

BAINBRIDGE ISLAND AQUATICS

FEASIBILITY STUDY 01/17/2019 (ACCEPTED 02.21.2019)



Bainbridge Island
Metro Park & Recreation District

COATES DESIGN
ARCHITECTS
Responsible Architecture.

Outline

Public Outreach

Jurisdiction Requirements

Site Analysis

Site Design

Plans

Pricing

Operational Study

Team

Architect

Coates Design Architects
900 Winslow Way E, #210
Bainbridge Island, WA 98110
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Cost Estimator

RLB | Robinson
101 Stewart, Suite 925
Seattle, WA 98101
(206) 441-8872



Recreational Facility Planning & Operation Consultant

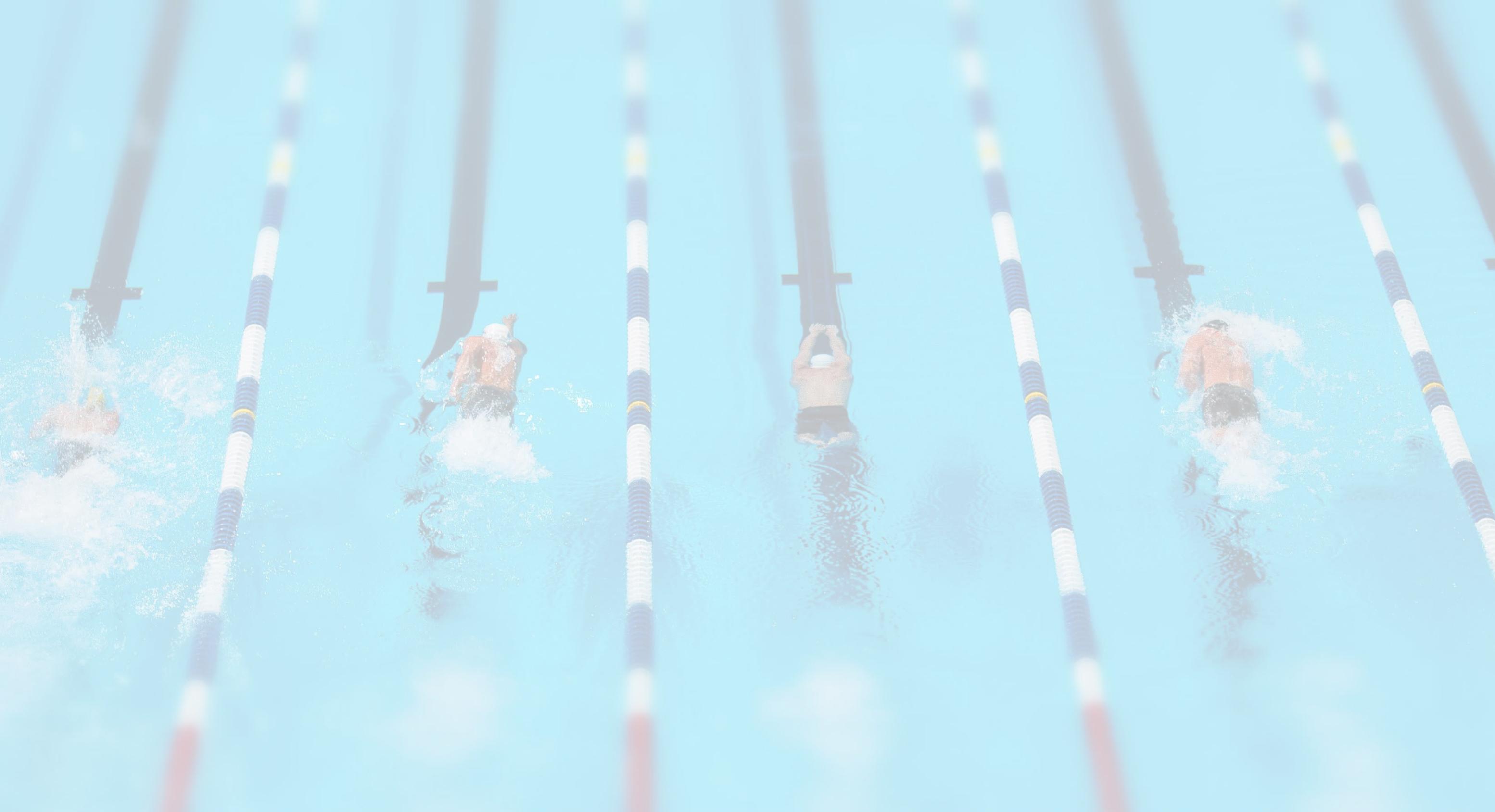
Ballard King
2743 E. Ravenhill Circle
Highlands Ranch, CO 80126
(303) 470-8661



Swimming Pool Consultant

Aquatic Design Group
2226 Faraday Ave # 1
Carlsbad, CA 92008
(760) 438-8400





PUBLIC OUTREACH



Bainbridge Island
Metro Park & Recreation District

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Primary Users

- Public Swimmers
- Swimming Organizations
 - BISC, Bainbridge Island Swim Club, Youth swim team
 - BAM, Bainbridge Aquatics Masters, Adult swim team
 - Bainbridge High School Swimming and Diving Teams
 - BWPC, Bainbridge Water Polo Club
 - Bainbridge High School Water Polo Teams
- Bainbridge Island Metro Parks and Recreation District

Primary Activities

- Lap Swimming, Health, and Wellness
- Aquatic Education- Learn to Swim, Life Saving, and others
- Swim Team and Club Training
- Water Polo Team and Club Training
- Competitive Events
 - High School Swimming
 - High School Water Polo
 - Club Swimming
 - Club Water Polo



Identified Critical Lap Pool Facility Components

Critical facility components were identified through focus group meetings with representatives from primary user groups.

1. Lap Pool

2. Pool Deck and Adjacent

3. Dryland Areas

4. General

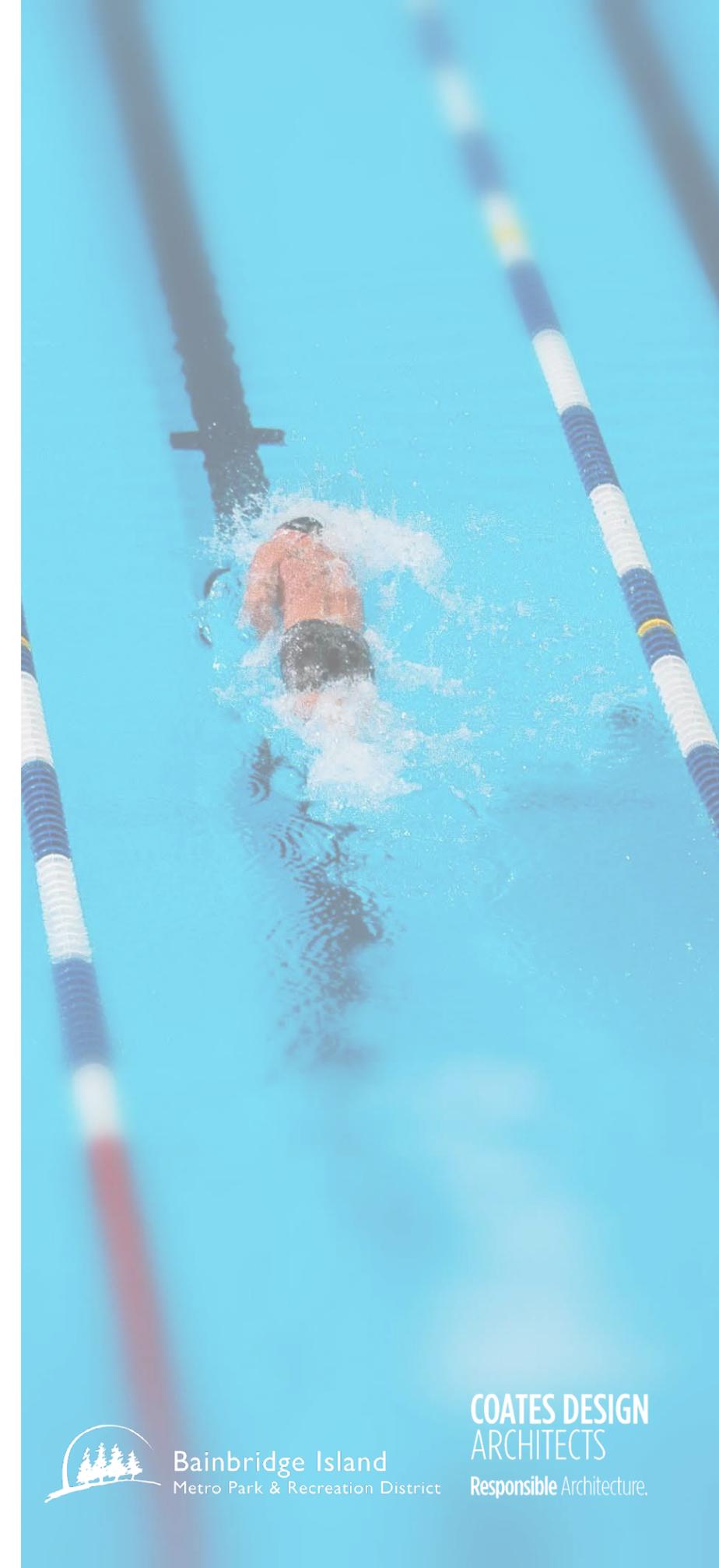
5. Open During Construction



Identified Critical Lap Pool Facility Components

1. Lap Pool

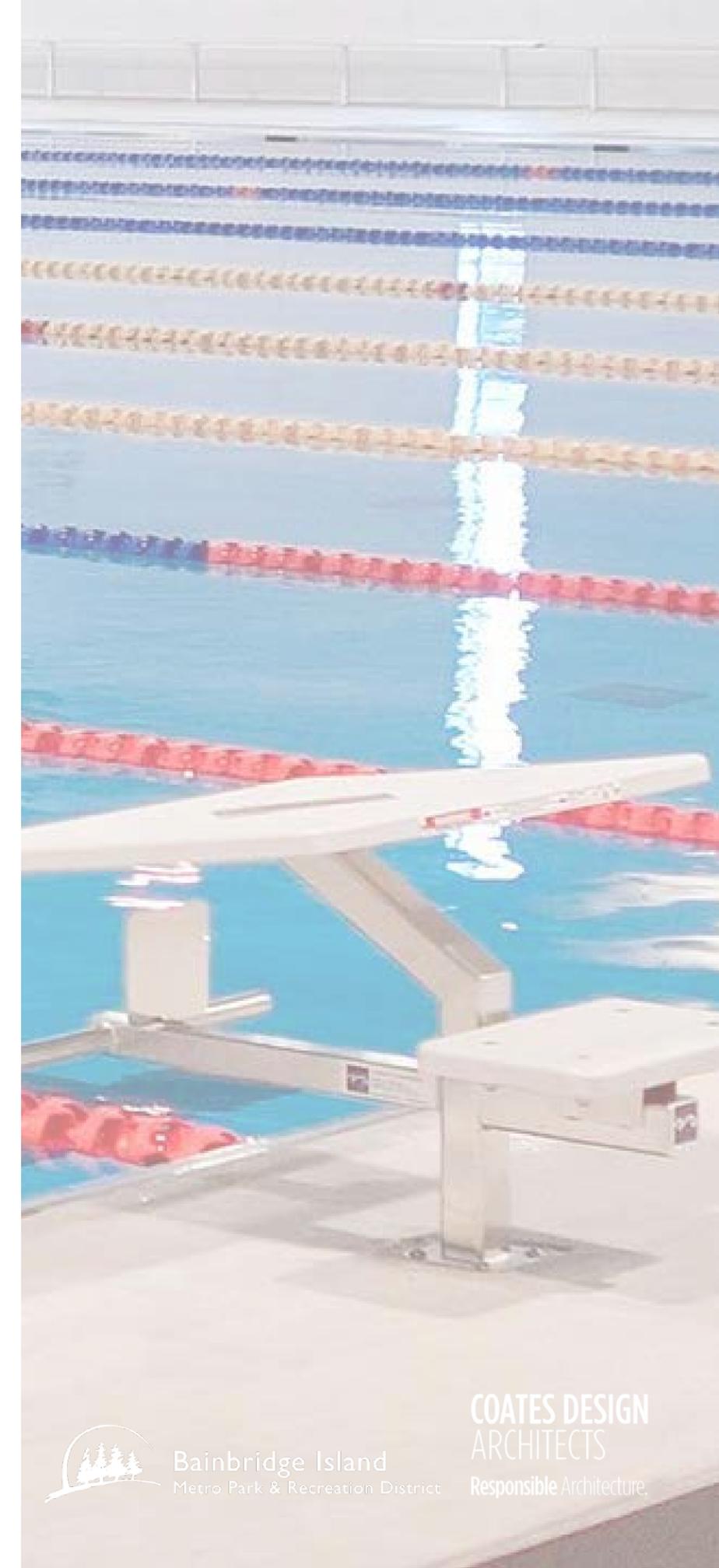
- Maximize Lane Count to Meet Programming Demand
- 50-meter X 25-yard Pool would be ideal
 - 20, 25-yard lanes would allow simultaneous club and public lap use
 - Increase Participation in USA Swim Age Group, USA Masters Swim Program
 - Increase Participation and Development of Water Polo Program
 - Increase Specialty Classes
 - Competition Venue, Economic Impact
- Meet Governing Body Requirements for Competition Swimming and Water Polo
 - Lane Size, Water Depth, Starting Platform Height, and Field of Play
- Moveable Bulkhead to allow separation of use and program diversity



Critical Lap Pool Facility Components (cont.)

2. Pool Deck and Adjacent

- Large Deck Area to Minimize Overcrowding, Safety
- Maximize Pool Equipment Storage Areas
- Team, Club, Public Gear Storage Areas
- Separate Spectator Area, Safety
- Timing, Score Board, and Spirit Display
- Accessibility



Critical Lap Pool Facility Components (cont.)

3. Dryland Areas

- Dryland Training Area. CrossFit, Yoga, Weights, and Other
- “Wet Room” Meeting Room, to accommodate coaching, teaching and other
- Event Management Room
- Additional Locker Room
 - Visual control of Entry and Exit
- Multi-Room deck adjacent
- Offices - Maintenance, Staff, and Coaches
- Guard Room w/ Bathroom, visual control, central to facility



Critical Lap Pool Facility Components (cont.)

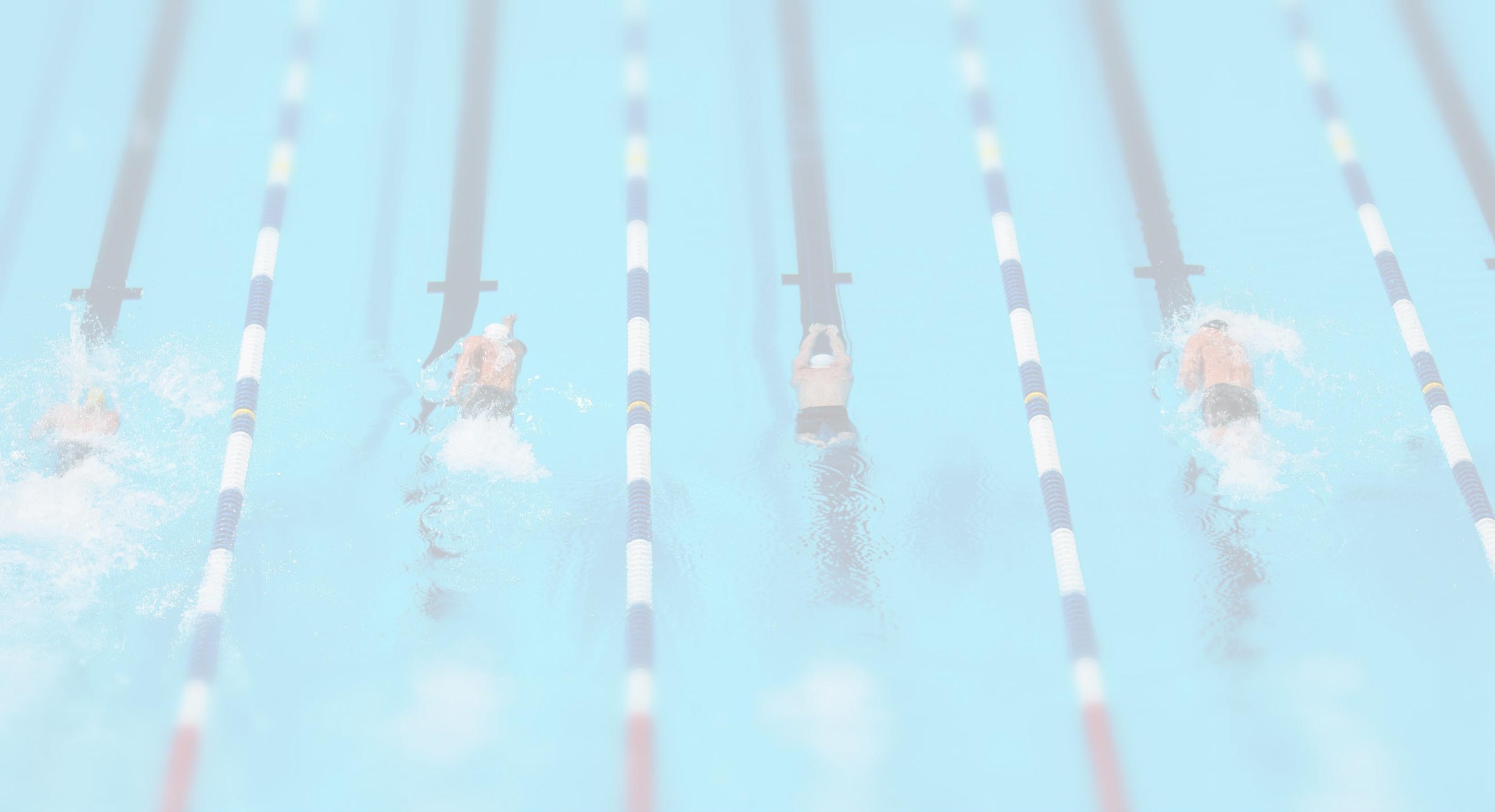
4. General Upgrades

- Central Shared Access to Existing Nakata Lap Pools
- Accommodate Simultaneous Pool Use, Event (Lap Pool) and Recreation (Nakata Pool)
- Space to Accommodate Large Events: swimming, water polo and other
- Acoustic Buffering
- Lighting Design
- Accommodate Diversity of use, Promoting Community

5. Current Facilities Needs to Operate During Construction

- Closing the Ray Williams Lap Pool during construction would have significant impact on Swim Clubs and Public Swimmers
- Cause financial burden due to loss of facility revenue.





JURISDICTIONAL REQUIREMENTS



Bainbridge Island
Metro Park & Recreation District

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Jurisdiction Requirements

Planning/Permit Approval Required:

- Preapplication Conference
- Conditional Use Permit or Amendment to Existing
- SPR, Site Plan and Design Review
- Health District Review
- Design Review Board Review
- Public Participation Meeting

Site Assessment Review (SAR) Key Points:

- Project Must Demonstrate Compliance with Minimum Requirements (MR's) #1 through #9 of City Stormwater Manual.
 - Consulting Engineers are required to determine Design and Compliance
 - Existing Stormwater Facilities shall be Fully Integrated or Upgraded
- Any proposal for Leased Site Development needs to account for Cumulative Impact on BIRD Site as a Whole.
- International Swimming Pool and Spa Code.
 - Discharge and Dechlorination Requirements
- Traffic Impact Analysis Required
 - On Site Traffic Shall Conform to NFPA (National Fire Protection Association)



Jurisdiction Requirements

Zoning Standards:

- Lot Coverage, lot area covered by buildings 25% max
- Setback, Front 25'
- Setback, Side 5'/10'
- Setback, Rear 15'
- Building Height 25' or 30' w/ conditional use permit



Jurisdiction Requirements

Parking:

- Per Municipal Code, Recreational Facilities not Part of School
 - parking requirements shall be established by the director
 - technical studies prepared by a qualified professional
- Additional Parking Requirements
 - BISD parking requirements TBD per Master Plan
- Total Parking Spaces Required
 - To-Be-Determined. Additional study/information needed.

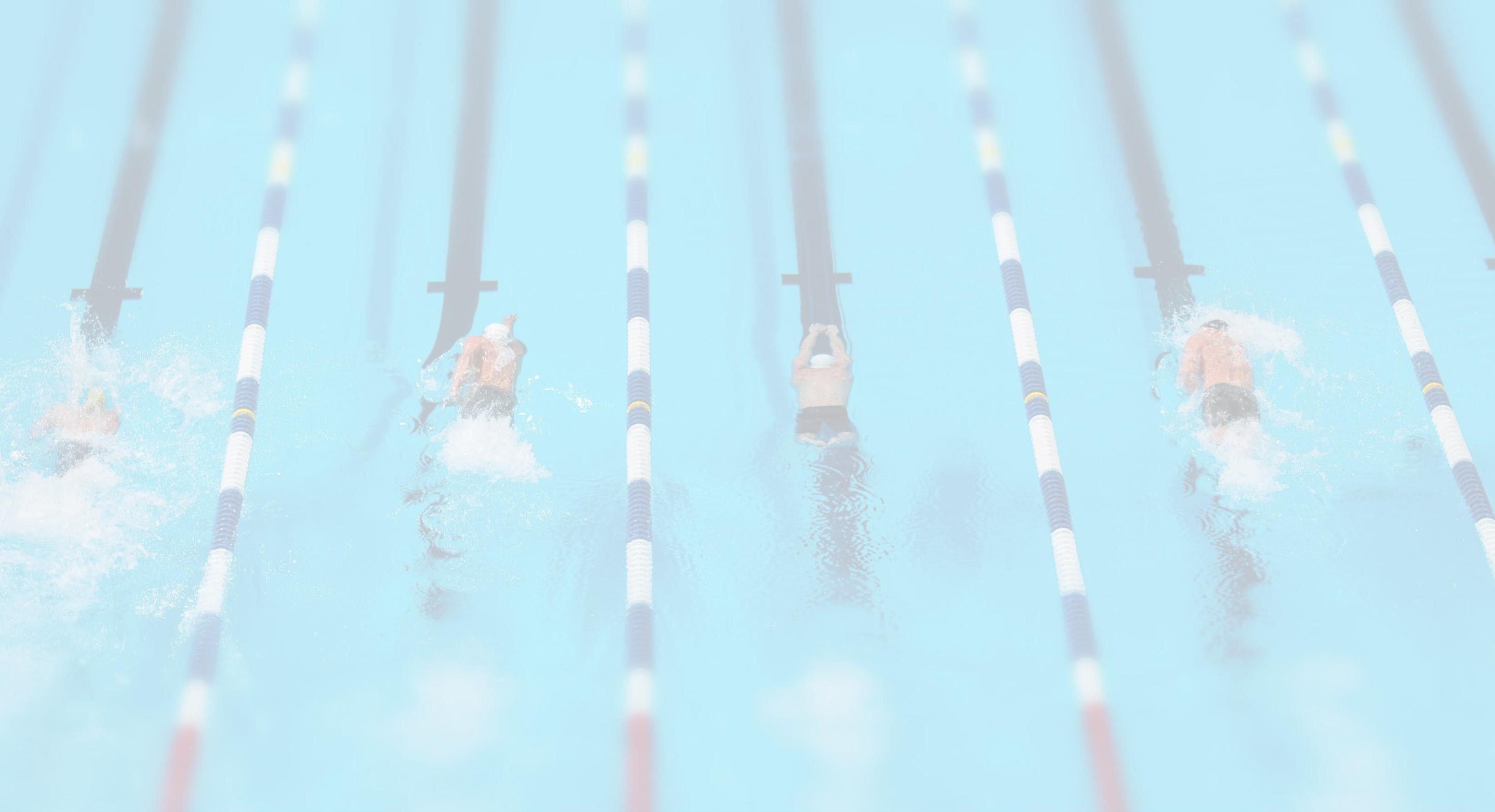


Jurisdiction Requirements

Landscaping, Tree Retention/Replacement/Protection:

- Perimeter Buffer - 20' partial
- Roadside Buffer - 25' partial
- Parking Lot Landscape
 - Additional perimeter landscaping required
- Site Specific Evaluation of Total Impact on Tree Coverage
 - Demonstration of Meeting Tree Unit Requirements
- Total Site Tree Unit Requirements - 40 units / acre





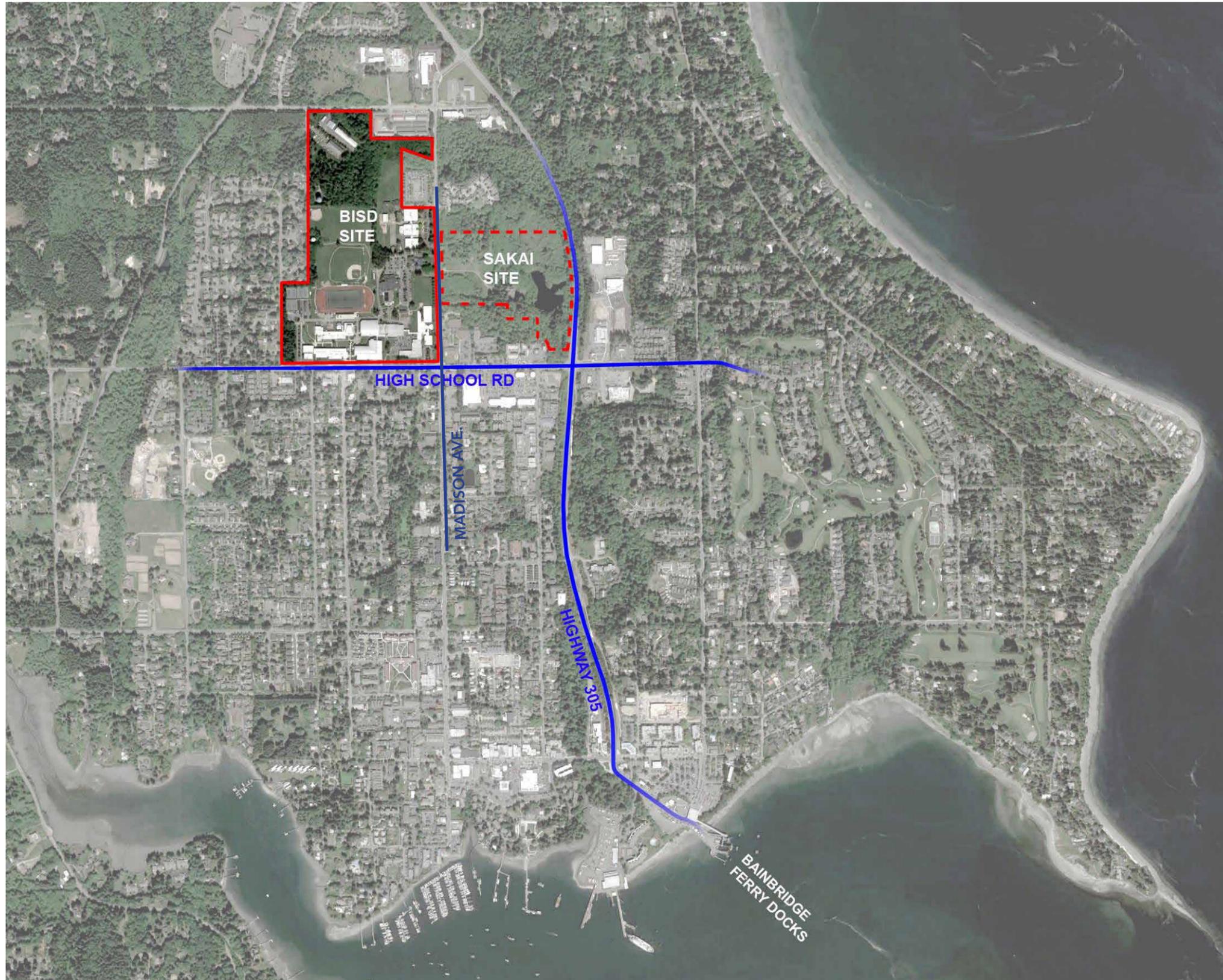
SITE ANALYSIS



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BISD Site Location

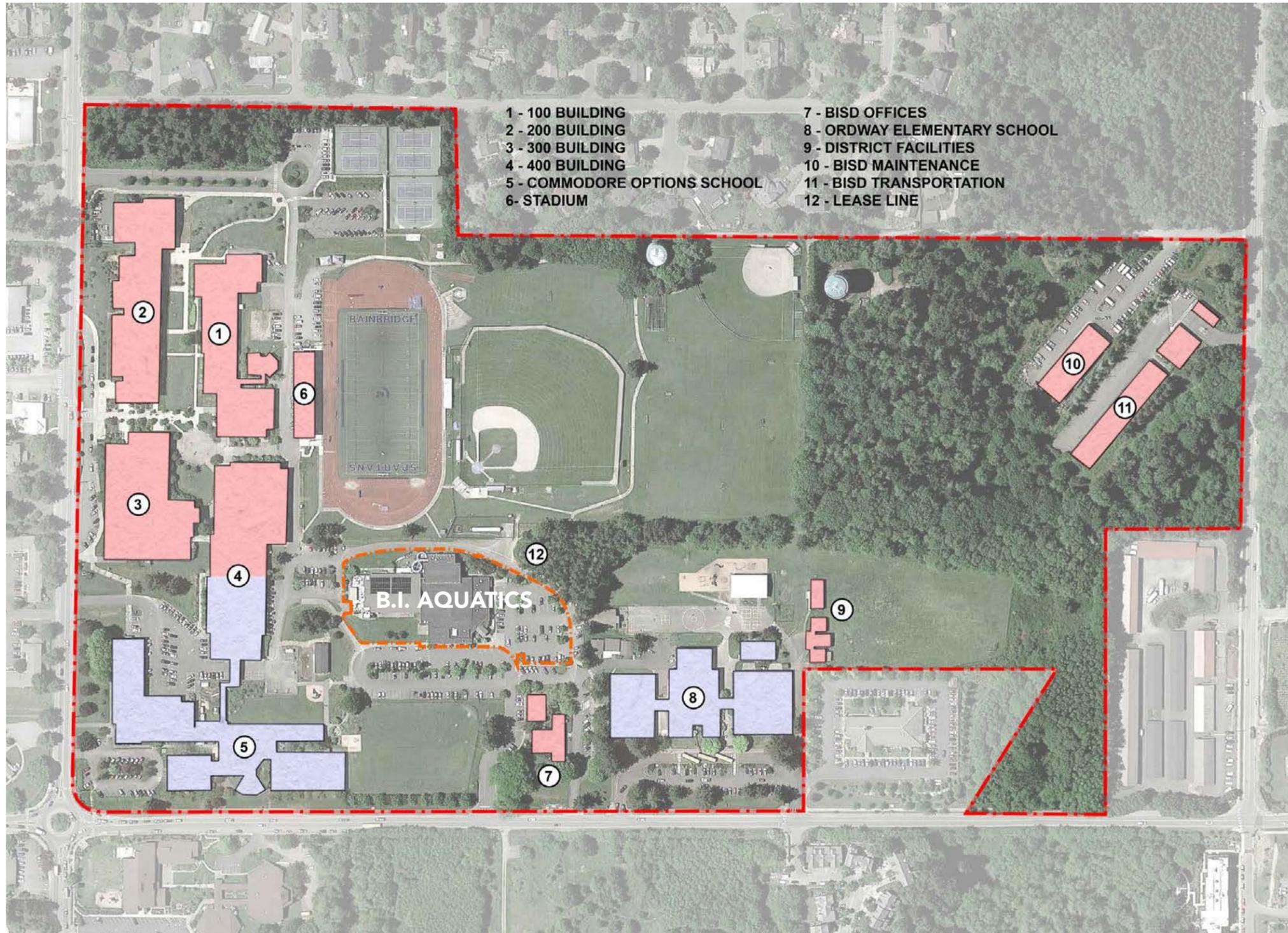


Site Location

- BISD Site Located
 - West of HWY 305
 - High School Rd. and Madison Ave.



BISD Site

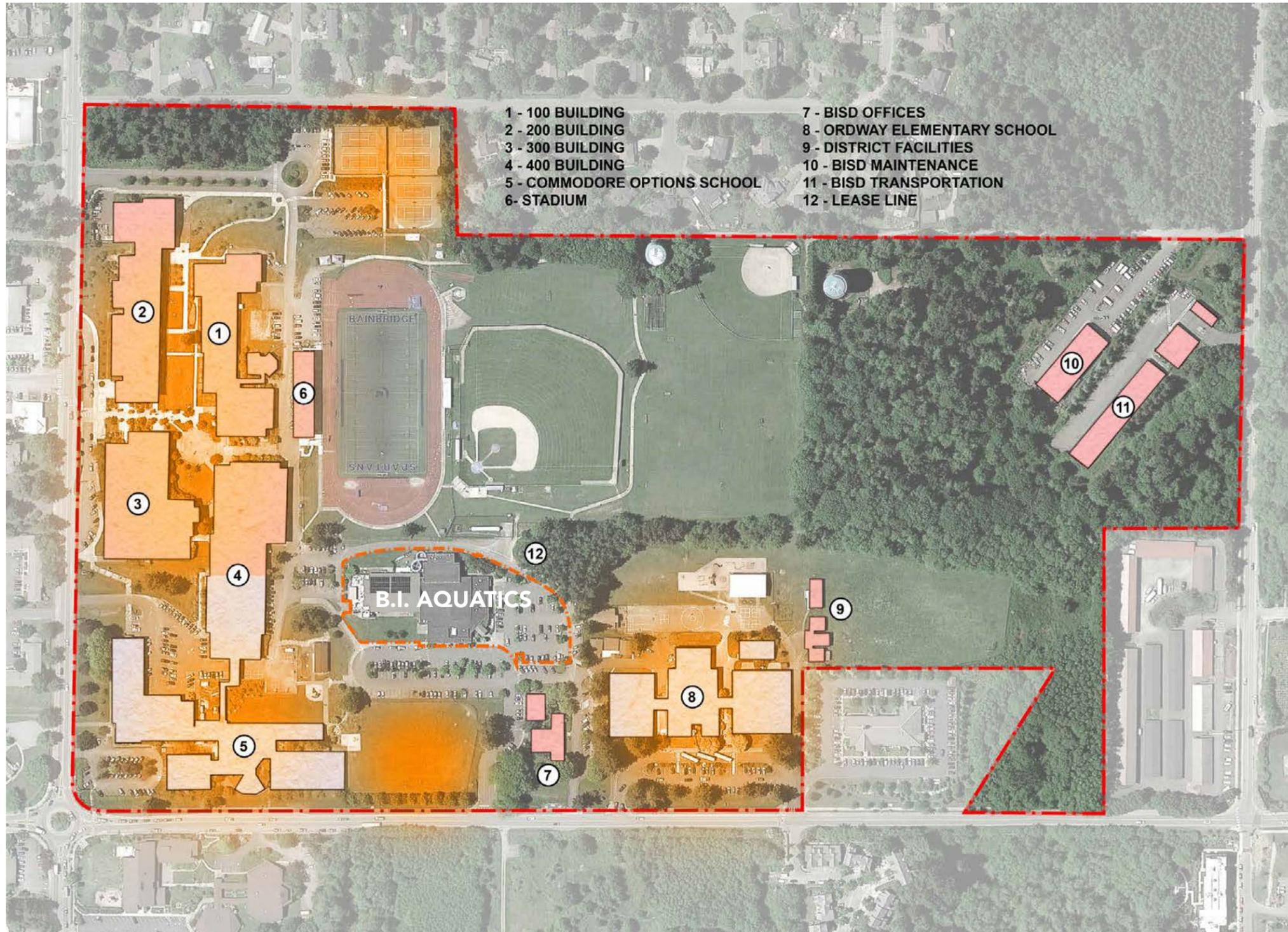


- 1 - 100 BUILDING
- 2 - 200 BUILDING
- 3 - 300 BUILDING
- 4 - 400 BUILDING
- 5 - COMMODORE OPTIONS SCHOOL
- 6 - STADIUM
- 7 - BISD OFFICES
- 8 - ORDWAY ELEMENTARY SCHOOL
- 9 - DISTRICT FACILITIES
- 10 - BISD MAINTENANCE
- 11 - BISD TRANSPORTATION
- 12 - LEASE LINE

- Approx. 73 acres
- BISD Facilities Including;
 - District Offices
 - High School Campus
 - Commodore Options School
 - Ordway Elementary School
 - Maintenance
 - Transportation
 - Sports Fields
- Bainbridge Aquatics Center
 - BI Metro Parks and Recreation Department Leases Site from BISD
 - Current "Lease Line" Will Require Modification for Development
 - Current Lease Agreement Will Require Modification for Development



BISD Future Master Planning



BISD Future Master Plan:

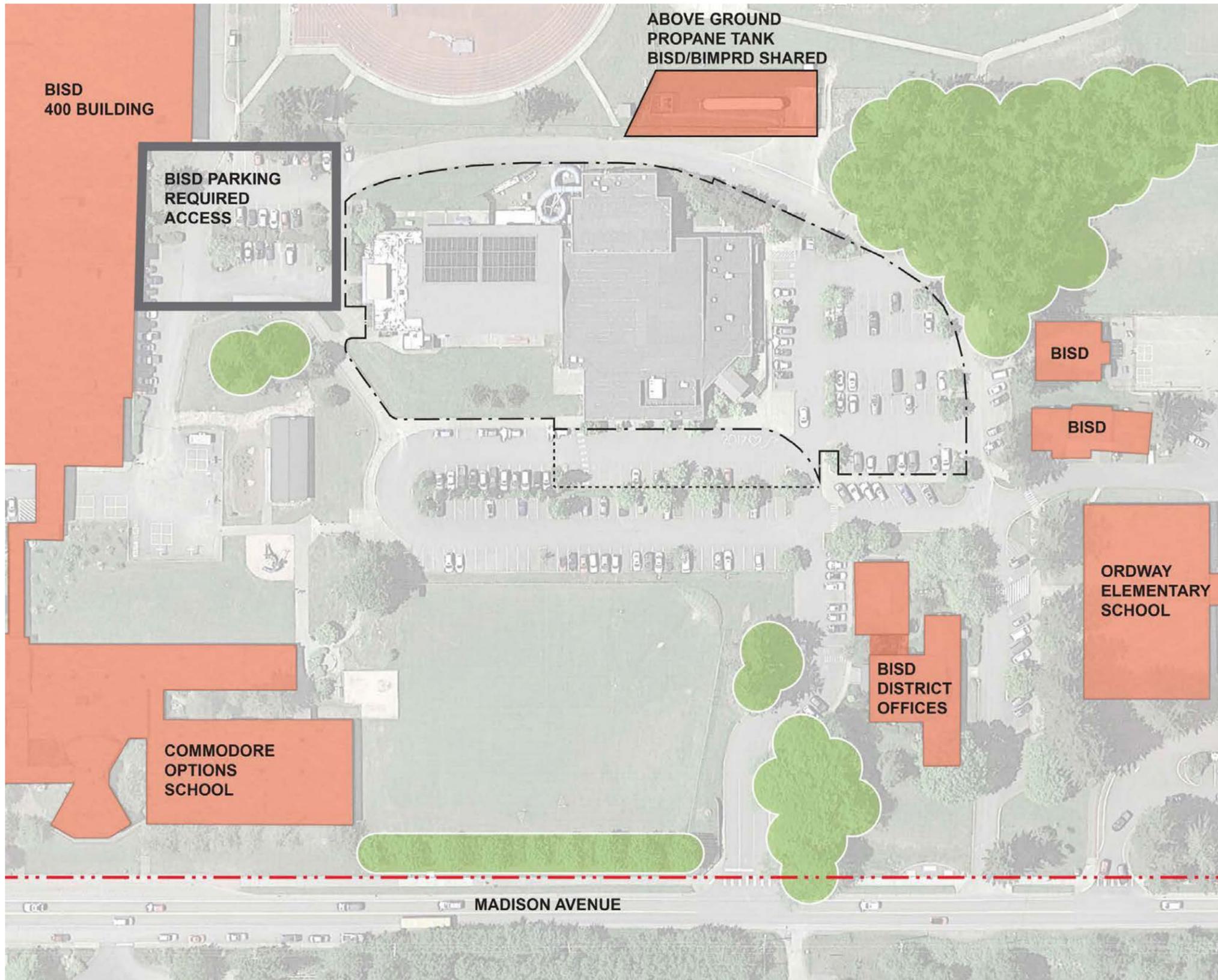
- BISD is planning to develop/revise a Site Master Plan in the near future
- Master Plan to address BISD Current and Future Needs and Site Requirements:

- High School Campus
- Commodore Campus
- Ordway Campus
- Sports Fields
- Parking Needs
- Other
- BIMPRD Aquatics Facility Improvements will need to Coordinate into this BISD Master Plan
 - BISD and BIMPRD are beginning this discussion
- Final Master Plan is Critical to Determining COBI Site Development Requirements:

- Low Impact Development
- Lot Coverage
- Tree Count
- Access
- Storm Water Management
- Parking
- Other



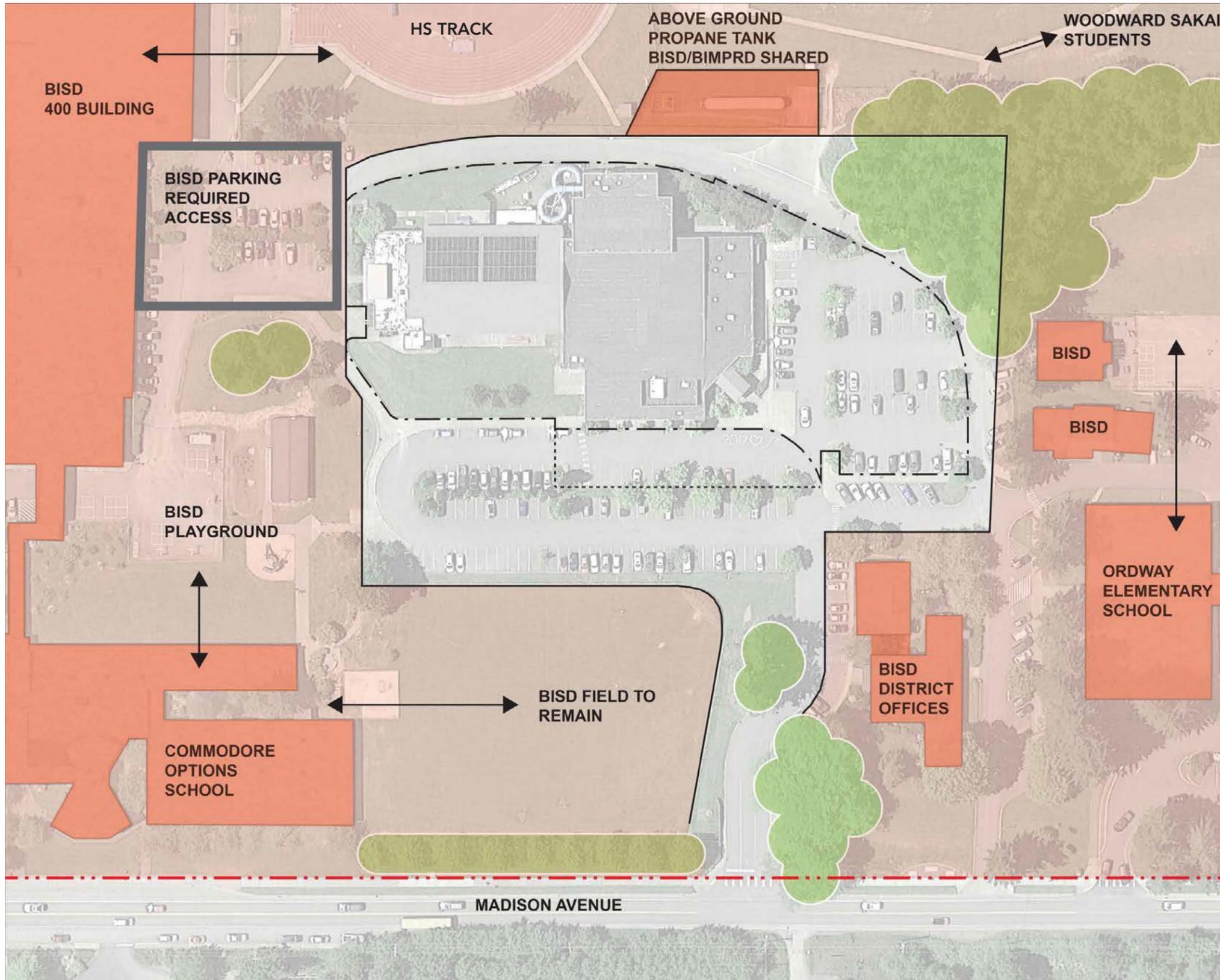
Site Constraints - School Buildings



- High School
- Commodore Options School
- BISD Offices
- Ordway Elementary School
- Propane Tank
- BISD Parking



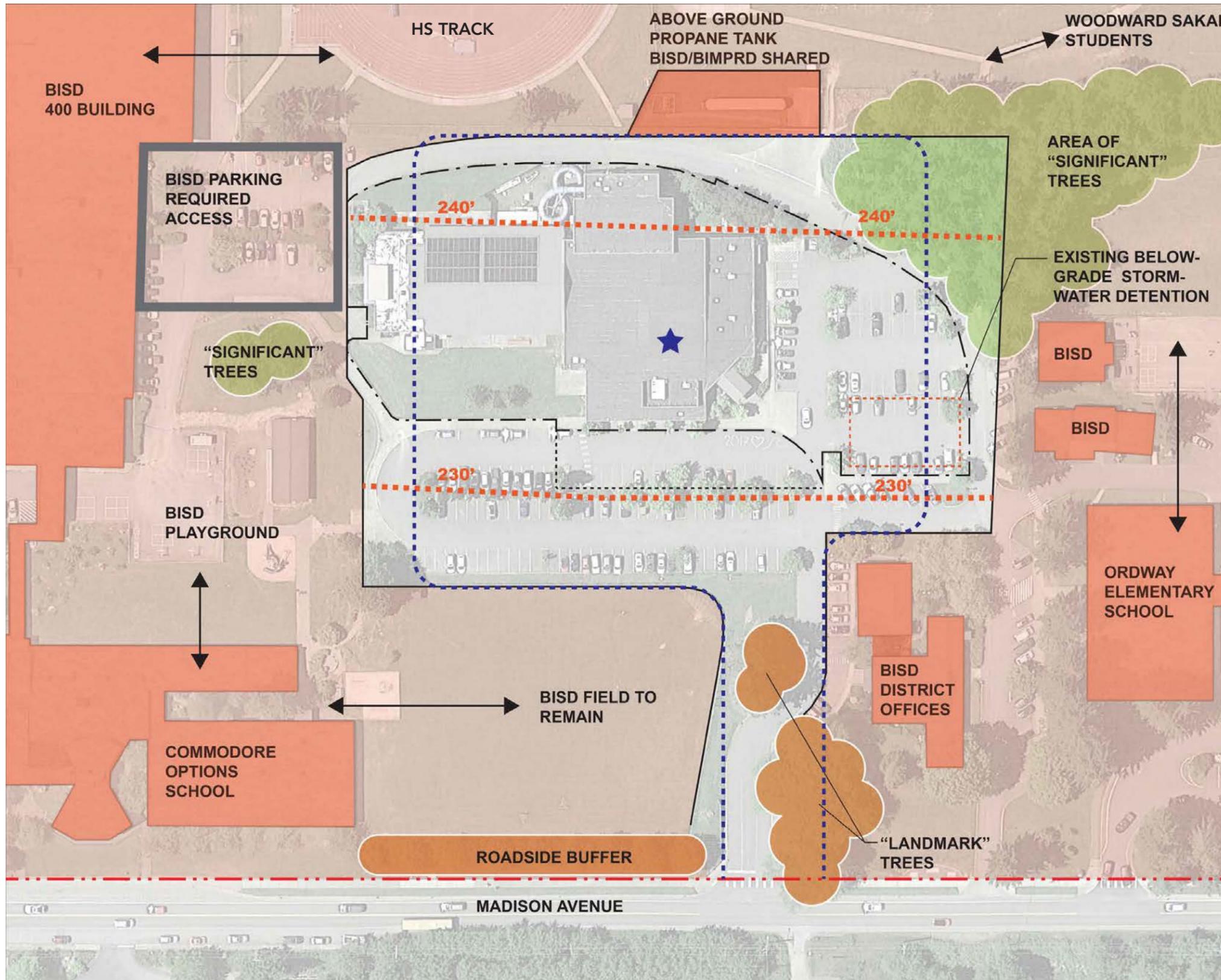
Site Constraints - Schoolyards



- Adjacent School Play Area
- Sports Fields
- Paths



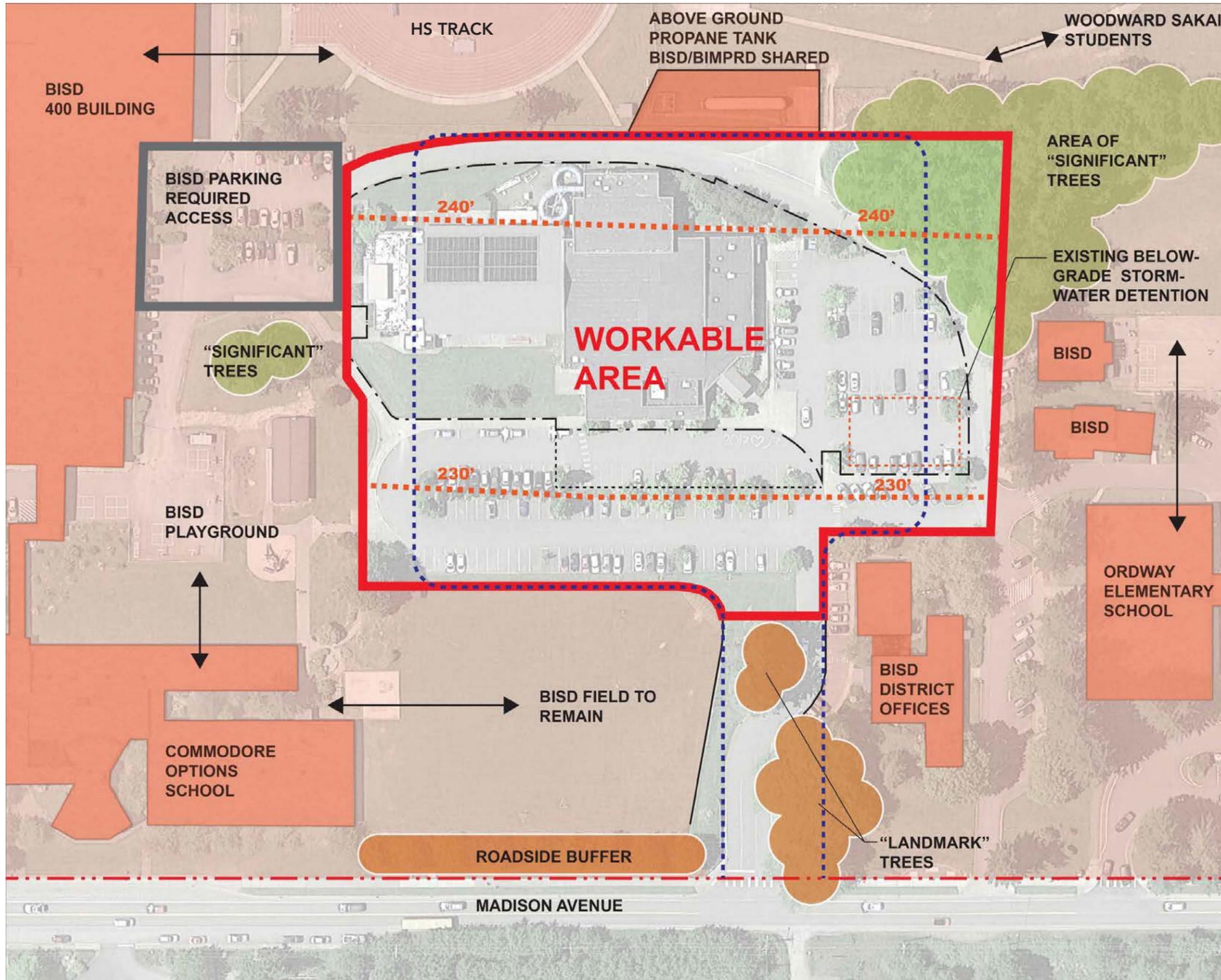
Site Constraints - Landscape and Other



- "Landmark Trees"
- "Significant Trees"
- Grade, Slope to Madison
- Existing Storm Water Facilities
- Site Security

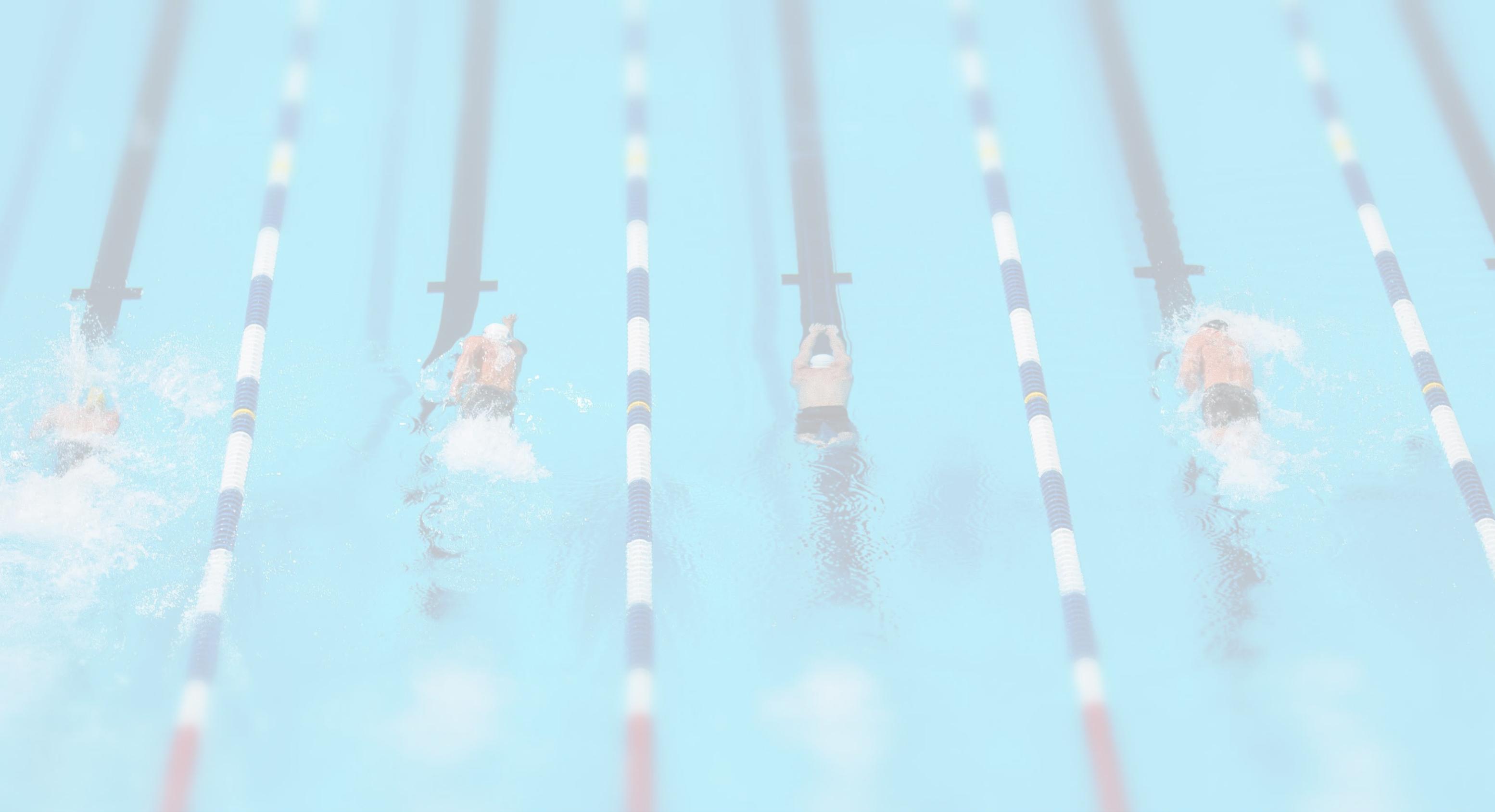


Site Constraints - Workable Area



Maximum Workable Area as Defined by Assumed Constraints





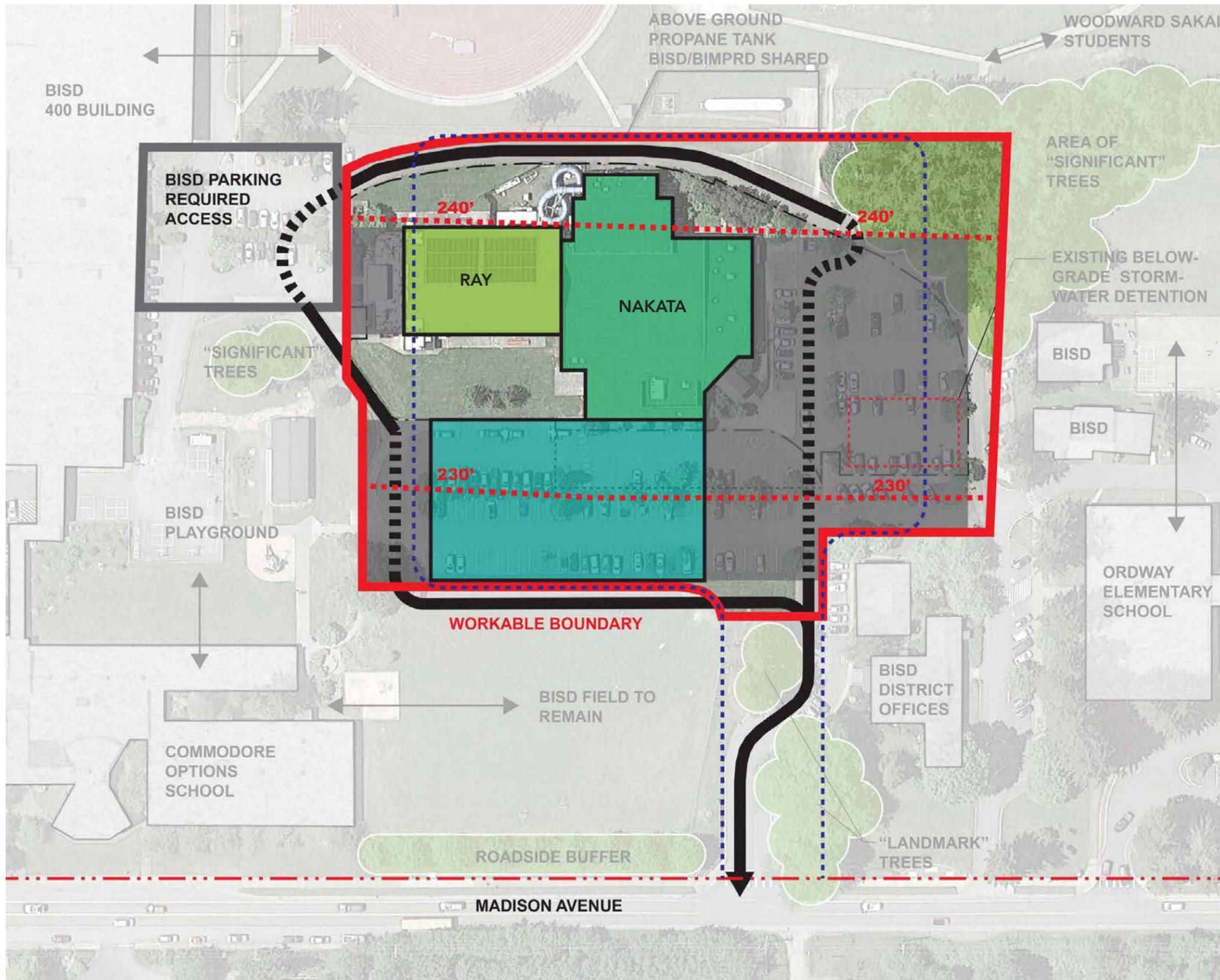
SITE DESIGN OPTIONS



Bainbridge Island
Metro Park & Recreation District

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Option 1

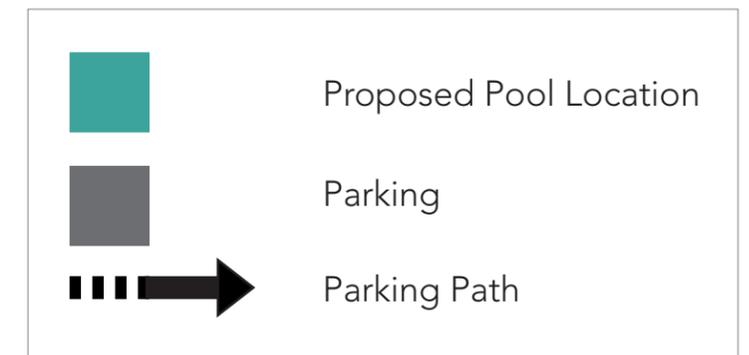


Lot Coverage (in ft²):

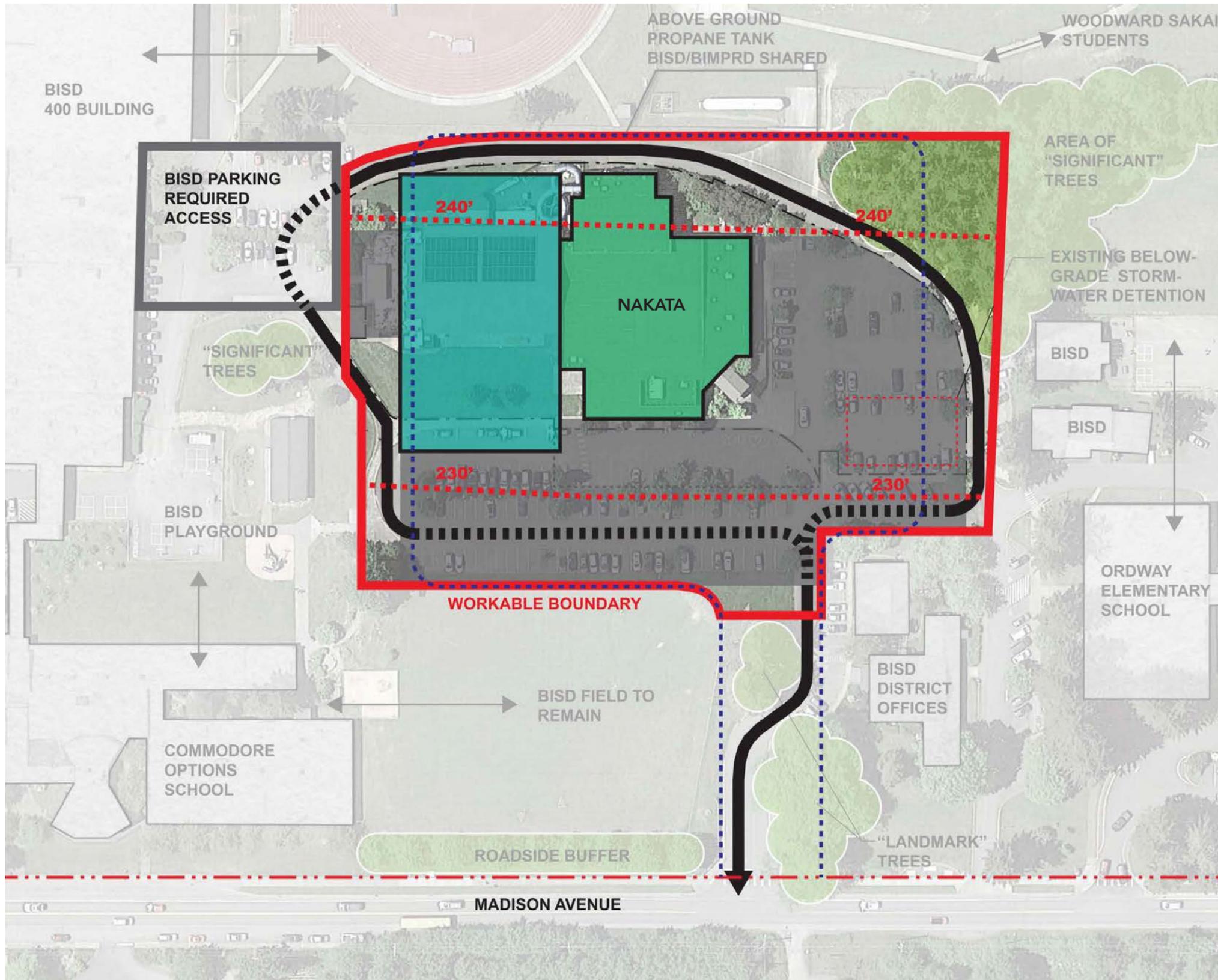
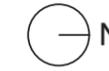
Building	62,000
(Existing)	33,500
(New)	28,500
Parking	42,000
Road	8,000
Total	112,000

Parking Count (300 ft² per stall):

Existing	149
Proposed	140
Delta	-9



Option 2

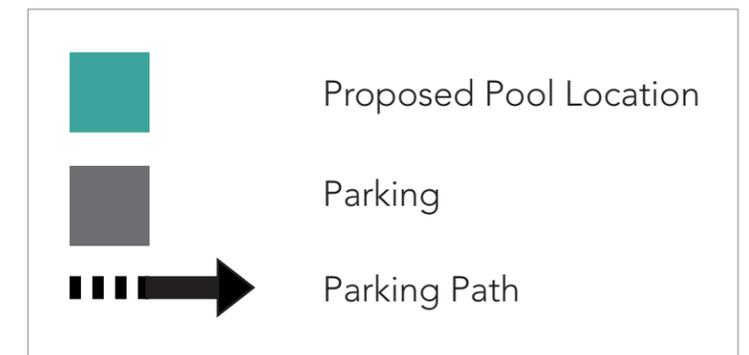


Lot Coverage (in ft²):

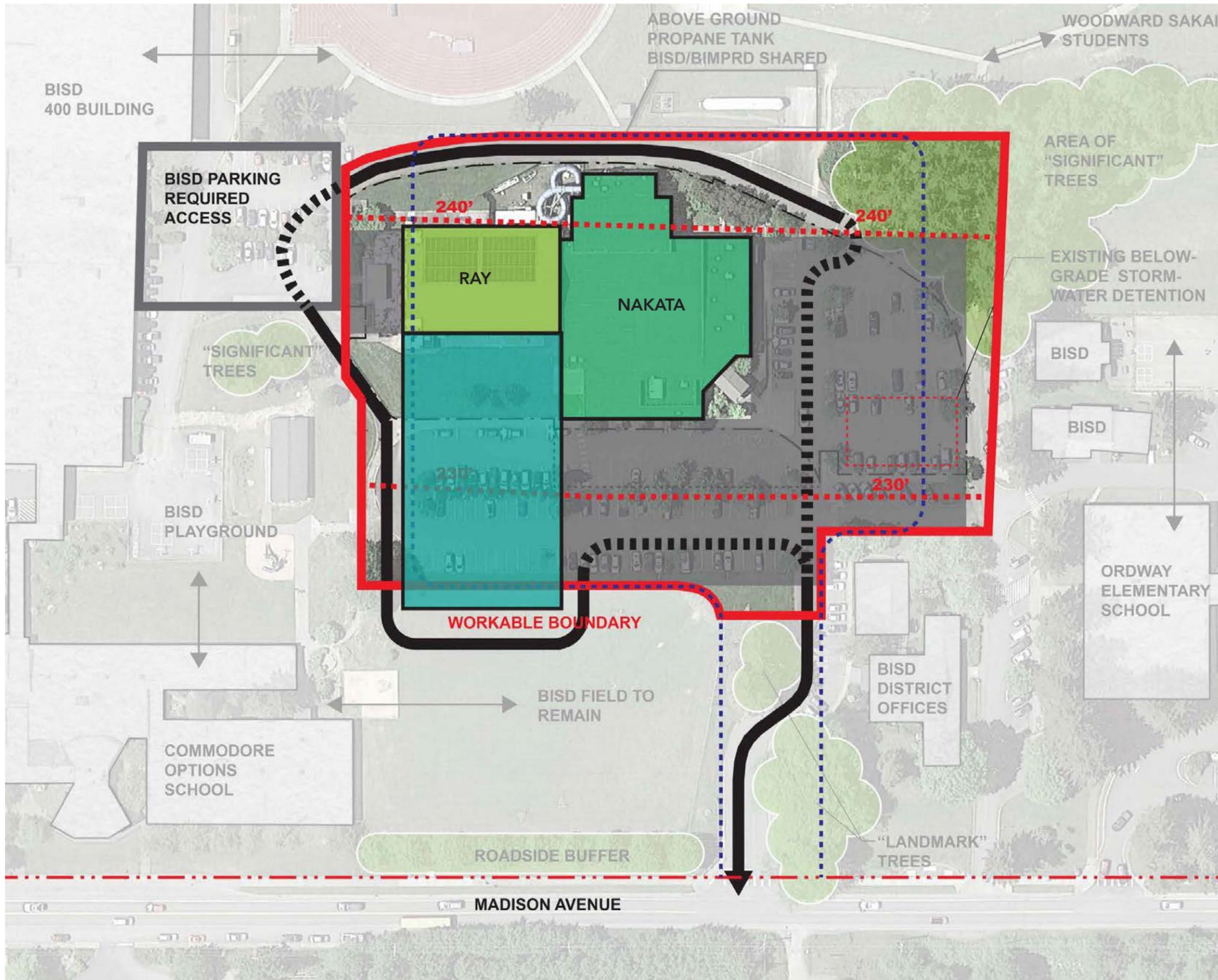
Building	52,500
(Existing)	24,000
(New)	28,500
Parking	51,500
Road	4,500
Total	108,500

Parking Count (300 ft² per stall):

Existing	149
Proposed	172
Delta	+23



Option 3

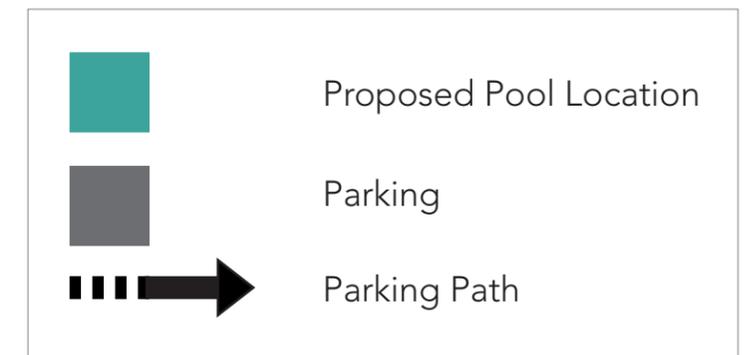


Lot Coverage (in ft²):

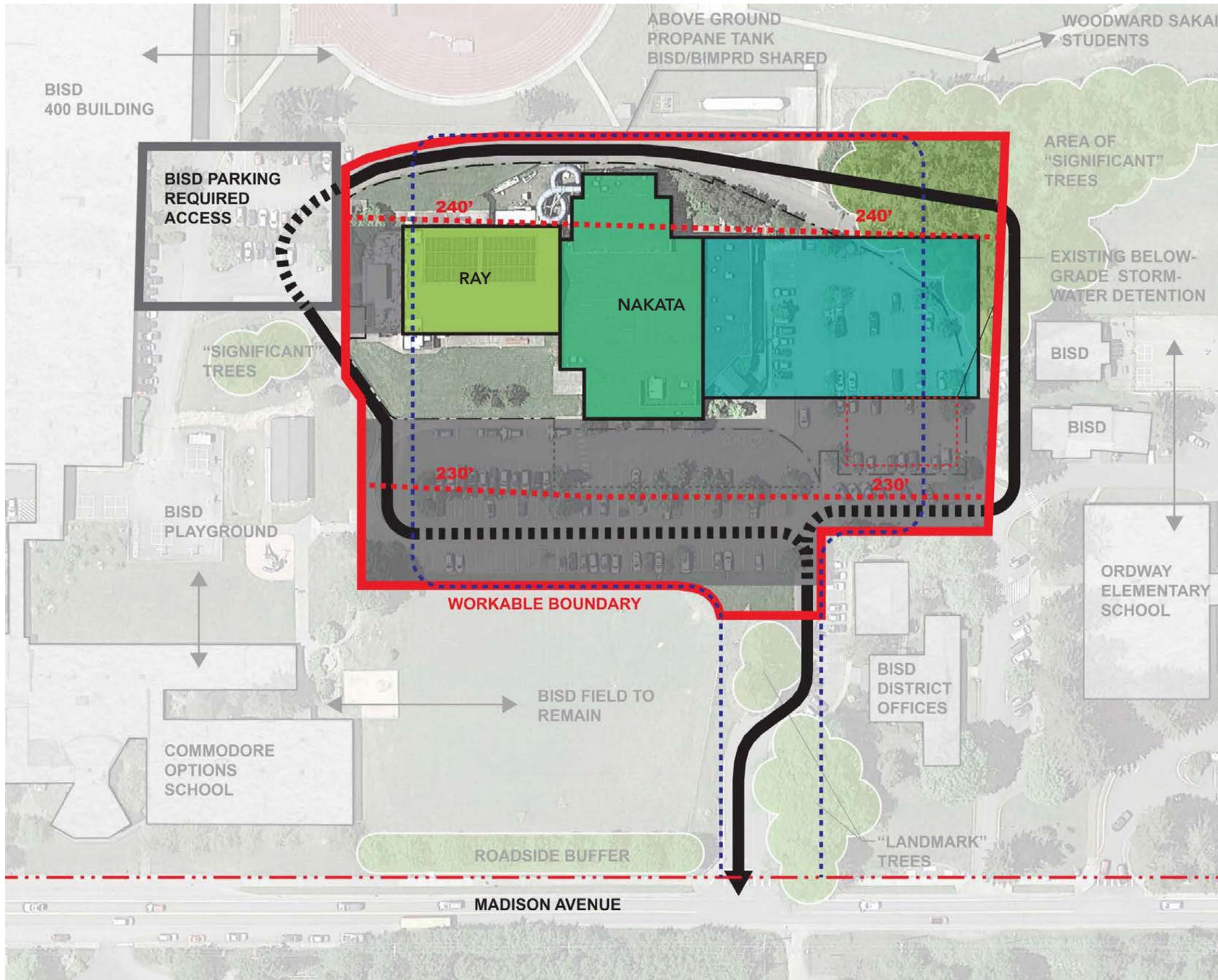
Building	62,000
(Existing)	33,500
(New)	28,500
Parking	48,000
Road	12,000
Total	122,000

Parking Count (300 ft² per stall):

Existing	149
Proposed	160
Delta	+11



Option 4

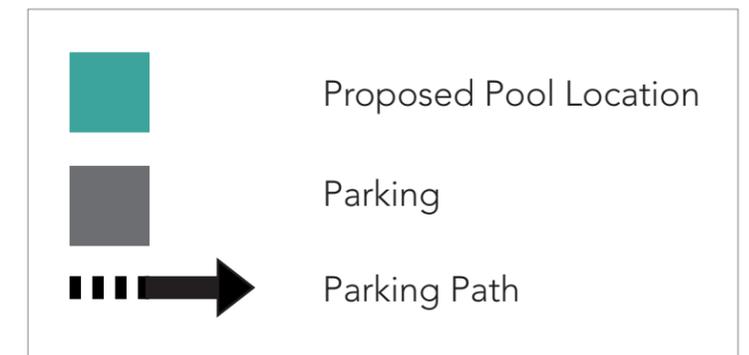


Lot Coverage (in ft²):

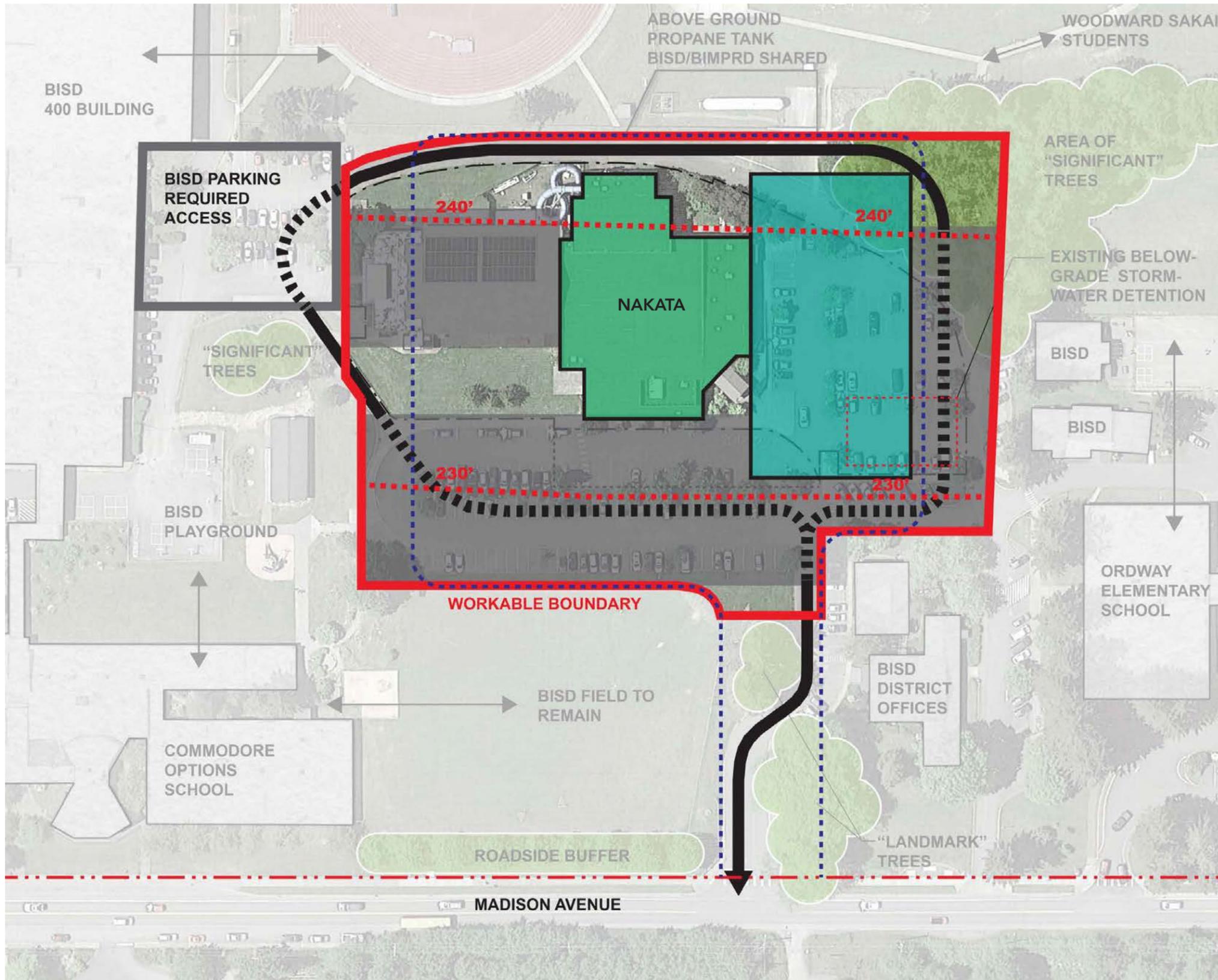
Building	62,000
(Existing)	33,500
(New)	28,500
Parking	43,300
Road	10,500
Total	115,800

Parking Count (300 ft² per stall):

Existing	149
Proposed	144
Delta	-5



Option 5

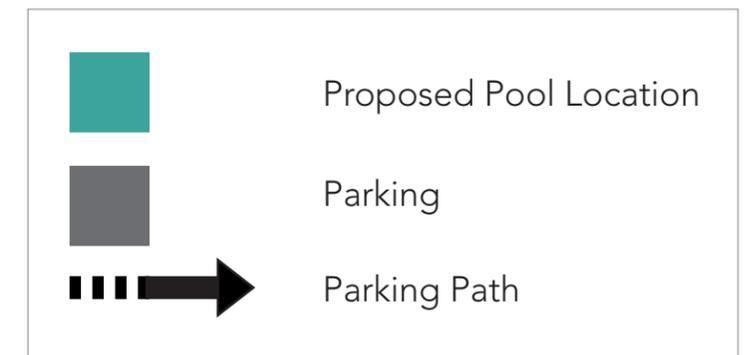


Lot Coverage (in ft²):

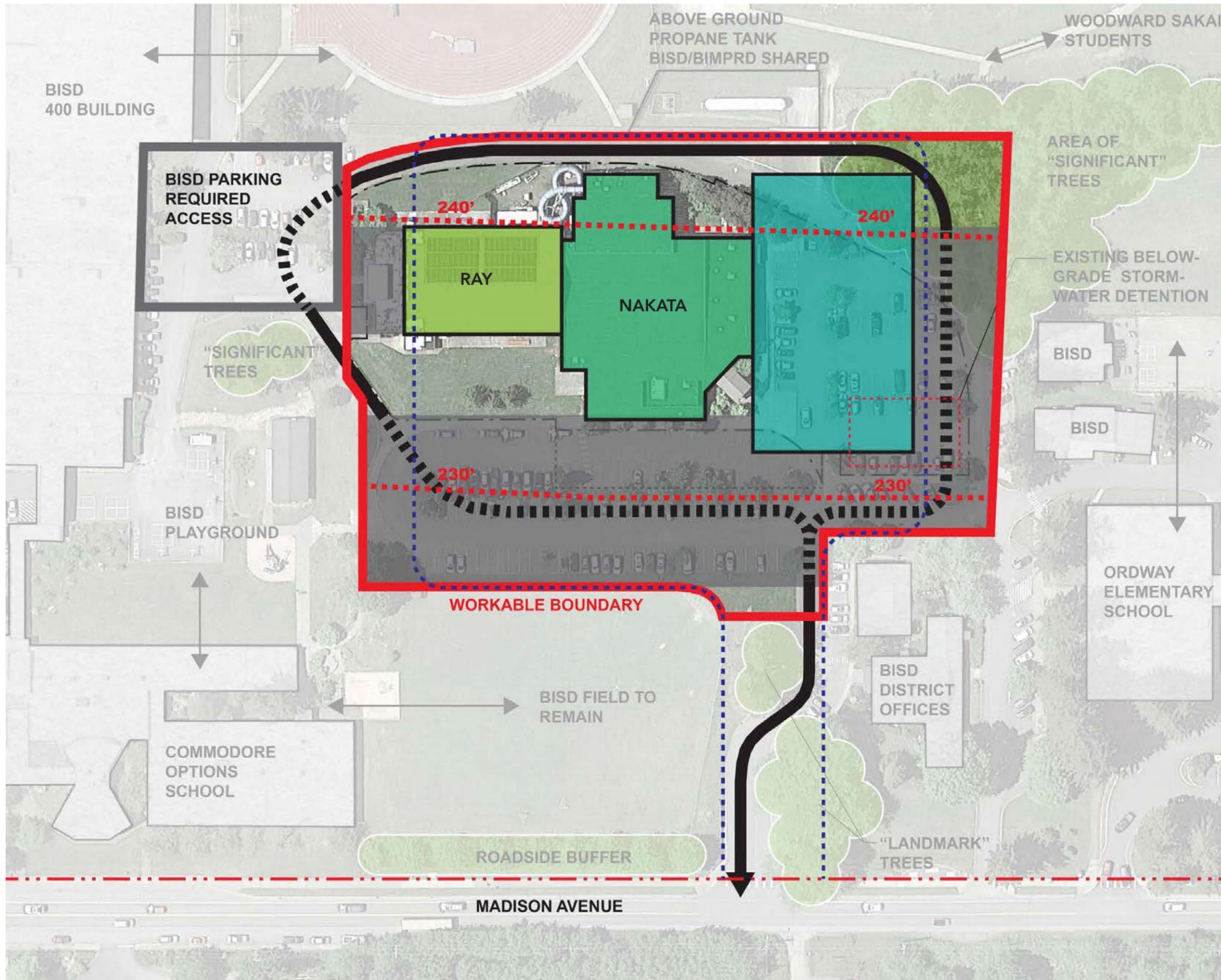
Building	52,500
(Existing)	24,000
(New)	28,500
Parking	64,200
Road	7,700
Total	124,400

Parking Count (300 ft² per stall):

Existing	149
Proposed	214
Delta	+65



Option 6

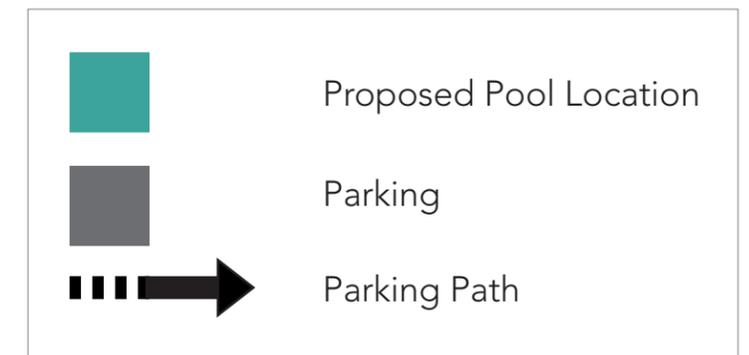


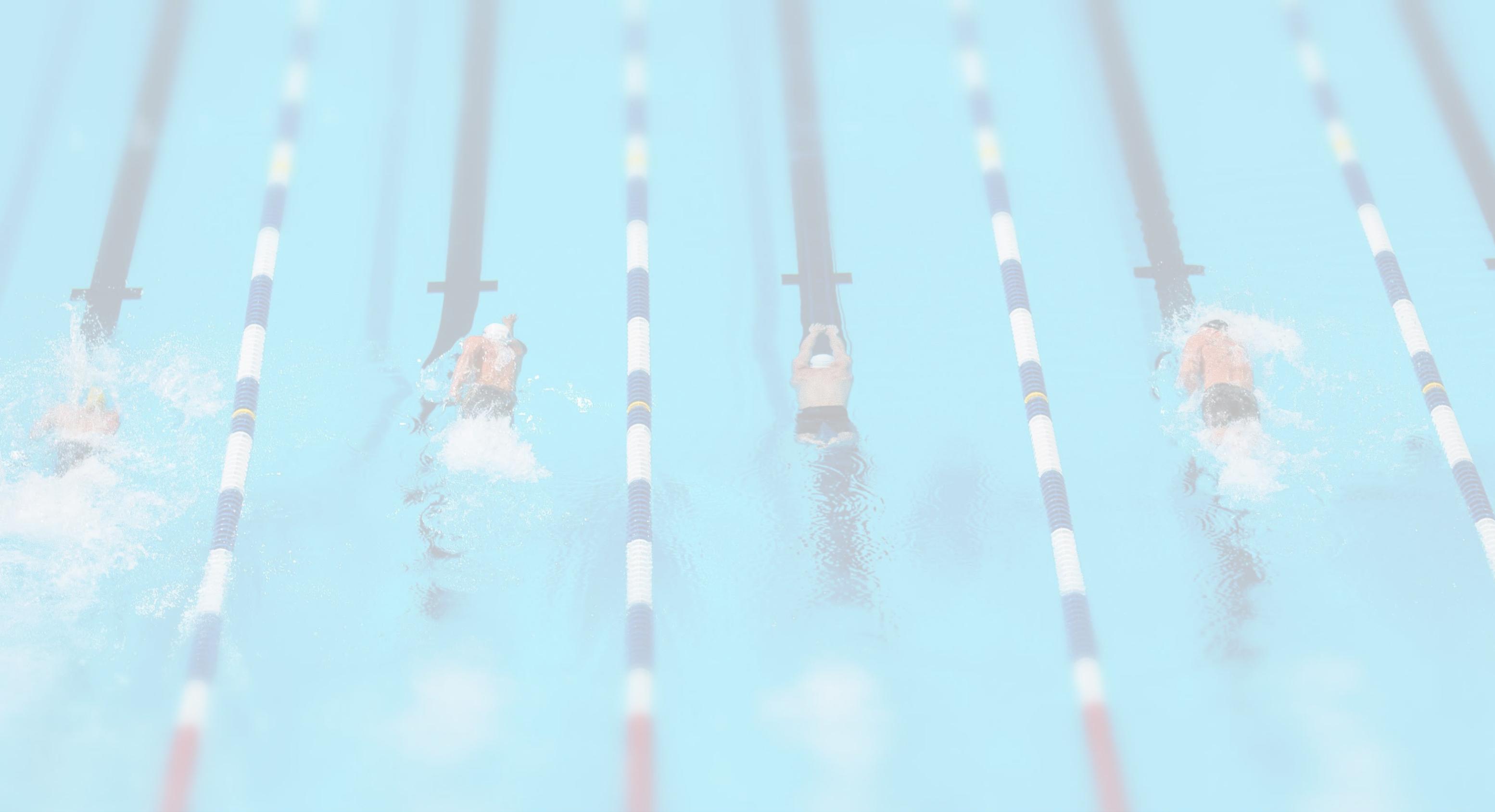
Lot Coverage (in ft²):

Building	62,000
(Existing)	33,500
(New)	28,500
Parking	51,000
Road	7,700
Total	120,700

Parking Count (300 ft² per stall):

Existing	149
Proposed	170
Delta	+21





PLANS



Bainbridge Island
Metro Park & Recreation District

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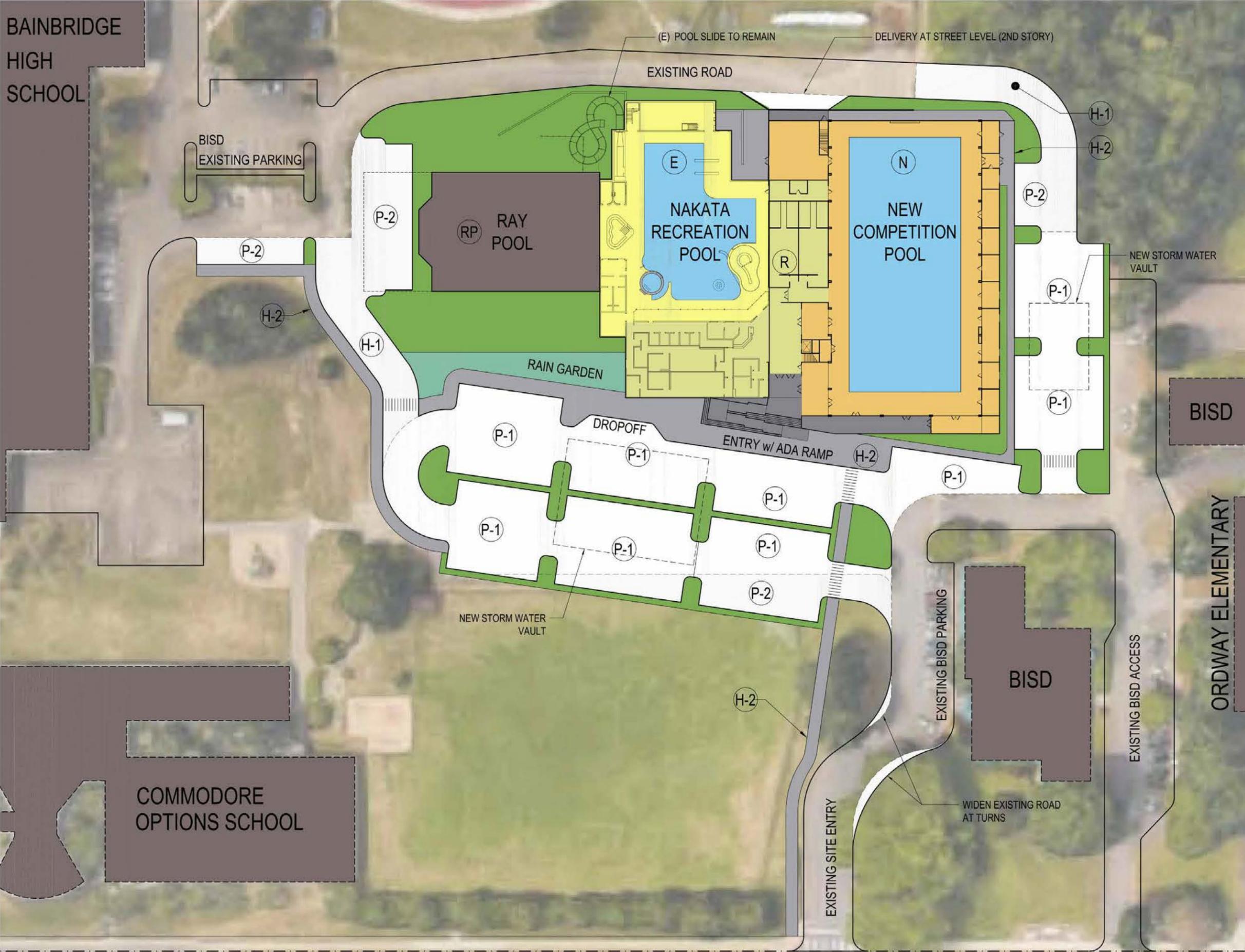
BAINBRIDGE HIGH SCHOOL

BISD EXISTING PARKING

COMMODORE OPTIONS SCHOOL

Madison Ave N

Madison Ave N



BIMPRD NATATORIUM FEASIBILITY STUDY

12/19/2018

- (N) NEW AQUATICS ADDITION: POOL OPTIONS- 52M, 33M, AND 25M
- (R) REMODEL PORTION OF NAKATA FACILITY
- (E) EXISTING NAKATA POOL TO REMAIN
- (RP) REPURPOSE EXISTING RAY POOL
- (P-1) OVERLAY PARKING- 41,250 SQ.FT.
- (P-2) NEW PARKING- 9,200 SQ.FT.
- (H-1) NEW ROAD SECTION- 7,700 SQ.FT.
- (H-2) NEW SIDEWALK- 12,400 SQ.FT.

LOT COVERAGE:

EXISTING-	
RAY-	12,500 SQ.FT.
NAKATA-	24,000 SQ.FT.
	36,500 SQ.FT.

PROPOSED 52M POOL-

RAY-	(-3,000 SQ.FT.)
52M POOL-	28,500 SQ.FT.
TOTAL-	62,000 SQ.FT.
ADDITIONAL-	25,500 SQ.FT.

PROPOSED 33M POOL-

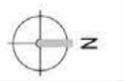
RAY-	(-3,000 SQ.FT.)
33M POOL-	24,000 SQ.FT.
TOTAL-	57,500 SQ.FT.
ADDITIONAL-	21,000 SQ.FT.

PROPOSED 25M POOL-

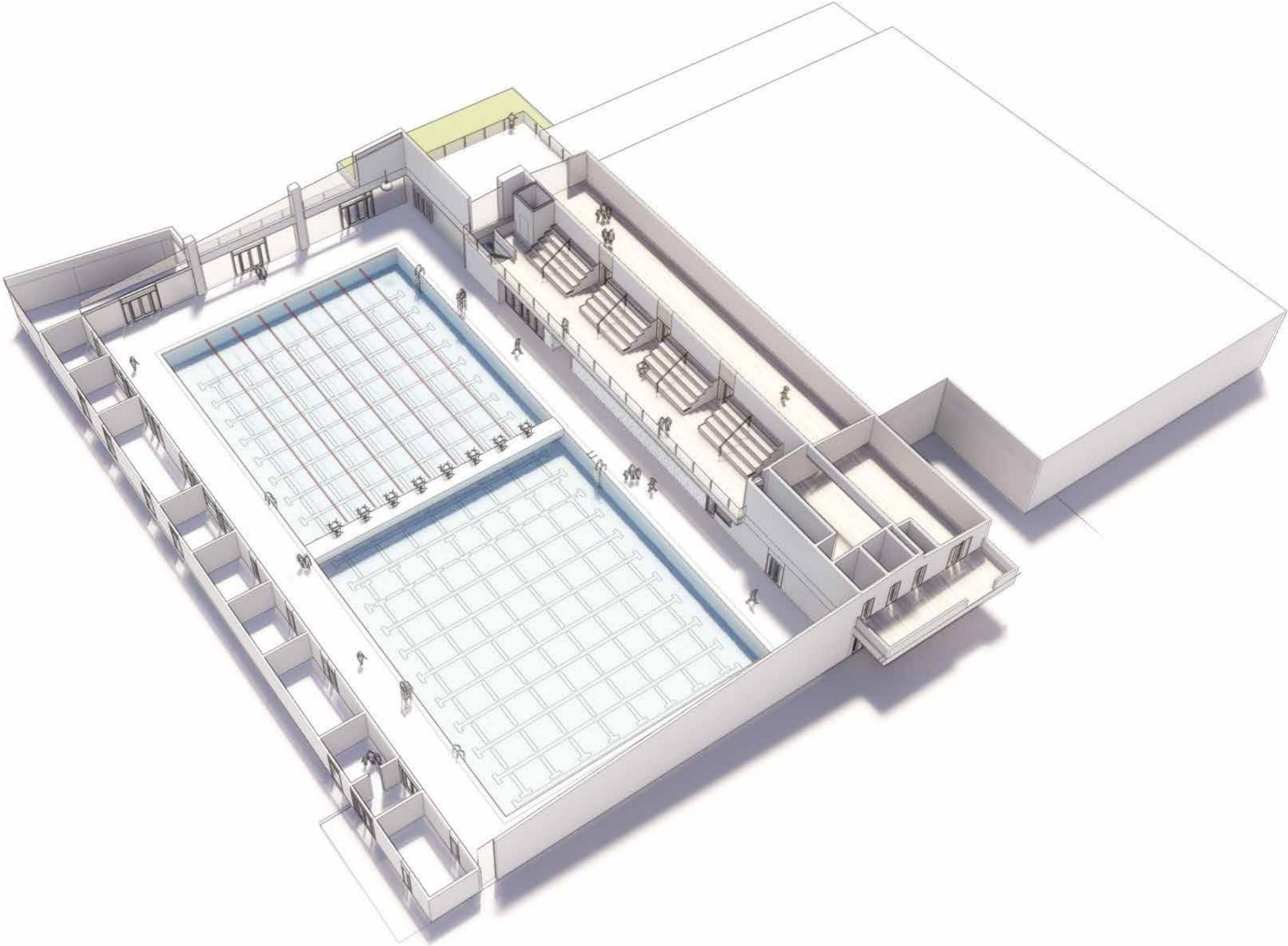
RAY-	(-3,000 SQ.FT.)
25M POOL-	21,500 SQ.FT.
TOTAL-	55,500 SQ.FT.
ADDITIONAL-	18,500 SQ.FT.

PARKING COUNT:

EXISTING SPACES-	149
PROPOSED SPACES-	170
ADDITIONAL SPACES-	21



52 M Pool Facility



**BIMPRD
NATATORIUM
FEASIBILITY STUDY**

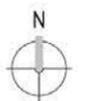
12/19/2018



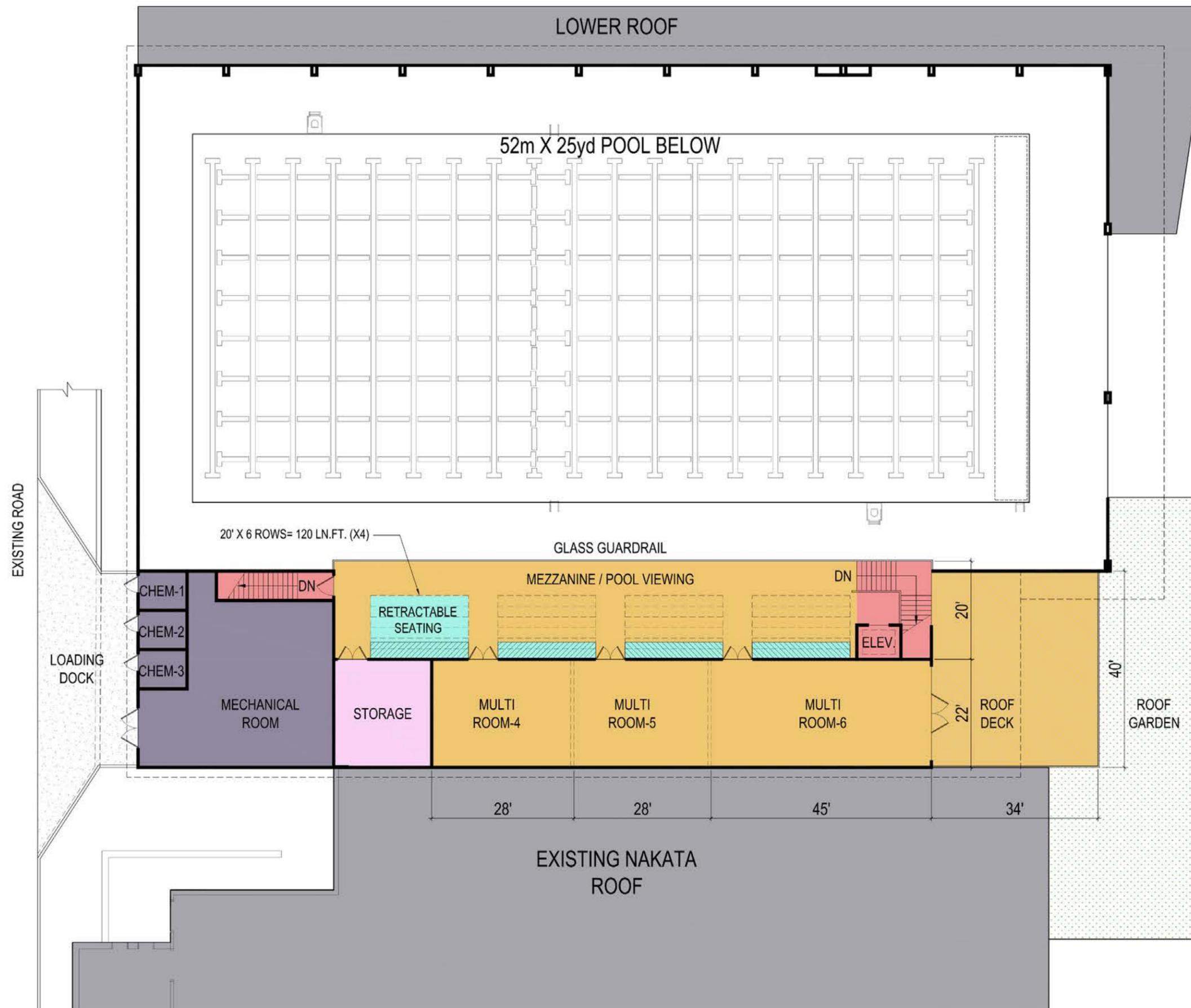
	POOL-	12,800 SQ.FT.
	/50 =	256 OL.
	POOL DECK-	8,100 SQ.FT.
	/15 =	540 OL.
	LOCKER-	2,200 SQ.FT.
	/50 =	44 OL.
	FACILITIES-	
	Office-	2,000 SQ.FT.
	/15 =	133 OL.
	Lobby-	1,500 SQ.FT.
	/15 =	100 OL.
	Storage-	750 SQ.FT.
	/300 =	3 OL.
	MECHANICAL-	1,400 SQ.FT.
	/300 =	5 OL.
	CIRCULATION-	500 SQ.FT.
	NA	
	MULTI-PUR.-	2,400 SQ.FT.
	/15 =	160 OL.

ENTRY LEVEL TOTALS:	
	31,650 SQ.FT.
	1,241 OL.
UPPER LEVEL TOTALS:	
	8,450 SQ.FT.
	499 OL. MAX.
BUILDING TOTALS:	
	40,100 SQ.FT.
	1,740 OL.

1 52m X 25yd POOL, ENTRY LEVEL
SCALE | 1"=10'-0"

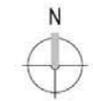


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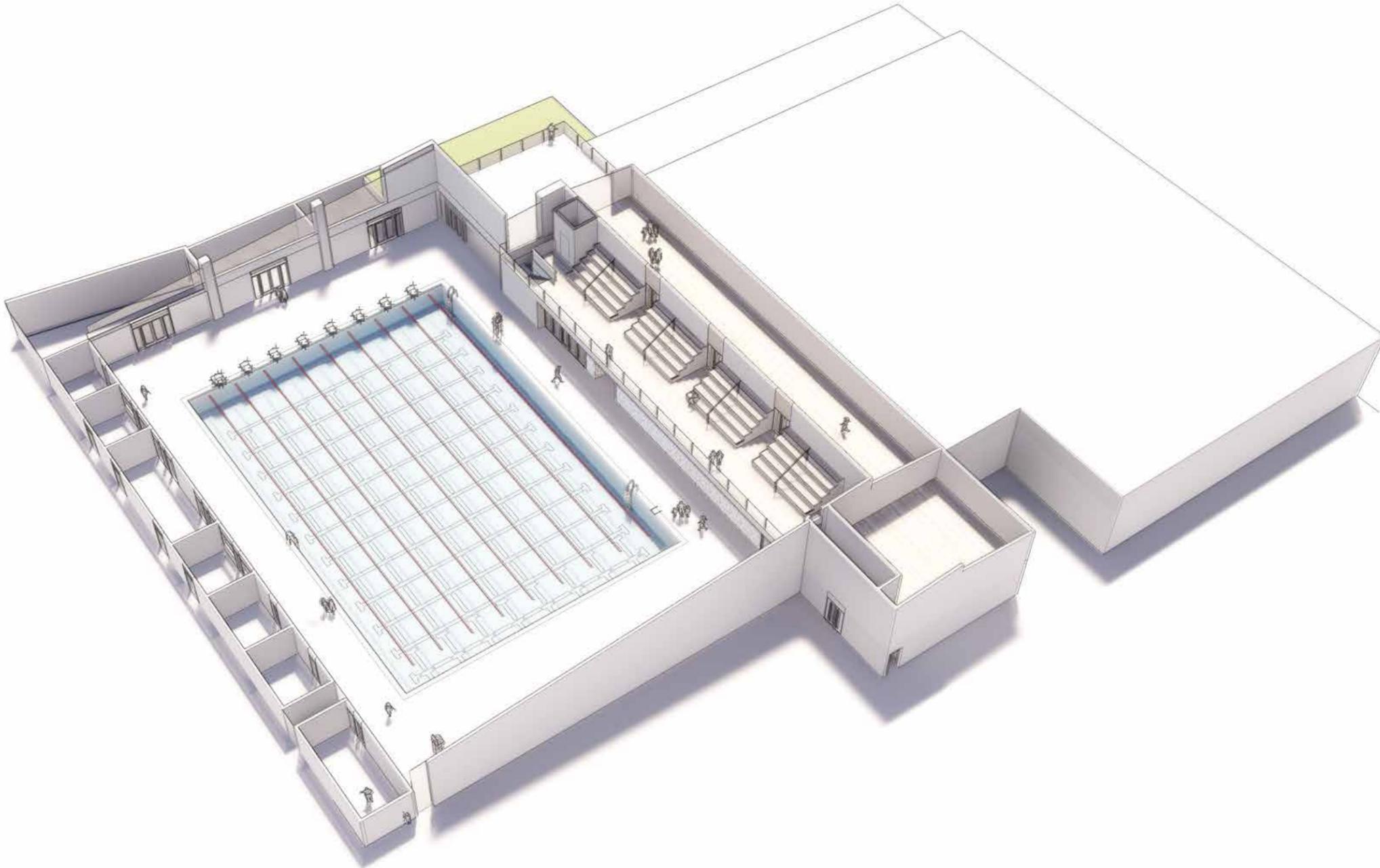


- POOL VIEW- 480 LN.FT.
1 per 18" = 320 seats
- FACILITIES-
Storage- 500 SQ.FT.
/300 = 2 OL.
- MECHANICAL- 2,000 SQ.FT.
/300 = 7 OL.
- CIRCULATION- 500 SQ.FT.
NA
- MULTI-PUR.-
Mez.- 1,850 SQ.FT.
/15 = 124 OL.
Multi.- 2,250 SQ.FT.
/15 = 150 OL.
Deck- 1,350 SQ.FT.
/15 = 90 OL.

1 52m X 25yd POOL, UPPER LEVEL
SCALE | 1"=10'-0"



33 M Pool Facility



**BIMPRD
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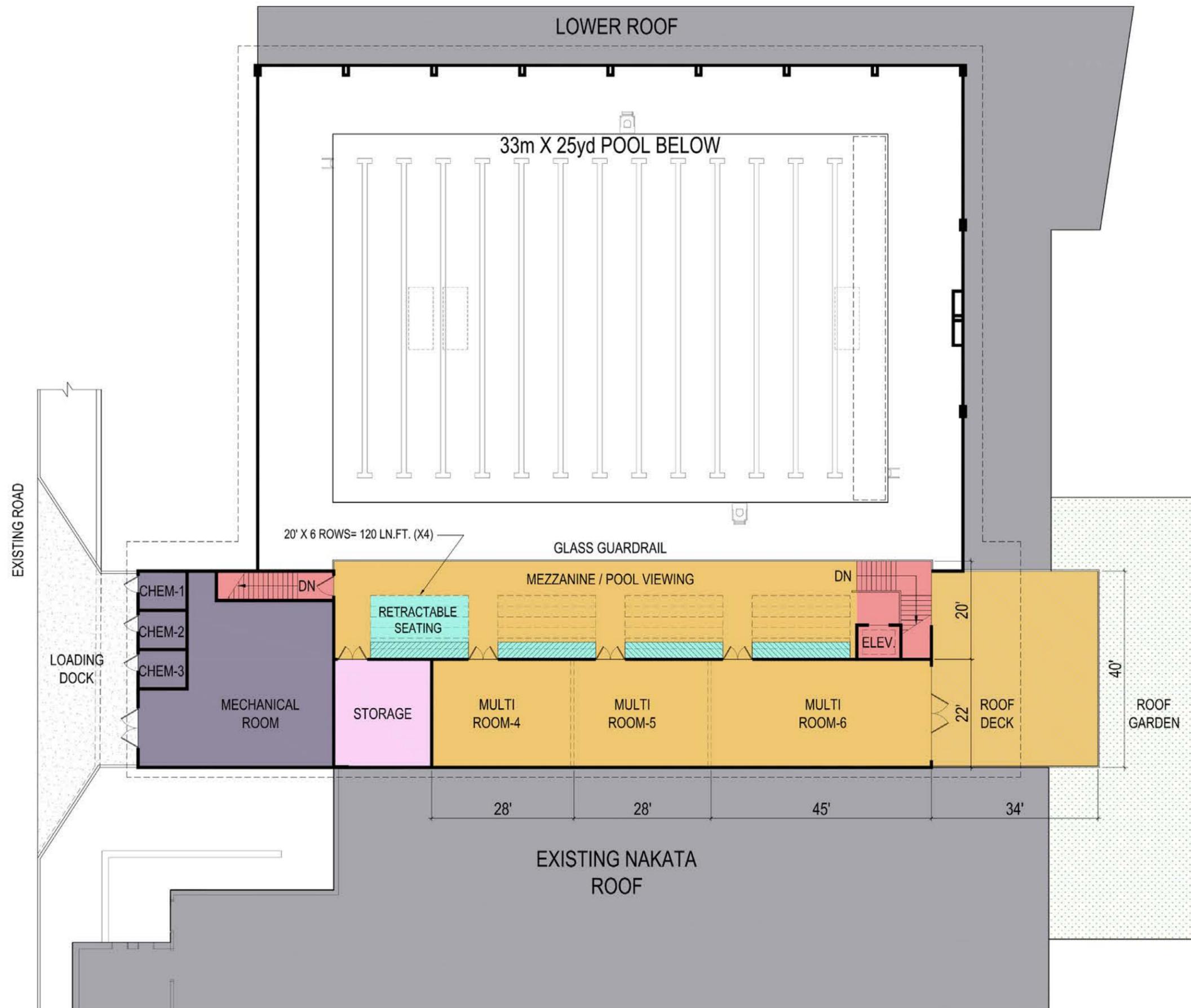
12/19/2018



	POOL-	8,500 SQ.FT.
	/50 =	170 OL.
	POOL DECK-	6,800 SQ.FT.
	/15 =	454 OL.
	LOCKER-	2,200 SQ.FT.
	/50 =	44 OL.
	FACILITIES-	
	Office-	1,800 SQ.FT.
	/15 =	120 OL.
	Lobby-	1,500 SQ.FT.
	/15 =	100 OL.
	Storage-	700 SQ.FT.
	/300 =	3 OL.
	MECHANICAL-	1,400 SQ.FT.
	/300 =	5 OL.
	CIRCULATION-	500 SQ.FT.
	NA	
	MULTI-PUR.-	3,500 SQ.FT.
	/15 =	234 OL.

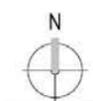
ENTRY LEVEL TOTALS:	
26,900 SQ.FT.	
1,130 OL.	
UPPER LEVEL TOTALS:	
8,450 SQ.FT.	
499 OL. MAX.	
BUILDING TOTALS:	
35,350 SQ.FT.	
1,629 OL.	



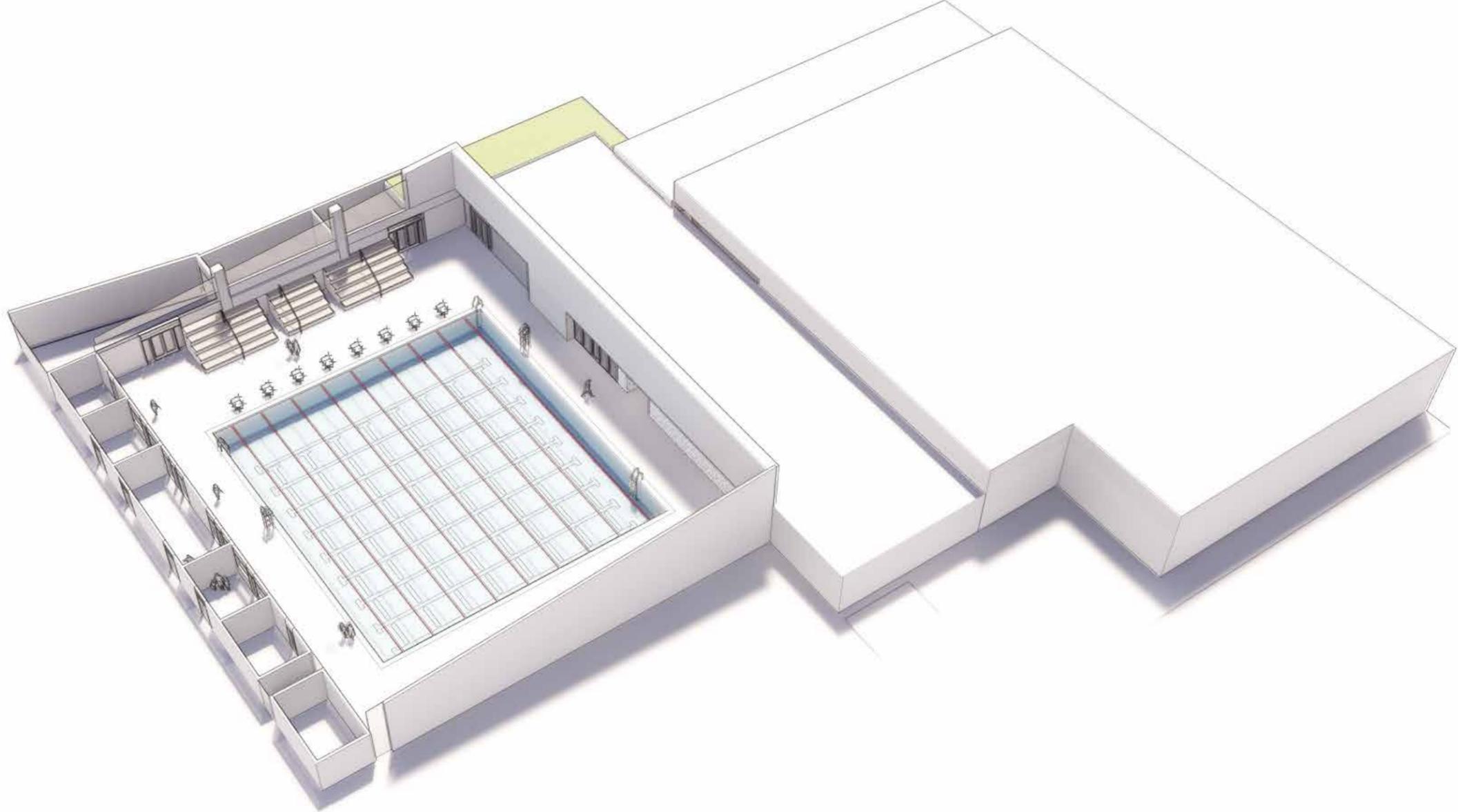


- POOL VIEW- 480 LN.FT.
1 per 18" = 320 seats
- FACILITIES-
Storage- 500 SQ.FT.
/300 = 2 OL.
- MECHANICAL- 2,000 SQ.FT.
/300 = 7 OL.
- CIRCULATION- 500 SQ.FT.
NA
- MULTI-PUR.-
Mez.- 1,850 SQ.FT.
/15 = 124 OL.
Multi.- 2,250 SQ.FT.
/15 = 150 OL.
Deck- 1,350 SQ.FT.
/15 = 90 OL.

1 33m X 25yd POOL, UPPER LEVEL
SCALE | 1"=10'-0"



25 M Pool Facility



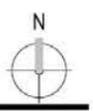
**BIMPRD
NATATORIUM
FEASIBILITY STUDY**

12/19/2018



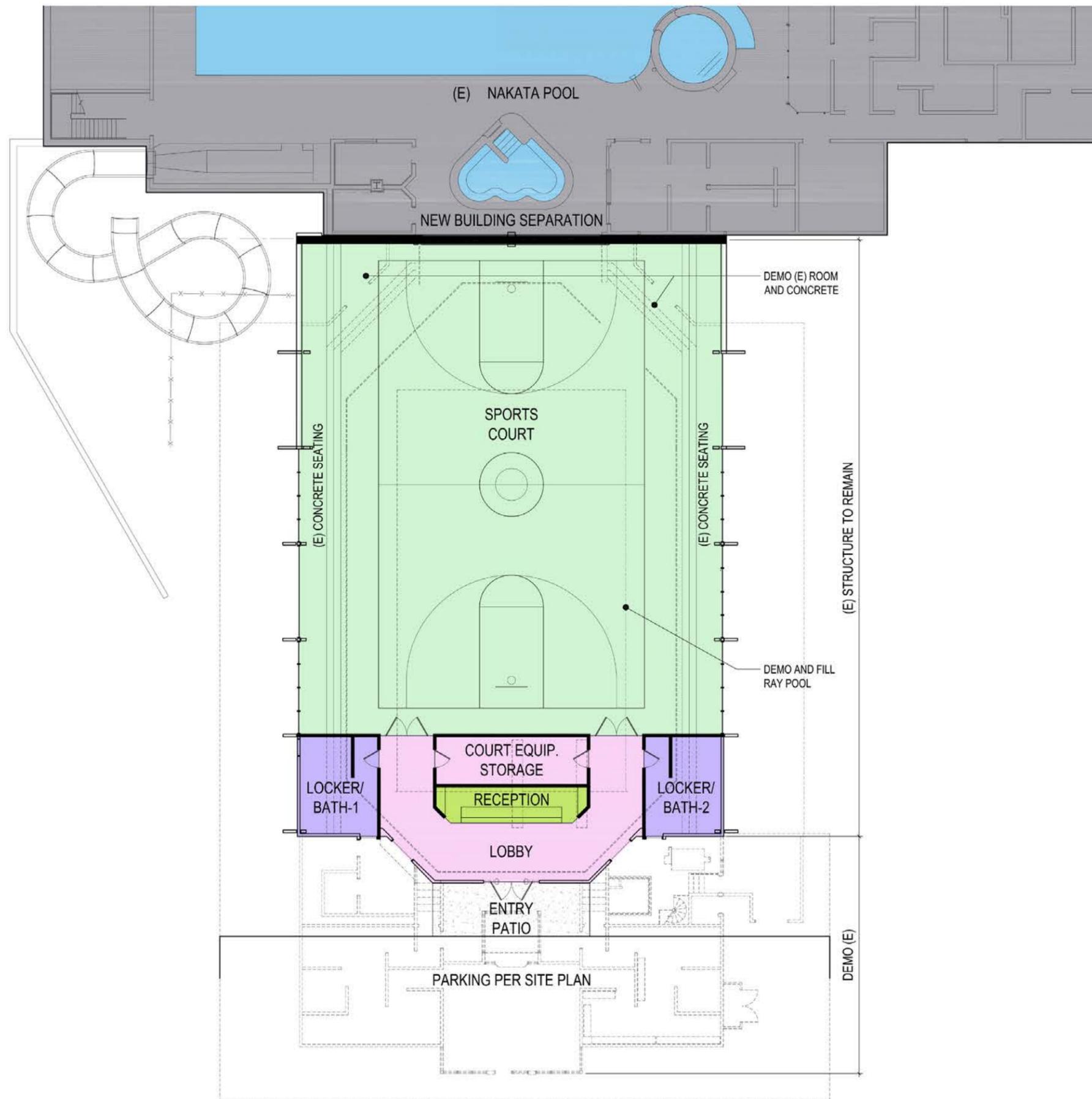
	POOL-	6,200 SQ.FT.
	/50 =	124 OL.
	POOL DECK-	7,300 SQ.FT.
	/15 =	487 OL.
	POOL VIEW-	360 LN.FT.
	1 per 18" =	240 seats
	LOCKER-	2,200 SQ.FT.
	/50 =	44 OL.
	FACILITIES-	
	Office-	1,500 SQ.FT.
	/15 =	100 OL.
	Lobby-	1,500 SQ.FT.
	/15 =	100 OL.
	Storage-	700 SQ.FT.
	/300 =	3 OL.
	MECHANICAL-	1,400 SQ.FT.
	/300 =	5 OL.
	MULTI-PUR.-	3,500 SQ.FT.
	/15 =	234 OL.

BUILDING TOTALS:
24,300 SQ.FT.
1,097 OL.



**BIMPRD
NATATORIUM
FEASIBILITY STUDY**

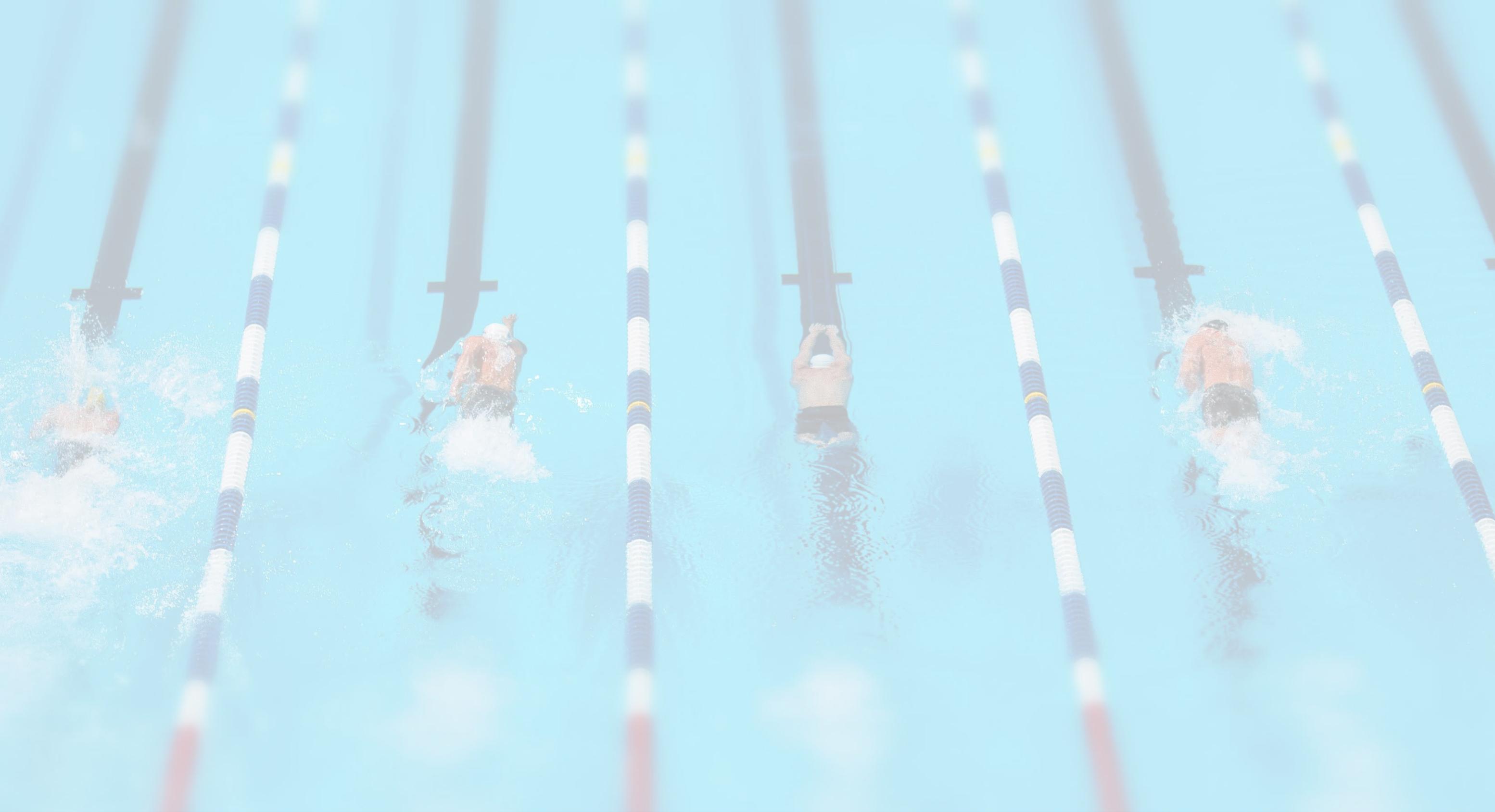
12/19/2018



	SPORTS COURT-	7,400 SQ.FT.
	/50 =	148 OL.
	LOCKER-	600 SQ.FT.
	/50 =	12 OL.
	FACILITIES-	
	Lobby-	800 SQ.FT.
	/15 =	54 OL.
	Storage-	300 SQ.FT.
	/300 =	1 OL.
	RECEPTION-	200 SQ.FT.
	/50 =	4 OL.

BUILDING TOTALS:
9,300 SQ.FT.
219 OL.





PRICING



Bainbridge Island
Metro Park & Recreation District

COATES DESIGN
ARCHITECTS
Responsible Architecture.

Pricing

Project conceptual cost estimates provided by RLB | Robinson

- Estimates for each new building option and site development
- Estimate for repurposed Ray Pool

Construction Cost

- Cost Incurred by Construction Contractor to Build Project
- Estimating Methodology:
 - Square Foot Estimating based on Historical Data
 - Unit Cost per Sq.Ft.
 - Higher Contingency
 - 10%
 - Escalation Factor
 - July 2020 (5% year)

+

Soft Cost

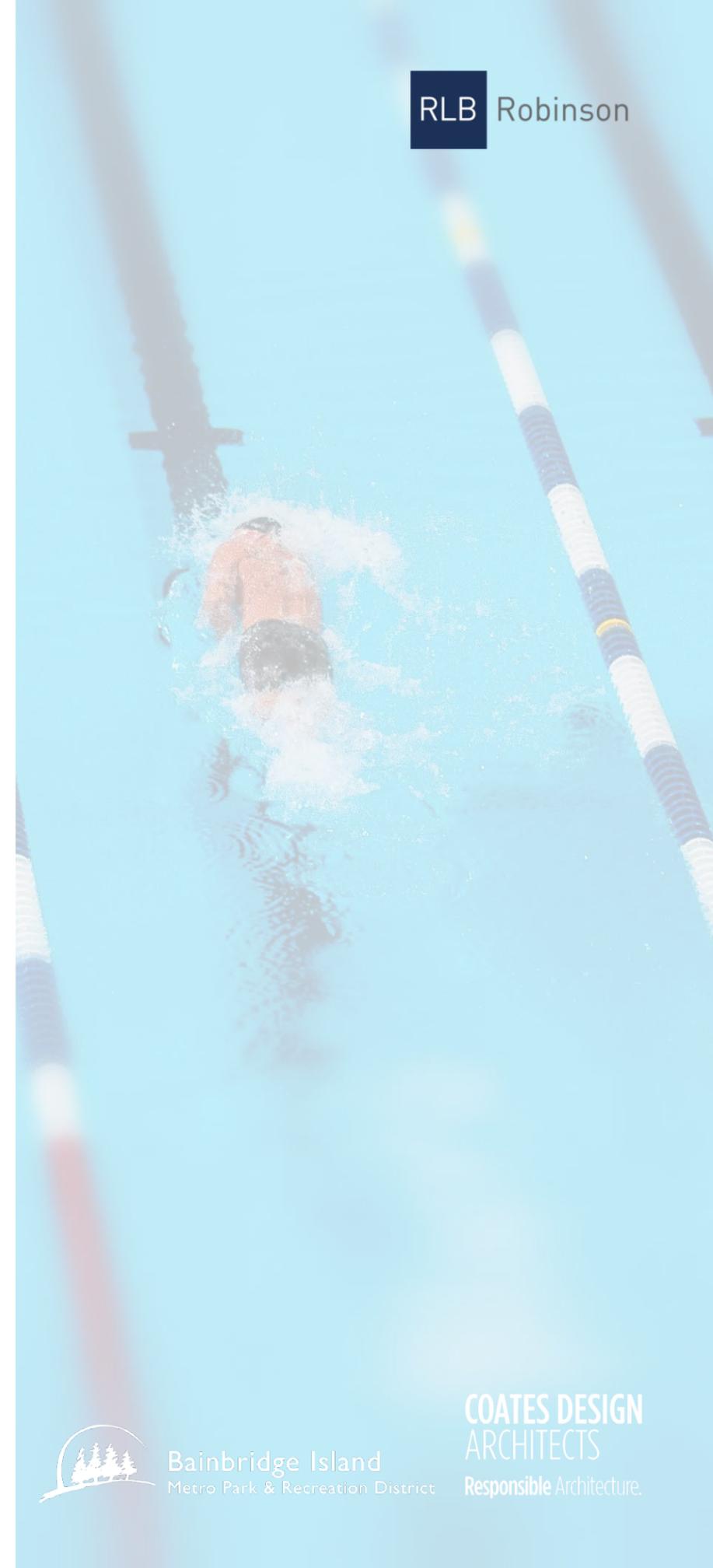
- Costs that are Not Direct Construction Costs
 - WA State Sales Tax
 - Architectural, Engineering, and Consultants
 - Permits
 - Testing and Inspection
 - Outside Construction Management Team
 - Legal
 - Other
- Estimates based on % Range of Construction Cost
 - 46% to 57%

Total Project Cost



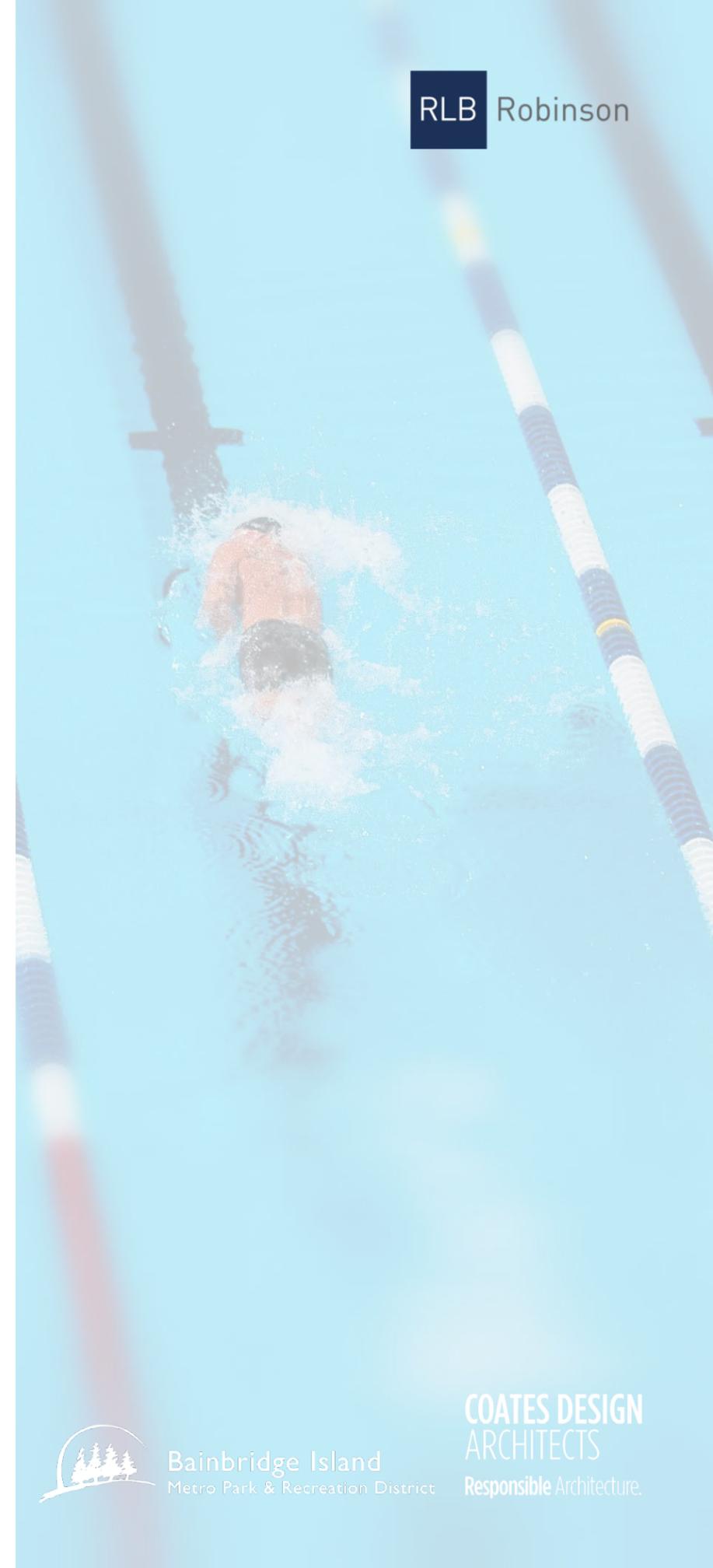
Cost Estimate - 52 M Pool

Construction Cost			
New Building for 52 M Pool		\$	19,954,524
Remodel Portion of Nakata		\$	1,649,941
Site Development		\$	5,307,261
Total Construction Cost		\$	26,911,726
Soft Cost			
Percentage Range Based on Construction Cost		46%	57%
Total Soft Cost (Range)	\$	12,379,394	\$ 15,339,684
Total Project Cost (Range)	\$	39,291,120	\$ 42,251,410



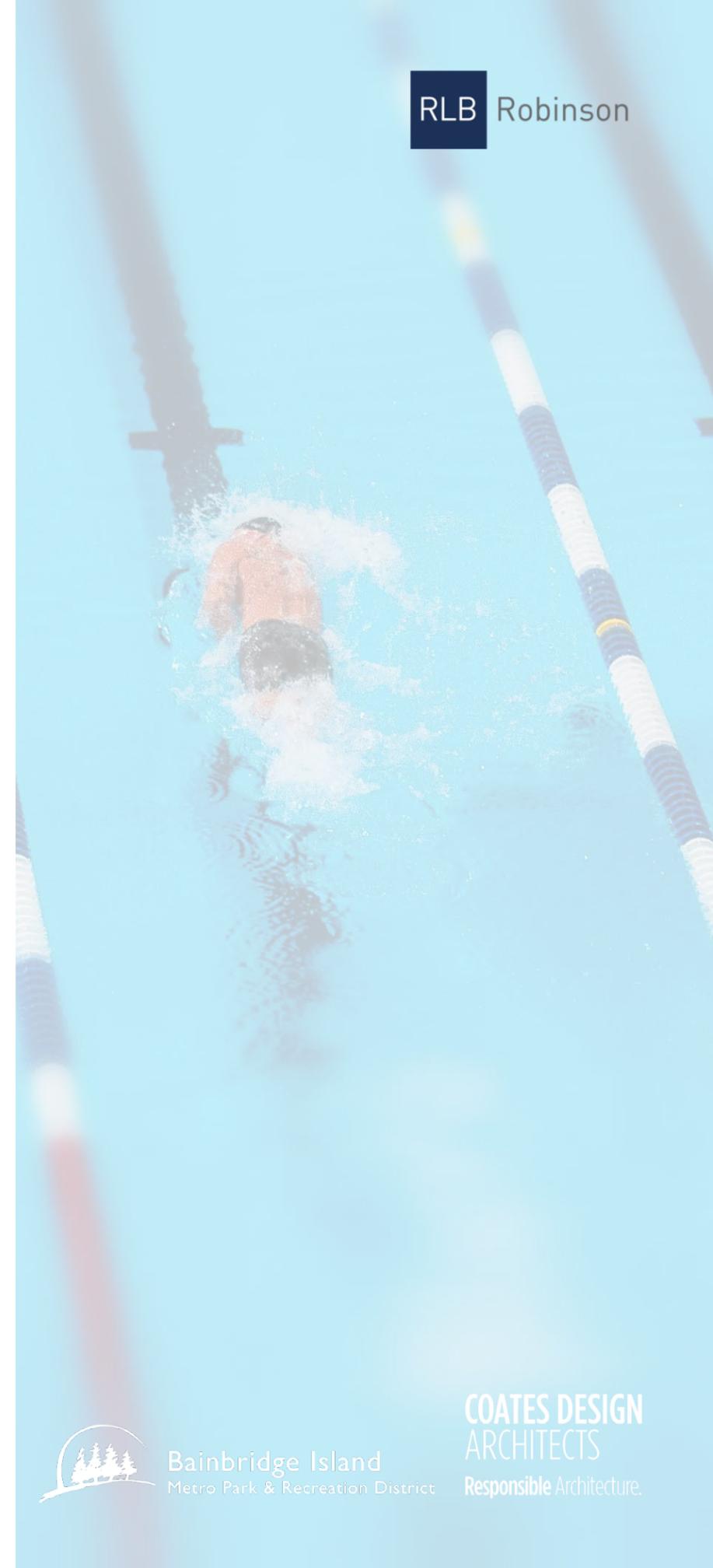
Cost Estimate - 33 M Pool

Construction Cost			
New Building for 33 M Pool		\$	16,913,876
Remodel Portion of Nakata		\$	1,649,941
Site Development		\$	5,307,261
Total Construction Cost		\$	23,871,078
Soft Cost			
Percentage Range Based on Construction Cost			46% 57%
Total Soft Cost (Range)		\$	10,980,696 \$ 13,606,514
Total Project Cost (Range)		\$	34,851,774 \$ 37,477,592



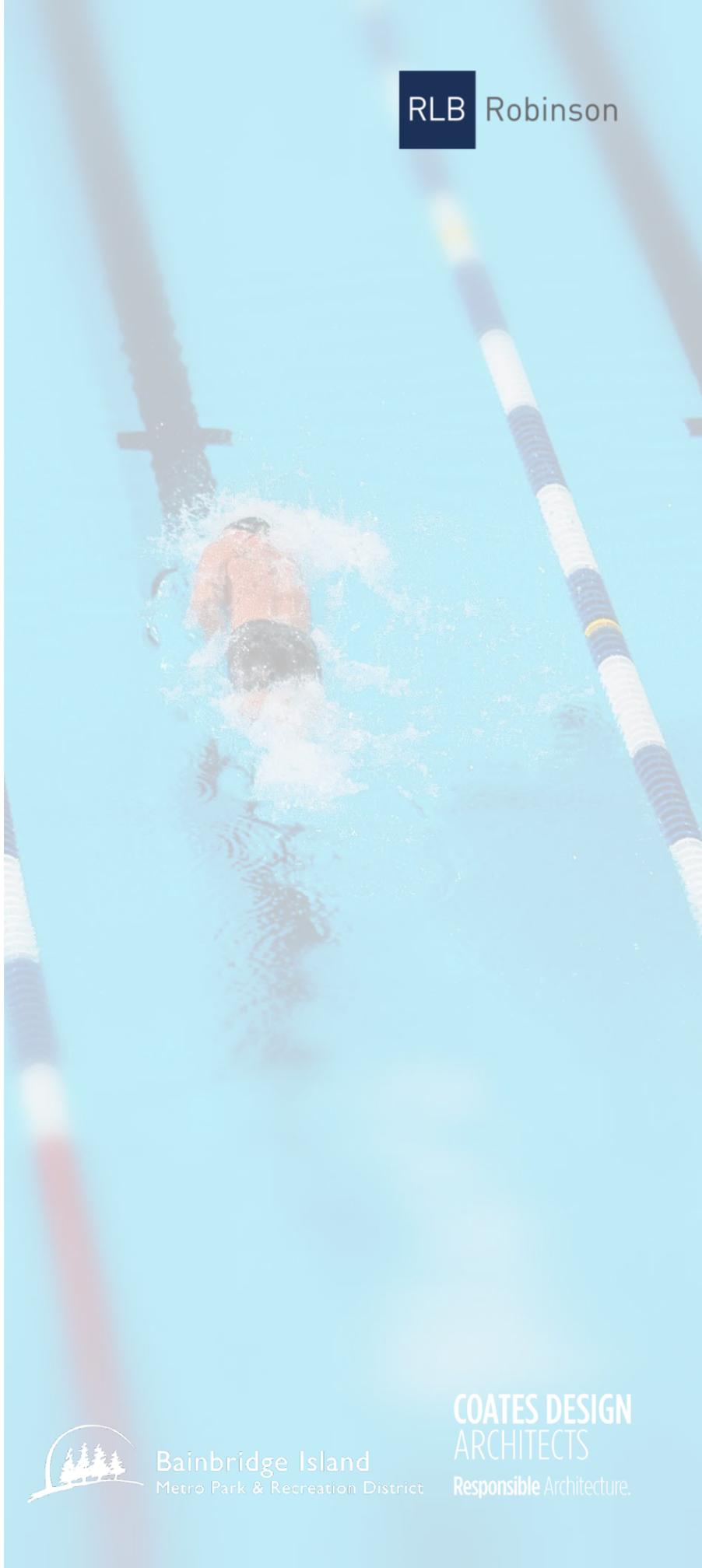
Cost Estimate - 25 M Pool

Construction Cost			
New Building for 25 M Pool		\$	11,957,344
Remodel Portion of Nakata		\$	1,649,941
Site Development		\$	5,307,261
Total Construction Cost		\$	18,914,546
Soft Cost			
Percentage Range Based on Construction Cost		46%	57%
Total Soft Cost (Range)	\$	8,700,691	\$ 10,781,291
Total Project Cost (Range)	\$	27,615,237	\$ 29,695,837

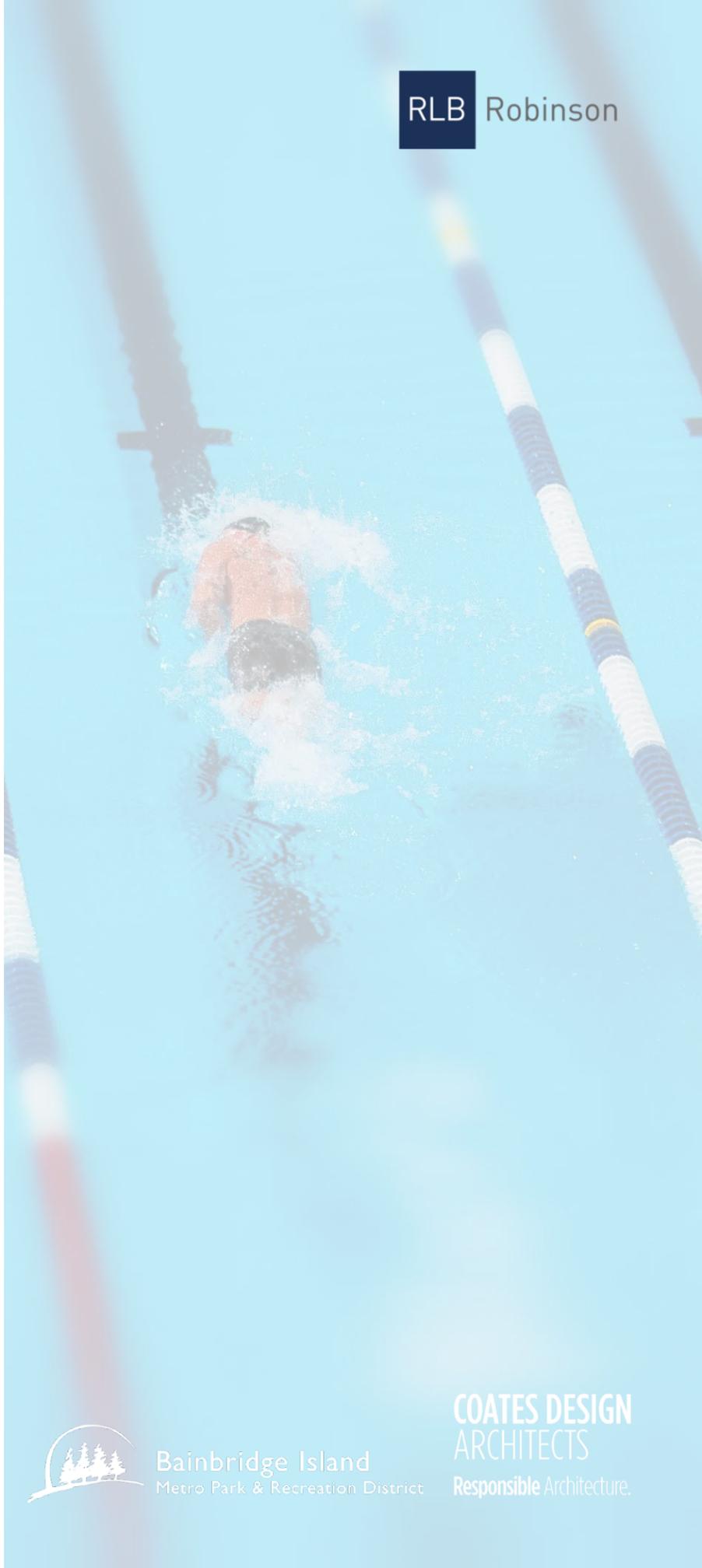


Cost Estimate - Repurposed Ray Pool

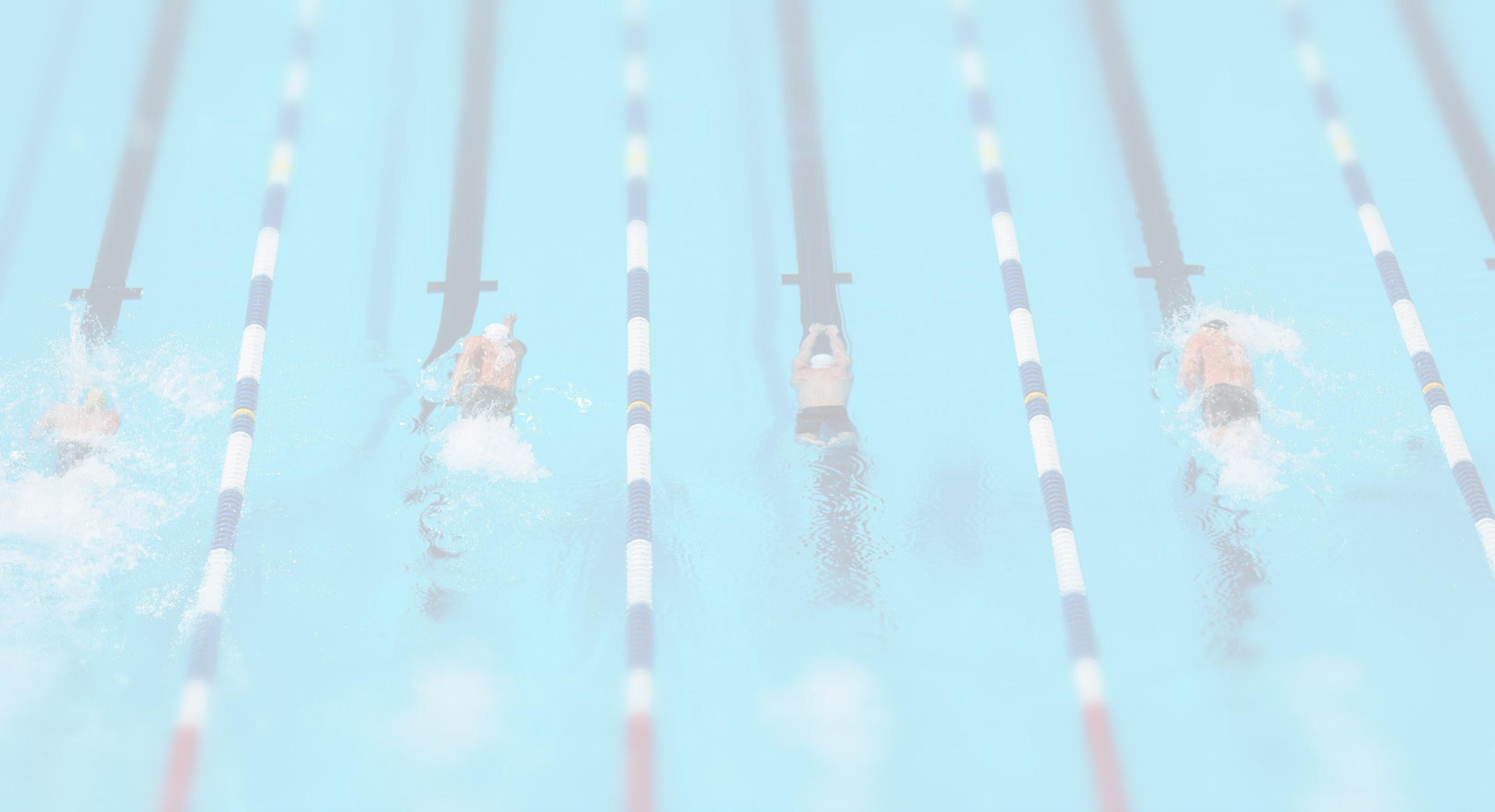
Construction Cost			
Repurpose Ray Pool		\$	3,372,113
Soft Cost			
Percentage Range Based on Construction Cost		46%	57%
Total Soft Cost (Range)	\$	1,551,172	\$ 1,922,104
Total Project Cost (Range)	\$	4,923,285	\$ 5,294,217



Total Project Cost Comparison



52 M Facility		33 M Facility		25 M Facility		Ray Pool	
\$	39,291,120	\$	34,851,774	\$	27,615,237	\$	4,923,285
\$	42,251,410	\$	37,477,592	\$	29,695,837	\$	5,294,217



OPERATIONAL STUDY



Bainbridge Island
Metro Park & Recreation District

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Operational Study

Operational Projections and Economic Impact for each Proposed Pool, Provided by Ballard King & Associates

- Projections Compare Existing and Each Proposed Facility:
 - Existing= Existing Ray and Nakata
 - 25Y x 25M= Existing Nakata Pool with New 25Y x 25M Pool
 - 25Y x 33M= Existing Nakata Pool with New 25Y x 33M Pool
 - 25Y x 52M= Existing Nakata Pool with New 25Y x 52M Pool

- Operational Expenses / Revenue Generation Projections

	Existing	25Y X 25M	25Y X 33M	25Y X 52M
Revenue	\$1,249,560	\$1,276,334	\$1,295,661	\$1,346,031
Expense	\$1,921,172	\$2,051,663	\$2,191,686	\$2,245,802
	\$671,612	\$775,330	\$896,024	\$899,771



Operational Study

Economic Impact of 52M Pool (50M) Provided for KPFD Funding



Year One:

- 4 25Y Age Group Swim Meets
- 1 50M Age Group Swim Meet
- 2 25Y Master Swim Meets
- 3 Water Polo Club Tournaments

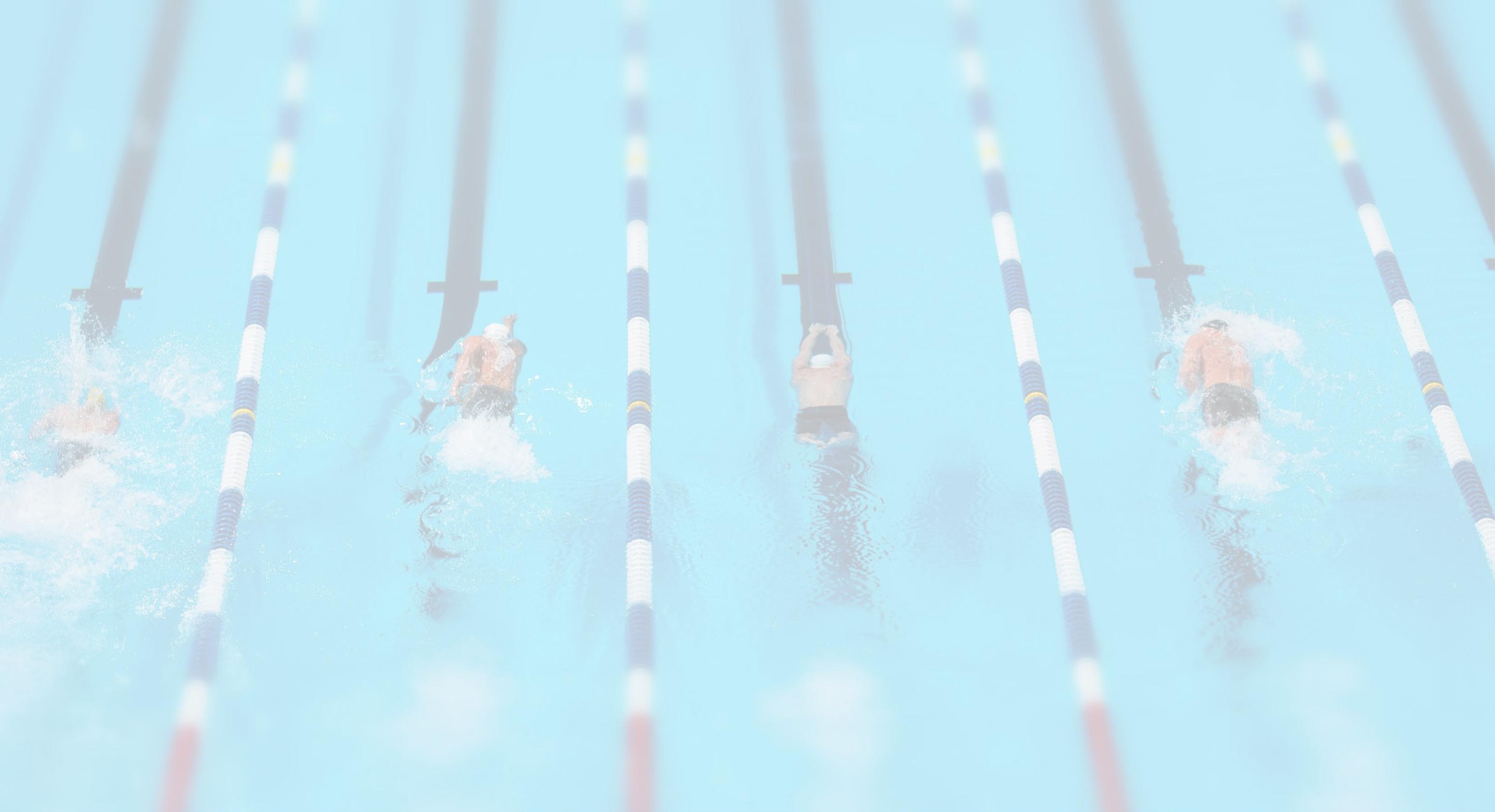
Spending Impact:	\$2,338,800
Hotel Impact:	\$1,066,500
Total Impact:	\$3,405,300

Potential Increases:

- 8 25Y Age Group Swim Meets
- 3 50M Age Group Swim Meets
- 4 25Y Master Swim Meets
- 6 Water Polo Club Tournaments

Spending Impact:	\$5,127,600
Hotel Impact:	\$2,335,500
Total Impact:	\$7,463,100





NEXT STEPS

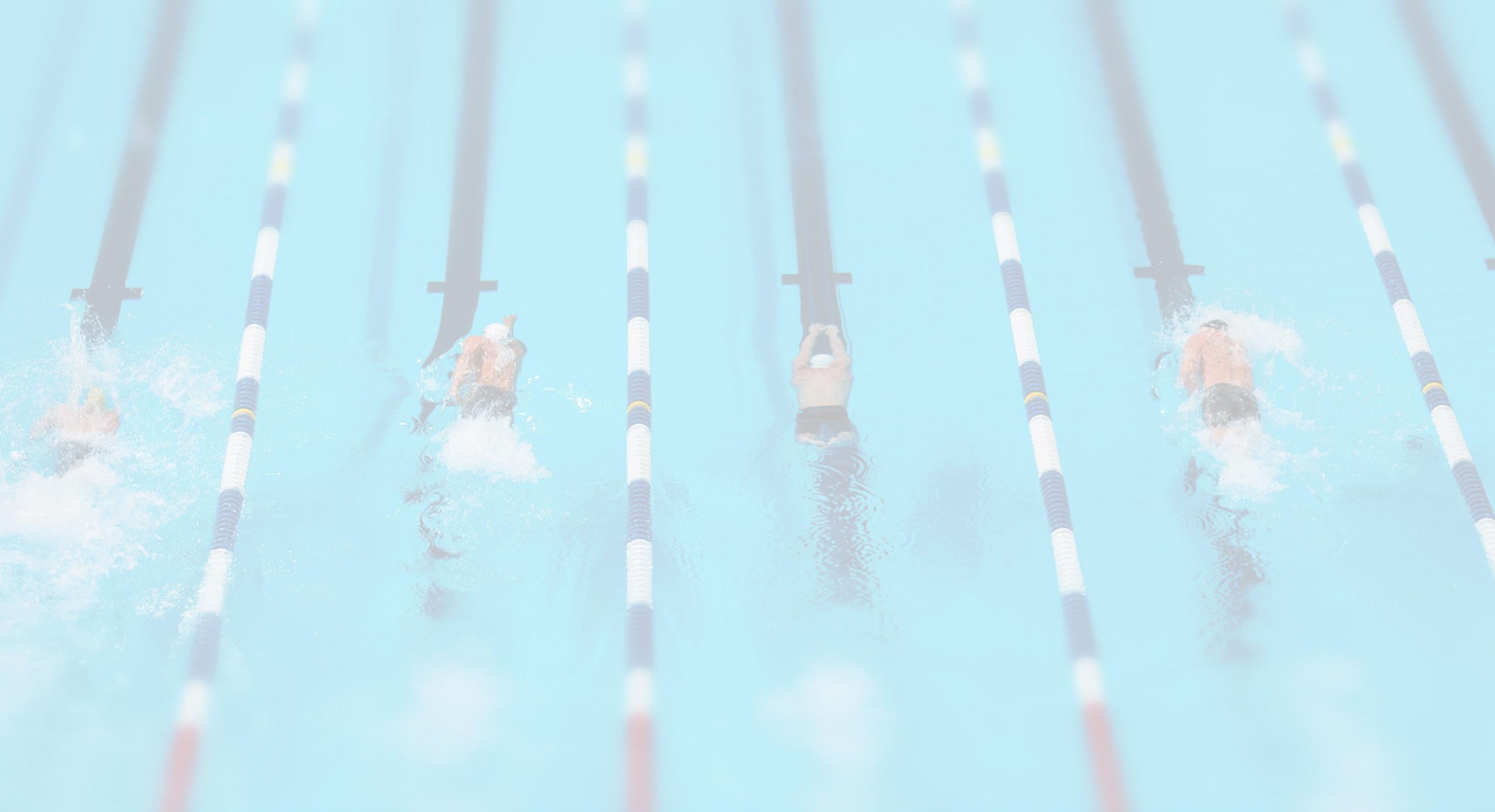


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Conceptual Work Plan





THANK YOU



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