



# Peninsula Metropolitan Park District

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## STUDY SESSION AGENDA

August 03, 2021, 5:00 PM

Community Recreation Center (CRC) 2416 14th Ave NW, Gig Harbor, WA 98335

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### Call to Order

#### Commissioner Roll Call:

	Present	Excused	Comment
Amanda Babich, President			
Kurt Grimmer, Clerk			
Maryellen (Missy) Hill			
Steve Nixon			
Laurel Kingsbury			

**ITEM 1 Approval of Agenda**

**ITEM 2 Board Discussion**

**2a. Community Recreation Center Update (BRS)**

**ITEM 3 Adjournment**

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## AGENDA POLICY

No comments or discussion will be allowed on consent items.

**Citizen Comments:** Citizens are afforded an opportunity at each regular and special meeting of the Board to offer their comments to the Board. Citizens are limited to a three (3) minute time limit and may only speak once during the citizen comment period at each meeting. Comments will be included as part of the official record of the meeting.

Individuals wishing to submit materials or written testimony to the Board at the meeting must provide ten (10) copies at least 15 minutes prior to the start of the meeting.

# SD|DD BOARD WORKSHOP #1



**AUGUST 3, 2021**  
**PENMET PARKS COMMUNITY RECREATION CENTER**

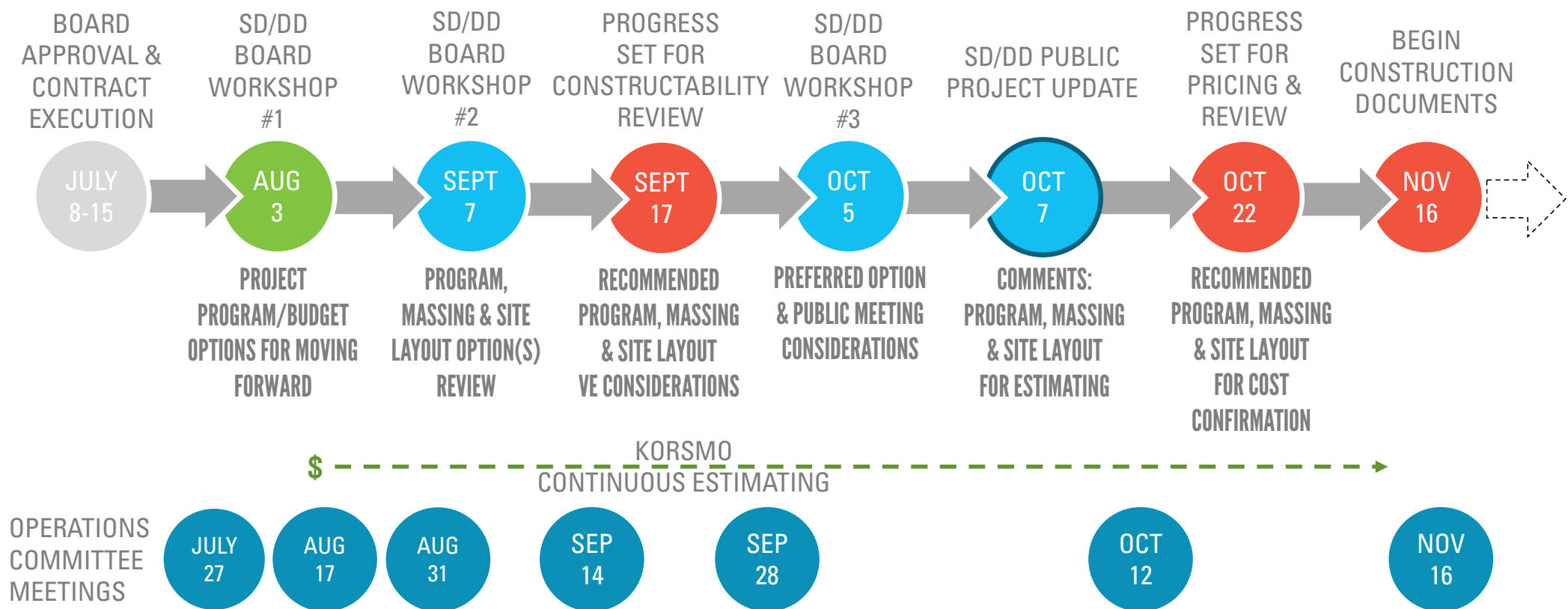


# AGENDA

- **CONFIRM** PROJECT SCHEDULE
  - CONFIRM** WORKSHOP & PUBLIC MEETING DATES
  - CONFIRM** SD/DD PHASE MILESTONE DATES
- **CONFIRM** PROJECT PROGRAM
  - CRC
  - EXISTING GOLF BUILDING
- **CONFIRM** PROJECT ESTIMATES & BUDGET
- **CONSIDER** OPTIONS FOR MOVING FORWARD
- **CONFIRM** NEXT STEPS

# SD/DD MILESTONE SCHEDULE

## DESIGN DEVELOPMENT (SD/DD) MILESTONES



# PROGRAM





# PROJECT PROGRAM – MARCH 2021

## CRC MAIN FLOOR

1. LOBBY, GATHERING & CIRCULATION	5,600 SF
2. PARTY ROOMS	1,400 SF
3. ADMINISTRATION	700 SF
4. STORAGE	1,950 SF
5. BLDG SERVICES / MECHANICAL	1,300 SF
6. RESTROOMS	1,000 SF
7. BOX INDOOR TURF	23,000 SF
8. BASKETBALL COURTS – 3 MS COURTS	17,000 SF

## CRC MEZZANINE

1. OPEN MEZZANINE SITTING AREAS	1,300 SF
2. MULTI-USE GROUP FITNESS	1,500 SF
3. ELEVATED INDOOR WALK   JOG TRACK	5,150 SF

TOTAL 59,900 SF

## EXISTING GOLF BUILDING MAIN FLOOR

1. LOBBY, GATHERING & CIRCULATION	2,600 SF
2. KITCHEN & DINING	600 SF
3. MEETING ROOM / BOARD ROOM	1,000 SF
4. ADMINISTRATION	600 SF
5. BLDG SERVICES / MECHANICAL	250 SF
6. RESTROOMS	400 SF

## EXISTING GOLF BUILDING MEZZANINE

1. ADMINISTRATION	1,600 SF
2. ACCESS / CIRCULATION	200 SF

TOTAL 7,250 SF



# PROJECT PROGRAM

## COMMUNITY

- 1. LOBBY/GATHERING
- 2. PARTY ROOMS
- 3. OPEN MEZZANINE
- 4. BOARD/SMALL MEETING
- 5. KITCHEN & DINING

## ATHLETIC

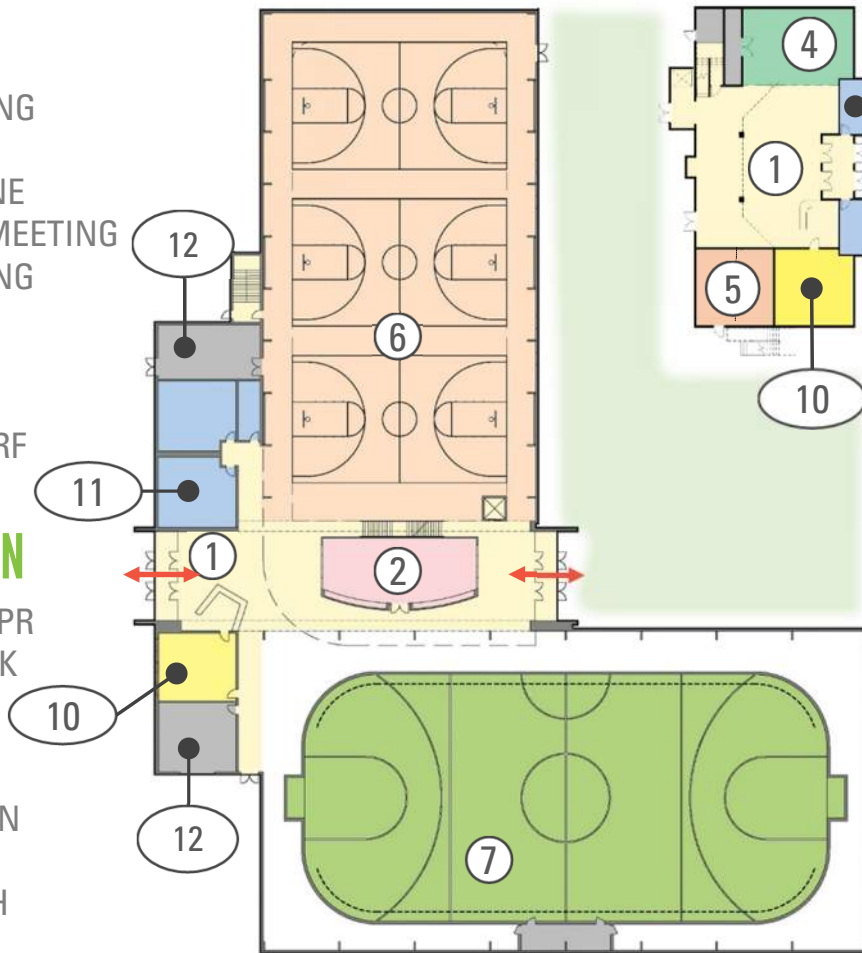
- 6. 3 COURT GYM
- 7. INDOOR BOX TURF

## ACTIVE RECREATION

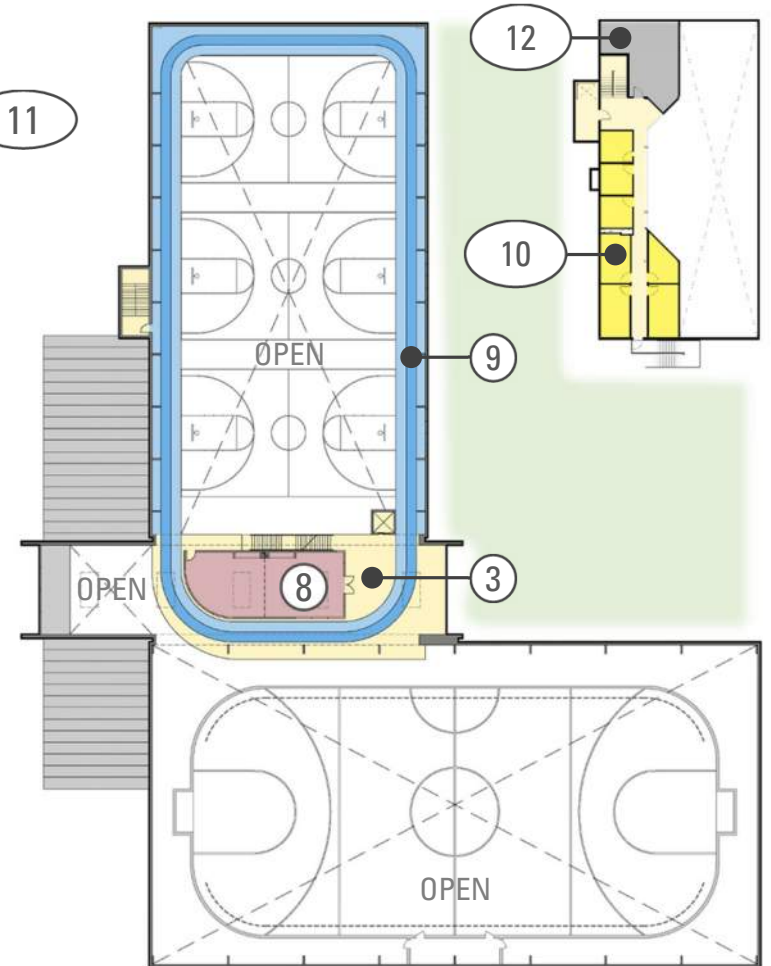
- 8. 30-35 PERSON MPR
- 9. WALK/JOG TRACK

## SUPPORT

- 10. ADMINISTRATION
- 11. RESTROOMS
- 12. STORAGE / MECH



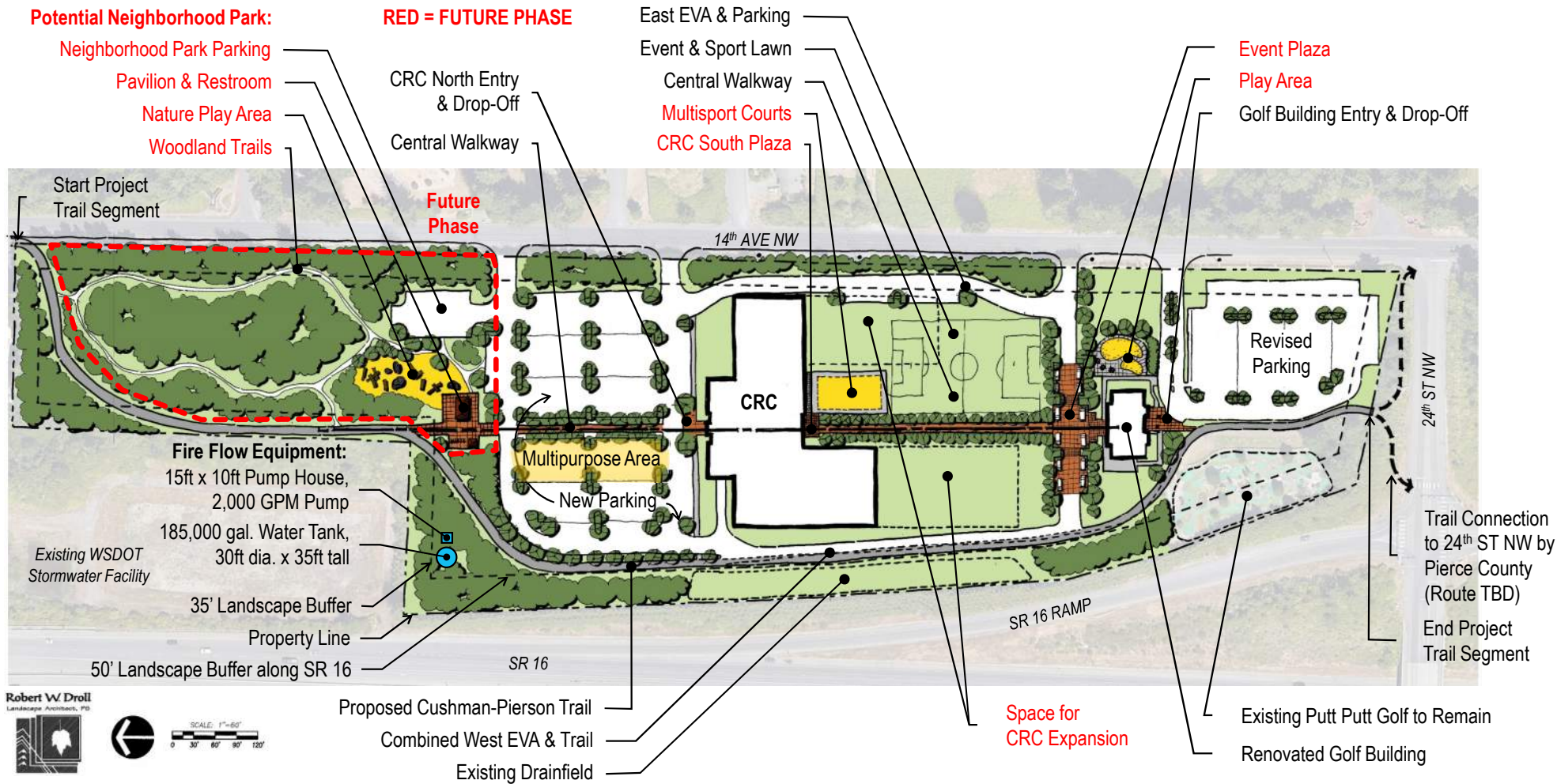
FIRST FLOOR PLAN



SECOND FLOOR PLAN







# ESTIMATES & PROJECT BUDGET

# ESTIMATE SUMMARY

DECEMBER 2020

APRIL 2021 - BASED ON MARCH 2021 DESIGN

Project Element	Programming Cost Model	Korsmo Construction Estimate	RC Cost Group Estimate	DIFFERENCE
Site, incl. Tubby's & Demo	\$4.3M	\$6.8M	\$5.9M	+\$1.6M - 2.5M +37 - 58%
Existing Golf Building	\$1.3M	\$1.9M	\$1.7M	+\$0.4 - 0.6M +31 - 46%
New CRC Building	\$16.6M	\$18.9M	\$18.5M	+\$1.9 - 2.3M +11 - 14%
Total Construction Cost	\$22,298,703*	\$27,730,908	\$26,135,493	+\$3.8 - 5.4M +17 - 24%

**\$22.0M - CONSTRUCTION BUDGET**



SD|DD BOARD WORKSHOP #1 | AUGUST 3, 2021

# ESTIMATE SUMMARY | PRIMARY COST INFLUENCES

- 1. SITE DEVELOPMENT**
- 2. RENOVATION OF THE EXISTING BUILDING**
- 3. STRUCTURAL SIMPLICITY OF THE CRC**

# ESTIMATE SUMMARY | MARKET CONDITIONS - AS OF END OF JULY 2021



BARKER  
RINKER  
SEACAT



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# OPTIONS FOR MOVING FORWARD



BARKER  
RINKER  
SEACAT



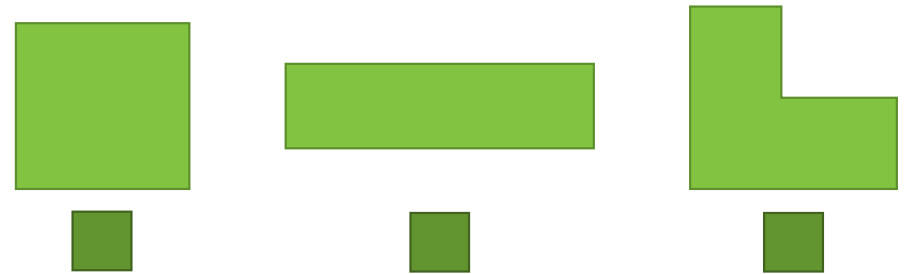
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# INSPIRATION – OUR STARTING POINT



# MAXIMIZING EFFICIENCIES IN THE PROGRAM WITHIN THE CURRENT BUDGET



# MOVING FORWARD | CONCEPTS TO ALIGN WITH THE CURRENT BUDGET

1. **SITE DEVELOPMENT – REDUCE THE QUANTITY OF IMPACT**
2. **DEFER THE RENOVATION OF THE EXISTING BUILDING**
3. **SIMPLIFY THE STRUCTURAL DESIGN OF THE CRC**

# BUILDING & SITE OPTIONS IN RESPONSE TO COST INFLUENCES

## CONCEPT A

### REDUCED SITE DEVELOPMENT

- LIMIT AREA OF DEVELOPMENT TO 7 ACRES (255,000 SF) ASSOCIATED WITH NEW CRC, PARKING AND EXTENSION OF CUSHMAN TRAIL

### DEFER EXISTING BUILDING RENOVATION

- GOLF BUILDING RENOVATION TO BE DEFERRED
- SEEK OPTIONS TO SHIFT PROGRAMMING TO CRC
- T-BOX STRUCTURE LEFT FOR FUTURE DEVELOPMENT

### STRUCTURAL SIMPLICITY

- SIMPLIFY THE CRC BUILDING

MAINTAINS CONCEPTUAL BUILDING PLACEMENT AND RELATIONSHIPS



# BUILDING & SITE OPTIONS IN RESPONSE TO COST INFLUENCES

## CONCEPT B

### REDUCED SITE DEVELOPMENT

- SHIFT NEW CRC TO THE SOUTH
- REVIEW OPTIONS FOR REDUCED PARKING

### EXISTING BUILDING

- GOLF BUILDING RENOVATION TO BE DEFERRED
- SEEK OPTIONS TO SHIFT PROGRAMMING TO CRC

### STRUCTURAL SIMPLICITY

- SIMPLIFY THE CRC BUILDING

SINGLE ENTRANCE TO THE CRC BUILDING

MAINTAINS NORTH & SOUTH ENTRANCES TO THE CRC BUILDING | SEPARATES PARKING

LIMITS THE POTENTIAL FOR FUTURE EXPANSION COMPARED TO OTHER OPTIONS

REQUIRES MORE SITE DEVELOPMENT COMPARED TO OTHER OPTIONS





# BUILDING & SITE OPTIONS IN RESPONSE TO COST INFLUENCES

## CONCEPT C

### REDUCED SITE DEVELOPMENT

- SHIFT NEW CRC TO THE SOUTH
- REVIEW OPTIONS FOR REDUCED PARKING

### EXISTING BUILDING

- GOLF BUILDING RENOVATION TO BE DEFERRED
- SEEK OPTIONS TO SHIFT PROGRAMMING TO CRC

### STRUCTURAL SIMPLICITY

- SIMPLIFY THE CRC BUILDING

SINGLE ENTRANCE TO THE CRC BUILDING |  
CONSOLIDATES PARKING

PROVIDES OPPORTUNITY FOR GYMNASIUM TO OPEN  
TO GREEN SPACE TO NORTH

PROVIDES OPTIONS FOR FUTURE EXPANSION



# BUILDING & SITE OPTIONS IN RESPONSE TO COST INFLUENCES

## CONCEPT D

### REDUCED SITE DEVELOPMENT

- SHIFT NEW CRC TO THE SOUTH
- REVIEW OPTIONS FOR REDUCED PARKING

### EXISTING BUILDING

- GOLF BUILDING RENOVATION TO BE DEFERRED
- SEEK OPTIONS TO SHIFT PROGRAMMING TO CRC

### STRUCTURAL SIMPLICITY

- SIMPLIFY THE CRC BUILDING

SINGLE ENTRANCE TO THE CRC BUILDING |  
CONSOLIDATES PARKING

PROVIDES OPPORTUNITY FOR GYMNASIUM TO OPEN  
TO GREEN SPACE TO NORTH

LESS OF A POSITIVE CONNECTION BETWEEN  
BUILDINGS WITH CENTRAL PARKING LOT

PROVIDES OPTIONS FOR FUTURE EXPANSION





# BUILDING & SITE OPTIONS IN RESPONSE TO COST INFLUENCES

## CONCEPT E

### REDUCED SITE DEVELOPMENT

- SHIFT NEW CRC TO THE WEST
- REVIEW OPTIONS FOR REDUCED PARKING

### EXISTING BUILDING

- GOLF BUILDING RENOVATION TO BE DEFERRED
- SEEK OPTIONS TO SHIFT PROGRAMMING TO CRC

### STRUCTURAL SIMPLICITY

- SIMPLIFY THE CRC BUILDING

SINGLE ENTRANCE TO THE CRC BUILDING

PROVIDES OPPORTUNITY FOR GYMNASIUM TO OPEN TO GREEN SPACE TO EAST

PROVIDES OPTIONS FOR FUTURE EXPANSION

REQUIRES MORE SITE DEVELOPMENT COMPARED TO OTHER OPTIONS



# BUILDING & SITE OPTIONS IN RESPONSE TO COST INFLUENCES

## CONCEPT F

### REDUCED SITE DEVELOPMENT

- SHIFT NEW CRC TO THE SOUTH
- REVIEW OPTIONS FOR REDUCED PARKING

### EXISTING BUILDING

- GOLF BUILDING RENOVATION TO BE DEFERRED
- SEEK OPTIONS TO SHIFT PROGRAMMING TO CRC

### STRUCTURAL SIMPLICITY

- SIMPLIFY THE CRC BUILDING

SINGLE ENTRANCE TO THE CRC BUILDING |  
CONSOLIDATES PARKING

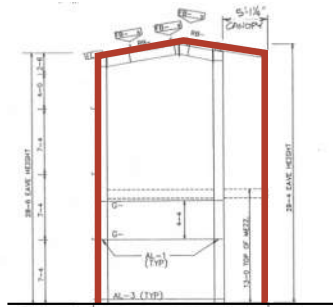
PROVIDES OPPORTUNITY FOR GYMNASIUM TO OPEN  
TO GREEN SPACE TO EAST

LESS OF A POSITIVE CONNECTION BETWEEN  
BUILDINGS WITH CENTRAL PARKING LOT

PROVIDES OPTIONS FOR FUTURE EXPANSION



# T-BOX STRUCTURE - ANALYSIS



## T-BOX STRUCTURE ANALYSIS

### PROS:

- DIMENSIONS OF EXISTING STRUCTURE ARE ADEQUATE FOR BUILD-OUT OF ADMIN AREAS
- ADEQUATE SECTIONAL CLEARANCES
- GOOD AMOUNT OF SPACE AVAILABLE FOR FIT OUT
- COST SAVINGS THROUGH USE OF EXISTING STRUCTURAL STEEL FRAME

### CONS:

- COST SAVINGS REALIZED BY USE OF EXISTING STRUCTURE LIKELY BE OUTWEIGHED BY:
- REQUIRED STRUCUTURAL UPGRADES  
FOUNDATION IMPROVEMENTS  
ADDED BRACE FRAMES
- VERY HIGH AMOUNT OF EXTERIOR ENVELOPE RELATIVE TO BUILDING VOLUME
- COSTLY CUSTOM FITOUT COMPARED TO ADDING ADMIN AREA IN CRC PEMB BUILDING
- UNFORSEEN CONDITIONS

# NEXT STEPS

# THANK YOU