



# Woodburn Community Center

City Council Meeting 10.14.19



# Project History

Early 2000's - Two Prior Bond Measures

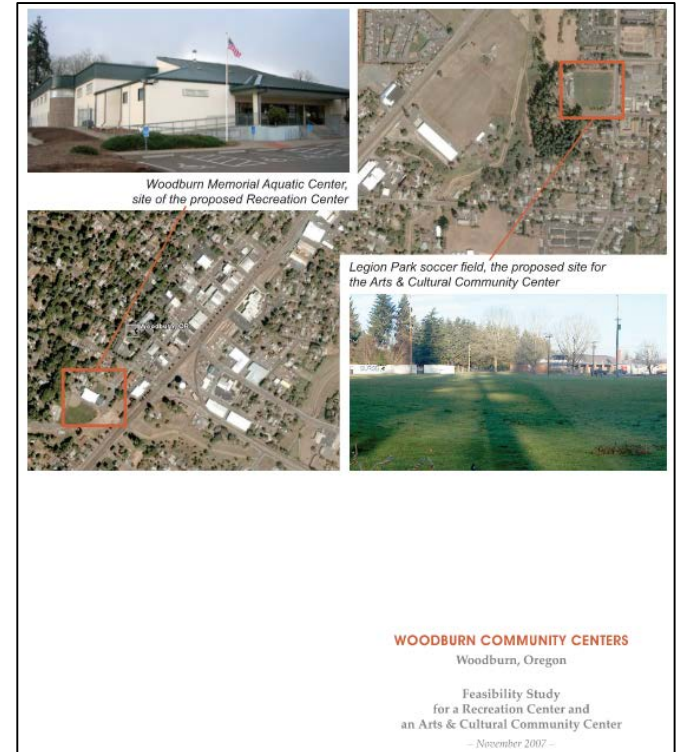
2006 - Community Center Feasibility Study

2008 - Plan Completed, but Shelved

2017 - Update Feasibility Study

2019 - Process Completed in Spring

2019 – Concept Design Initiated





# Citizen Driven Process



## Workshops

### Technical Design Committee

08.08.2019

08.14.2019

09.04.2019

09.19.2019

10.09.2019

### Citizen Advisory Committee

08.14.2019

09.04.2019

09.19.2019

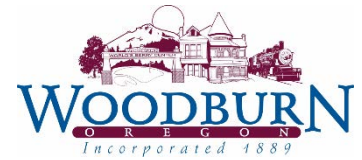
10.09.2019

## Public Open House

09.25.2019



# Initial Design Schedule



## ASSESSMENT / PRELIMINARY DESIGN

- **Kick-Off Meeting / Goals / Visioning**
- **Program / Concept Design Assessment**
- **Building Systems Evaluation**
- **Site Assessment**
- Design Team Walkthrough
- Technical Design Committee Workshop
- Technical Design Committee Review Findings
- Citizen Advisory Committee Review and Workshop

### Preliminary Design

- **Facility Tours (Optional)**
- **Concept Option Development**
- **Concept Review**
- Technical Design Committee Review and Workshop
- Citizen Advisory Committee Review and Workshop

### Conceptual Cost Model

- **Review Cost Model**
- Technical Design Committee Cost Model Review
- Citizen Advisory Committee Cost Model Review

### Public Open House

- **City Council Presentation**

## SCHEMATIC DESIGN

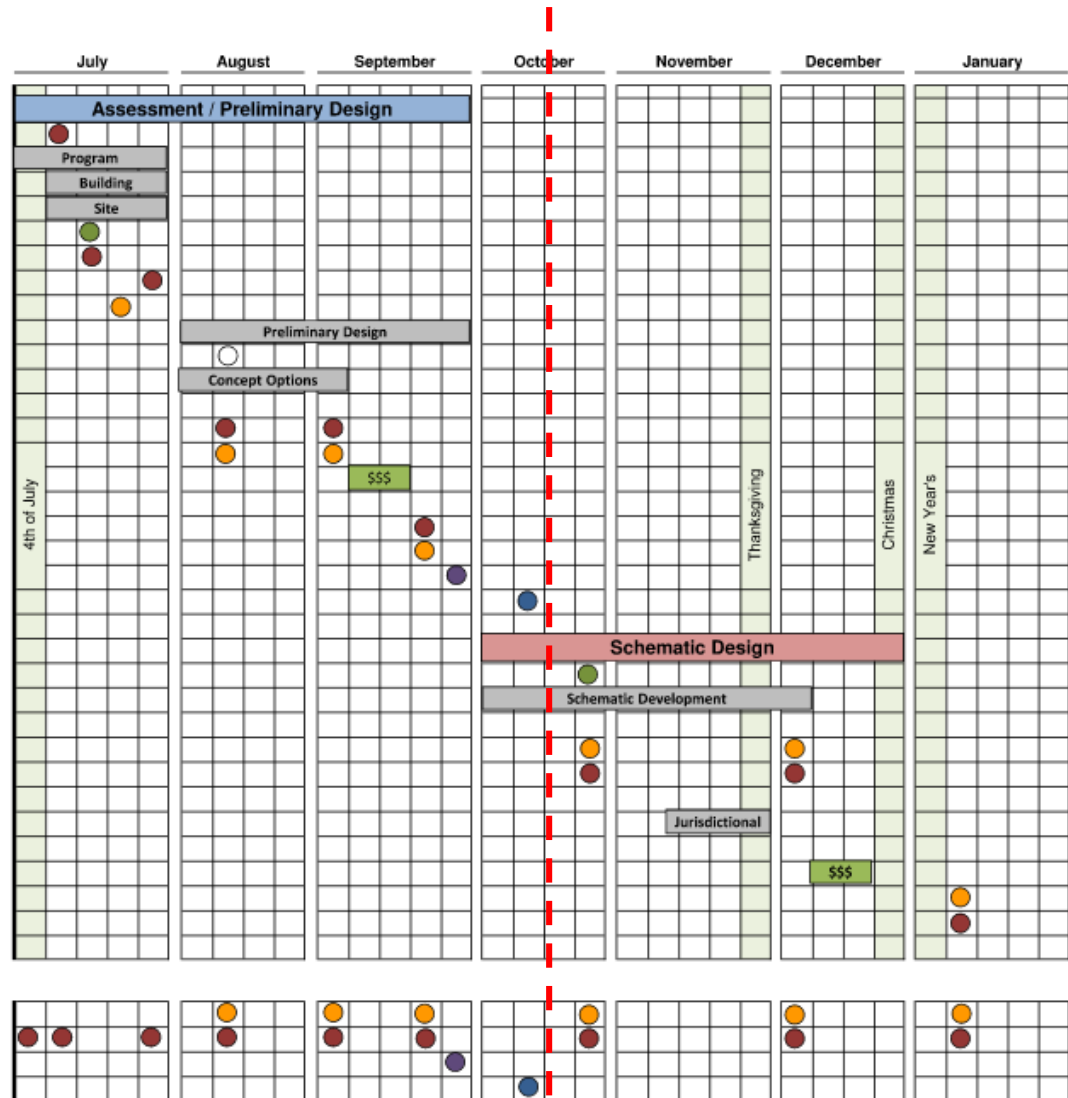
- **Sustainability Charrette**
- **Schematic Development**
- **Design Review**
- Citizen Advisory Committee Workshops
- Technical Design Committee Workshop
- Technical Design Committee Review

### Jurisdictional Coordination

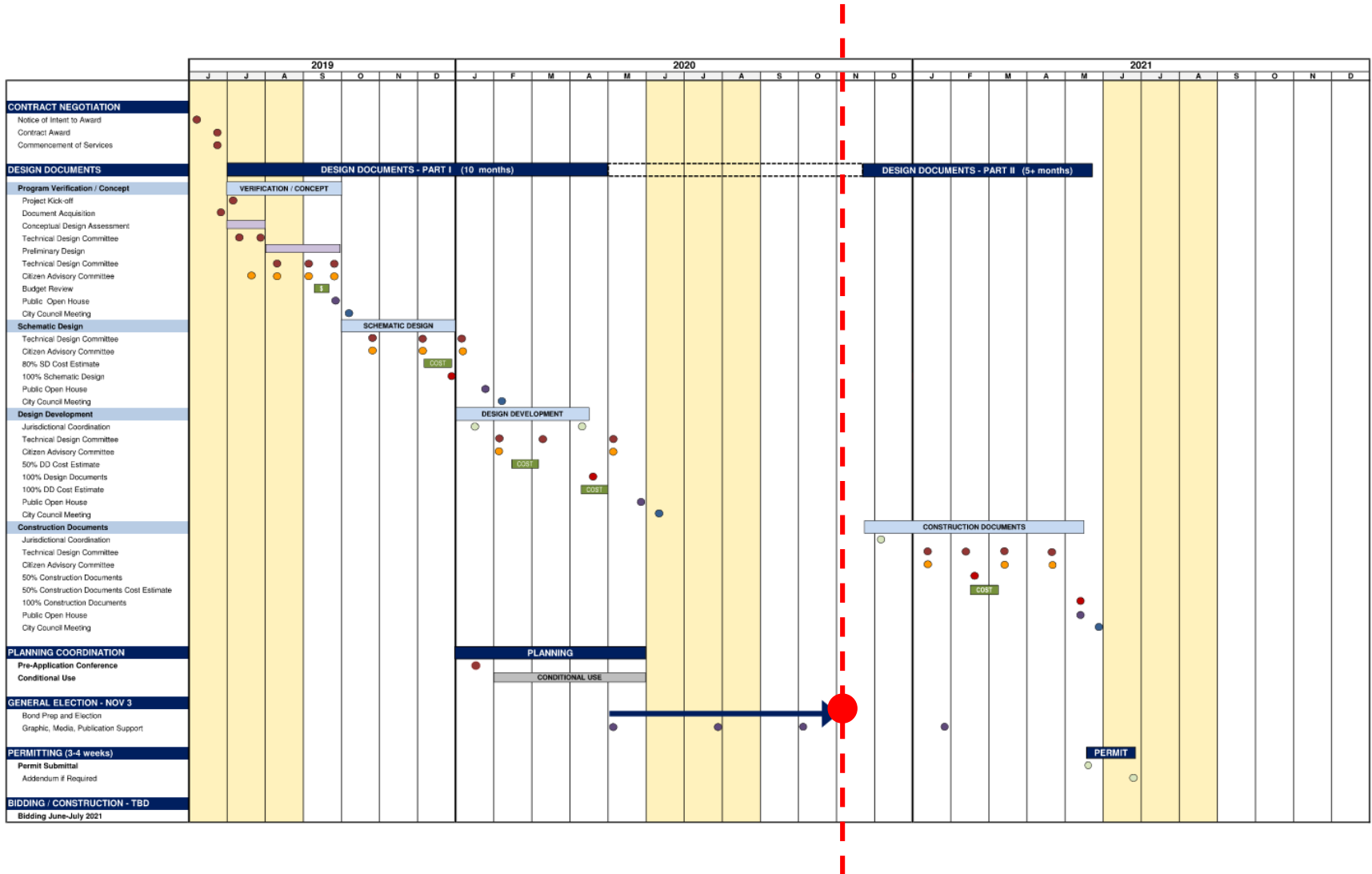
- **Public Open House**
- **SD Cost Model / Reconciliation**
- Technical Design Committee Cost Model Review
- Citizen Advisory Committee Cost Model Review

## Meetings and Workshops

- **Citizen Advisory Committee (CAC)**
- **Technical Design Review Committee**
- **Public Open House**
- **City Council Presentation**



# Overall Project Schedule





# Context Plan





# Site Development Plan





# Park Amenities





# Open Lawn Activities



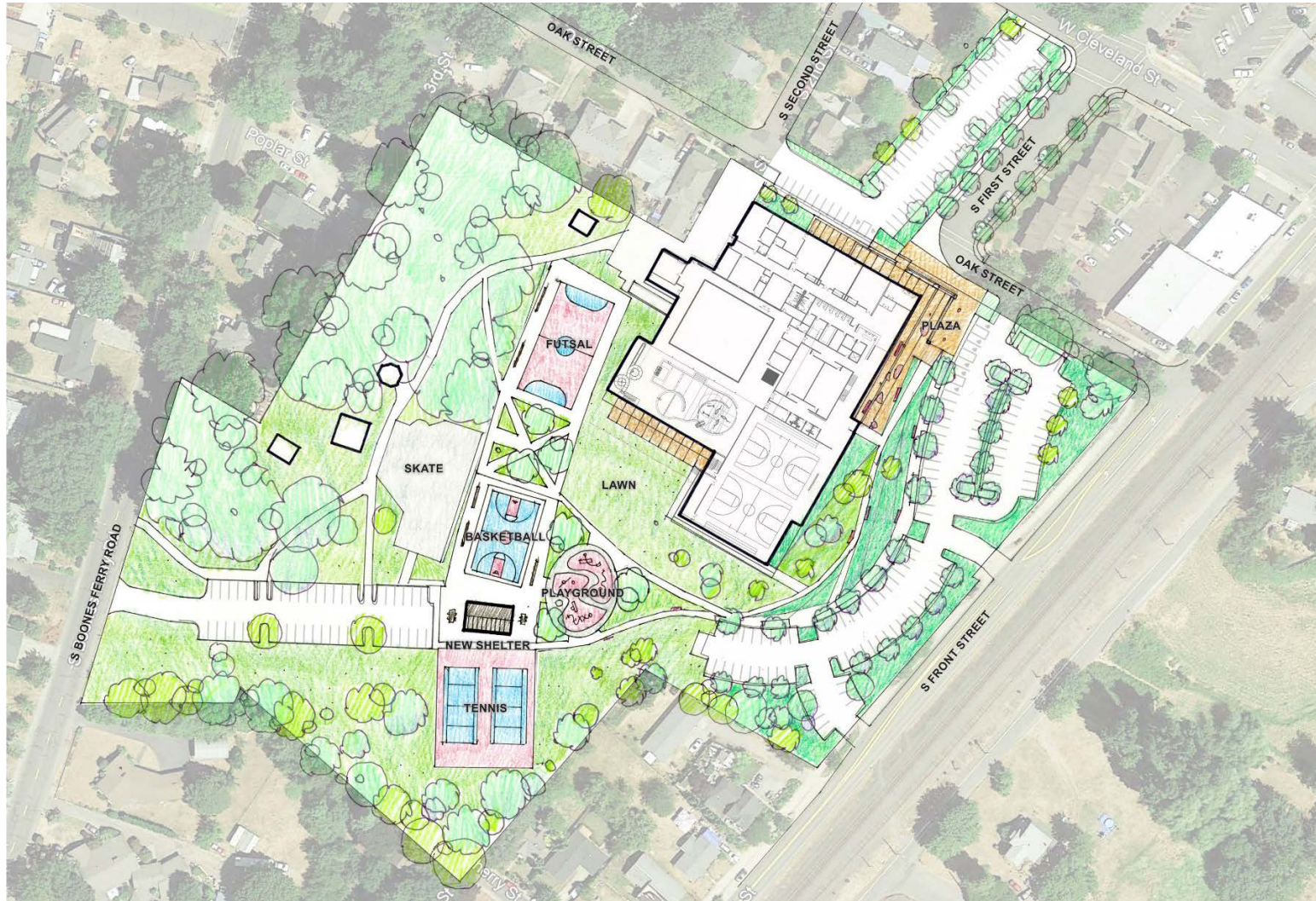


# Outdoor Event Space





# Park Development Vision





# Civic Presence





# Integrate with Park



# Gym & Walk Jog Track





# Group Exercise & Cardio Weights



# Warm Water Program Pool





# Mix Social & Recreation



# Community Event Space

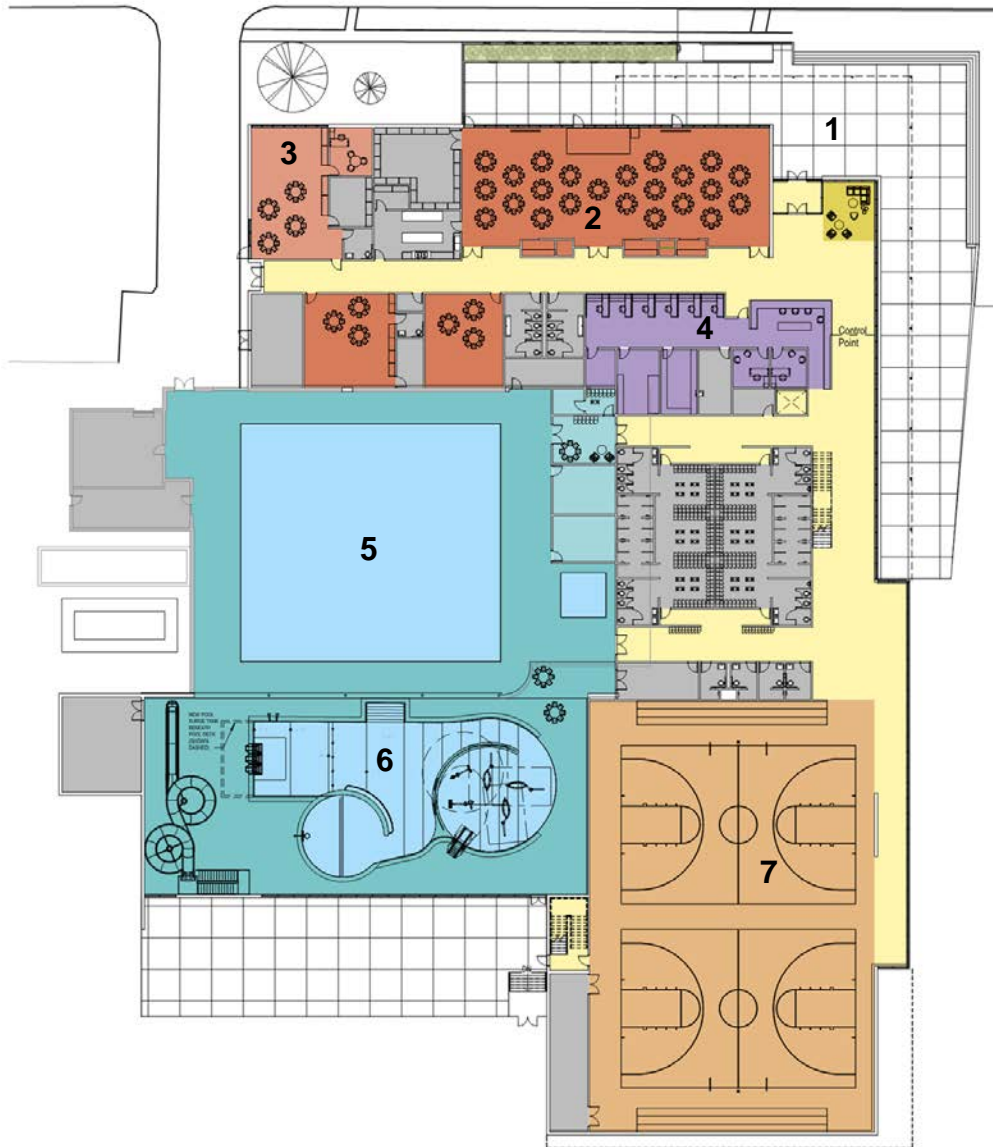




# Celebrate Diversity



# Preferred Plan 1a - Level 1



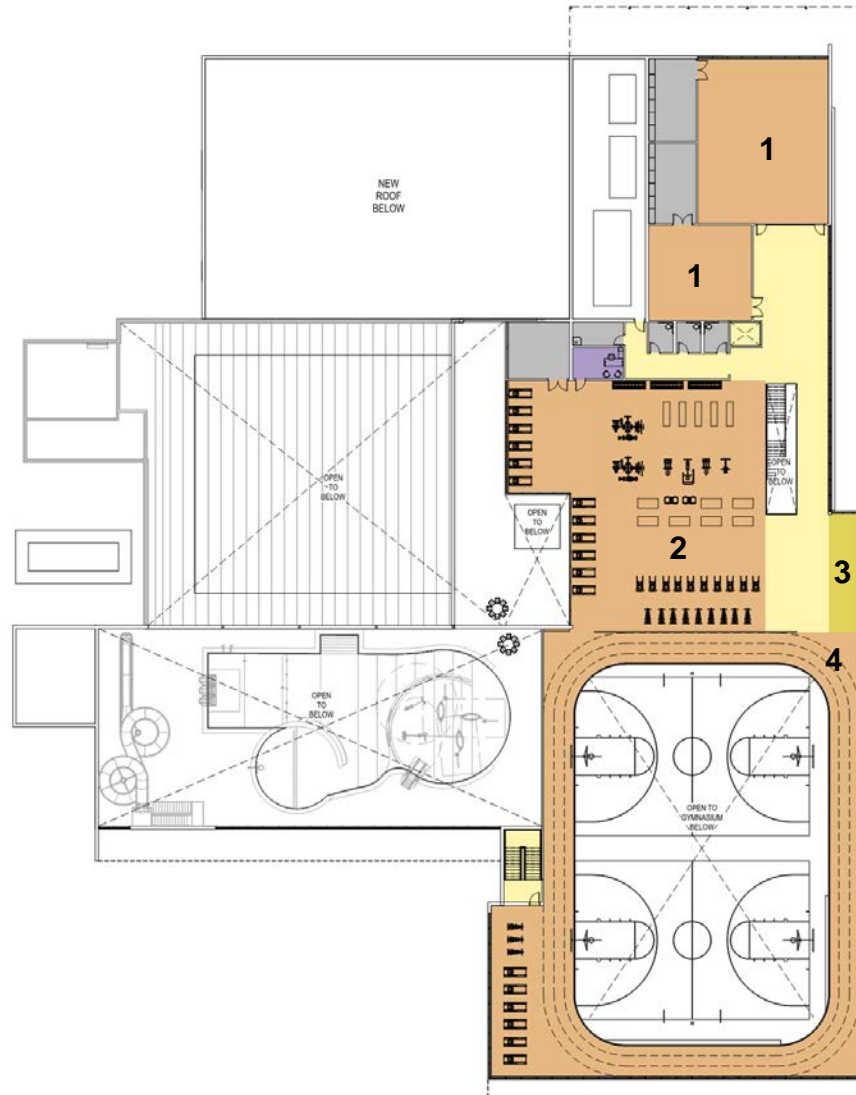
## Room Legend

- 1 Entry Plaza
- 2 Community Multi-Purpose Room
- 3 Boys & Girls Club
- 4 Administrative Offices
- 5 Existing Lap Pool
- 6 Recreation Pool
- 7 Multi-Purpose Gymnasium

- AQUATICS
- AQUATICS
- RECREATION SPACES
- COMMUNITY SPACES
- COMMUNITY SPACES
- LOUNGE
- ADMINISTRATIVE
- BUILDING SUPPORT
- CIRCULATION
- OUTDOOR AMENITY



# Preferred Plan 1a - Level 2

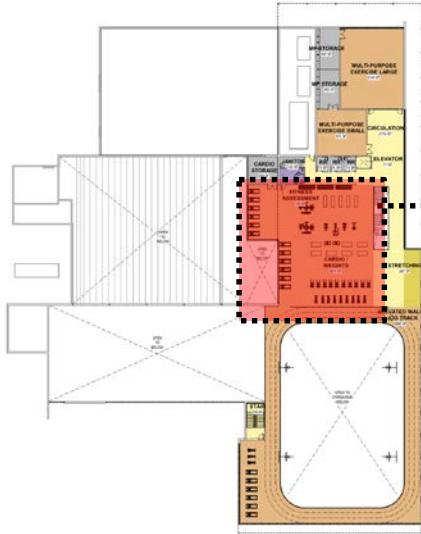


## Room Legend

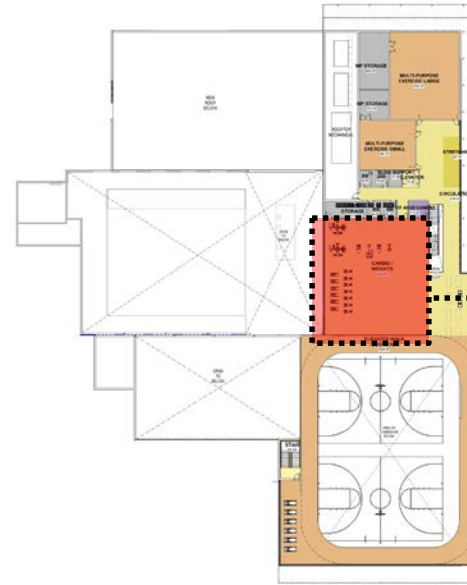
- 1 Multi-Purpose Exercise
- 2 Cardio & Weight Training
- 3 Stretching
- 4 Elevated Walk & Jogging Track

- RECREATION SPACES
- LOUNGE
- ADMINISTRATIVE
- BUILDING SUPPORT
- CIRCULATION

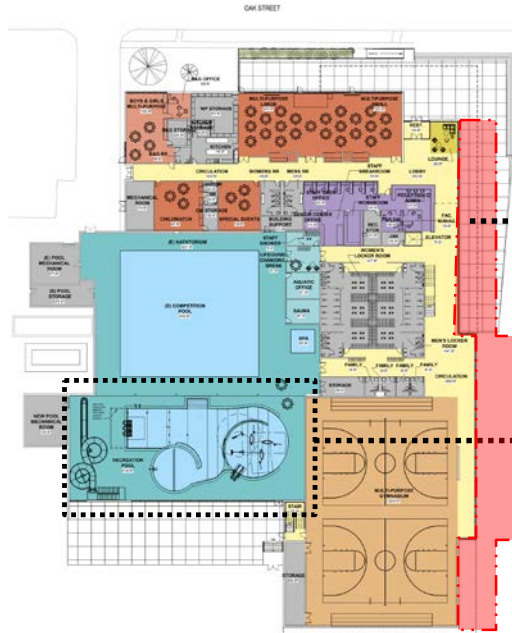
# Concept Options



5600 SF  
Cardio / Weights

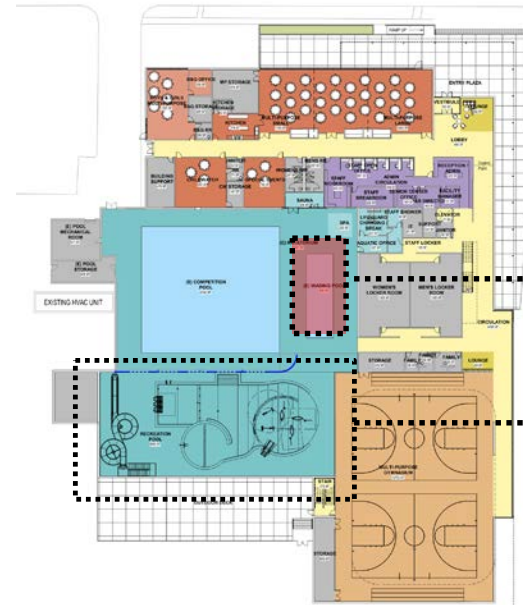


4200 SF  
Cardio / Weights



Option 2a Footprint  
2900 SF larger

3500 SF Pool  
& Water Slide



Wading Pool  
Remains

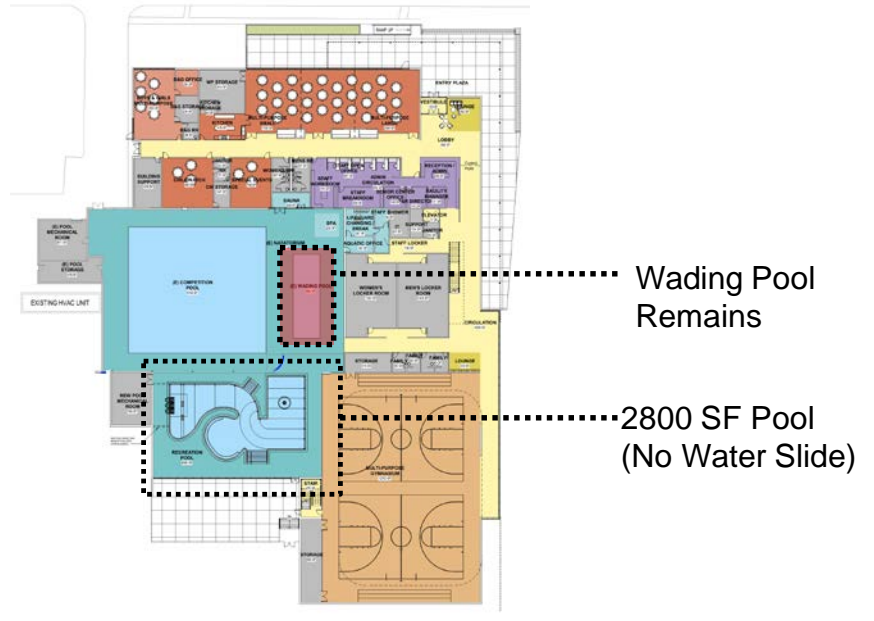
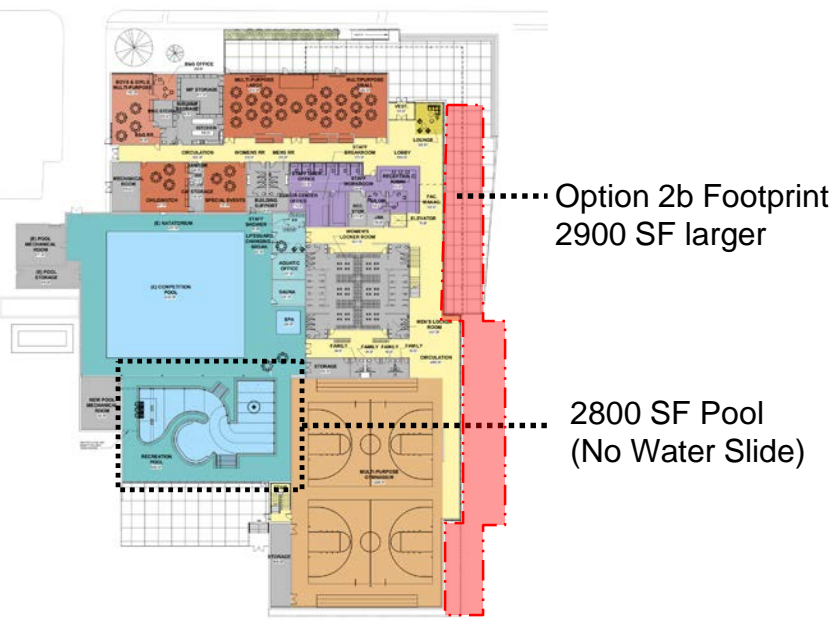
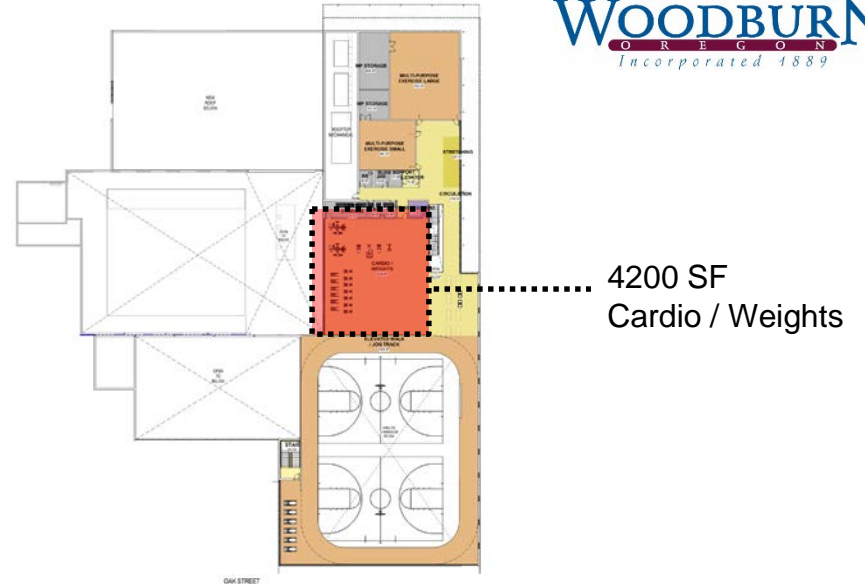
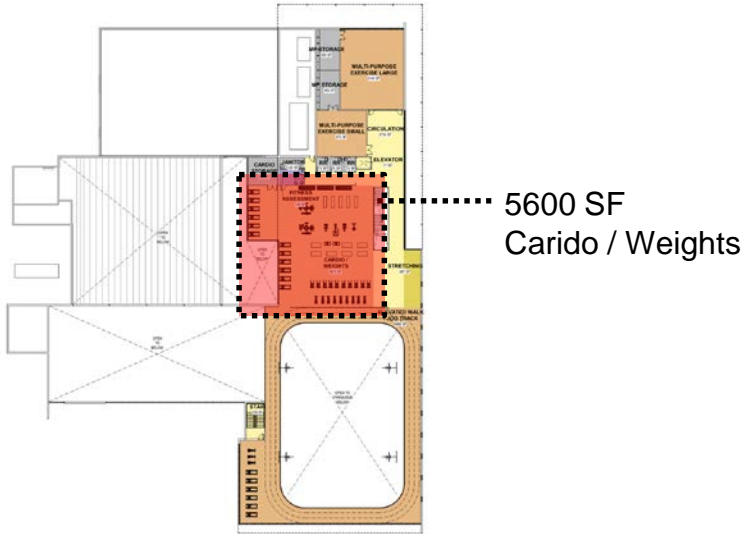
3500 SF Pool  
& Water Slide

Option 1a

Option 2a



# Concept Options



**Option 1b**

**Option 2b**

# Options - Capital & Operational Costs

## Option 1a

Replace Wading Pool + Larger Rec Pool

Direct Construction Cost	\$36.9 M
Indirect Project Cost	\$15.8 M
<b>Total Capital Costs</b>	<b>\$52.7 M</b>

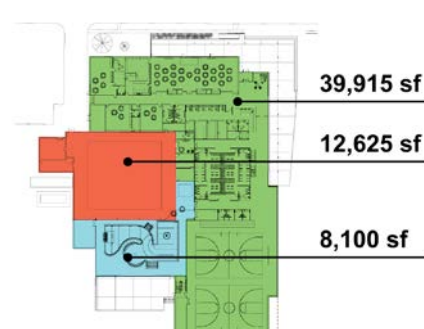
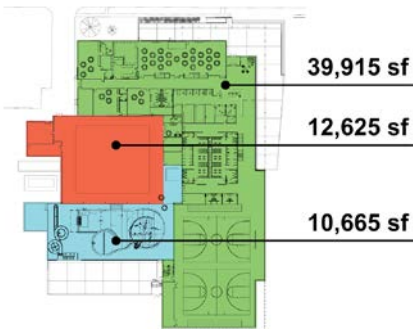
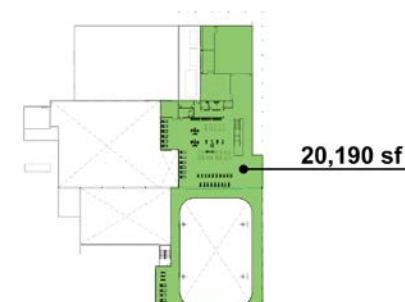
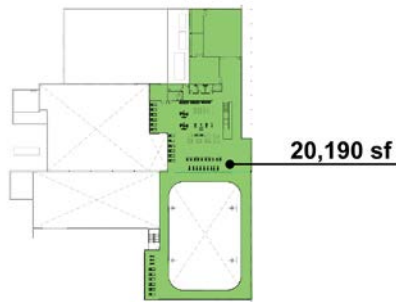
Expenses	\$1.9 – \$2.3 M
Revenues	\$1.3 - \$1.6 M
<b>Operations Difference</b>	<b>(\$600 – 700 K)</b>

## Option 1b

Replace Wading Pool + Smaller Rec Pool

Direct Construction Cost	\$35.4 M
Indirect Project Cost	\$15.2 M
<b>Total Capital Costs</b>	<b>\$50.6 M</b>

Expenses	\$1.85 – \$2.25 M
Revenues	\$1.2 - \$1.5 M
<b>Operations Difference</b>	<b>(\$650 – 750 K)</b>



**83,395 GSF**

**80,830 GSF**



# Options - Capital & Operational Costs

## Option 2a

Keep Wading Pool + Larger Rec Pool

Direct Construction Cost	\$36.3 M
Indirect Project Cost	\$15.6 M
<b>Total Capital Costs</b>	<b>\$51.9 M</b>

Expenses	\$1.95 – \$2.35 M
Revenues	\$1.15 - \$1.45 M
<b>Operations Difference</b>	<b>(\$800 – 900 K)</b>



## Option 2b

Keep Wading Pool + Smaller Rec Pool

Direct Construction Cost	\$34.8 M
Indirect Project Cost	\$14.9 M
<b>Total Capital Costs</b>	<b>\$49.7 M</b>

Expenses	\$1.9 – \$2.3 M
Revenues	\$1.05 - \$1.35 M
<b>Operations Difference</b>	<b>(\$850 – 950 K)</b>





# Questions & Discussion

## City Council Meeting 10.14.19





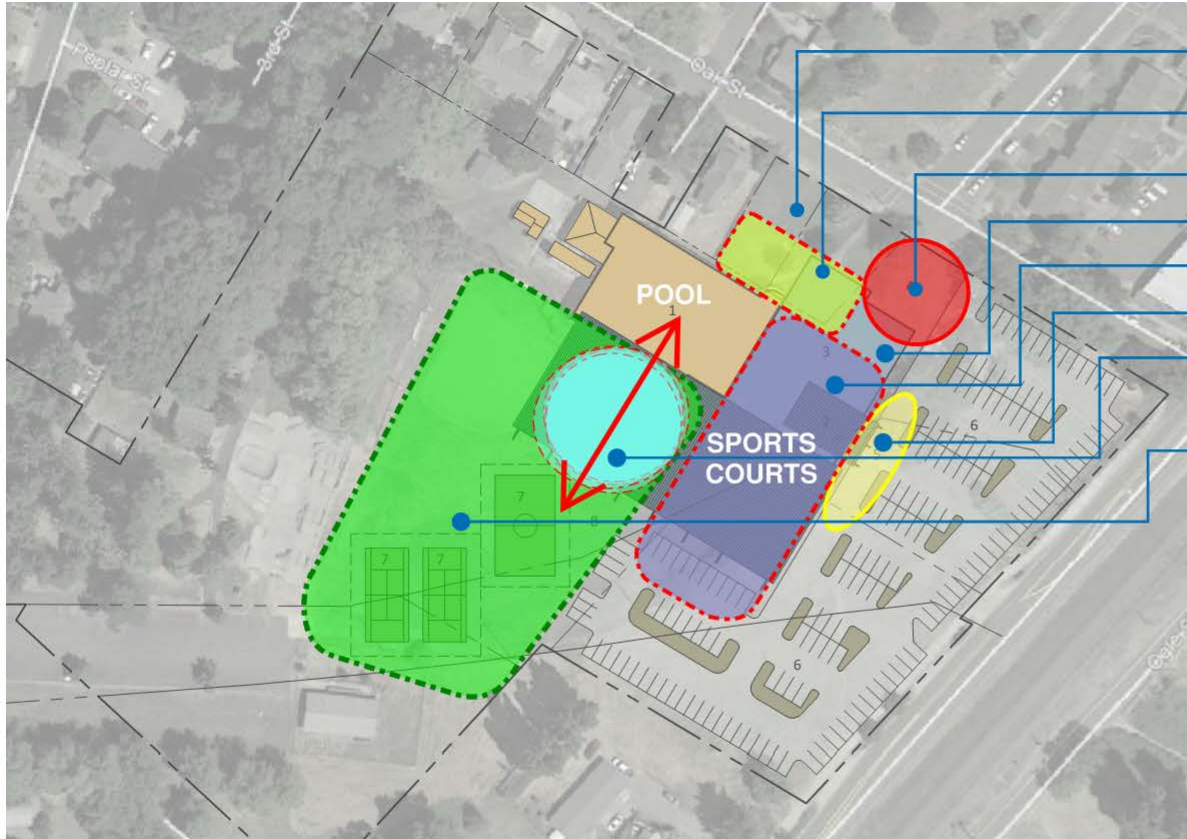
Woodburn Community Center

10.09.2019

Concept Cost Estimate

Option 1a				Option 1b				Option 2a				Option 2b				
	Area		Cost per SF	Total	Area		Cost per SF	Total	Area		Cost per SF	Total	Area		Cost per SF	Total
Addition	60,210	sf	\$ 420	\$ 25,306,865	60,210	sf	\$ 420	\$ 25,306,865	58,660	sf	\$ 420	\$ 24,655,385	58,660	sf	\$ 420	\$ 24,655,385
Existing	14,315	sf	\$ 133	\$ 1,907,347	14,315	sf	\$ 133	\$ 1,907,347	14,790	sf	\$ 133	\$ 1,970,620	14,790	sf	\$ 133	\$ 1,970,620
Site Work	192,000		\$ 18	\$ 3,397,114	192,000		\$ 18	\$ 3,397,114	192,000		\$ 18	\$ 3,397,114	192,000		\$ 18	\$ 3,397,114
<b>TOTAL DIRECT CONSTRUCTION COST</b>				<b>\$ 30,611,326</b>				<b>\$ 30,611,326</b>				<b>\$ 30,023,118</b>				<b>\$ 30,023,118</b>
Indirect Cost @ 30% Project Cost				\$ 13,132,259				\$ 13,132,259				\$ 12,879,918				\$ 12,879,918
Fee's, Project Management, Permitting, Testing, Inspection, etc.																
<b>TOTAL ESTIMATED PROJECT COST</b>				<b>\$ 43,743,585</b>				<b>\$ 43,743,585</b>				<b>\$ 42,903,036</b>				<b>\$ 42,903,036</b>
Add Alternate Aquatics	10,665	sf	\$ 593	\$ 6,320,529	8,100	sf	\$ 593	\$ 4,803,300	10,665	sf	\$ 593	\$ 6,320,529	8,100	sf	\$ 593	\$ 4,803,300
<b>TOTAL DIRECT CONSTRUCTION COST</b>				<b>\$ 6,320,529</b>				<b>\$ 4,803,300</b>				<b>\$ 6,320,529</b>				<b>\$ 4,803,300</b>
Indirect Cost @ 30% Project Cost				\$ 2,711,507				\$ 2,060,616				\$ 2,711,507				\$ 2,060,616
Fee's, Project Management, Permitting, Testing, Inspection, etc.																
<b>TOTAL AQUATICS PROJECT COST</b>				<b>\$ 9,032,036</b>				<b>\$ 6,863,916</b>				<b>\$ 9,032,036</b>				<b>\$ 6,863,916</b>
<b>TOTAL ESTIMATED ALL-IN DIRECT CONSTRUCTION COST</b>				<b>\$ 36,931,855</b>				<b>\$ 35,414,626</b>				<b>\$ 36,343,647</b>				<b>\$ 34,826,418</b>
<b>TOTAL ESTIMATED ALL-IN PROJECT COST</b>				<b>\$ 52,775,621</b>				<b>\$ 50,607,501</b>				<b>\$ 51,935,072</b>				<b>\$ 49,766,952</b>

# Prior Concept Analysis – Site Plan



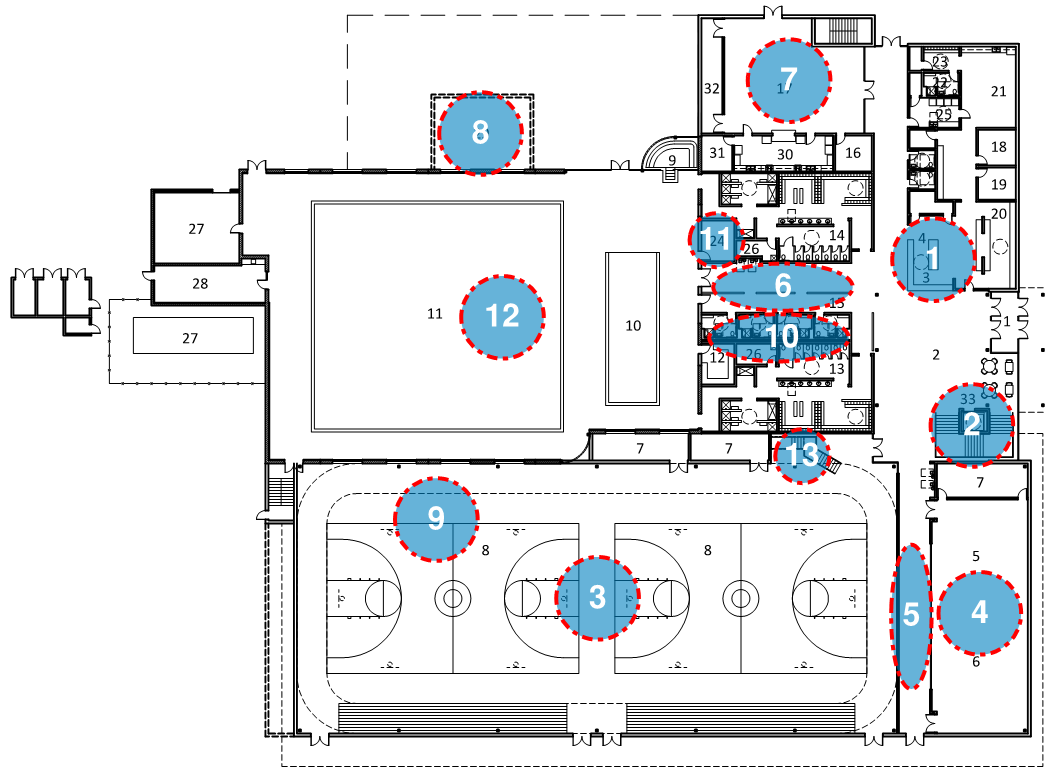
## opsis

- North facing outdoor space adjacent to Natatorium is not as desirable as a south orientation.
- Northside of Natatorium is ideally suited for an addition to create a new facility identity on Oak Street.
- Exterior Plaza is removed from the main entry.
- Prominent NE corner need to be carefully considered.
- Consider Large Multi-Purpose Room location on Level-1.
- Lack of drop-off and accessible parking adjacent to the building entry.
- Consider the possibility of creating an indoor / outdoor "Living Room" connection between the natatorium and park. Amenities could include splash pad and gathering areas.
- Need to carefully consider the outdoor space and design of the park development.

1.16.2019



# Prior Concept Analysis – Level 1 Plan



## opsis

- 1 Welcome desk / control point location doesn't provide controlled access to the Level 1 and 2 recreation activity spaces.
- 2 Lack of controlled access to the stair and elevator Level 2 recreation activity spaces.
- 3 Layout of 2 Multi-Purpose Sports Court is inefficient and requires walking thru one court to get to the other. Limits possibility of a center court activity. Sports Court storage area is undersized.
- 4 Splitting the fitness /weight room between floors is functionally and operationally very inefficient
- 5 Unnecessary circulation next to fitness / weight room.
- 6 Redundant circulation from lobby to pool.
- 7 Senior Center access is preferred through the free zone vs passing by the control desk. Verify size with furniture layout.
- 8 Future Multi-Purpose Room (special events / birthday party room) should have proximity to the pool, but not accessed through the pool deck.
- 9 Consideration should be given to a facility layout that offers the possibility of a future warm water pool addition that would serve Woodburn's family oriented and seniors demographics.
- 10 Consider cost effective changing cabana rooms in combination with full plumbed family changing rooms.
- 11 First aid room, although it serves the pool, it's isolated from the rest of the activity spaces.
- 12 Lack of aquatic staff office / supervision space and pool storage space.
- 13 For this size of building consider reducing the number of stairs from 4 to 2 with more efficient layout.

1.16.2019

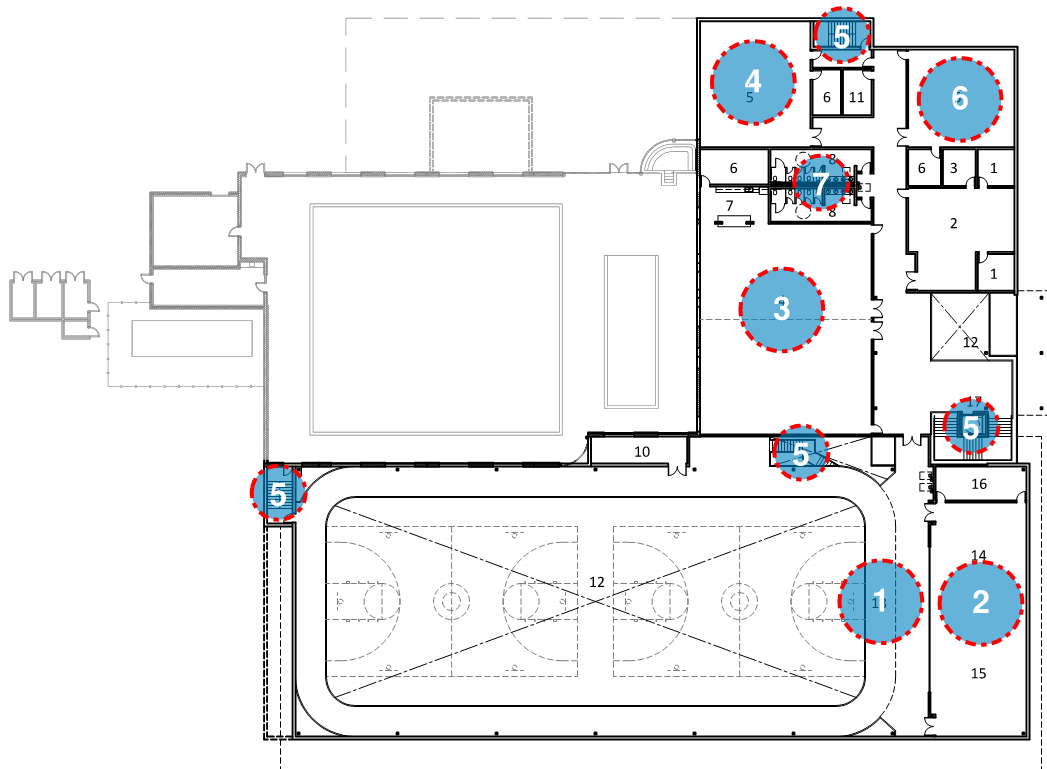


WOODBURN COMMUNITY CENTER | WOODBURN, OREGON

PRELIMINARY CONCEPT



# Prior Concept Analysis – Level 2 Plan



## opsis

- 1 Linear Sports Court layout results in compromised Walk-Jog Track with short length on ends can't accommodate running activity.
- 2 Splitting the Fitness /Weight Room between floors is functionally and operationally very inefficient. Isolation of the Fitness / Weight Room is not desirable.
- 3 Large Multi-Purpose Room w/ Kitchen would benefit from exterior daylight. Level-1 location would be preferred for ease of public access with proximity to the Senior Center.
- 4 Partner Multi-Purpose Room has inefficient footprint
- 5 For this size of building consider reducing the number of stairs from 4 to 2 with more efficient layout.
- 6 Square shape of the Small Multi-Purpose Rooms is not the preferred aspect ratio. Corridor to larger of the Small Multi-Purpose Rooms creates a blind corner and security issue.
- 7 More restrooms are provided then necessary.

1.16.2019