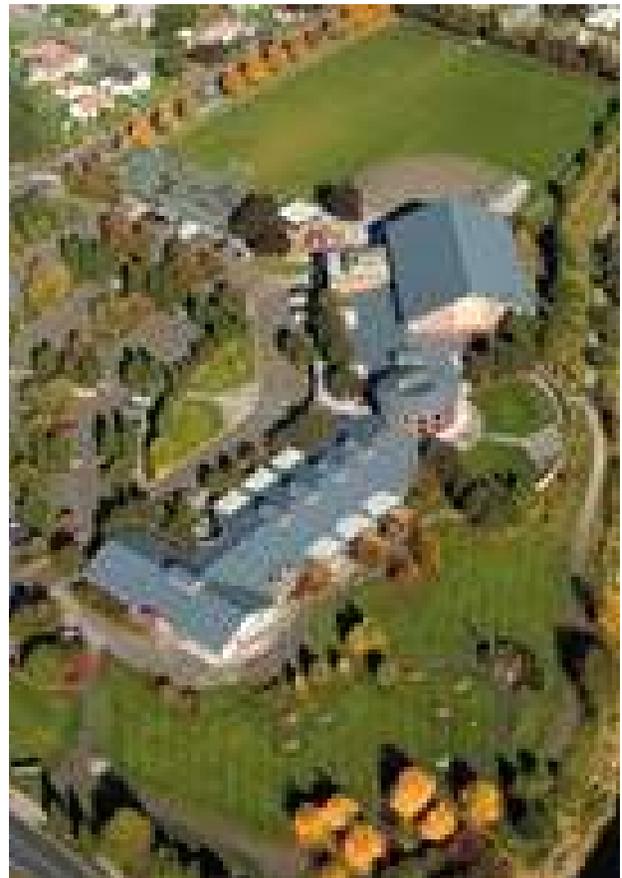
Not enough rental space in any of the options.

Need a skate park

My least favorite floor plan.

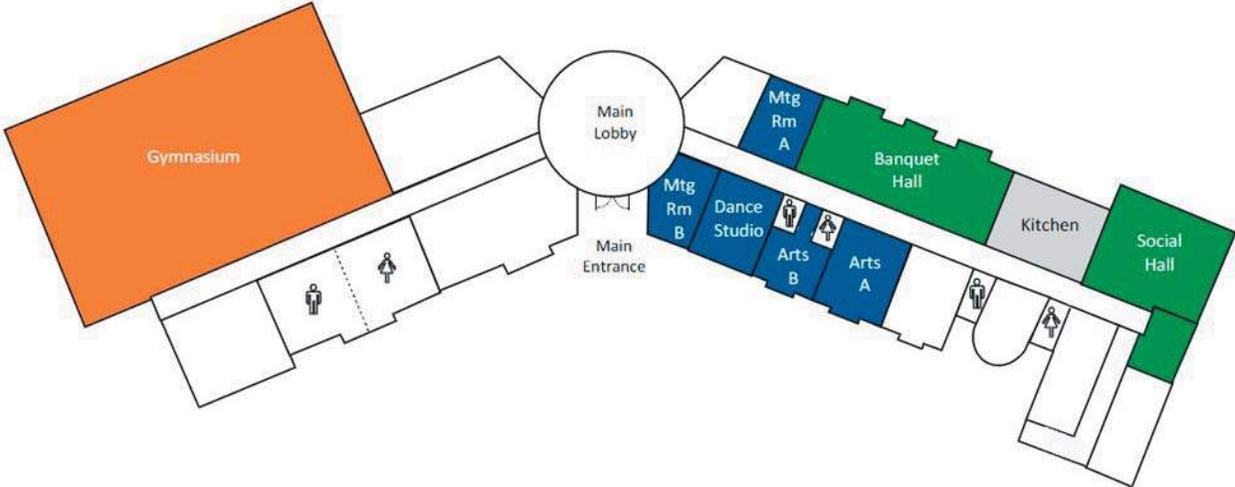
Community Center Visits

During the late summer and fall of 2013, Skyway community members visited other community centers in the region. These included the Tukwila Community Center, the High Point Community Center, the Filipino Community Center, the Japanese Language School and Cultural Center and Lake City Community Center. The following are photographs taken by community members during those visits, to serve as a record and reference.





Tukwila Community Center - Comments
Good job making things marketable
Liked having the kitchen serve both the senior center & other rooms



TUKWILA COMMUNITY CENTER



Japanese Cultural & Community Center - Comments

Also has genealogy center, thrift store and Japanese language library

Liked how all spaces were used effectively

Each room had multiple functions



JAPANESE CULTURAL & COMMUNITY CENTER OF WASHINGTON jcccw.org



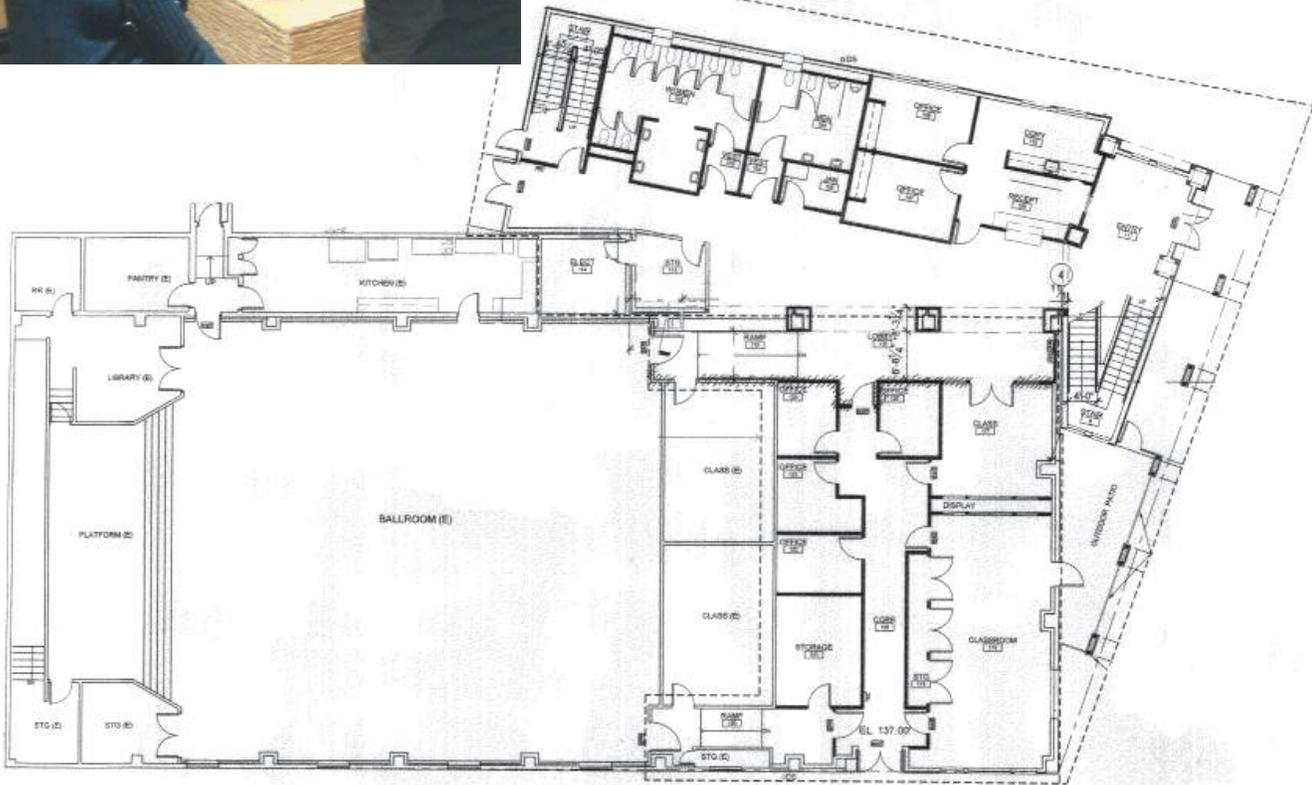
ワシントン州
日本文化会館

JAPANESE CULTURAL & COMMUNITY CENTER OF WASHINGTON



Filipino Community Center - Comments

- Was a bowling alley
- They rent out rooms
- They host church activities and weddings
- Lots of beautiful artifacts & art
- They host a Vietnamese market day
- Lobby felt gracious - like walking into a fancy hotel



FILIPINO COMMUNITY CENTER

How would you define Skyway?

At Workshop 3, community members were asked to define Skyway. The following are words and phrases that were suggested.

Everyone feels welcome
 Cultural art
 Proudful center
 Diversity
 Wear Skyway as a badge
 Top of the hill - great views
 Hilly
 For the whole family
 Close knit
 Neighborly
 Like a fraternity
 Big neighborhood
 Lots of places to explore
 More than meets the eye
 Economic integration
 Own force for change
 People involved
 Unity
 Small-town feel (in a positive way)
 Many generations
 Self-advocating
 Diversity
 Melting Pot
 Inclusive
 Expansive
 Looks so small but is so big
 Exciting
 Economic diversity - not segregated
 Dynamic
 Always changing
 Jimi Hendrix bought a house for his dad here
 Open to the sky
 Skyward
 Sky is very prominent

Additional comments:

There are no landmarks in Skyway

The more whimsical (the building), the more people will come

It would be interesting to create a big skylight in the building to represent "Skyway"



Community members were shown a range of images of different community centers and asked for their opinions about the buildings. Which building exteriors did they like? why? What do they envision for a community center in Skyway? What should interior spaces feel like?

Each person was given 12 post-it notes in order to make 6 positive and 6 critical comments about the images. Positive comments are on the lime colored post-it notes, and critical comments on the purple post-its.

The comments reveal some consistent, shared preferences within the community. Participants like more modern, playful, buildings and are looking for something that will be both a landmark in Skyway and something that distinguishes Skyway from other communities. There was a clear dislike of older, traditional buildings and, not surprisingly, anything that resembles a strip mall or government building. On the interior, the building should be light-filled, welcoming and cozy. Several people like the feeling of being outside when they're indoors.





Building Exterior - Board 1

Top Image

- Need more fun
- A pretentious little juvenile detention hall....NO
- Don't like - looks like Phinney Ridge
- Don't like brick - old fashioned
- No! School
- No to all 3 designs



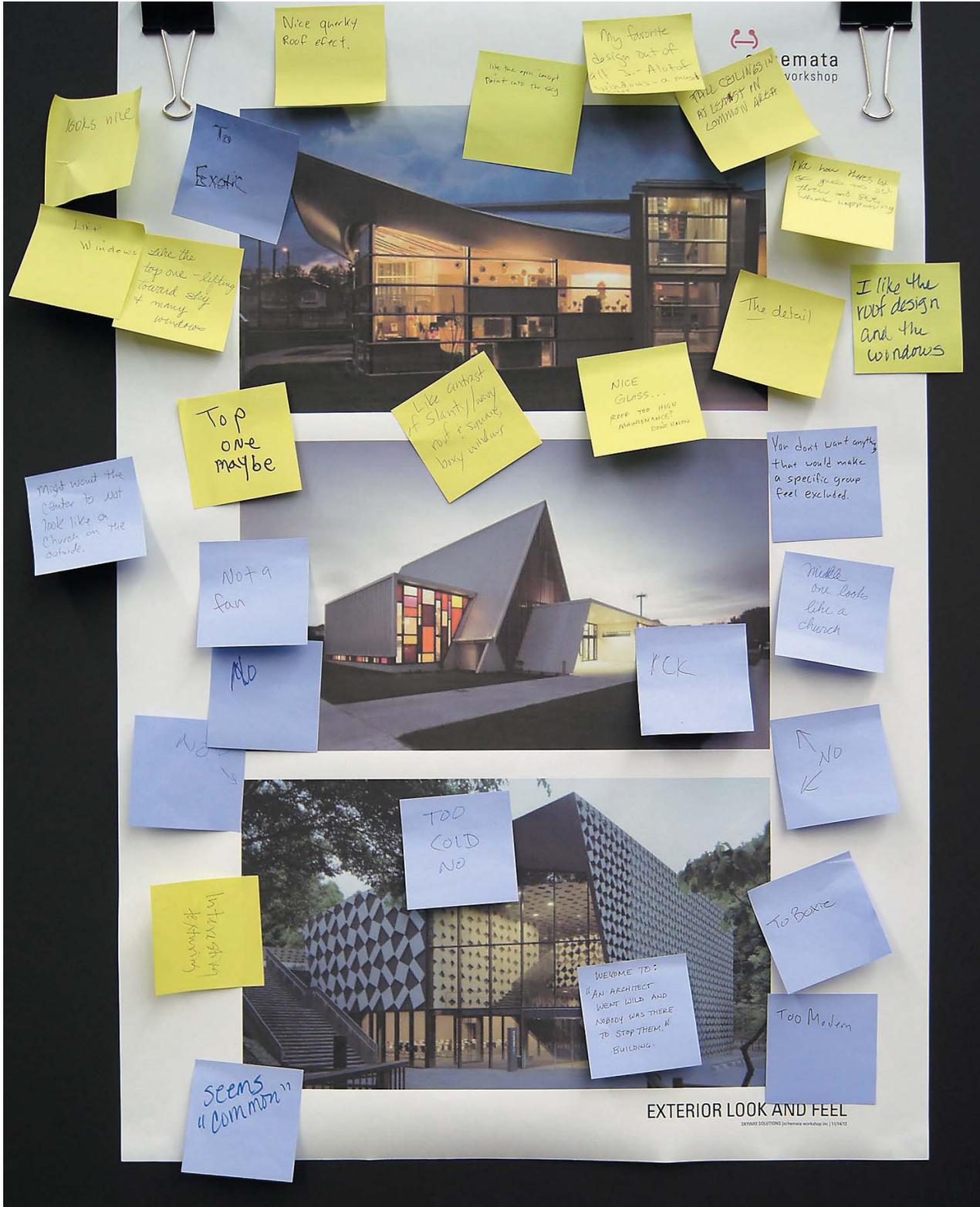
Middle Image

- + Like the glass dome
- No! No! No!
- Don't like - too much going on
- Too many styles
- Not cohesive, but like the angular upward lines
- The glass detail

Bottom Image

- I like this one...jk (just kidding)
- No glass at all to see what's going on
- ! None!
- Please don't make it look like a strip mall with few windows
- Nada!
- No detail. No!
- Sucks
- Very no
- The current condition of Skyway
- No! stripmall
- (negative)
- No bueno!
- Don't like the long building
- No! No!! No!!!
- Too blah!





Several people pointed out that the building should be religion-neutral, unlike the middle image which looks like a church.

Building Exterior - Board 2

Top Image

- + Looks nice
- + Nice quirky roof effect
- + Like the open concept -point into the sky
- + My favorite design out of all 3 - a lot of windows - a must have
- + Tall ceilings in at least the common area
- + I like the roof design and the windows
- + Nice glass...roof too high maintenance? don't know
- + Like windows
- + Like the top one - lifting toward the sky & many windows
- + Top one maybe
- + Like how there's lot of glass to see through & see what's happening
- + Like contrast of slanty/wavy roof & square boxy windows
- + The detail
- Too exotic



Middle Image

- Might want the center to not look like a church on the outside
- Not a fan
- No
- Ick
- You don't want anything that would make a specific group feel excluded
- Middle one looks like a church
- No

Bottom Image

- + Interesting texturing
- Too cold - no
- No
- Seems "common"
- Too boxie
- Too modern
- Welcome to "An architect went wild and nobody was there to stop them" building





Building Exterior - Board 3

Top Image

- Looks like a government building
- Don't like any of the designs
- Too municipal
- None attractive to me
- Looks like the transit center
- Too 70s
- Looks like a modern medical clinic
- North Seattle
- Not really



Middle Image

- Don't like any of the designs
- Mercer Island
- No - Looks like private home
- This is cheap looking
- Looks like cheap modular 60s

Bottom Image

- + I like the design
- + This building stands out
- + Stands out
- + Eye catching
- + I like this! This is unique
- + Cool
- Too boxy - don't like any
- Rock climbing anyone?
- This looks almost cool, but it's not





Color is important! Also - be true to Skyway.

Building Exterior - Board 4

Top Image

- + I like the roof design
- + Building should have some wow factor or space that draws you in
- + Cool shape
- + Skyway theme with roofs (sky)
- + Love the architectural work - slanted roof!
- + Like the shape of top one
- + Like the windows and structure of building
- + Good NW contemporary feel
- + Like the entrance
- + Design is good, but use a sky blue instead of gray
- + Love the windows
- + Nice shape but needs more color
- + Like how it's not all grass
- + Like entryway & windows
- Don't fit



Middle Image

- + Like the entrance
- + this looks & feels like Skyway
- Middle (image) looks commercial
- Kinda tacky colors...we want a building that is not pretentious but can be taken seriously
- Don't like colors
- No windows

Bottom Image

- + Great landscape feel
- + Skylight maybe
- + Kinda "ranchy", not like Skyway - roof shapes nice
- Too rustic
- Feels like Wyoming...we're not Wyoming
- Just add antelope
- Not enough windows
- No windows
- Looks too much like a house
- Not the bottom one



Building Interior - Board 1

Top Image

- + Love some glass above, even if windows
- + Love the "cafe" feel
- + Like it all
- + I like being outside while still being inside
- + Really like the natural lighting
- + Like these most (top and bottom images)
- Don't like the outdoor terrace. Seems like a mobile home feel.
- This roof feels too much like a market



Bottom Image

- + Second floor views above the surrounding buildings would be great
- + Visually accessible yet segregated
- + I like the 2-story floor plan
- + Like these most (top and bottom images)
- + Would like to see a sky terrace. Second story patio/gathering room with views.
- + Like all the light
- + I really like this open feel
- + Love the natural light & open concept
- + Love the lighting and upstairs/downstairs floor plan
- + Love the workouts in a window-filled well-lit room
- + I love the openness
- + Like the light
- + 2 stories is double the program space - yay!
- + Like these most (top and bottom images)

Right-hand Image

- + Like cozy & inviting
- + Really nice!! But might not work for entire building
- + warm & open
- + Lamps lighting is nice
- + Arched wooden roofs
- + Top left nice warmth - but need surfaces that are washable
- + Cozy & warm feel. Very nice.
- + Warm feel
- Don't like - looks like a restaurant
- Looks like old lodge



Building Interior - Board 2

Top Image

- + Like the concrete wall & flooring!
- Too plain
- Too much open space not being utilized to full potential
- Dark hardwood seems too upscale for our community



Middle Left Image

- + Very nice, but I think the expensive brick really makes it.
- + I like the feel of outside while being inside
- + I like the outdoor feel inside
- + I love this idea of covered areas that look like outdoors
- + Make this happen and I will love you forever.
- Too much grass and bushes
- Too tradition. Too vintage.

Middle Right Image

- + Near other public space connected via sidewalk
- + Like the glass. Would be neat for kids' space to be open look

Bottom Left Image

- + If it were only possible
- + Like the length of the pool
- + Like the wood grain flooring. Love how the windows are open looking down to the pool
- + Like the concept of dual floor swim pool and fitness center

Bottom Right Image

- + Nice gathering area multi-purpose dance/zumba/yoga banquet hall
- + The exposed systems are good
- + Love open rafters



Skyway Solutions - A Community Agenda for Revitalization Report dated June 2009

The following six pages are excerpts from the “Skyway Solutions - A Community Agenda for Revitalization” report prepared by Skyway Solutions with assistance from Pomegranate Center. These pages include general information about Skyway, as well as specific community center goals and action plans that were generated during community meetings in late 2008 and early 2009. They are included here to provide background and to link earlier community work with current efforts.

The full report is available online at: http://www.skywaysolutions.org/wp-content/uploads/2012/07/skysol_report.pdf

Skyway Solutions

A community agenda for revitalization



June 2009

Background

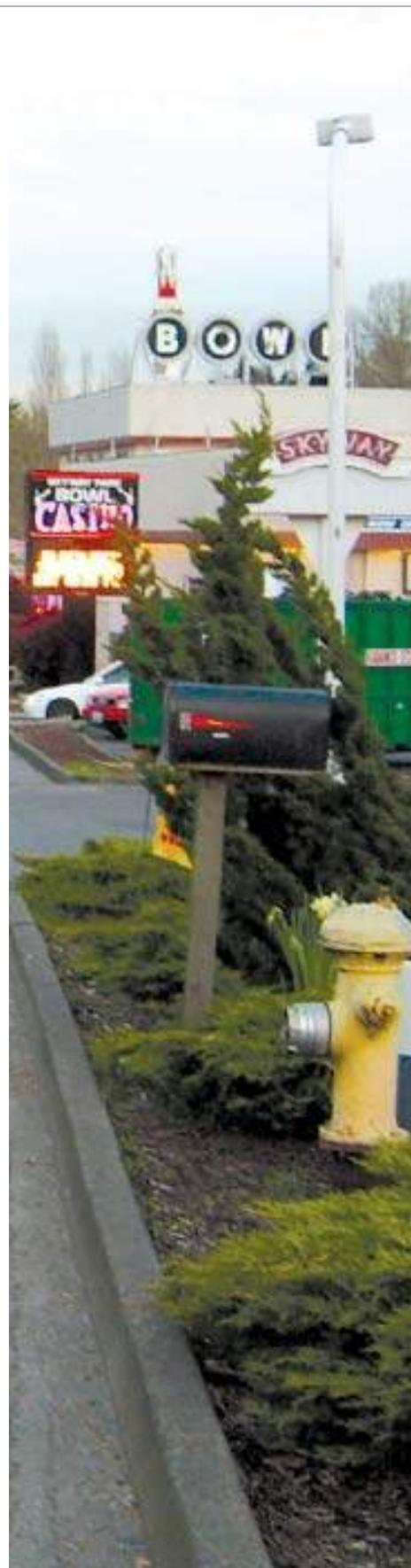
Skyway is a collection of neighborhoods at the top of West Hill, an unincorporated area of King County bordered by the cities of Seattle, Tukwila, and Renton in Washington State. Perched on a hill, it is blessed with stunning views of Mt. Rainier and the Olympic Mountains. Historically, Skyway was a community of sparsely settled farms and pastures. Beginning with an influx of servicemen coming home after World War II, it is now home to nearly 15,000 residents. These residents have come to cherish the following community assets:

- ▶ **Parks:** Skyway Park, Dead Horse Canyon, Earlington Park, and nearby Kubota Gardens
- ▶ **People:** the spirit of neighborliness, youth programs, long term residents, caring families, and rich diversity (ethnic, cultural and economic)
- ▶ **Nature:** views of the water and mountains, maple trees, wooded areas, and Taylor Creek
- ▶ **Institutions:** post office, library, churches, schools, Boys and Girls Club, regular neighborhood clean-ups, Fire District #20, and Renton Area Youth and Family Services (RAYS)

At the same time, Skyway faces a number of challenges. Among other things, there are grave concerns about high turnover in the business district, lack of jobs, concerns of crime, lack of pride, too few gathering places, not enough positive activities for youth, low morale, and racial polarization.

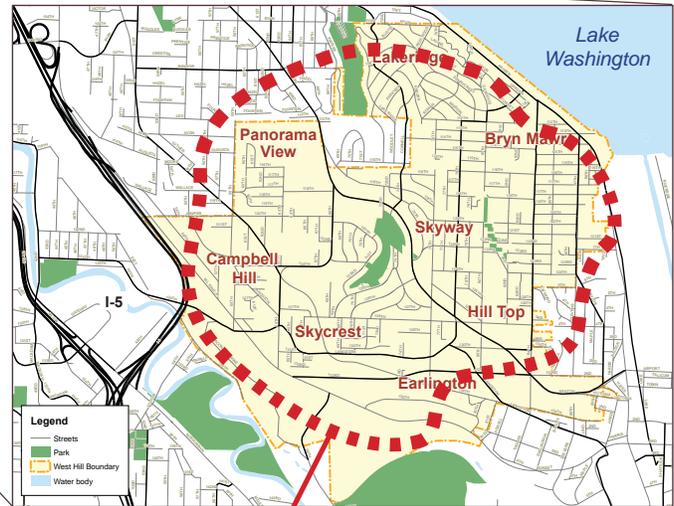
Today, Skyway is poised for transformation.

In October 2008, King County's Community Enhancement Initiative (CEI) enlisted Pomegranate Center to facilitate and work with the Skyway community to develop the Skyway Solutions plan through a seven-month community-based planning process. CEI is a program grounded in the principles of equitable development, social justice and a fundamental respect for community-driven change. CEI helps create communities where everyone has an equal opportunity to reach their full potential.

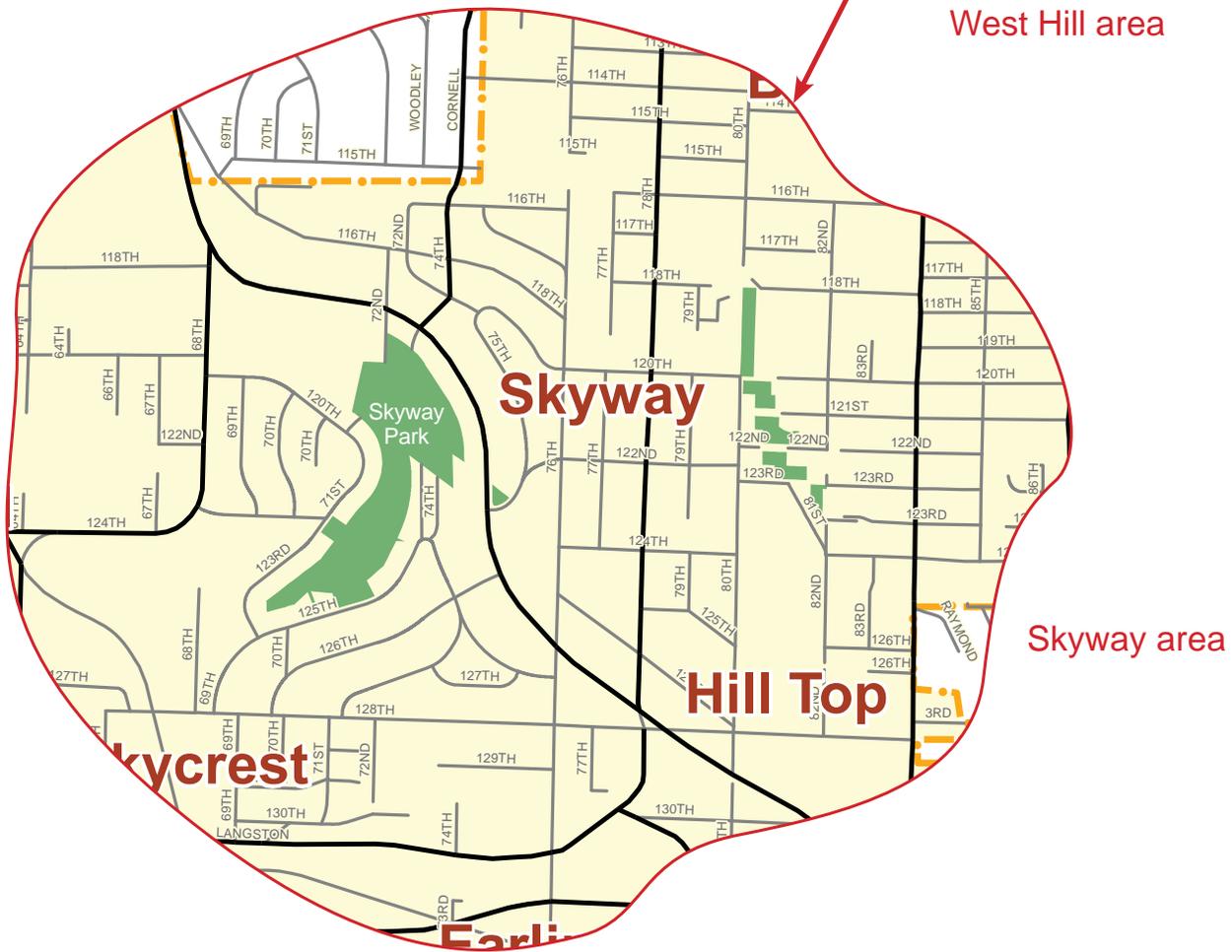




Location of Skyway within King County



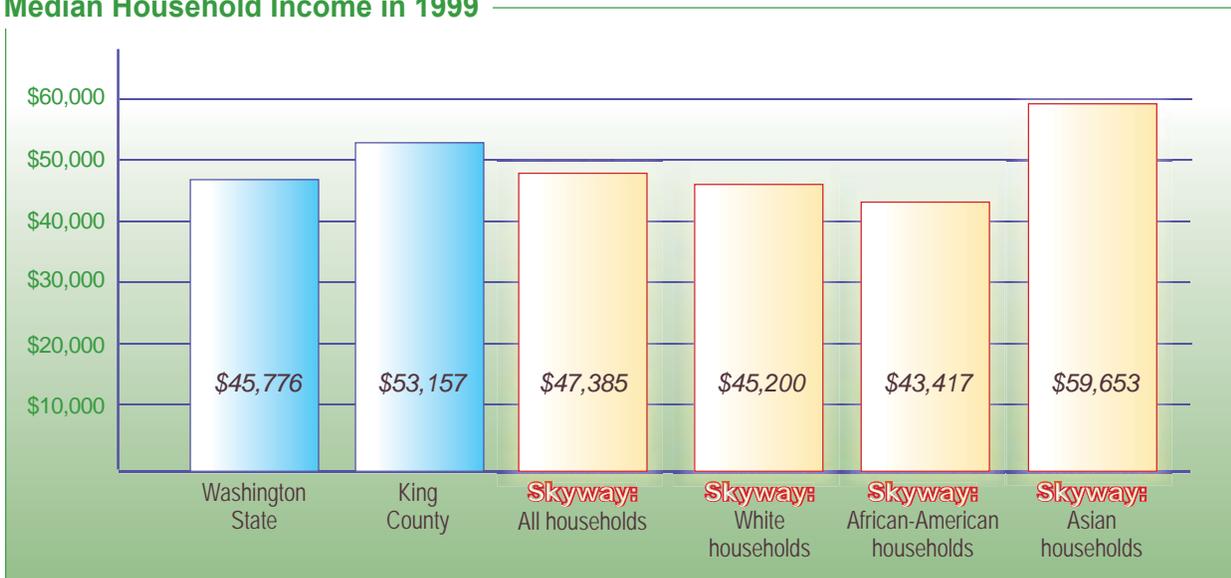
West Hill area



Skyway area

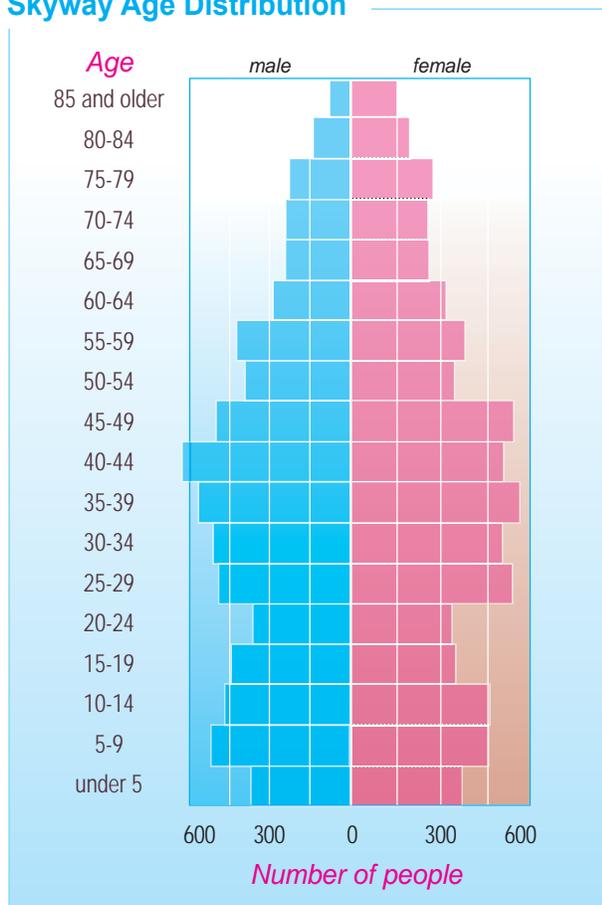
KEY DEMOGRAPHIC INFORMATION

Median Household Income in 1999



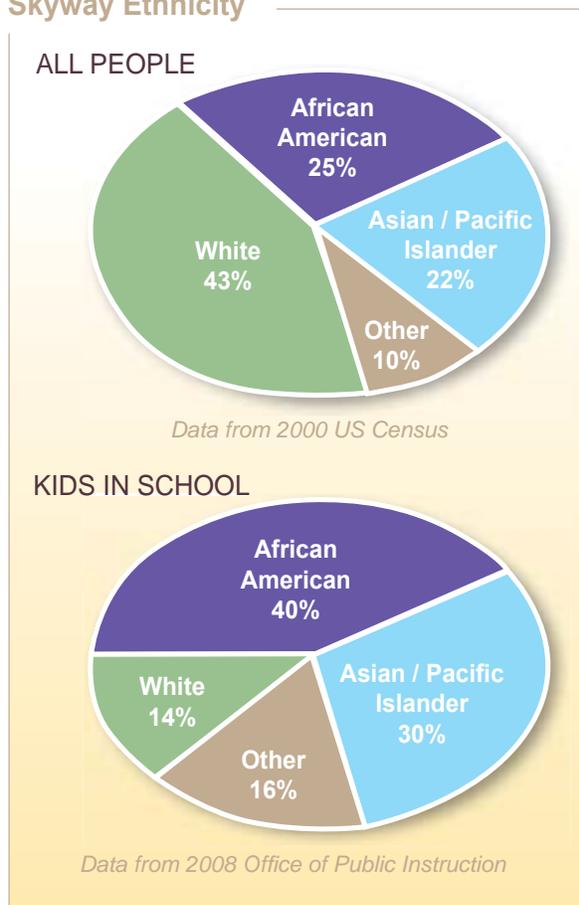
Data from 2000 US Census

Skyway Age Distribution



Data from 2000 US Census

Skyway Ethnicity



Goals and Actions, continued

(See the Appendix, page 31-33, for details of this action plan.)

Goal # 5

Foster youth development and engage young people in community life

Skyway will be a community that recognizes, nurtures and respects its youth.

Actions

5.1 Leverage and strengthen existing programs

Make the best use of existing resources and support programs that target at risk youth.

5.2 Organize events specific to youth

Instigate events that offer young people something to do and an outlet to connect with each other in a positive way.

5.3 Involve youth in community arts projects

Make Skyway more beautiful and give all people something to be proud of.

5.4 Promote multigenerational activities

(see also action 6.6)

5.5 Form a Skyway Youth Council

5.6 Lay foundation for future Community Center

Create momentum to build a Community Center to serve as a glue to hold the community together and become a home away from home for many young people.



Skyway Park
planning participants

Paul wants you to join in:



“Be the change you want to see in the world!”

- Paul Patu, Skyway resident and goal group leader (shown with Julius Jones, right, and Kayla Grayson, left)



Appendix - Action Plans

Goal # 5

Foster youth development and engage young people in community life

5.5 Form a Skyway Youth Council

"Give me a job, and you instantly get me involved!"

Objectives:

Enhance opportunities that nurture tomorrow's Skyway leaders

Integrate youth voices into community plans

Create opportunities for dialogue between youth and adults

Existing momentum and potential partnerships:

- ◆ Urban Family Center
- ◆ Boys & Girls Club
- ◆ World Vision
- ◆ Affiliated Skyway Solutions teams (see Action 1.2, 1.4, 1.5, 3.1, 5.2)

Leading the ACTION:

Syretta Whitehurst, Julius Jones, Paul Patu, Shantel Patu

Timeline:

BEGINS immediately
an ONGOING, community-driven process

To join this ACTION, contact:

Paul & Shantel Patu
PPatu@WorldVision.org

5.6 Lay foundation for future community center

"Let's have grant writing underway by the end of 2009! Writers, researchers...we need your skills!"

Objectives:

Develop a realistic vision and identify the needs that a community center could accommodate

- ◆ provide a safe, creative, healthy home-away-from-home for youth
- ◆ create a place that serves many generations and functions

Existing momentum and potential partnerships:

- ◆ Solutions community-planning model (community conversations, steering group, action circles)
- ◆ Foodbank Move
- ◆ Affiliated Skyway Solutions teams (see Action 1.4, 1.5, 2.1, 2.2, 4.1, 4.2, 4.3, 5.1)

Leading the ACTION:

Carolyn Sopher, Paul Patu, Rob Detzner, Michael Majeed, Julius Jones, Kayla Grayson, Andriel Moore

Timeline:

BEGINS immediately
an ONGOING, community-driven process

To join this ACTION, contact:

Paul Patu
ppatu@worldvision.org

Timeline **Skyway Solutions**

Sept 7th - Local Skyway Site Visit (4 potential ones)

- 1.) old Skyway Market 12600 Renton Ave. So. Sea., WA.,
- 2.) Skyway Park 7041 S 116th Pl. Sea., WA.,
- 3.) old Fire Station 1 11619 - 84th Ave. So.Sea., WA.,
- 4.) old OEC 11410 Renton Ave S. Sea., WA.,

Sept 14th - Community Center Visit

- 1.) High Point Community Center/6920 34TH Ave. SW/Seattle, WA
- 2.)Japanese Cultural & Community Center of Washington/511 - 16th Ave. South/Seattle, WA

Sept 22nd - Rainier Beach Community Center Grand Opening Visit

8825 Rainier Ave. So. Seattle, WA

Sept 26th – **Visioning Team Workshop 7 – 8:30pm**
6723 So. 124th St. Seattle, WA (Skyway Water and Sewer Building)

Oct 10th – **FeedBack**

Oct 19th – Community Center Visit

- 1.) Star Center 3873 So. 66th St. Tacoma, WA 98409
- 2.)Filipino Community Center 5740 MLK Jr. Way So. Seattle, WA

Oct 24th – **Visioning Team Workshop 7 – 8:30pm**
6723 So. 124th St. Seattle, WA (Skyway Water and Sewer Building)

Nov 5th - **Feedback**

Nov 9th – Community Center Visit

Lake City Community Center 12531 - 28th Ave. NE Seattle 98125

Nov 14th – **_Visioning Team Workshop 7 – 8:30pm**

12424 76th Ave So. Seattle, WA (King County Fire District 20 Headquarters Building)

Nov 18th - **Feedback**

Dec 2nd - draft/progress

Dec 19th – **Community Potluck & Celebration/ Presentation of Community Center Design**

6723 So. 124th St. Seattle, WA (Skyway Water and Sewer Building)

NOTES

September 7, 2013

Field Trip: 4 Site Visits - Old Skyway Market, Skyway Park, old Fire Station 21 (Bryn Mawr) and old OEC

Purpose: Evaluate potential sites for Skyway Community Center

Attendees: Ayana Brown, Bill LeDrew, Jennifer Moore, Alicia Cole

Although only 4 people were present, the group remained focused and positive.

Overall, the group felt the location should be visible with easy access from bus and/or walking. Serve as a beacon of “pride of place” and potentially attract businesses to the area.

Each person filled out an evaluation form of their needs that included a criteria ratings scale of 1 – 10. The group identified 3 criteria in which to rate each site. The following outlines the general thoughts from the group on each location and the ratings.

1. Skyway Park - **has lots of land and some useful structures. However, it is hidden, feels isolated, lacks night time lighting and has limited parking space.**
2. OEC – **has a fair amount of land with a building structure from 1950’s. It feels out of the way and sits close to busy Renton Ave.**
3. Old Station 1 Fire District No. 20 (Bryn Mawr) – **appears to have nice solid structure. But, the building is small and there isn’t much land. It is out of the way without much access for those who walk and/or catch a bus.**
4. Old Skyway Market - **it is visible, sits on bus line and easy access by walkers. Structure appears to be solid with high ceiling. There is substantial parking. However, there is no current outdoor field.**

CONCLUSION: The old Skyway Market seems to best meet the needs of the community facility. As identified by this group of 4 people.

Note: The group met some people playing dominos at a picnic table in Skyway Park. They offered some thoughts on what they would like to see at the community center. Ideas from “Maurice” an older gentleman included resume writing, job information, cooking classes, hygiene and teen pregnancy prevention. Maurice commented that the park is unsafe at night due to lack of lighting. Another younger man, “John” mentioned weight room and waterpark. Another person talked of an indoor playground.

Develop evaluation criteria for potential sites identified row

Scale of 1 – 10 10 = Best 5 = Good 1 = Not ok	Criteria 1 Accessibility See 1 below	Criteria 2 Land See 2 below	Criteria 3 Solid Structure
Site 1: old Skyway Market	10, 10, 10, 10 = 40	8, 10, 8, 7 = 33	8, 10, 8, 8 = 34
Site 2: Skyway Park	5, 5, 5, 6 = 21	10, 10, 10, 10 = 40	1, 1, 1, 1 = 4
Site 3: old Fire Station 1	3, 5, 1, 3 = 12	3, 1, 2, 3 = 9	6, 10, 4, 6 = 26
Site 4: old OEC	8, 5, 3, 7 = 23	6, 10, 2, 7 = 25	5, 8, 4, 6 = 23

1. **Accessibility** meant visibility, location, within walking distance for youth; close to bus route.
2. **Land** meant available or, potential parking; space for outdoor activity.

Scale: 10 = Best
5 = Good
1 = Not ok

9/7/13

A

1. Set Goals & Vision

a. List three goals for the new community facility that describe how the facility will improve community life.

1. Sense of unity
2. Relationships will form
3. It's ours!

b. Describe, in just a few words, your vision for our new facility. What will the atmosphere be like? What will it look like? What words describe it? Jot down phrases and words – don't worry about completing a statement at this stage.

It will be a place where everyone benefits when they go there. Whatever resources are there will be for the greater good of our community.

c. What are the five highest priority issues for the community center (for example, health, education, cultural programs, etc.).

1. Education
2. Resource center
3. Safe haven
4. Cultural programs
5. Health

2. What current services can be housed in the community center?

a. List potential tenants.

Remember to survey the visioning team not present to assess their needs.

Computer access
 Copy machine
 fax
 tutoring
 after school activities
 Learning center

A

SITE EVALUATION & SELECTION

Review Options: Build or Renovate

List below the three most important criteria for evaluating potential sites for the new community facility (for example, central location, who owns property, close to utility hook-ups etc.)

- 1. Accessibility
- 2. Land
- 3. Solid Structure
- 4. _____
- 5. _____

Evaluate specific sites/buildings and make final selection

As a group:

- a. Based on the criteria established by the group, and the comparison of possible sites and existing facilities, discuss which site will best meet the needs of the community facility.

As of now, it seems as if Skyway Market will best meet the needs of the community facility.

9/7/13

B

1. Set Goals & Vision

a. List three goals for the new community facility that describe how the facility will improve community life.

1. ACCESSIBILITY
2. LAND
3. SOUND STRUCTURE

b. Describe, in just a few words, your vision for our new facility. What will the atmosphere be like? What will it look like? What words describe it? Jot down phrases and words - don't worry about completing a statement at this stage.

VISIBLE, CENTER OF COMMUNITY, EASY ACCESS
BY BUS, WALK + CAR. LOTS OF ACTIVITIES,
ACCESS TO SERVICES, EVENTS, INDOOR ACTIVITIES
OR GO OUTSIDE ACTIVITIES.

c. What are the five highest priority issues for the community center (for example, health, education, cultural programs, etc.).

1. YOUTH ACTIVITIES, EDUC OR RECREATION, EXERCISE
2. EDUCATION, TUTORING, CLASSES - ALL AGES
3. CULTURAL EVENTS, FOOD + MUSIC, HOBBY MEETINGS
4. HEALTH - ACTIVITIES, EDUCATE, SPORTS, SCREENINGS
5. ORGANIZE ACTIVITIES IN PARK SPACES + SCHOOLS IN SUMMER.

2. What current services can be housed in the community center?

a. List potential tenants.

Remember to survey the visioning team not present to assess their needs.

SENIOR SERVICES
YOUTH SERVICES
MINORITY SERVICES
HEALTH SERVICES
GOVERNMENT SERVICES

B

SITE EVALUATION & SELECTION

Review Options: Build or Renovate

List below the three most important criteria for evaluating potential sites for the new community facility (for example, central location, who owns property, close to utility hook-ups etc.)

1. CENTRAL LOCATION - ACCESS
2. LAND SPACE AVAILABLE
3. SOLID STRUCTURE - COST EFFECTIVE
4. EXPANSION POSSIBILITIES
5. FUTURE USES & ACTIVITIES & POP. GROWTH

Evaluate specific sites/buildings and make final selection

As a group:

SKYWAY MARKET

- a. Based on the criteria established by the group, and the comparison of possible sites and existing facilities, discuss which site will best meet the needs of the community facility.

9/7/13 Cole, Alicia

C

1. Set Goals & Vision

a. List three goals for the new community facility that describe how the facility will improve community life.

- 1. a pleasant and sociable place to live -
- 2. people spending more time in the cmty.
- 3. people become more familiar w/ each other.

INCREASE
People
inter-
action

b. Describe, in just a few words, your vision for our new facility. What will the atmosphere be like? What will it look like? What words describe it? Jot down phrases and words - don't worry about completing a statement at this stage.

has to enhance my quality of life socially,

visually
Pleasant

vibrant, with laughter, safe, positive
openwide foyer, large pieces of window, ART, Sculpture

c. What are the five highest priority issues for the community center (for (v) anti social Behv example, health, education, cultural programs, etc.).

- 1. Teen/youth Activity Exposure + opportunities
- 2. health Nutrition (safeguard health)
- 3. Cultural programs
- 4. Sports/Exercise - All generations (Silver Sneakers)
- 5. Educ - ART, Economics, intellect, Politics, Psychological

(v) anti social Behv
(v) crime
(A) PLACE TO GO
(A) ACTIVITIES
SPORTS
ART
Learning
(Stress Reduc)

2. What current services can be housed in the community center?

a. List potential tenants.

↳ we have OFFICES, MEET SPACE, MULTI PURPOSE AREA, STORAGE, KITCHEN, Computer LAB, Gym, etc.

Remember to survey the visioning team not present to assess their needs.

- ESL - Renton VOTEC,
- YOUTH DEVELOPM - URBAN Families AFTER School
- Zumba/ Silver Sneakers/ Bodymasters
- Legal clinic KC Bar Assoc.

C

SITE EVALUATION & SELECTION

Review Options: Build or Renovate

List below the three most important criteria for evaluating potential sites for the new community facility (for example, central location, who owns property, close to utility hook-ups etc.)

1. Visibility
2. Accessible (WALKING / BUS)
3. Existing w/ Good Structure (High Ceiling) (BALL)
4. Existing with visibility of
5. Who owns property (price or, gifted) IS IT a good Deal

Evaluate specific sites/buildings and make final selection

As a group:

a. Based on the criteria established by the group, and the comparison of possible sites and existing facilities, discuss which site will best meet the needs of the community facility. (+) Bring more Business in.

- Grocery - 12600 Renton AVE
 - (+) Close to Services: library, Post office, Police, Fire, Sch, Boy Scout Club
 - (+) Large, Visible, Dev Strip, City Can See it
 - (+) Good Bones, gut level structure, high Ceiling BALL
 - (+) Building covers a lot of land
 - (+) Walking / Bus
 - (-) who owns it (Cost)
- PARK -
 - (-) no visibility
 - (-) Casino
 - (-) who owns it (gifted, cost)
 - (+) open grassy area
 - (+) Walk / Bus
 - (-) Limited parking
- FIRE
 - (-) out of AREA
 - (-) not w/ walk distance
 - (+) Cost (Little)
- DEC
 - (-) out of area?
 - (-) really old, Teardown, steel frame
 - (+) Land
 - (+) Bus/WALK
 - (-) comparison of site to ... (goal is to be w/ Skyway)
 - (+) side walk

As:

9/7/13

D

1. Set Goals & Vision

a. List three goals for the new community facility that describe how the facility will improve community life.

1. Accessibility → all people can get there (even those w/out a car or w/ disabilities)
2. Land - appealing for play fields → park → swimming/gym
3. Build - big enough for the community needs

b. Describe, in just a few words, your vision for our new facility. What will the atmosphere be like? What will it look like? What words describe it? Jot down phrases and words - don't worry about completing a statement at this stage.

welcoming - lots of people (very diverse group).

c. What are the five highest priority issues for the community center (for example, health, education, cultural programs, etc.).

1. education - youth → park intergenerational interaction
2. Cultural programs - represent the diversity in the city →
3. allow people to celebrate their own culture
4. health → fitness - health info - paid for activity gym/swim...
5. Youth activities

2. What current services can be housed in the community center?

a. List potential tenants.

Remember to survey the visioning team not present to assess their needs.

D

SITE EVALUATION & SELECTION

Review Options: Build or Renovate

List below the three most important criteria for evaluating potential sites for the new community facility (for example, central location, who owns property, close to utility hook-ups etc.)

1. ^{and} accessibility - location
2. room for outdoor activities - parking
3. existing solid structure
4. _____
5. _____

Evaluate specific sites/buildings and make final selection

As a group:

- a. Based on the criteria established by the group, and the comparison of possible sites and existing facilities, discuss which site will best meet the needs of the community facility.

- old keyway market -

SITE EVALUATION & SELECTION

Review Options: Build or Renovate

List below the three most important criteria for evaluating potential sites for the new community facility (for example, central location, who owns property, close to utility hook-ups etc.)

1. CENTRAL LOCATION - RENTON AVE
2. PLENTY OF ROOM & AMPLE PARKING
3. RENOVATE EXISTING STRUCTURE
(DRAGON CASINO?)

Evaluate specific sites/buildings and make final selection

As a group:

- a. Based on the criteria established by the group, and the comparison of possible sites and existing facilities, discuss which site will best meet the needs of the community facility.

I. Set Goals & Vision

a. List three **goals** for the new community facility that describe how the facility will improve community life.

1. YOUTH & AFTER SCHOOL PROGRAMS
2. CO-OP CAFETERIA / COFFEE SHOP
3. LARGE COMMUNITY MEETING ROOM

b. Describe, in just a few words, your **vision** for our new facility. What will the atmosphere be like? What will it look like? What words describe it? Jot down phrases and words – don't worry about completing a statement at this stage.

CENTRAL MEETING ROOM; OFFICES;
ART & EXERCISE ROOMS; CAFETERIA
CO-OP SPACE & CLASS ROOMS.

c. What are the **five highest priority issues for the community center** (for example, health, education, cultural programs, etc.).

1. RESIDENT HEALTH CLINIC
2. RECREATIONAL FACILITIES
3. MULTICULTURAL DECOR & ATMOSPHERE
4. CLASS ROOMS
5. CENTRAL LOCATION - PREF. ON RENTON AVE

2. What current services can be housed in the community center?

a. List potential tenants.

CO-OP OR NON-PROFIT CAFETERIA
 NEUZATI'S COFFEE STAND
 CLASS ROOM RENTAL FOR VARIOUS PRACTICES
 SUCH AS YOGA, TAI CHI, MASSAGE ETC.
 NON-PROFIT? HEALTH CLINIC / HERBENT CARE

X → BOWLING ALLEY
 THE DRAGON CASINO IS FOR SALE ?

Sept 14, 2013

Notes

Site Visit: High Point Community Center/6920 34TH Ave. SW/Seattle, WA

Site Visit: Japanese Cultural & Community Center/511 16th Ave. South/Seattle, WA

Purpose: Generate ideas

Attendees: Cynthia Green, Pat Horne-Brine, Bill LeDrew, Ruth Frickle, Won Choi, Alicia Cole

Upon arrival at **High Point Community Center** we were greeted by Jimmie Daniel, recreational staff. He has been at this particular site for over 20 years. He is highly regarded within this community center and has an award named after him. Jimmie was very congenial and proud of this facility.

The building was originally built in 1982 (cost 1 million) and redesigned in 2003.

There is an elementary school at the end of the block. They have a large outdoor field with tennis court, soccer field, big toy, and seating. Approximately six children's soccer games were taking place at our visit.

Upon entering, the group commented on how wonderful the space felt and during the tour was further impressed with the space planning. I cannot think of anything that the group was not impressed with. From the large stained glass rendering of two famous ball players, community resource bulletin board system (built by a worker) to teen art work/collage displayed on several walls. They have about 4 security cameras.

The center has three sections (left side, middle and right side).

The left side of the building has the front counter/lobby, main office, main restrooms and gym. The gym has covered holes in the floor to accommodate poles for various sports such as volleyball. Public Wifi.

The middle section has before and after school childcare room with bathroom. A teen room with flatscreen, sound system and refrigerator. The teen room was originally an exercise room but, due to budget cuts the equipment was not purchased.

The right side of the building has a piano room (used for other activities as well), a large multipurpose room (used for rentals) with sinks, large counters, storage, and drop down projector, room divider and bathroom. Also, a well-appointed kitchen with an adjacent pre-school. Some uses of the kitchen include cooking class and serving preschoolers. There are two display cabinets. One contains trophies. The other is for events. Such as the "Fall Carnival" for 1-12 yo.

Tip: per J. Daniel, multipurpose room windows should open for ventilation on hot days, automatic window shades is useful to block sun and remote control room divider.

Tip: per J. Daniel, storage is critical. The center needs lots of it. They have it in most rooms. It varies from open cubicles, to large closets and locked cabinets. For instance, the kitchen had semi large cubicles.

Mr. Daniels provided a handout on the Advisory Council Guidelines, teen program calendar and activity schedules for High Point CC and seniors.

The following are responses to questions I sent via email. Response given by Shari Watts, High Point Recreation Center Coordinator:

The project manger was Dan Johnson his number is: 206 684-8012 and his email address is: Dan.Johnson@seattle.gov. He can answer questions that pertain to the construction of the building, mechanical, and budget for the building of the New High Point Community Center.

- High Point Community Center is a City of Seattle facility and funding for the staff, maintenance comes from the General Fund money from the City of Seattle. City of Seattle pays most of the bills in facility. If you want more information about City budget and how community center's are ran contact: Pam. Banks @seattle.gov. Pam is the acting Deputy Director of Recreation.
- Each community center including High Point has an Advisory Council which is our non-profit agency called Associated Recreation Council. The Associated Recreation Council runs classes and hires instructors to teach these classes. For examples of classes: ballet, aerobics, yoga, Karate, piano, Tae Kwon Do. The Associated Recreation Council is also responsible for running and hiring staff for Before and After school care and Preschool programs within the community centers. The Center Advisory Councils also provide the community with special events for example, Halloween Carnivals, Thanksgiving Dinners, family music series or any other special event that the community may want to see.
- Most classes that are taught in the community center has some kind of fee attached to them. The Associated Recreation Council and Parks do offer scholarships to those families who cannot afford the cost of the program. This includes school age child care program, families must provide required financial documentation to be eligible. The High Point Advisory Council has (4) members on it and they meet once per month. The Advisory Council gives input to the community center staff on new and existing programs, assist in volunteering at center special events. These council members are registered volunteers with the City of Seattle/ARC and require a background check. Terms are limited and I can leave you a copy of Advisory Council guidelines handout that we give all Council members when they join. If you want to get more information on the relationship with Parks and the Associated Recreation Council you can contact: Bill.Keller@seattle.gov he is the Executive Director his phone number is: 206 684-7083.
- High Point Community Center is open 7 days a week with the following hours of operation:
Sunday- 2:00pm-8:00pm
Monday-Thursday 9:00am-8:00pm
Friday- 9:00am-7:00pm
Saturday- 9:00am-7:00pm
- The Advisory Council and the City of Seattle use volunteers in the following capacity: Council Members, Special Event staff, front desk staff, child care volunteers, sports coaches just about in any way you could use a volunteer.
- I do not know the exact square footage of the building I would guess around 10,000-15,000 square feet
- We have a licensed school age child care program that runs Before and After school programs, vacation camps and Summer Day camp program for ages 5-12 year old. These programs are ran by our partner/tenant Associated Recreation Council.

- The Community center is responsible for phones, reception, copy machines/fax and front desk support.
- The center's operational budget is prepared by a City employee/Strategic Advisor within the Recreation Division. This person gets some input from staff and also uses historical data when creating budgets for facilities.
- Each community center is open to the public and anyone is welcome through our doors. We do not charge a fee to come into the building but charge fees for adults 18 and over for drop-in programs. Example, Free Shoot basketball, volleyball, Badminton, Fitness Rooms. We do not charge youth to participate in drop-in activities.
- High Point has the following spaces: Multipurpose room, Resource Room/ Quite Room, Childcare room, Preschool Room, Teen Room, Gym, and Kitchen. These rooms are rented out for church services, sports practices, and large gatherings/wedding receptions.

Next the group visited the **Japanese Cultural & Community Center of Washington**. Bif Brigman, Chief Operating Officer, gave the group history of JCCCW, tour and questions and insight about aspects of starting and operating a community center.

The organization started in 1902 as a Japanese language school. The community later built a school in 1913.

In 2003 the community partnered with the school to start the Cultural Center. They have a genealogy room that received a large grant. Tenants include martial arts, drumming and agriculture society.

A third, smaller building houses a Japanese Language Library – it is the only one in Washington State. Also, there is a lovely resale shop with proceeds going to programs. Both are ran by volunteers.

They receive funds from programs, tenants and grants. The center received a grant from the State of Washington for 1.2 million.

They have dedicated space for tenants. With some spaces being “flexible.” Meaning different groups share it.

Key Pieces:

He is from the school of do the programming first, get those going in order to build a constituent base. Then, build a structure. He feels the community buys into the idea and more engaged in getting it built.

He further states another key piece is figuring out how it will be sustained in the future. Ask who uses it? Who uses during prime hours? Is a gym necessary if one is within 1 mile? What is the cost of renting a gym vs. new construction?

Bif talked about how Friday, Saturday and Sunday are their busiest times and hardest to staff. They rely on a lot of volunteers. The paid staff is mostly made up of part time workers.

He reminded the group to figure in the cost of everything to use the space. Such as toilet paper, accountant, air conditioning and staff.

Hugh for him is having a “Financial Feasibility Study” done. It provides an amount one can expect from the community.

JCCCW did a “User Feasibility Study” conducted by Seattle University. It might have been business students.

When doing capital campaign Bif strongly suggested get high donors first. Then, get 30% from the community. He said a 15 million dollar capital campaign requires a team of 7 fulltime fund raisers.

The following are responses from Bif:

Who operates the building? **Neiko Association.**

Who pays the bills? **Neiko Association.**

Square footage? **18,000 in 3 buildings.**

Describe your space? **Building two has 3 classrooms and 5 offices.**

How is the center sustained? **At this point it is not sustainable. He says important to have short term and long term goals (how will this place be here in 25 years). Factors are economy and donors.**

What is your operating budget, how is it developed? **It cost \$12 - \$14 a square foot to operate. It cost them \$400,000 a year to operate with \$200,000 going to staff. He suggests having several streams of revenue with equivalent amounts. So if one stream dries up the center doesn't go under.**

Who can use the facility? **It is open to the public. No politics or, religion.**

Strengths? **They do bring elders and youth together.**

Challenges? **Staff is hard to maintain. The Board ask staff to do more without understanding the many hats worn. Also, getting a good revenue mix. The revenue is vital to keeping the building running.**

Do they utilize volunteers and in what capacity? **Yes, volunteers are a priority. They give the organization muscle. They also use interns 18 – 25 yo.**

Where do they get their funding to stay stable? **Have a good business plan.**

What is the role of the corporate council? **Currently it is not in operation. Having one is an insurance policy to get diversity in ideas. But, they should have no decision making authority.**

Tips per Bif Brigman:

Get air conditioning.

Tenants should meet mission statement. Need to be cautious with “for profit” renters. It has to do with taxes.

Spaces should be versatile as much as possible because space is money. For instance, the language library takes up a lot of space, but earns no money. Bathrooms and hallways take up space but, earn no money.

Tenants should have liability insurance of their own.

Be selective on how organizations use the community center logo. Because it reflects back on the community center.

Site Visit Questions for Skyway Solutions

Where did the funds come from to build your center?

LCCC was built in three stages with private funds raised by the Lake City Lions Club.

How do you continue to pay for it?

Income from event and monthly rentals.

How is the facility sustained/stays stable?

Our tenants are loyal! Some have been with us for over 30 years. Many 5-10 years.

Where do funds for programs and services come from?

Our building is owned by Seattle Parks & Recreation and managed by the North Seattle Chamber of Commerce. Our private contract allows us to control programming in the building and releases Parks from funding programs and services on site. There is no promise of funding for programs or services from Parks.

We do have *one* senior fitness class run through Parks and it's possible there may be other programming during gaps in our rentals.

We generally partner with other agencies to run programs, such as the YMCA. They hold fitness classes on site during the day and offer low-cost childcare for attendees. Classes are free to Y and Group Health members; non-members who attend pay a fee, which could produce a small amount of income for us in time.

Regular tenants offering public programs are included in our calendar, such as Waltz Etc. or Lake City Contra Dance.

Primary source of funding?

Rentals.

What is operating budget, how is it developed?

Approximately \$80,000.

How much does it cost to operate?

Who owns the building?

Seattle Parks & Recreation/City of Seattle

Who operates the building?

North Seattle Chamber of Commerce

Who pays the bills?

North Seattle Chamber of Commerce

Square footage?

Approximatley 11,000 sf

Describe the space (number of spaces)?

Six rooms are available. Please see our descriptions on www.lccommunitycenter.org.

Who uses the facility (providers, tenants)?

Tenants.

How is the facility staffed?

One full-time, one half-time, one volunteer

Utilize volunteers and in what capacity?

At this time volunteers are used to help with events. We are developing a volunteer program to assist with weekly office tasks.

Café (owner/operator, strengths, challenges)

Food service is offered at some of our events on an individual basis. The organizer selects and pays the vendor and is responsible for payment of all health permits.

What programs are offered?

Dancing 4x week, fitness for seniors and adults, senior meals, support groups, hobbyists.

Programs day, evenings and weekend?

All of the above.

What programs/services do you charge a fee?

Programs are offered by tenants who set a fee for their group. LCCC is developing an arts program where classes and performances will be offered for a fee.

What free services offered?

Hot meals 1x/week for seniors unable to pay.

Hours of operation?

Office hours are Monday-Friday, 9AM-4PM. Events and activities occur 7 days/week.

Does the facility share services such as receptionist, internet, fax, copier with other groups/tenants?

We have a public internet connection.

Does the facility have an advisory council?

Not yet, though we have an arts council forming.

(+) Strengths such as operational, building design, staffing or, other?

- Being privately managed allows us to craft programming according to the needs of the community, in our case, the residential *and* business community.
- We have an excellent dance floor which attracts dance groups from around the city. The space is vintage in design and rental rates are reasonable.
- Operationally, we are well connected with the community and are utilizing our existing relationships to build programming at the center.

(-) Challenges such as operational, building design, staffing or, other/lessons learned?

- The building differs from the customary community center design in that it was built more for meetings and dancing rather than family activities, e.g., a swimming pool, gym floor, workout room.
- Our staffing is limited to organizing events staffed by other groups.

- Lessons learned? On the top would be:
 - Be sensitive to the need of others.
 - Be inclusive.
 - Be willing to ask of others and yourselves, “Why is this concept/idea/need important?”
 - Engage multi-cultural residents from the beginning.
 - Know what your building can and cannot be. Focus on the former.

Please feel free to share any other useful information.



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