

# CITY OF DUPONT COMMUNITY CENTER

Feasibility & Planning Study



THOMAS  
architecture studios

# CITY OF DUPONT COMMUNITY CENTER

Feasibility & Planning Study

October 8, 2019





T H O M A S  
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# CITY OF DUPONT COMMUNITY CENTER | FINAL REPORT

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# I.

CITY OF DUPONT COMMUNITY CENTER  
**EXECUTIVE SUMMARY**

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## I. EXECUTIVE SUMMARY

### ○ | OCTOBER 8, 2019

On April 9, 2019, the City of DuPont hired Thomas Architecture Studios to assist the City in the visioning and feasibility planning of a potential new Community Center on a City-owned parcel south of the existing Civic Center, and to engage DuPont's residents to define the community's priorities for the Community Center. Since early April, Thomas Architecture Studios (TAS) has reviewed previously completed surveys and studies, toured existing facilities, held meetings with prospective partnership organizations, conducted multiple community outreach and feedback opportunities, and presented updates to the City Council and staff in workshops and committee meetings on an ongoing basis.

The preferred program was developed through the public outreach process and reflects the direct feedback and prioritization received from the citizens of DuPont. The Community Center includes, and is organized around, four major programmatic elements: an enlarged Pierce County Library branch, a multi-use performance space, a multi-court gymnasium, and an aquatic center. Within the framework provided by these uses and organized by a large axial common space, the Community Center also includes a multi-use activity space and commercial/teaching kitchen that work in conjunction with the performance space; locker rooms located to conveniently serve both the gym and aquatic center; reception/office space for facility operations, as well as centrally located administrative office space dedicated for the City's parks and recreation staff.

On the second floor, there is a large multi-generational center, made up of several rooms to allow for various and diverse activities, a community shared office suite, an aquatics viewing area with rooms for small group events, as well as access to the run/walk track that encircles the gym.

Within the site, there is parking for 214 vehicles, an area designated for a skatepark, as well as an outdoor seasonal event space that has direct access to the gym through numerous large operable openings and provides the community with an indoor/outdoor facility for larger event such as a farmer's market. An additional outdoor plaza is located to the north between the library and performance space as a complementary amenity to the activities of the facility.

In addition, the study provides for an adaptive reuse of the existing Historic DuPont Community Center as an Arts & Culture Center and would house a wide selection of programming such as instrumental and vocal music, painting and sculptural arts, as well as cultural presentations.

The preferred Concept Design Alternative 'C', program, summary, and all supporting documentation can be found in Section VIII of this report.

### ○ | CONCEPT DESIGN ALTERNATIVES

Through the entire process of the study, four programmatic and site alternatives were developed with two alternatives being further detailed in form and program for cost estimating purposes. These alternatives incorporated similar programming with the exception being the inclusion or exclusion of an aquatic center. Within the scope of the report, the Concept Design – Alternative

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'C' with an aquatic center is the focus; however, additional information is provided for other alternatives that have been considered and studied.

Each alternative and preliminary supporting documentation can be found in Section VI of this report.

### ○ | **ALTERNATIVE 'C' WITH AQUATIC CENTER**

The preferred program and Concept Design – Alternative 'C' summary and all supporting documentation can be found in Section VIII of this report.

### ○ | **ALTERNATIVE 'C' WITHOUT AQUATIC CENTER**

As part of the study, consideration was made regarding the construction costs of the preferred alternative without an aquatic center included in the program.

A complete project cost summary and detailed breakdown of the estimated cost of Alternative 'C' without an aquatic center can be found in Section IX of this report.

### ○ | **ALTERNATIVE 'D'**

For Alternative 'D', a site and program concept was developed without an aquatic center as part of the design. This alternative includes three major programmatic elements: an enlarged Pierce County Library branch, a multi-use performance space, and a multi-court gymnasium. Within the framework provided by these uses and organized by a large axial common space, Alternative 'D' also includes a multi-use activity space and commercial/teaching kitchen that work in conjunction with the performance space. Locker rooms are located to conveniently serve the gym, and a centrally located reception/office space provides for the facility's operations, as well as administrative office space dedicated for the City's parks and recreation staff. On the second floor, there is a large multi-generational center, made up of several rooms to allow for various and diverse activities, a community shared office suite, as well as access to the run/walk track that encircles the gym.

Within the site, there is parking for 261 vehicles, an area designated for a skatepark, as well as an outdoor seasonal event space that has direct access to the gym through numerous large operable openings and provides the community with an indoor/outdoor facility for larger event such as a farmer's market. An additional outdoor plaza is located to the north as a complementary amenity to the activities of the facility.

Site program study information for Alternative 'D' can be found in Section VI.

### ○ | **CONSTRUCTION COST ESTIMATES**

Thomas Architecture Studios team member Bill Acker Consulting prepared a Rough Order of Magnitude construction cost estimate for each of the three alternatives studied. The construction cost estimate is prepared in the context of 2019 costs. It then multiplies these costs by a 25% contractor's markup which covers the contractor's general requirements, overhead and profit, bond & insurance, B&O tax, and a busy market contingency.

See Report Section IX for the complete cost estimate reports.

○ | **TOTAL PROJECT COST ESTIMATE**

Using the construction costs from the Acker estimates, TAS prepared a Total Project Cost Summary for the three alternatives. To these construction numbers, we added all other project-related soft costs which include Washington State sales tax, fixtures and furnishings, design fees, impact fees, testing and survey costs, moving expenses, owner internal management expenses, and an owner's contingency of 5%.

See Report Section IX for total project costs summaries for each alternative.

○ | **CONCEPT DESIGN ALTERNATIVES COMPARISON**

		SITE AREA	BUILDING AREA	CONSTRUCTION COSTS	TOTAL PROJECT COSTS
ALTERNATIVE 'C' WITH AQUATICS	C1	224,200 SF	80,000 SF	\$ 34,150,475	\$ 47,937,772
ALTERNATIVE 'C' WITHOUT AQUATICS	C2	224,200 SF	65,000 SF	\$ 27,114,225	\$ 38,317,885
ALTERNATIVE 'D'	D	224,200 SF	70,000 SF	\$ 28,235,850	\$ 39,830,294

○ | **OPERATION & MAINTENANCE ESTIMATE**

A preliminary operations and maintenance estimate was developed for the Concept Design – Alternative 'C' based on information gathered from case studies of expenses, programs, and fee structures of existing facilities, online salary and benefits information for the local market, and various national recreation surveys.

	TYPE	TOTAL
EXPENSES	Operations	\$ 2,625,000.00
	<b>Sub-Total:</b>	<b>\$ 2,625,000.00</b>

	TYPE	TOTAL
REVENUES	Admissions	\$ 1,380,000.00
	Facilities Rental	\$ 450,000.00
	Leased Space	\$ 280,000.00
	Programs - Aquatics	\$ 310,000.00
	Programs - General	\$ 210,000.00
	<b>Sub-Total:</b>	<b>\$ 2,630,000.00</b>

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A complete O&M summary and detailed breakdown of the estimated costs and revenues for Alternative 'C' with an aquatic center can be found in Section X of this report.

## ○ | **CONSULTANT REVIEW**

Thomas Architecture Studios engaged Civil, Structural, Mechanical, Electrical, and Plumbing consultants to review and examine the site and the preferred program Concept Design – Alternative 'C' and provide a project summary.

See Report Section VII for Consultant Review summaries.

## ○ | **COMMUNITY OUTREACH**

Community outreach efforts included 10 dates at various community events around DuPont. At each event, Thomas Architecture Studios displayed several presentation boards of programing and concept design alternatives to inform the public and also allow the public to provide comments, questions, and feedback. Voting boards for program development and prioritization were also used at several events, and the feedback was documented, compiled, and analyzed to produce a report of community preferences.

In conjunction with engaging the public, TAS also held meetings and discussed potential partnership opportunities with local community and recreational entities. Many expressed interest in partnering with the City in various forms and ongoing discussions are recommended.

See Report Section IV for Community Outreach information and summaries.

## ○ | **NEXT STEPS**

Following are our recommendations for steps to be followed at the completion of the study.

### 1. **Discussion on Ballot Recommendations**

Develop a schedule for a thorough approach and discussion about what will be included in a ballot measure, when would be the best timing for a vote, and what concept alternative would be the focus of the ballot.

### 2. **Consultation with Bond Counsel**

To fully understand the ramifications of a bond issue and the associated costs, consultation with bond counsel is highly recommended. Clear understanding of the level and type of involvement and activities the City Council and staff can engage in as the project moves forward would be highly informative. Also, discussions should be had regarding what the role of a campaign for a ballot measure would entail.

### 3. **Consultation with Legal Counsel**

Consultation with legal counsel on the drafting and wording of the ballot ordinance is recommended.

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#### 4. Continued Community Outreach

Continued community outreach is highly recommended. Prior to the beginning of this report, the City was active in gathering information from the public concerning their interests in a community center through a public survey. TAS' planning and feasibility study built on these efforts, and further public involvement is seen as a critical component to the success of the process.

In addition, continued discussions with potential partners is highly encouraged. This would extend not only to those entities approached during the study but include further inquiry into possible corporate sponsorship opportunities with the new facility as well.

On behalf of all members of the Thomas Architecture Studios team, it has been an honor and our pleasure to serve you over these past six months.

Respectfully,



Ron Thomas, AIA, President  
Thomas Architecture Studios



Michael T. Kershisnik, AIA, Project Manager  
Thomas Architecture Studios



# II.

CITY OF DUPONT COMMUNITY CENTER

## INTRODUCTION



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## II. INTRODUCTION

We would like to begin by thanking the City of DuPont's citizens, elected officials, and city staff for their active participation in this study. Over the past six months, a significant amount of interaction has occurred between the stakeholders and the Thomas Architecture Studios team. Your investment in looking forward to the future of DuPont and envisioning greater community facilities and a broader scope of recreational opportunities for its citizens, gives this report a solid foundation.

The Thomas Architecture Studios team was tasked with providing the City with a Planning and Feasibility Study for a proposed new Community Center. The 5-month study engaged the citizens and City's stakeholders in a collaborative process to define the priorities and needs for a community-focused center. The study which spans public outreach, project feasibility, project planning and design, culminated in a preferred design scheme that reflects the interests of the DuPont community. This report provides the City Council with the information necessary to guide decisions regarding potential funding sources and timing for moving ahead with a new facility. TAS was actively engaged in community outreach events presenting both programmatic and site-specific information to the residents of DuPont and gathered additional feedback concerning the desires for potential functions and services. By testing the program against this feedback, we have been able to develop a concept that is in tune with—and guided by the vision of—the community.

TAS has been working closely with the City Administration, community organizations and the citizens of DuPont to complete the Planning and Feasibility Study for the Community Center and reported regularly to City Council to guide their decision-making process.

### A | PROJECT GOALS

To provide City of DuPont with a design option and cost estimates for a new community center facility to inform the City Council in ongoing decisions.

### B | PROJECT APPROACH

The TAS team worked closely with the City Administration and through community input to formulate a program that reflects the wishes of DuPont residents, and ultimately deliver a design options for consideration. The overall project approach also included:

- Existing facilities tours
- Community outreach events
- Site analysis
- Programming and prioritization
- Site and building alternatives
- Consultant reports
- Cost and operation estimates
- Preferred alternative

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## C | ACKNOWLEDGMENTS

The Thomas Architecture Studios team would like to directly thank the following individuals listed and the many additional staff and team members unlisted that also contributed to this report:

### CITY OF DUPONT

#### ELECTED OFFICIALS

Mayor Mike Courts  
Kevin Ballard  
Chris Barnes  
Rex Bruce  
Penny Coffey  
Shawna Gasak  
Leo Gruba  
Matt Helder

#### PARK AGENCY

Renee Buck, Chair  
Maame Bassaw  
Roy Coffey  
Ruth Egger  
Carol Estep  
Ron Stewart  
Larry Wilcox

#### GOVERNMENT

Andy Takata, City Administrator  
Gus Lim, Public Works Director  
Amy Walker, Recreation and Events Coordinator  
Erin Gowenlock, Tourism and Communication Coordinator

### THOMAS ARCHITECTURE STUDIOS

#### THOMAS ARCHITECTURE STUDIOS

Ron Thomas, AIA, President, Team Leader  
Michael T. Kershisnik, AIA, Project Manager  
Sokha Meas Colbo, Office Administrator  
Joyce Pidone, Administrative Assistant

#### SCJ ALLIANCE

Amy Head, PE, Principal

#### PCS STRUCTURAL SOLUTIONS

Jeff Klein, Principal

#### HULTZ BHU ENGINEERS

Rick Hultz, P.E.

#### BILL ACKER CONSULTING

Bill Acker

## D | PROJECT SCHEDULE

TASKS	YEAR MONTH	2019					2020						
		A	M	J	J	A	S	O	N	D	J	-	A
VISIONING /OUTREACH & ENGAGEMENT	<b>1. Project Kick-Off</b>												
	Kick-Off Meeting												
	Common Understanding of Prior Studies												
	Team Tours of Site and Community												
	<b>2. Public Outreach &amp; Engagement</b>												
	Community Survey Outreach & Meeting Notifications												
	Community Input & Information Meetings												
	Partnerships Opportunities Outreach												
	Stakeholder Review of Public Outreach Summary												
	<b>3. Program Confirmation</b>												
	Confirm and Update Community Feedback												
	Prioritize Programming & Community Input												
Concept Outline for Alternatives (2)													
FEASIBILITY	<b>4. Concept Alternatives</b>												
	Project Alternatives Development												
	Alternatives Comparison Analysis												
	<b>5. Concept Alternatives Feasibility</b>												
	Cost and Financial Implication Estimate												
	Life Cycle & Operational Costs Estimate												
Funding Options Research and Summary													
Stakeholders Review of Costs & Funding Summary													
PLANNING	<b>6. Concept Alternatives Comparison</b>												
	Summary of Concepts Features												
	List of Advantages and Disadvantages												
	Preferred Alternative Selection												
	<b>7. Site Analysis</b>												
	Overview of Land Use & Design Guidelines												
	Natural Attributes, Utilities Analysis												
	Site Circulation, Transportation, Civil Req's												
	Diagram Site Opportunities												
	<b>8. Programming and Planning</b>												
	Review and Update Programming												
	Programming for DuPont Community Center Uses												
DESIGN	<b>9. Site and Building Concept Design</b>												
	Site Concepts Development (2)												
	Concept Floor Plans for Each Site Option (2)												
	<b>10. Budget Estimate</b>												
	Cost Estimates												
	Life Cycle & Operational Costs												
Preferred Concept Selection													
CAMPAIGN	<b>11. Site and Building Concept Design</b>												
	Site Concept Options Development												
	Concept Floor Plans for Each Site Option												
	Concept Elevations and Massing Studies												
	<b>12. Cost Estimate</b>												
	Construction Cost Estimates												
Total Project Costs													
CAMPAIGN	<b>13. Document &amp; Presentation</b>												
	Assemble Concept Design and Cost Documents												
	Project Stakeholder Presentations												
	<b>14. Public Outreach and Information (Projected)</b>												
	Develop Outreach and Information Documents												
	Draft Ballot Resolution												
Finalize Funding Solutions													
Public Outreach and Information Meetings													
CAMPAIGN	<b>15. Community Education / Ballot Measure (Projected)</b>												
	Continued Public Outreach												
Ballot - August 2020													

III.

CITY OF DUPONT COMMUNITY CENTER  
**EXISTING FACILITIES TOUR**

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### **III. EXISTING FACILITIES TOUR**

**A | FACILITIES INFORMATION AND AMENITIES**

**B | TOUR COORDINATORS**

**C | TOUR REVIEW**

**D | MEMBERSHIP FEES**

**EXISTING FACILITIES TOUR | FACILITIES AMENITIES**

TOUR	FACILITY	ADDRESS	CITY, STATE, ZIP	PHONE	Metro Parks	Fitness Center	Senior Programs	Youth Programs	Swimming Pool	Facility Rentals	Pre-School & Pre-K	Child Watch	ADDITIONAL SERVICES
1	Gordon Family YMCA	16101 64th Street E	Sumner, WA 98390	253.826.9622		●	●	●	●	●		●	Before & After School Programs
2	Pioneer Park	300 S Meridian	Puyallup, WA 98371	253.841.5518						●			Spray Park
3	Mel Korum Family YMCA	302 43rd Avenue SE	Puyallup, WA 98374	253.841.9622		●	●	●	●	●		●	Before & After School Programs
4	Eastside Community Center	1721 E 56th Street	Tacoma, WA 98404	253.404.3990	●	●	●		●	●		●	Recording Studio Free Activities Eastside Family Nature Club
5	People's Center	1602 MLK Jr. Way	Tacoma, WA 98405	253.404.3915	●	●	●		●	●			Climbing Wall Financial Assistance Before & After School Programs
6	Tom Taylor Family YMCA	10550 Harbor Hill Drive	Gig Harbor, WA 98332	253.853.9622		●	●	●	●	●		●	Before & After School Programs
7	STAR Center	3873 S 66th Street	Tacoma, WA 98409	253.404.3939	●	●	●	●	●	●	●		Cooking & Nutrition Treetop Playgrounds Financial Assistance
8	Milgard HOPE Center	10402 Kline Street SW	Lakewood, WA 98499	253.502.4660		●		●		●	●	●	

### FACILITY TOUR

for City of DuPont

- 1** GORDON FAMILY YMCA  
16101 64th St E, Sumner, WA 98390
- 2** PIONEER PARK  
300 S Meridian, Puyallup, WA 98371
- 3** MEL KORUM FAMILY YMCA  
302 43rd Ave SE, Puyallup, WA 98374
- 4** EASTSIDE COMMUNITY CENTER  
1721 E 56th St, Tacoma, WA 98404
- 5** PEOPLE'S CENTER  
1602 MLK Jr. Way, Tacoma, WA 98405
- 6** STAR CENTER  
3873 S 66th St, Tacoma, WA 98409
- 7** MILGARD HOPE CENTER  
10402 Kline St SW, Lakewood, WA 98499



THOMAS ARCHITECTURE STUDIOS  
525 Columbia Street SW  
Olympia, WA 98501  
360.915.8775  
www.tasolympia.com

**Jackie Sawyer**  
Gordon Family YMCA  
253.826.9622

**Ellen Palmer**  
Pioneer Park Pavilion  
253.841.5518

**John Helscher**  
Mel Korum Family YMCA  
253.460.8987

**Ben Foster**  
Eastside Community Center  
253.404.3990

**Lolita Rodriguez**  
People's Center  
253.404.3915

**Shanna Clarke**  
STAR Center  
253.404.3939

**Kendrick Davis**  
Milgard HOPE Center  
253.502.4660

**Joe Cushman & Joe Kautz**  
Nisqually Tribe Youth  
& Community Center  
360.456.5221

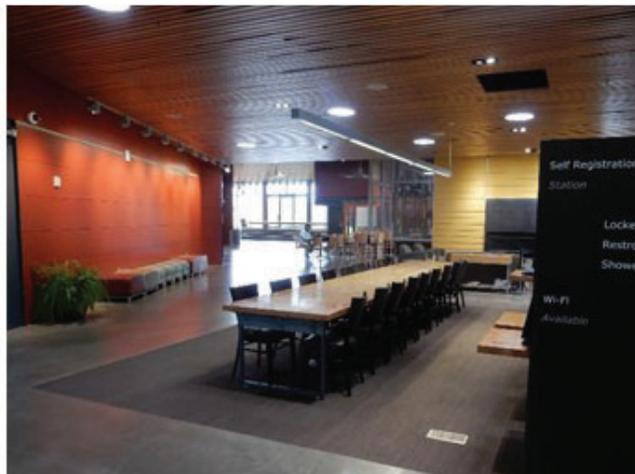
EXISTING FACILITIES TOUR | STAR CENTER



EXISTING FACILITIES TOUR | STAR CENTER



FREE STANDING LOCKERS



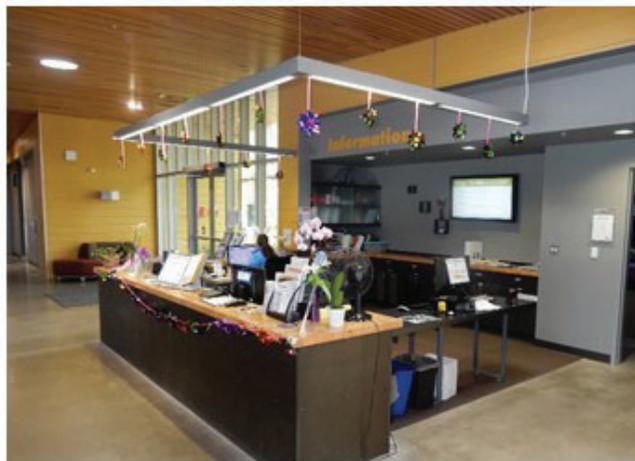
COMMON AREA PROGRAMMING



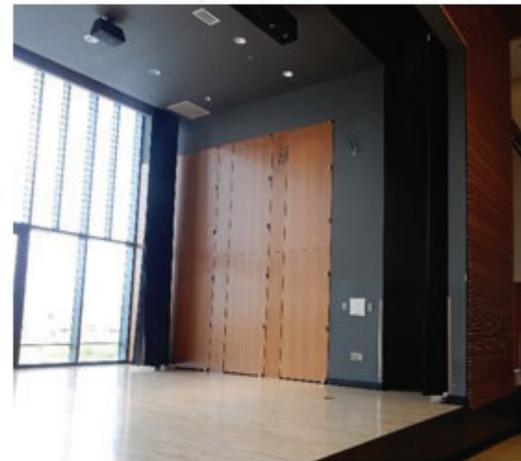
COMMUNITY INFORMATION



COMMUNITY LIVING ROOM



RECEPTION (LIGHT)



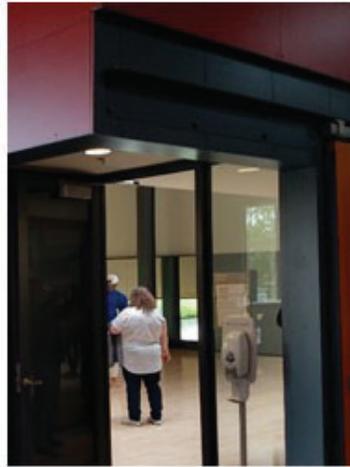
MULTI-USE EVENT/PERFORM. SPACE

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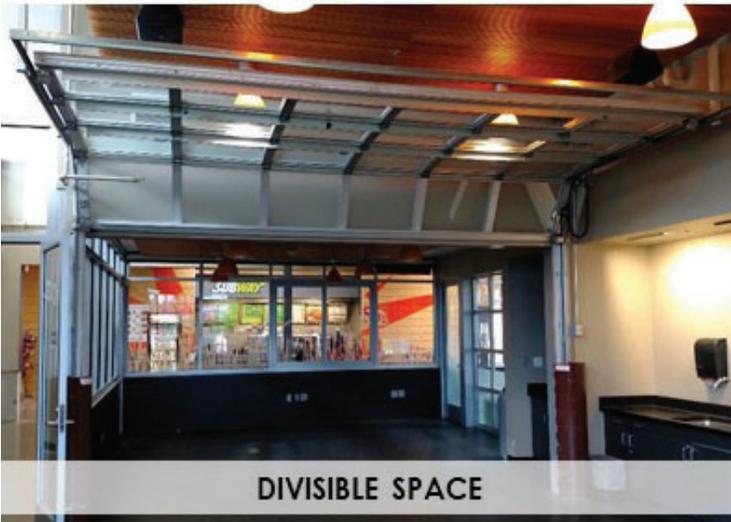
**EXISTING FACILITIES TOUR | STAR CENTER**



**TEACHING KITCHEN**



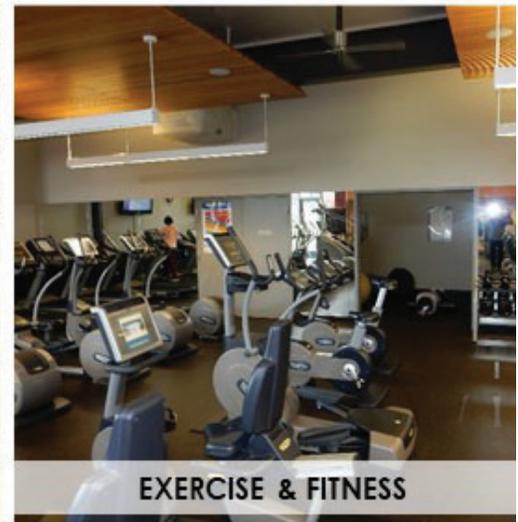
**MULTI-USE DANCE STUDIO**



**DIVISIBLE SPACE**

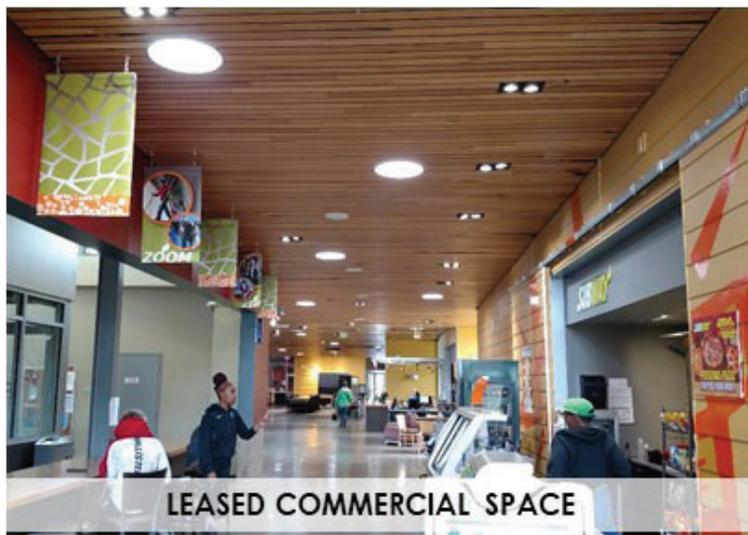


**COMMERCIAL KITCHEN**



**EXERCISE & FITNESS**

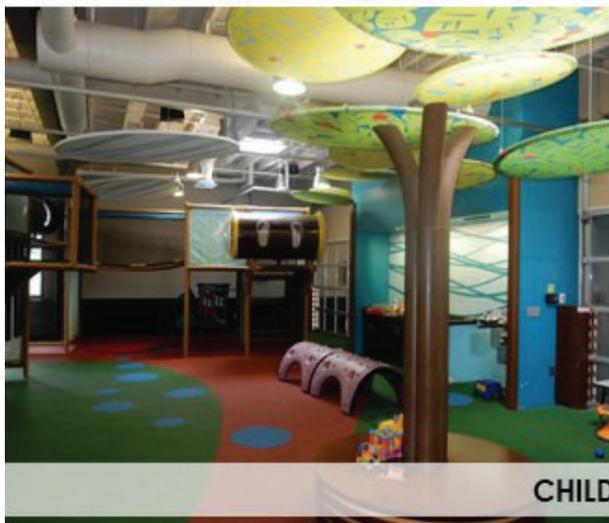
**EXISTING FACILITIES TOUR | STAR CENTER**



**LEASED COMMERCIAL SPACE**



**MULTI-USE EVENT / PERFORMANCE SPACE (DIVISIBLE)**



**CHILDREN'S INDOOR / OUTDOOR PLAYGROUND**

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**EXISTING FACILITIES TOUR** | GORDON FAMILY YMCA



EXISTING FACILITIES TOUR | GORDON FAMILY YMCA



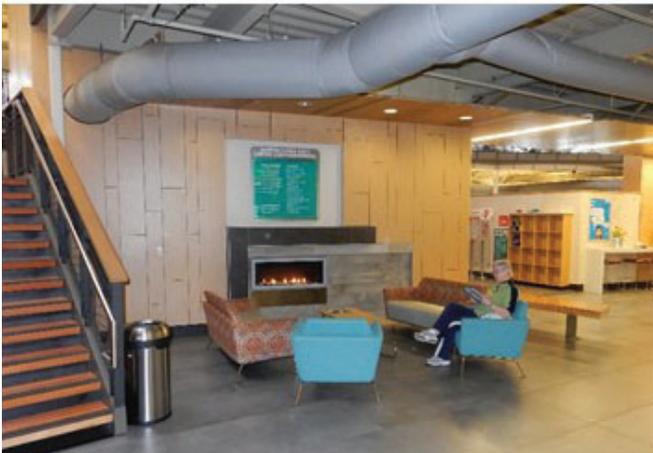
MEMBERSHIP & ENGAGEMENT



RECEPTION (HEAVY)



DONOR RECOGNITION



COMMUNITY LIVING ROOM



GAME ROOM



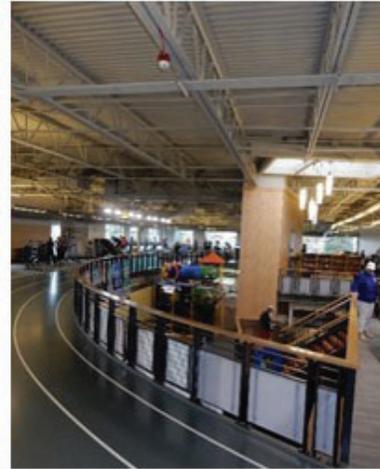
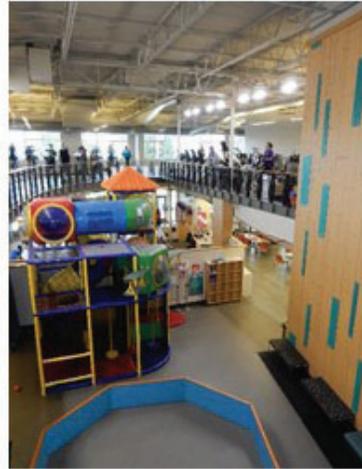
ARTS & MUSIC ROOM

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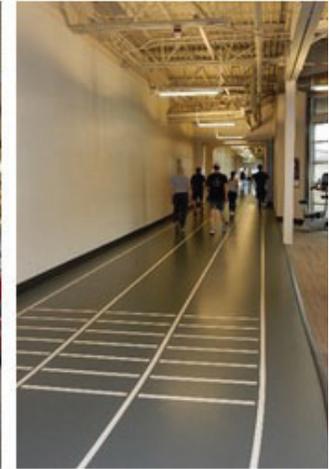
**EXISTING FACILITIES TOUR | GORDON FAMILY YMCA**



**CHILDCARE & ACTIVITIES (SOUND ISSUES)**



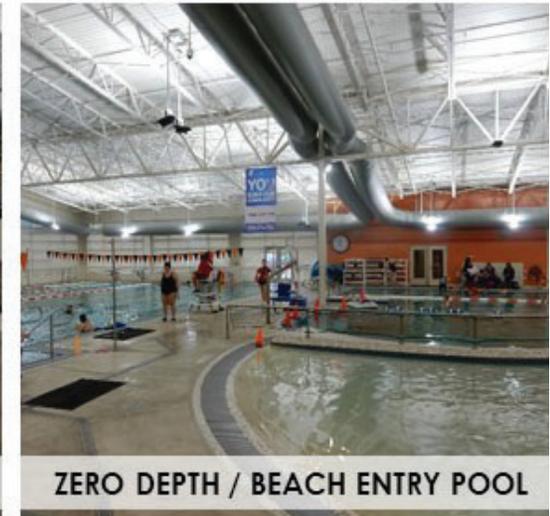
**WALK / RUN TRACK**



**COMPETITION LAP POOL**



**LAZY RIVER / SPLASH PAD**



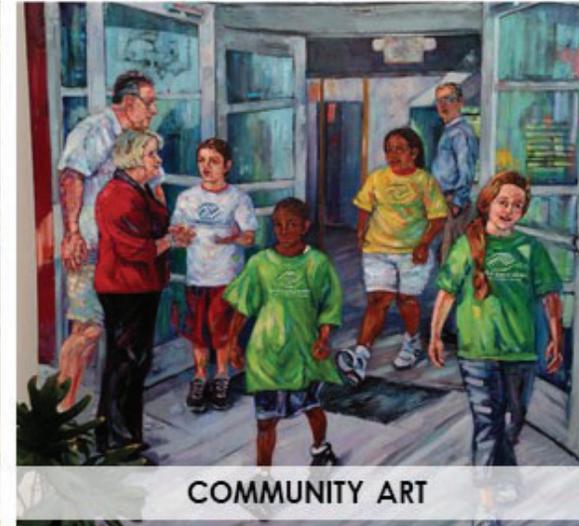
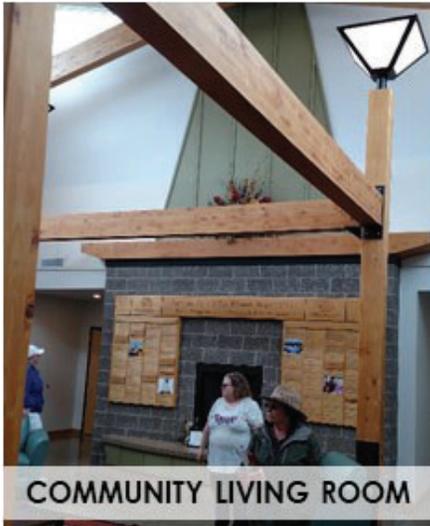
**ZERO DEPTH / BEACH ENTRY POOL**

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**EXISTING FACILITIES TOUR** | MILGARD HOPE CENTER



EXISTING FACILITIES TOUR | MILGARD HOPE CENTER

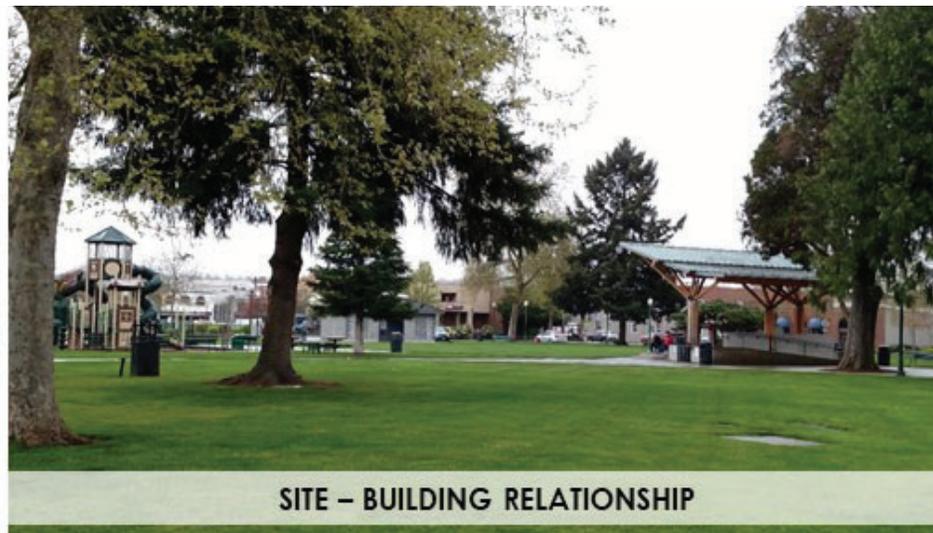


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**EXISTING FACILITIES TOUR** | PIONEER PARK PAVILION



**EXISTING FACILITIES TOUR | PIONEER PARK PAVILION**



**SITE – BUILDING RELATIONSHIP**



**SPACE FLEXIBILITY**



**COMMERCIAL LEASED SPACE**



**EXISTING FACILITIES TOUR | PIONEER PARK PAVILION**



**FARMER'S MARKET TO WEDDING (ADAPTABILITY)**



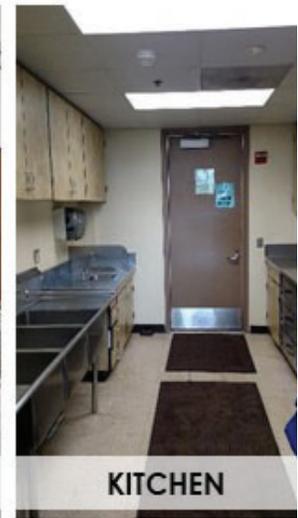
**SPACE FLEXIBILITY**



**ADEQUATE ADJACENT STORAGE**



**EVENT SUPPORT ROOMS**



**KITCHEN**

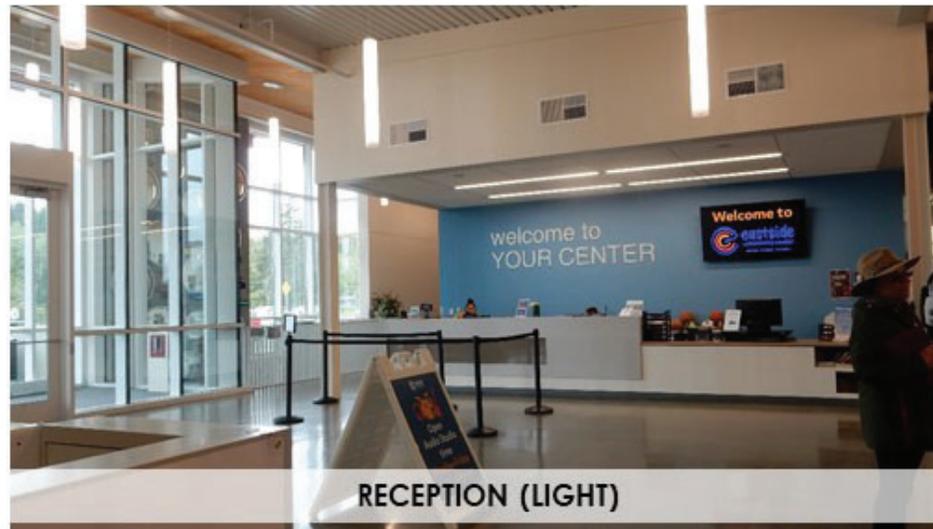
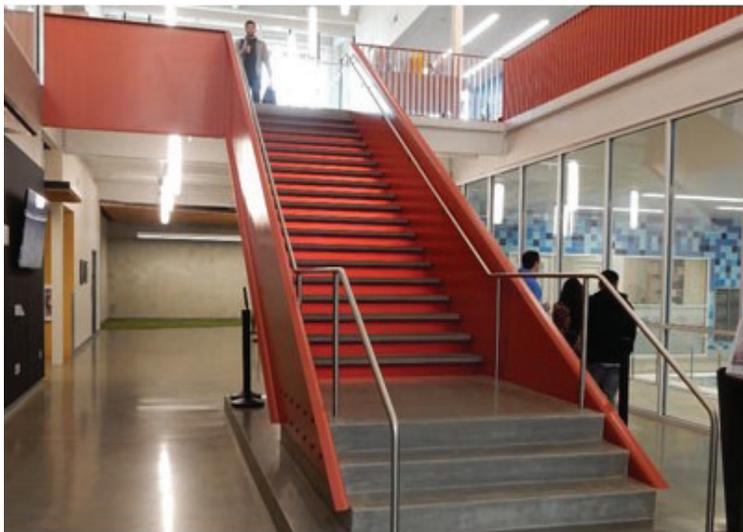
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**EXISTING FACILITIES TOUR** | EASTSIDE COMMUNITY CENTER



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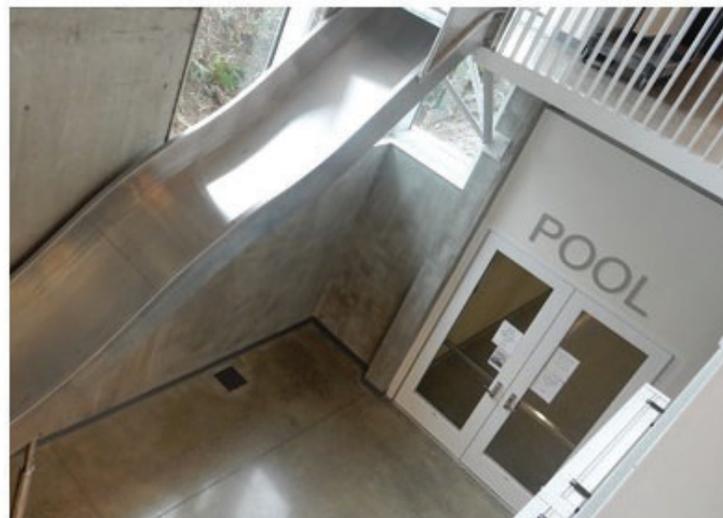
**EXISTING FACILITIES TOUR** | EASTSIDE COMMUNITY CENTER



**RECEPTION (LIGHT)**



**MULTI-USE POOL AREA**



EXISTING FACILITIES TOUR | EASTSIDE COMMUNITY CENTER



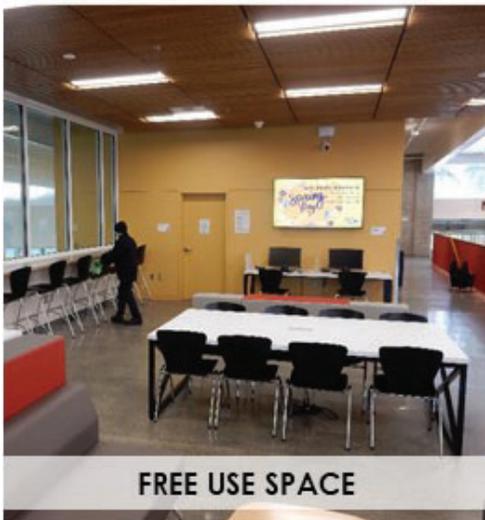
MULTI-USE GYM + WALK / RUN TRK



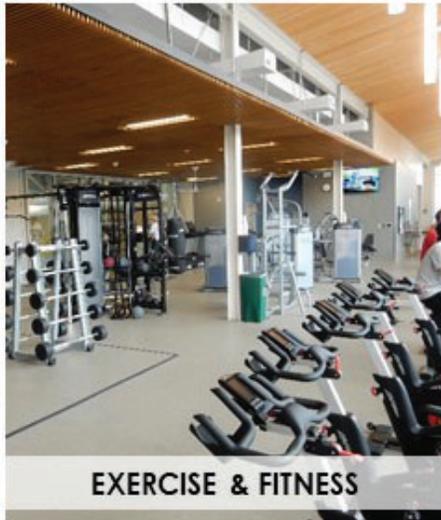
DONOR RECOGNITION



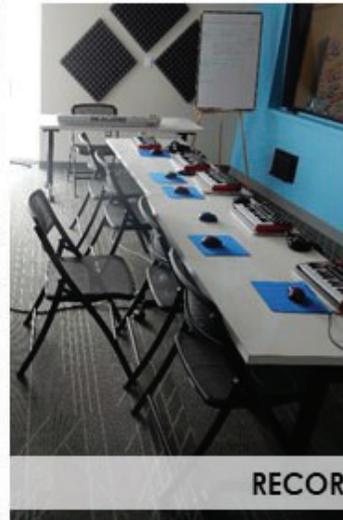
COMMUNITY PARTNERSHIPS



FREE USE SPACE



EXERCISE & FITNESS



RECORDING STUDIO

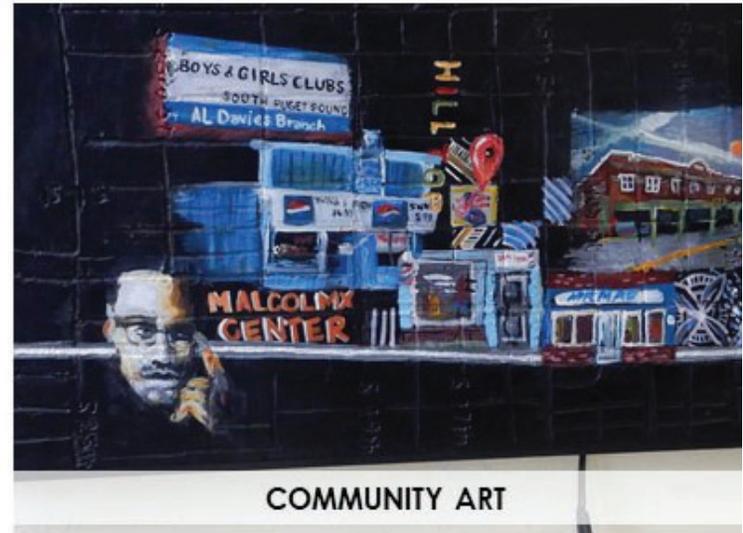


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**EXISTING FACILITIES TOUR** | PEOPLE'S COMMUNITY CENTER



EXISTING FACILITIES TOUR | PEOPLE'S COMMUNITY CENTER



COMMUNITY ART



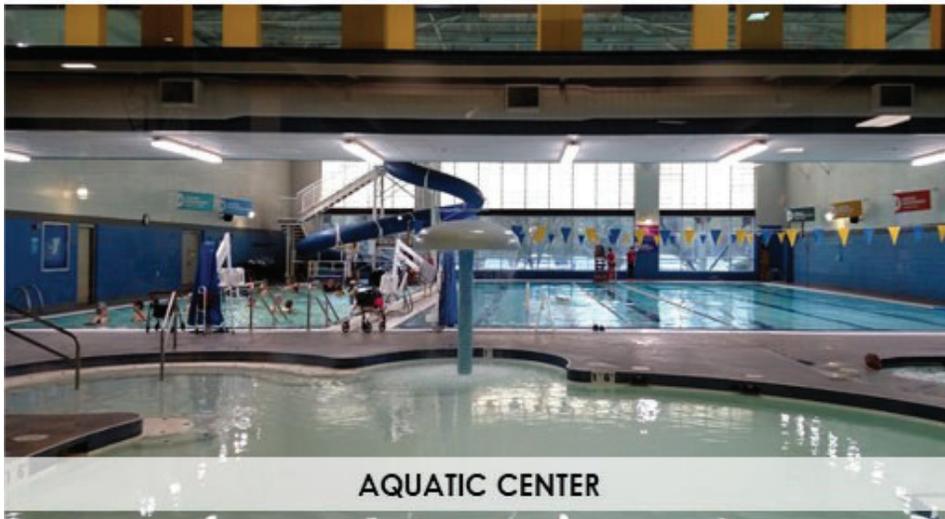


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EXISTING FACILITIES TOUR | MEL KORUM YMCA



COMMUNITY PARTNERSHIPS

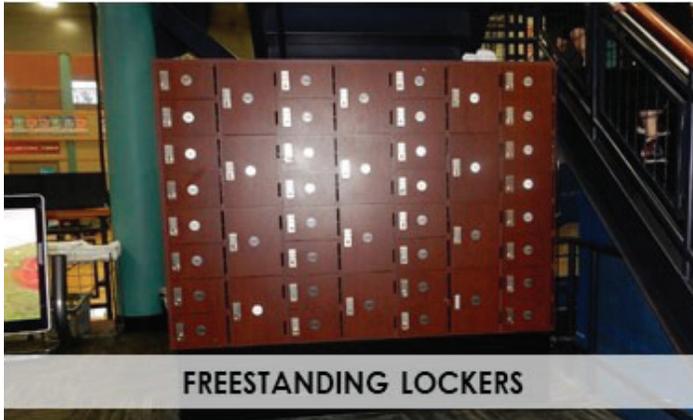


AQUATIC CENTER

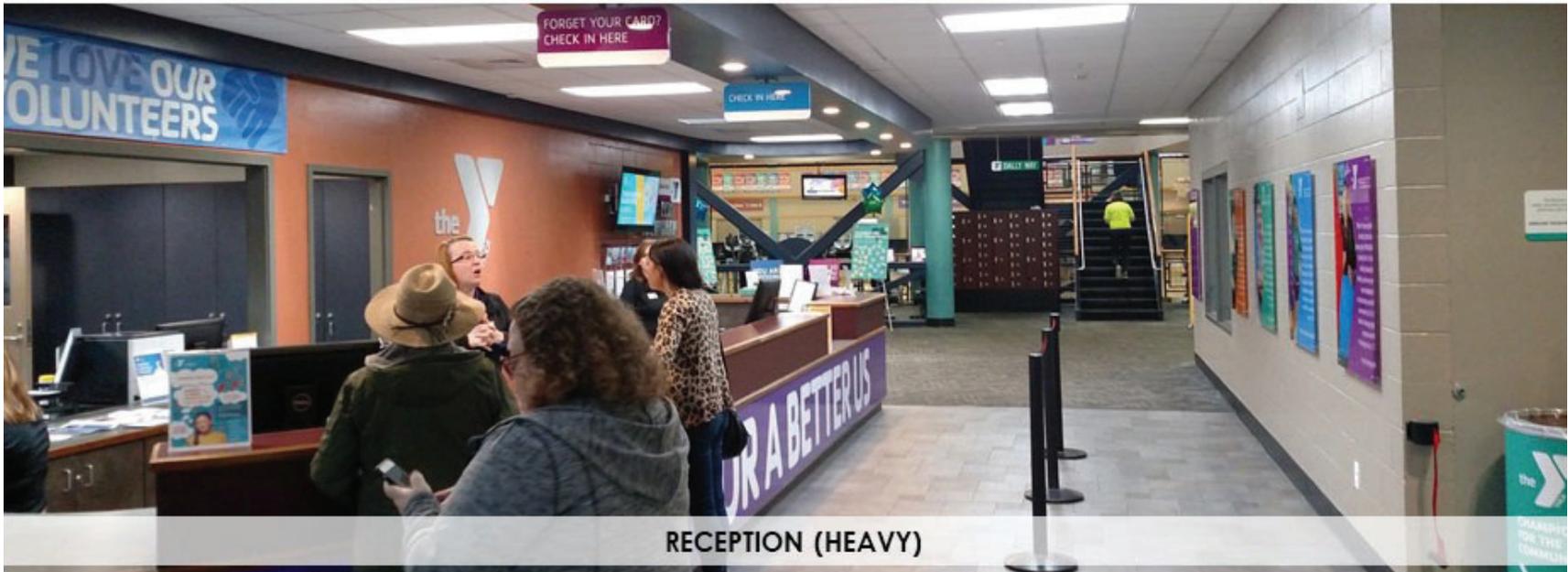


GYMNASTICS GYM

EXISTING FACILITIES TOUR | MEL KORUM YMCA



FREESTANDING LOCKERS



RECEPTION (HEAVY)

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**EXISTING FACILITIES TOUR** | NISQUALLY TRIBE YOUTH & COMMUNITY CENTER



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**EXISTING FACILITIES TOUR** | NISQUALLY TRIBE YOUTH & COMMUNITY CENTER



**EXISTING FACILITIES TOUR** | NISQUALLY TRIBE YOUTH & COMMUNITY CENTER



**RECEPTION**



**ENTRY WAY**



**TECH ROOM**



**PUBLIC ART**



**MULTI-USE GYM**



**BASKETBALL COURT**



**LOCKERS**

# MEMBERSHIP FEES

DUPONT COMMUNITY CENTER - PLANNING AND FEASIBILITY STUDY

FACILITY	CITY	AGE	INITIAL FEE	MEMBERSHIP		TERMS	BENEFITS			
				RES	NON-RES					
Eastside Community & Aquatic Center	Tacoma	5-17	25	19	22	monthly	<ul style="list-style-type: none"> <li>•30+ hours drop-in Group Fitness classes</li> <li>•100+ hours access to Fitness Room</li> <li>•Cardio and weights</li> <li>•40+ hours drop-in Gymnasium</li> <li>•Basketball, volleyball, pickleball, etc.</li> <li>•35+ hours Lap Swim and Water Exercise classes</li> <li>•25+ hours Recreational/Family Swim</li> <li>•Access to Child Watch (additional fee applies)</li> <li>•Pass Holder Discounts on:                             <ul style="list-style-type: none"> <li>•Private Event and Pool Rentals</li> <li>•Recording Studio</li> <li>•Swim Lessons</li> <li>•Visual Arts, Dance, Culinary Classes</li> <li>•Martial Arts, and more!</li> </ul> </li> </ul>			
				228	261	annual				
				3	3	day pass				
		18-61	50	32	35	monthly				
				384	420	annual				
				5	5	day pass				
		62+	50	29	32	monthly				
				348	348	annual				
				5	5	day pass				
		Military	0	29	32	monthly				
				348	348	annual				
				5	5	day pass				
Star Center	Tacoma	6m-17	25	20		monthly	<ul style="list-style-type: none"> <li>• Access to the STAR Center fitness room</li> <li>•Over 40 hours of group exercise classes every week for people of all abilities</li> <li>•Opportunities to use two of our swimming pools offsite</li> <li>•Discount at Meadow Park Golf Course</li> <li>•Discount on dance &amp; hip hop classes, youth sports, cooking classes, martial arts</li> <li>•15% discount on STAR Center event space rentals</li> <li>•10% discount on Treetops birthday party packages</li> </ul>			
				240		annual				
				5		day pass				
		18-61	50	29		monthly				
				348		annual				
				7		day pass				
		other	50	27		monthly				
				324		annual				
						day pass				
		YMCA	Gordon Family / Lakewood Family / Mel Korum Morgan Family / Tacoma Center / Tom Taylor Family / University Y Student Center	0-17 with Adult Mem.	0	83			monthly	<ul style="list-style-type: none"> <li>•No contracts, month-to-month membership</li> <li>•Satisfaction guarantee</li> <li>•Pierce and Kitsap Counties membership provides access to all nine facility branches and access to any YMCA in the United States with Nationwide Membership</li> <li>•Adult Group Exercise Classes included</li> <li>•Youth Programs, such as swim lessons, martial arts, and gymnastics are included</li> <li>•Child Watch service available for an additional monthly rate</li> <li>•Personalized Fitness Orientations included</li> <li>•Use of cardio room, weight room, pool, gyms, and amenities</li> </ul>
						5			day pass	
				18-29	100	46			monthly	
15						day pass				
30+	100			93		monthly				
				15		day pass				
62+	100			61		monthly				
				15		day pass				
Military				46		monthly				
						day pass				

NOTE: ADDITIONAL FEES FOR INDIVIDUAL CLASSES AND PROGRAMS EXIST AT ALL LISTED FACILITIES

YOUR INPUT IS ESSENTIAL  
PROGRAM/USE

**OUR INPUT IS ESSENTIAL  
FUTURE COMMUNITY CENTER**

**POTENTIAL AMENITIES**

- 1. AQUATIC LAP POOL
- 2. AQUATIC AD AREA
- 3. MULTI-USE ACTIVITY SPACE
- 4. CHILDREN'S PLAY CENTER
- 5. BALLROOM & MARKET/RECREATIONAL EVENTS
- 6. LIBRARY
- 7. FITNESS CENTER
- 8. SENIORS CENTER / PROGRAMS
- 9. COMMUNITY LIVING ROOM
- 10. ROCK CLIMBING WALL
- 11. GYM

**DUPONT COMMUNITY CENTER FUTURE SITE**

# IV.

CITY OF DUPONT COMMUNITY CENTER  
**COMMUNITY OUTREACH**



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## **IV. COMMUNITY OUTREACH**

- A | PUBLIC OUTREACH EVENTS**
- B | PROGRAMMING FEEDBACK**
- C | PROGRAMMING PRIORITIZATON**
- D | COMMUNITY COMMENT LOG**
- E | PARTNERSHIP OUTREACH**

**PUBLIC OUTREACH EVENTS** | EASTER EGG HUNT, APRIL 20, 2019



PUBLIC OUTREACH EVENTS | HISTORIC COMMUNITY CENTER, APRIL 29, 2019



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**PUBLIC OUTREACH EVENTS | DUPONT LIBRARY, MAY 1, 2019**



**PUBLIC OUTREACH EVENTS | PATRIOTS LANDING, MAY 6, 2019**



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**PUBLIC OUTREACH EVENTS | COUNCIL WORKSHOP, MAY 21, 2019**



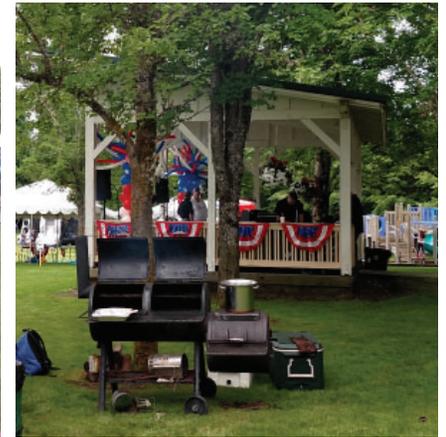
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**PUBLIC OUTREACH EVENTS** | CONCERT IN THE PARK, JUNE 6, 2019 / AUGUST 8, 2019



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**PUBLIC OUTREACH EVENTS | 4TH OF JULY, 2019**



**PUBLIC OUTREACH EVENTS | NATIONAL NIGHT OUT, JULY 18, 2019**



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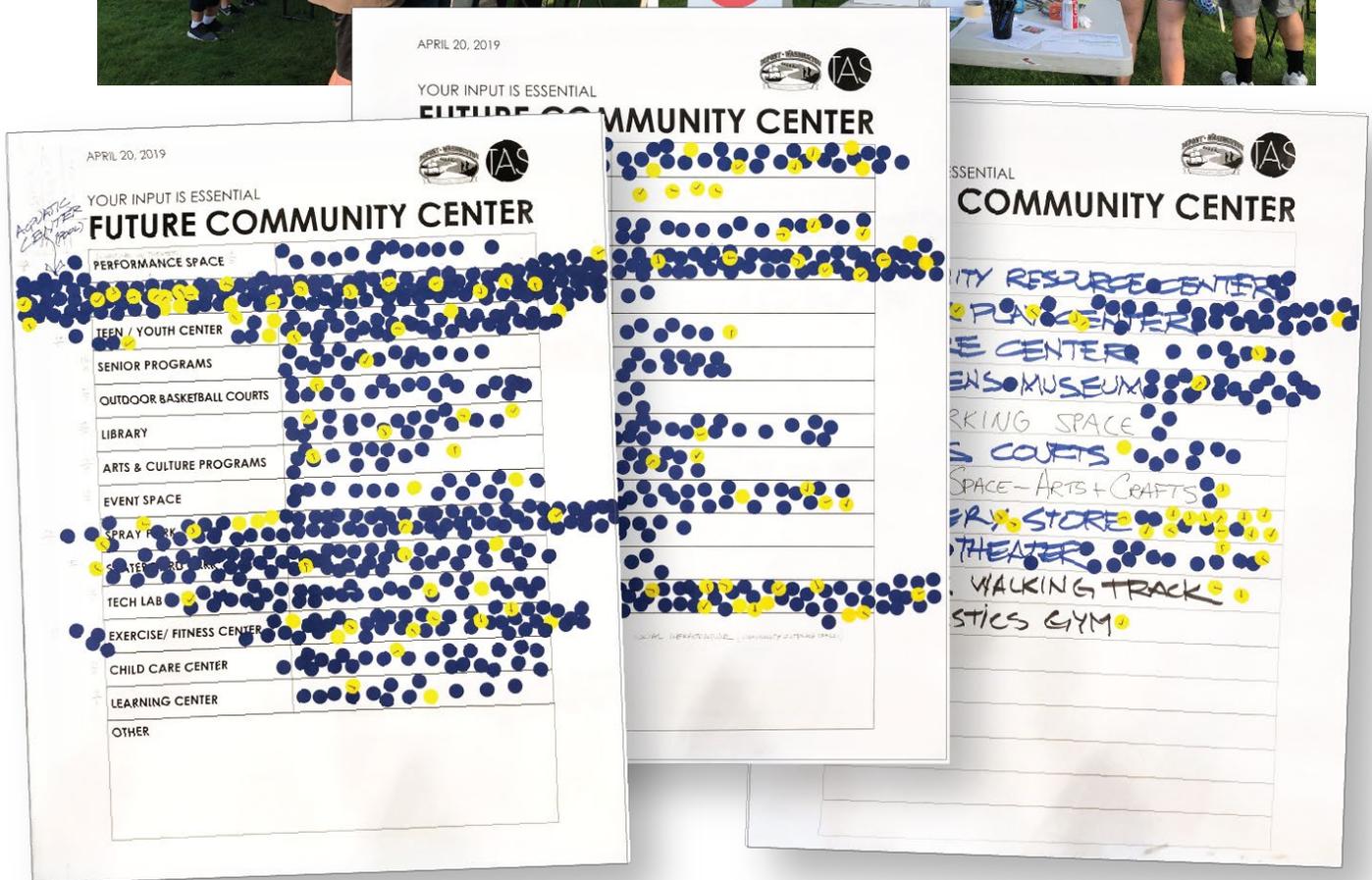
**PUBLIC OUTREACH EVENTS** | HUDSON'S BAY HERITAGE DAYS, AUGUST 17, 2019



## B | PROGRAMMING FEEDBACK

From April through June, Thomas Architecture Studios has been engaged in a series of outreach events at community celebrations such as the annual Easter Egg Hunt and Concerts in the Park, as well as dedicated meetings with residents of Patriot's Landing and Historic DuPont. At each of these events, community members were asked to build and rank various possible programmatic elements which they would like to see in the proposed community center.

Information collected at each event was recorded and compiled into a list of possible program/use elements, and the results of the community's responses drove the development of the early concept designs.



## PROGRAMMING FEEDBACK | VOTING BOARD RESULTS

TOTALS		EASTER EGG HUNT		COMMUNITY CENTER		LIBRARY		PATRIOT'S LANDING		CITY HALL		AMENITY DESCRIPTION
ALL	RES	RES	NON	RES	NON	RES	NON	RES	NON	RES	NON	
191	188	148	3	7	0	16	0	8	0	9	0	AQUATIC CENTER
122	116	80	4	3	0	12	2	14	0	7	0	FARMER'S MARKET SPACE
111	108	73	3	8	0	12	0	7	0	8	0	SPRAY PARK
85	80	63	4	3	0	4	1	5	0	5	0	MULTI-USE GYM
82	79	48	2	12	0	1	1	10	0	8	0	MULTI-USE EVENT / PERFORM. SPACE
80	75	46	4	5	0	10	1	8	0	6	0	TEEN / YOUTH CENTER
78	77	59	1	5	0	7	0	5	0	1	0	SKATEBOARD PARK
69	66	49	3	4	0	6	0	4	0	3	0	EXERCISE / FITNESS CENTER
66	61	31	4	6	0	7	1	9	0	8	0	BISTRO / COFFEE SHOP
64	64	18	0	17	0	6	0	19	0	4	0	SENIOR CENTER / PROGRAMS
62	59	23	0	6	0	12	3	9	0	9	0	LIBRARY EXPANSION
56	55	35	1	2	0	9	0	5	0	4	0	INDOOR / OUTDOOR PLAY CENTER
54	53	12	0	14	0	5	1	16	0	6	0	CONFERENCE / MEETING ROOMS
50	49	35	1	5	0	6	0	2	0	1	0	TECH LAB
48	47	36	1	0	0	4	0	3	0	4	0	HANDS ON LEARNING CENTER
48	45	24	1	3	0	6	2	8	0	4	0	COMMUNITY LIVING ROOM FIREPLACE
47	47	11	0	10	0	12	0	10	0	4	0	COMMERICAL / TEACHING KITCHEN
40	40	21	0	3	0	6	0	7	0	3	0	OUTDOOR BASKETBALL COURTS
37	36	21	0	4	0	2	1	5	0	4	0	BIKE RACKS / CONNECTIVITY TO TRAIL
37	37	14	0	5	0	5	0	10	0	3	0	ARTS & CULTURE PROGRAMS
34	34	24	0	1	0	3	0	5	0	1	0	CHILD CARE CENTER
31	31	0	0	8	0	12	0	7	0	4	0	ROCK CLIMBING WALL
31	30	0	0	6	0	11	1	6	0	7	0	GAME ROOM
29	29	6	0	6	0	5	0	8	0	4	0	INDOOR WALKING / RUNNING TRACK
26	25	5	0	3	0	7	1	7	0	3	0	MAKERS SPACE / ARTS & CRAFTS
26	26	21	0	0	0	0	0	4	0	1	0	GROCERY STORE & PHARMACY
25	23	9	0	4	0	2	2	4	0	4	0	NATURE CENTER
23	22	8	1	2	0	6	0	5	0	1	0	TENNIS COURTS
22	22	6	0	0	0	5	0	6	0	5	0	COMMUNITY RESOURCE CENTER
21	21	0	0	0	0	6	0	11	0	4	0	NATURE PLAYGROUND
18	18	18	0	0	0	0	0	0	0	0	0	MOVIE THEATER
17	17	0	0	0	0	9	0	4	0	4	0	ZIP LINE
17	17	6	0	0	0	0	0	7	0	4	0	COMMUNITY SUPPORT FACILITIES
13	13	6	0	0	0	0	0	7	0	0	0	COOPERATIVE WORK SPACE
13	13	1	0	4	0	2	0	4	0	2	0	GYMNASTICS GYM
9	9	7	0	2	0	0	0	0	0	0	0	HISTORICAL CENTER
9	8	0	0	1	0	1	1	5	0	1	0	AUDIO RECORDING STUDIO
8	7	2	0	1	0	1	1	3	0	0	0	MEDIA LAB FOR VIDEO PRODUCTION
6	6	6	0	0	0	0	0	0	0	0	0	LOCKER ROOMS
6	6	0	0	0	0	0	0	0	0	6	0	ICE CREAM CAFÉ
5	5	0	0	0	0	0	0	0	0	5	0	BALLET SPACE
4	4	0	0	0	0	0	0	0	0	4	0	SEASONAL EVENT SPACE
4	4	0	0	0	0	0	0	0	0	4	0	PUTT-PUTT GOLF
3	3	0	0	0	0	0	0	0	0	3	0	BOWLING
2	2	0	0	0	0	0	0	0	0	2	0	PHYSICAL THERAPIST
2	2	0	0	0	0	0	0	0	0	2	0	MASSAGE
1	1	0	0	0	0	0	0	0	0	1	0	COMMUNITY GARDEN

ADDED AT PREVIOUS OUTREACH EVENT OR "PARKED" FOR RELEVANCE



## PROGRAMMING PRIORITIZATION | JULY 4TH RESULTS

TOTAL	TOTAL HIGHEST	AMENITY DESCRIPTION		
13	208	AQUATIC CENTER	Indoor	Pool, swimming lessons, lazy river, vortex, lap pool, hot tub
15	104	FARMER'S MARKET SPACE	Outdoor	
6	104	MULTI-USE GYM	Indoor	Basketball, pickleball, racquetball, volleyball
7	85	TEEN / YOUTH CENTER	Indoor	Video games, television, board games, social gathering space
19	75	MULTI-USE EVENT / PERFORMANCE SPACE	Indoor	Weddings, ceremonies, events, conferences, performances
6	69	INDOOR / OUTDOOR PLAY CENTER	Indoor	People and pet friendly places
10	54	SENIOR CENTER / PROGRAMS	Indoor	Senior daycare, games, social events, multi gen. play & exercise
19	42	EXERCISE / FITNESS CENTER	Indoor	
17	30	COMMERICAL / TEACHING KITCHEN	Indoor	
76	24	SKATEBOARD PARK	Outdoor	
13	24	ARTS & CULTURE PROGRAMS	Indoor	
70	23	INDOOR WALKING / RUNNING TRACK	Indoor	
25	19	TECH LAB	Indoor	Coding, programming, robotics
18	16	TENNIS COURTS	Outdoor	
66	15	LIBRARY EXPANSION	Indoor	Study space, library services
58	15	ROCK CLIMBING WALL	Indoor	
28	13	GAME ROOM	Indoor	Pool tables, ping pong, etc.
30	9	MAKERS SPACE / ARTS & CRAFTS	Indoor	
104	6	COMMUNITY LIVING ROOM FIREPLACE	Indoor	Book club meeting space, small group mtgs, lounge, reading room
35	3	BIKE RACKS / CONNECTIVITY TO TRAIL	Outdoor	Tricycle racks (adult & child)
109	1	BISTRO / COFFEE SHOP	Indoor	
40	1	CONFERENCE / MEETING ROOMS	Indoor	Multi-use, 20-50 capacity
6	104	MULTI-USE GYM	Indoor	Basketball, pickleball, racquetball, volleyball
6	69	INDOOR / OUTDOOR PLAY CENTER	Indoor	People and pet friendly places
7	85	TEEN / YOUTH CENTER	Indoor	Video games, television, board games, social gathering space
10	54	SENIOR CENTER / PROGRAMS	Indoor	Senior daycare, games, social events, multi gen. play & exercise
13	208	AQUATIC CENTER	Indoor	Pool, swimming lessons, lazy river, vortex, lap pool, hot tub
13	24	ARTS & CULTURE PROGRAMS	Indoor	
15	104	FARMER'S MARKET SPACE	Outdoor	
17	30	COMMERICAL / TEACHING KITCHEN	Indoor	
18	16	TENNIS COURTS	Outdoor	
19	75	MULTI-USE EVENT / PERFORMANCE SPACE	Indoor	Weddings, ceremonies, events, conferences, performances
19	42	EXERCISE / FITNESS CENTER	Indoor	
25	19	TECH LAB	Indoor	Coding, programming, robotics
28	13	GAME ROOM	Indoor	Pool tables, ping pong, etc.
30	9	MAKERS SPACE / ARTS & CRAFTS	Indoor	
35	3	BIKE RACKS / CONNECTIVITY TO TRAIL	Outdoor	Tricycle racks (adult & child)
40	1	CONFERENCE / MEETING ROOMS	Indoor	Multi-use, 20-50 capacity
58	15	ROCK CLIMBING WALL	Indoor	
66	15	LIBRARY EXPANSION	Indoor	Study space, library services
70	23	INDOOR WALKING / RUNNING TRACK	Indoor	
76	24	SKATEBOARD PARK	Outdoor	
104	6	COMMUNITY LIVING ROOM FIREPLACE	Indoor	Book club meeting space, small group mtgs, lounge, reading room
109	1	BISTRO / COFFEE SHOP	Indoor	
LOWEST				

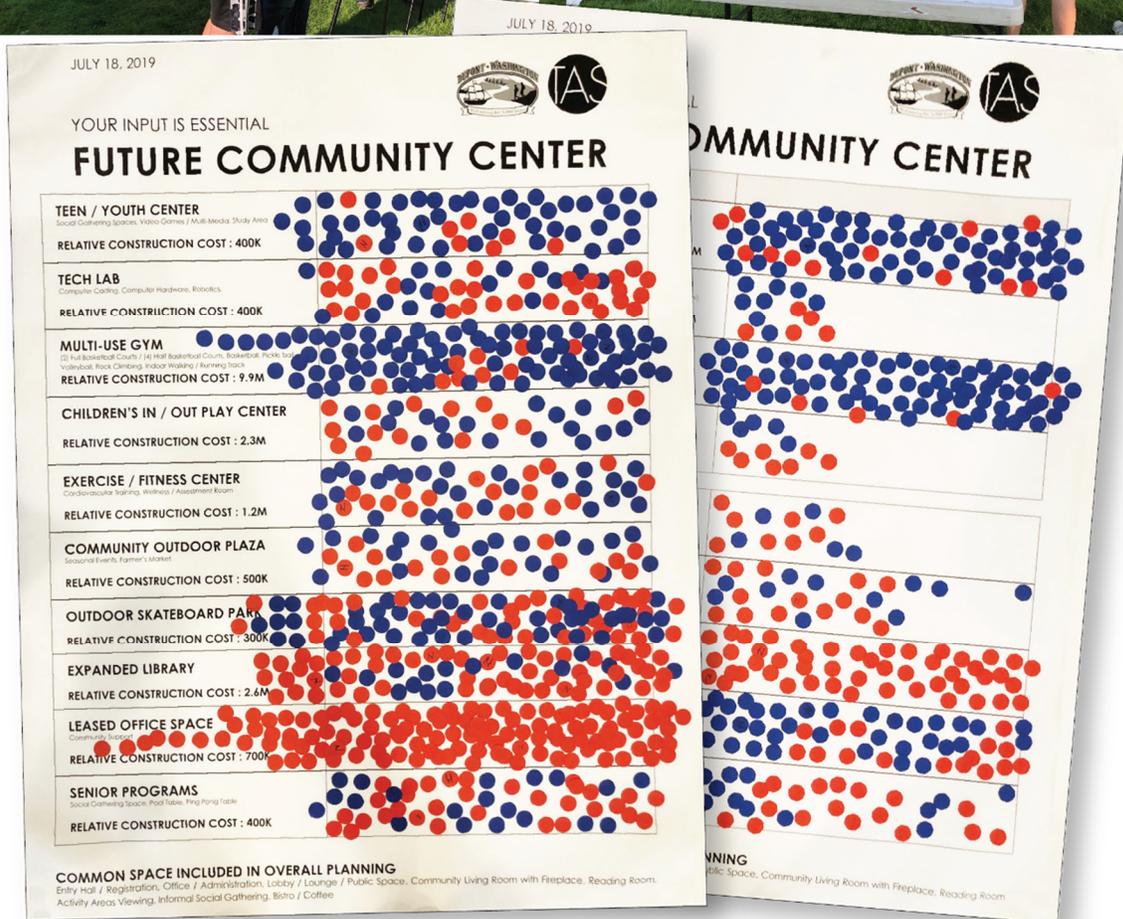
### NOT INCLUDED IN THIS SURVEY

SPRAY PARK	Outdoor	
HANDS ON LEARNING CENTER	Indoor	
OUTDOOR BASKETBALL COURTS	Outdoor	
CHILD CARE CENTER	Indoor	For use by parents while engaged in Community Center activities
NATURE CENTER	Indoor	
COMMUNITY RESOURCE CENTER	Indoor	Information for area events, support services, volunteer opp, etc.
MOVIE THEATER	Indoor	
ZIP LINE	Outdoor	
COMMUNITY SUPPORT FACILITIES	Indoor	Organizations leased office space, shared conf. and support space
COOPERATIVE WORK SPACE	Indoor	
GYMNASTICS GYM	Indoor	
HISTORICAL CENTER	Indoor	
AUDIO RECORDING STUDIO	Indoor	
MEDIA LAB FOR VIDEO PRODUCTION	Indoor	
LOCKER ROOMS	Indoor	
ICE CREAM CAFÉ	Indoor	And doughnut shop
BALLET SPACE	Indoor	
SEASONAL EVENT SPACE	Outdoor	Open space set up seasonally as a skating rink, skate park,
PUTT-PUTT GOLF	Outdoor	
BOWLING	Indoor	
PHYSICAL THERAPIST	Indoor	
MASSAGE	Indoor	
COMMUNITY GARDEN	Outdoor	

## C | PROGRAMMING PRIORITIZATION JULY 18, 2019

After completing an open-ended ranking of the community driven programmatic elements, TAS engaged the citizens of DuPont at the National Night Out/Concert at the Park community celebration to prioritize the various options that had been compiled from the previous outreach events.

The event's information was recorded and compiled into a list of prioritized program/use elements and the results of the community's responses drove the development final concept design.



## PROGRAMMING PRIORITIZATION | JULY 18TH RESULTS

TOTAL	TOTAL	AMENITY DESCRIPTION		
	HIGHEST			
9	81	MULTI-USE GYM	Indoor	Basketball, pickleball, racquetball, volleyball
5	71	AQUATIC CENTER-OPTION A2	Indoor	2 lane lap pool, lazy river, spa, childrens play area
12	61	AQUATIC CENTER-OPTION A1	Indoor	6 lane lap pool, lazy river, spa, childrens play area, beachfront entry
8	47	TEEN / YOUTH CENTER	Indoor	Video games, television, board games, social gathering space
43	46	SKATEBOARD PARK	Outdoor	
17	35	COMMERICAL / TEACHING KITCHEN	Indoor	
19	28	EXERCISE / FITNESS CENTER	Indoor	
17	23	COMMUNITY OUTDOOR PLAZA	Outdoor	
32	20	SENIOR CENTER / PROGRAMS	Indoor	Senior daycare, games, social events, multi gen. play & exercise
15	19	INDOOR / OUTDOOR PLAY CENTER	Indoor	People and pet friendly places
33	17	TECH LAB	Indoor	Coding, programming, robotics
55	16	LIBRARY EXPANSION	Indoor	Study space, library services
18	14	ARTS & CULTURE PROGRAMS	Indoor	
14	11	MULTI-USE ACTIVITY SPACE	Indoor	
5	8	AQUATIC CENTER-OPTION A4	Indoor	6 lane lap pool, lesson pool, diving tank
7	5	AQUATIC CENTER-OPTION A3	Indoor	5 lane lap and leisure pool
8	5	MULTI-USE EVENT / PERFORMANCE SPACE	Indoor	Weddings, ceremonies, events, conferences, performances
49	0	MULTI-USE CONFERENCE/ MEETING	Indoor	
121	0	LEASED OFFICE SPACE	Indoor	
5	8	AQUATIC CENTER-OPTION A4	Indoor	6 lane lap pool, lesson pool, diving tank
5	71	AQUATIC CENTER-OPTION A2	Indoor	2 lane lap pool, lazy river, spa, childrens play area
7	5	AQUATIC CENTER-OPTION A3	Indoor	5 lane lap and leisure pool
8	5	MULTI-USE EVENT / PERFORMANCE SPACE	Indoor	Weddings, ceremonies, events, conferences, performances
8	47	TEEN / YOUTH CENTER	Indoor	Video games, television, board games, social gathering space
9	81	MULTI-USE GYM	Indoor	Basketball, pickleball, racquetball, volleyball
12	61	AQUATIC CENTER-OPTION A1	Indoor	6 lane lap pool, lazy river, spa, childrens play area, beachfront entry
14	11	MULTI-USE ACTIVITY SPACE	Indoor	
15	19	INDOOR / OUTDOOR PLAY CENTER	Indoor	People and pet friendly places
17	35	COMMERICAL / TEACHING KITCHEN	Indoor	
17	23	COMMUNITY OUTDOOR PLAZA	Outdoor	
18	14	ARTS & CULTURE PROGRAMS	Indoor	
19	28	EXERCISE / FITNESS CENTER	Indoor	
32	20	SENIOR CENTER / PROGRAMS	Indoor	Senior daycare, games, social events, multi generational play & exercise
33	17	TECH LAB	Indoor	Coding, programming, robotics
43	46	SKATEBOARD PARK	Outdoor	
49	0	MULTI-USE CONFERENCE/ MEETING	Indoor	
55	16	LIBRARY EXPANSION	Indoor	Study space, library services
121	0	LEASED OFFICE SPACE	Indoor	
<b>LOWEST</b>				

### NOT INCLUDED IN THIS SURVEY

SPRAY PARK	Outdoor	
HANDS ON LEARNING CENTER	Indoor	
OUTDOOR BASKETBALL COURTS	Outdoor	
CHILD CARE CENTER	Indoor	For use by parents while engaged in Community Center activities
NATURE CENTER	Indoor	
COMMUNITY RESOURCE CENTER	Indoor	Information on area events, support services, volunteer opportunities, etc.
MOVIE THEATER	Indoor	
ZIP LINE	Outdoor	
COMMUNITY SUPPORT FACILITIES	Indoor	Community org. leased office space, shared conf. and support space
COOPERATIVE WORK SPACE	Indoor	
GYMNASTICS GYM	Indoor	
HISTORICAL CENTER	Indoor	
AUDIO RECORDING STUDIO	Indoor	
MEDIA LAB FOR VIDEO PRODUCTION	Indoor	
LOCKER ROOMS	Indoor	
ICE CREAM CAFÉ	Indoor	And doughnut shop
BALLET SPACE	Indoor	
SEASONAL EVENT SPACE	Outdoor	Open space set up seasonally as a skating rink, skate park,
PUTT-PUTT GOLF	Outdoor	
BOWLING	Indoor	
PHYSICAL THERAPIST	Indoor	
MASSAGE	Indoor	
COMMUNITY GARDEN	Outdoor	

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## D | COMMUNITY COMMENT LOG

Skatepark Lego Design by Evan DiPetrillo (referenced in Comment Log)



# COMMUNITY COMMENT LOG

DuPONT COMMUNITY CENTER - PLANNING AND FEASIBILITY STUDY

Date	Name	Email Address	Type	Event	Program	Regarding	Comment
07/19/19	Dustin Marlett	<a href="mailto:dustin.marlett@gmail.com">dustin.marlett@gmail.com</a>	Email		General	Community Leased Office Space	I took a look at your comment on the option of potentially providing office space or meeting space to the DuPont community. Although most people don't realize it, you are correct in that there are little to no options for community groups in DuPont to schedule meetings or presentations, etc. As a business owner here in DuPont, I know the cost of real estate that we pay to rent is very very high, and mostly goes to owners who don't even live in the area. Having an affordable place for meetings and events would go far to benefit the community here, even if it doesn't look like fun for kids or parents to put a blue sticker on that section. Other than that, a pool would be my second request!!! Thanks
07/19/19	Sandra Hayes	<a href="mailto:shayes@careage.com">shayes@careage.com</a>	Email		General	General Project	Most important option A1 for aquatic center, great for all ages. multi purpose space that can be used by performing arts, senior activities, kid programs etc. Teen center. I had one growing up and it kept a lot of kids out of trouble, gave us a place to hang out with friends, socialize without being on the streets or some place else we shouldn't have been. Least important. Expanded library, we have a library small as it is we will just have to do for now. Schools have libraries also and kids use computers more than ever. Maybe make materials available at a multi purpose space, leased office space, children's indoor/out. Multi purpose or schools can be used for indoor schools and park areas already support outdoor. Outdoor plaza not necessary. We have clock tower park we have gyms and exercise places all around us. Don't duplicate services.
07/19/19	Heather Woodcock	<a href="mailto:heathernicole318@hotmail.com">heathernicole318@hotmail.com</a>	Email		General	General Project	Must haves: swimming pool, fitness center, playground Don't care: facility rental, library, senior programs Thanks!
07/19/19	Patty Hembree	<a href="mailto:phembree@hotmail.com">phembree@hotmail.com</a>	Email		General	General Project	Input for community center: Top 3: 1.Teen/Youth Center 2.Outdoor skateboard park 3.Aquatic center Bottom 3: 1. Multi-use gym: already have one in DuPont & many have access to gyms on JBLM 2.Children's play area: already have many in DuPont 3.Tech lab: the library already provides these services Thank you for "listening"!

07/19/19 Trina McJunkins & Family	<a href="mailto:mcjunkins707@hotmail.com">mcjunkins707@hotmail.com</a>	Email	General	General Project	<p>We are a family of 7 who work and live in DuPont. I am going to give the votes for everyone in my family in one email, if you need me to send 7 different emails to represent everyone's different wishes just let me know! Thank you for doing this!</p> <p>I would have everyone vote in person but we are out of town for 6 weeks.</p> <p><b>Parent #1</b>  Indoor Athletics space  Skate Park  Aquatic Plaza A1  Least of importance  Tech Lab  Library  Office Space  Thanks!</p> <p>Trina McJunkins</p> <hr/> <p>Parent #2  Indoor Athletics  Community Plaza  Aquatic Center A1  Least of Importance  Tech Lab  Senior Act  Library</p> <hr/> <p>Child #1  Indoor Athletic Space  Aquatic Center A1  Multi- use performing arts space  Least of Importance  Commercial Kitchen  Conf. Room  Tech Lab</p> <hr/> <p>Child #2  Skate Park  Aquatic center A1  Community Plaza  Least of importance  Office Space  Library  Conf Rm</p> <hr/> <p>Child #3  Teen Center  Fitness Center  Aquatic Center A1  Lest of importance  Conf rm  commercial Kitchen  Tech Lab</p>
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					Child #4 Aquatic Center A4 Skate Park Indoor Sports center Least of Importance community Kitchen Meeting space Tech Lab
					Child #5 Multi -use Activity space Multi -use performance space Aquatic center A4 Least of importance office space conf rm tech lab
07/19/19	Christine Shepard	<a href="mailto:7sheps@gmail.com">7sheps@gmail.com</a>	Email	General	General Project Top 3 must haves: Teen center Splash pad Activity space Top 3 don't need: Library Leased office space Gym
07/19/19		<a href="mailto:edilka@earthlink.net">edilka@earthlink.net</a>	Email	General	General Project <div style="background-color: yellow; height: 20px; width: 100%;"></div>
07/20/19	Whitney Lorenzo	<a href="mailto:lorenzowhitney@gmail.com">lorenzowhitney@gmail.com</a>	Email	General	General Project Thank you for giving us ample opportunities to speak as a community for this potentially great new addition! <b>My top 3:</b> 1. Children's In/Out play center 2. Aquatic Center (A1 or A2- hard to read fine print on Facebook) 3. Multi-use Activity Spaces (specifically interested in dance classes, karate, yoga and it would be great to have a room for birthday party rental also) <b>My bottom 3:</b> 1. Library 2. Tech Lab 3. Multi use gym Mom of 2 little kids & permanent resident (360) 480-1241

07/20/19 Jennifer Fox	<a href="mailto:jnfx@yahoo.com">jnfx@yahoo.com</a>	Email	General	General Project	<p><b>Must haves</b>  Skate Park  Teen and youth Center  Commercial Teaching Kitchen</p> <p><b>Don't really care/need</b>  Office Space  Multi Use Conference Space  Expanded library</p>	
07/20/19 Amy Senffleben	<a href="mailto:asenffleben@charleswright.org">asenffleben@charleswright.org</a>	Email	General	General Project	<p>Most important for the community center  1-Aquatics center A1-can be used by all ages  2-Teen center  3-Multi use gym -can be used for many different things and used by kids and adults</p> <p>Thank you, I think the 3 least appealing to our family are:  -- leased office space (so much empty space in DuPont already)  -- community outdoor plaza (we already have one)  -- multi use conference/meeting (already available through local hotels)</p>	
07/22/19 Duke Forbes	<a href="mailto:duke.forbes@comcast.net">duke.forbes@comcast.net</a>	Email	General	Skatepark	<p>We talked at the law enforcement appreciation day here in DuPont about a possible alternative to one central skate park. I suggested that we incorporate the skate park into the running trails here in DuPont and create a Fitness running / Skating trail system. If we're clever we could create stops along the trail that had one or two skate park elements along with standard fitness equipment. This would have the advantage of decentralizing the skaters and reducing perceived negative impact of one big skate park. You asked that I send you this email so here ya' go. Thanks.</p>	
07/26/19 Elizabeth Bundt	<a href="mailto:efuray@gmail.com">efuray@gmail.com</a>	Email	General	General Project	<p>Top 3: aquatics option A4 (aquatics would be all 3 of my top options if possible, but we do need bigger library), fitness center, library  Bottom 3: leased office space (absolutely NOT), Commercial kitchen, community plaza (we already have clocktower)  Thank you</p>	
07/26/19 Michelle Tomkins	<a href="mailto:meechey@aol.com">meechey@aol.com</a>	Email	General	General Project	<p>Hi our family of 4 have been DuPont residents since 2005. Our Community center choices:  Top 3- any of the aquatic center choices  (An aquatic center is inclusive to any age group and would make DuPont as a city more attractive to people moving in and retaining current citizens)  Bottom 3- leased office space-Skate Park- children's in/out center  (None of these selections are inclusive to all age groups)  Thank you</p>	
08/15/19		Comment Card	Concert in the Park	Aquatics	Alternative C	I prefer Alternative C with pool /aquatic center
08/15/19		Comment Card	Concert in the Park	Aquatics	Alternative C	If no aquatic center, it is a waste of money.
08/15/19		Comment Card	Concert in the Park	Aquatics	Alternative C	I strongly support options with an aquatic center. The revenue swim meets can bring in as well as rentals would be great.
08/15/19		Comment Card	Concert in the Park	Aquatics	Alternative C	Don't bother if you are not going to include aquatic center.
08/15/19		Comment Card	Concert in the Park	Aquatics	Alternative C	I want a swimming pool so we wouldn't have to drive a long way and the whole community could use it. I also would want a teen area.
08/15/19		Comment Card	Concert in the Park	Aquatics	Alternative C	We need a pool

08/15/19	Comment Card	Concert in the Park	Aquatics	Alternative C	Do the aquatic center or don't bother. Raise my taxes, I don't give a s**t. Give this town what it needs
08/15/19	Comment Card	Concert in the Park	Aquatics	Alternative C	Like the pool... don't need the "max" aquatic center though. Like the library lease and tech center.
08/15/19	Comment Card	Concert in the Park	Aquatics		A splash pad would be fantastic for families with little ones - safer and easier than a pool.
08/15/19	Comment Card	Concert in the Park	Aquatics		SPLASH PAD! PLEASE! There are so many kids in DuPont who are too young for a big pool. Indoor or outdoor splash pad, Please!
08/15/19	Comment Card	Concert in the Park	Children's Programs	Alternative C	I wish the final product would have something for small children.
08/15/19	Comment Card	Concert in the Park	Children's Programs	Alternative C	Teen Center - Kids space and teen different space / wall Infants / school to 10/teen
08/15/19	Comment Card	Concert in the Park	Children's Programs	Alternative C	More for children ages 5 to 15 would be nice.
08/15/19	Comment Card	Concert in the Park	Exterior	Alternative C	Splash pad outside by library.
08/15/19	Comment Card	Concert in the Park	Exterior		Would love soccer fields and a soccer program through the city for kids 6 years and up. More competitive one. Kids love soccer.
08/15/19	Comment Card	Concert in the Park	General	Alternative C	This would be so great for our community.
08/15/19	Comment Card	Concert in the Park	General	Alternative C	I picked (Alt C) because it offers more opportunity to exercise and be well mentally and physically. And a skatepark!
08/15/19	Comment Card	Concert in the Park	General	Alternative C	We are excited about this project.
08/15/19	Comment Card	Concert in the Park	General	Alternative D	Seems like pretty well thought out format.
08/15/19	Comment Card	Concert in the Park	Gym	Alternative C	Make a full track instead of having it open to the first floor.
08/15/19	Comment Card	Concert in the Park	Library	Alternative C	I believe that we do not need a library extension. Our current library is great, and the extra space could be used for something else. Bryce 11
08/15/19	Comment Card	Concert in the Park	Senior's Programs	Alternative C	Look at Gig Harbor neighborhood programs. Lots of active seniors here with nothing.
08/15/19	Comment Card	Concert in the Park	Teen Programs	Alternative C	In the teen center put in couches and pool tables. Further add a coffee shop and make it so teens can get good jobs such as lifeguards and barristas.
08/15/19	Comment Card	Concert in the Park	Teen Programs	General Project	I think we need to keep kids busy. I like a tech lab or a teen / youth center.
08/17/19	Comment Card	Hudson Bay Heritage Days	Aquatics	Alternative C	We would be willing to bear the additional bond cost to have an aquatic facility.
08/17/19	Comment Card	Hudson Bay Heritage Days	Aquatics	Alternative C	The aquatic center would be amazing.
08/17/19	Comment Card	Hudson Bay Heritage Days	Aquatics	Alternative C	C for the aquatic center.
08/17/19	Comment Card	Hudson Bay Heritage Days	Aquatics	Alternative C	Like because of the swimming pool.

08/17/19	Comment Card	Hudson Bay Heritage Days	Aquatics	Alternative C	Lap pool & lazy river / at least the lap pool
08/17/19	Comment Card	Hudson Bay Heritage Days	Aquatics	Alternative C	Aquatic center would be great!
08/17/19	Comment Card	Hudson Bay Heritage Days	Aquatics	Alternative C	Aquatic w/ zero entry and kids play space indoors
08/17/19	Comment Card	Hudson Bay Heritage Days	Aquatics		Splash pad for little ones would be great!
08/17/19	Comment Card	Hudson Bay Heritage Days	Exterior	Alternative D	Playground (non "abstract" style) with a spray park!
08/17/19	Comment Card	Hudson Bay Heritage Days	General	Alternative C	I like C!
08/17/19	Comment Card	Hudson Bay Heritage Days	Senior's Programs	General Project	The center does not appear to have all ages under consideration. Seniors do not sit around and play card games. Tennis, pickleball courts - create a center for all community members.
08/17/19	Comment Card	Hudson Bay Heritage Days	Aquatics	Alternative C	Aquatics!
		Fourth of July	Aquatics		Put the splash play area at Powderworks Park (to save space at Community Center area), but wrap it into the costs. Don't need a lazy river. Do need a pool!
		Fourth of July	Aquatics		Would this allow people from outside to "stop by" and use our facility? Do not need a lazy river.
Evan DiPetrillo	Email		Skateboard Park		My name is Evan. I am going into 6 <sup>th</sup> grade. Thank you for the opportunity to give input to the community center. I would like to urge you to build a skate park. My friends and I could meet there and do tricks and play around. We would be safe and responsible. We would hold others accountable to follow the rules. We currently have to drive to JBLM or Lacey to go to skate parks. We cannot bike to these parks, but if there were one in DuPont, we could bike to it and that would be better for the environment. The other skate parks are usually busy and I am sure that a skate park in DuPont would get a lot of use, too. All ages should be welcome at the skate park. There should be smaller ramps for the smaller kids and big(ger) ramps for the big kids. I have even been designing a skate park (pictures attached). I would be happy to give input during the planning process. (photos of Lego design provided on separate document)

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## E | PARTNERSHIP OUTREACH

### **PIERCE COUNTY LIBRARY**

Melinda Chesbro, Deputy Director

Pierce County Library representative attended several of the public meetings held around DuPont and has expressed a strong interest in leasing space within the proposed community center to significantly expand the existing libraries footprint and services. Due to this interest, the study has significant information within the concept design, cost estimates and operation and maintenance estimates regarding the library as a tenant.

As the process moves forward, further discussions will be needed to outline the programmatic needs and contractual requirement of the library as a tenant.

### **YMCA OF PIERCE AND KITSAP COUNTIES** MAY 20, 2019

Charlie Davis, President and CEO  
Mayor Mike Courts  
Amy Walker, Recreation and Events Coordinator  
Michael T. Kershisnik, AIA (TAS)

The YMCA of Pierce and Kitsap County presently has an agreement with the City of Bremerton to run the City-owned pool and programming. The meeting discussed the possibilities of the YMCA having a similar agreement with DuPont and what that would entail. It was noted that Mr. Davis could see a possible cooperative agreement where the City would maintain the pool and the YMCA would provide the staffing and programs. He also stated that considering the financial costs to provide this service, the YMCA would be looking to provide other non-aquatic programming within the community center.

The YMCA of Pierce and Kitsap County provided operational and maintenance information to TAS to inform the projections and estimates included in this report.

As the process moves forward, further discussions would be needed to define what role the YMCA would play in the operations of the project.

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## **NISQUALLY INDIAN TRIBE** June 12, 2019

Joe Cushman, Planning and Economic Development Director  
Joe Kautz, Elder and Land Manager  
Gus Lim, Public Works Director  
Amy Walker, Recreation and Events Coordinator  
Ron Thomas, AIA  
Michael T. Kershnik, AIA

The Nisqually Indian Tribe owns parcels adjacent to the proposed project site and has historically relevant sites within DuPont. Discussions in the meeting covered how the proposed project might serve needs of the Tribe. It was expressed that the Tribe has had a distinct interest in the multi-use performance space for cultural presentations as well as the proposed meeting rooms that could suit classes in Tribal arts and culture. The Tribe's existing community facilities—located south of Olympia—were discussed, and plans were made to visit these facilities for case-study purposes. The possibilities of having an interpretive cultural display within the center was noted, and further discussions were welcomed regarding what that would entail.

As the process moves forward, the Tribe does wish to continue discussions with the City of DuPont with regards to their possible involvement.

## **NORTHWEST LANDING ROA / COA** June 28, 2019

Dave Sadlemyer, Director  
Emily Griffith, Assistant Director  
Gus Lim, Public Works Director  
Amy Walker, Recreation and Events Coordinator  
Ron Thomas, AIA

The Northwest Landing ROA/COA presently leases space in the city center of DuPont. Mr. Sadlemeyer had a measured interest in leasing space within the proposed project and noted that ultimately it would be up to the ROA/COA's Board. He did express an interest in a location that could provide a kitchen/breakroom with a sink, associated bathrooms, a party room and expanded storage space.

As the process moves forward, the ROA/COA would be interested in ongoing discussions regarding leasing space within the proposed project.

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## **TRAVEL TACOMA + PIERCE COUNTY** JULY 1, 2019

Dean Burke, Director  
Amy Walker, Recreation and Events Coordinator  
Michael T. Kershnik, AIA

Travel Tacoma + Pierce County is a private non-profit destination marketing organization funded by hotel/motel lodging taxes, assessments, and membership dues to bring tourism to Pierce County. In discussing opportunities to partner with them, Mr. Burke made note that they would not be interested in a "Visitor Center" model but could see placing one to two people in an office dedicated to golf tourism. It would need to be separate from the administrative area of the project but sharing common office facilities with other community organizations would be seen as advantageous.

As the process moves forward, Travel Tacoma + Pierce County would be interested in ongoing discussions regarding leasing space within the proposed project.

## **OTHER PARTNERSHIP OPPORTUNITIES**

Boys & Girls Clubs  
Big Brothers Big Sisters  
Boy Scouts / Girl Scouts  
Lakewood Playhouse Programs  
Tahoma Audubon Society



# V.

CITY OF DUPONT COMMUNITY CENTER

## SITE ANALYSIS

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## **V. SITE ANALYSIS**

**A | SITE INFORMATION**

**B | SITE ACCESS**

**C | SITE UTILITIES**

**D | ADJACENT PROPERTY OWNERSHIP**

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## A | SITE INFORMATION

**Address:** 1700 Civic Drive  
DuPont, WA 98327

**Parcel:** 0119266003 / 0119266002

**Area:** 5.15 Acres / 224,189 Square Feet

**Zoning:** MXD

**Minimum setbacks:**

**Front:** 0' to 20'  
(except when across street from residential – then adjoining residential setback)

**Side:** 0'  
(except when adjoining residential, then 20')

**Corner:** 30'  
each side from point of intersection

**Rear:** 0'  
Maximum building height: 50'

**Required Landscape Areas:**

Commercial: 20 percent

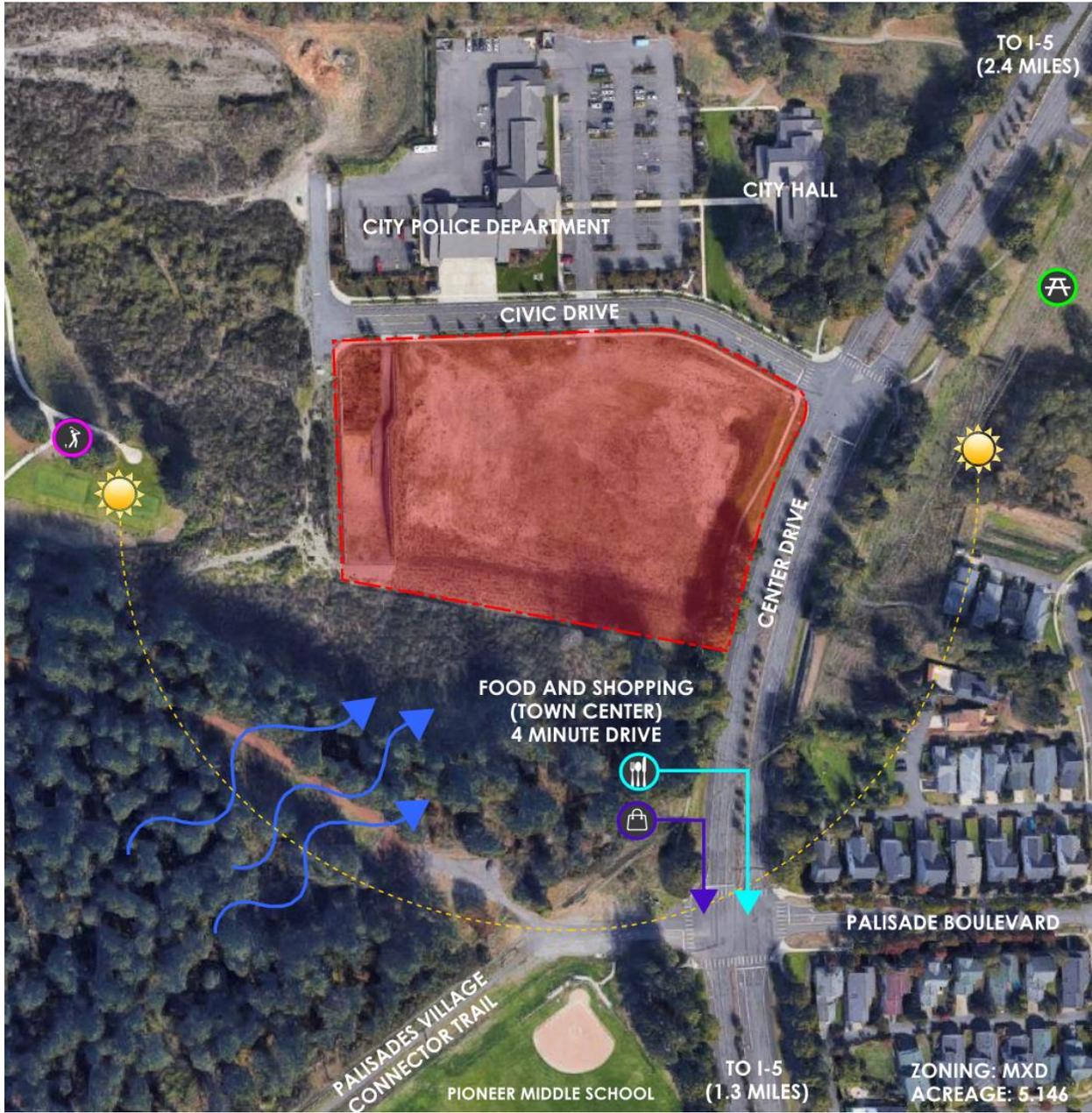
**Required Parking:**

Places of Public Assembly:

0.15 Spaces per Person at Maximum Occupancy Minimum

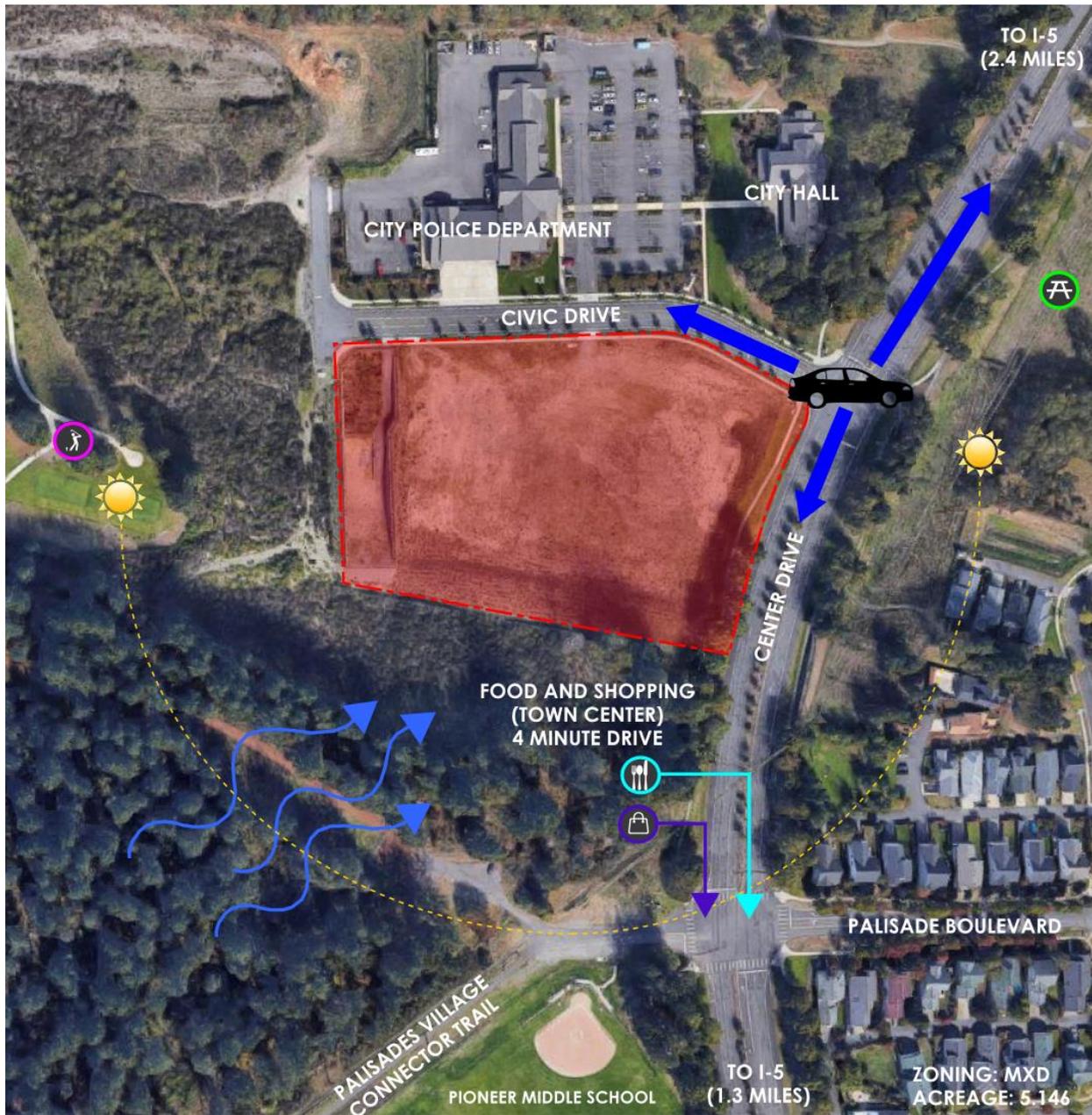
0.40 Spaces per Person at Maximum Occupancy Maximum

A | SITE INFORMATION



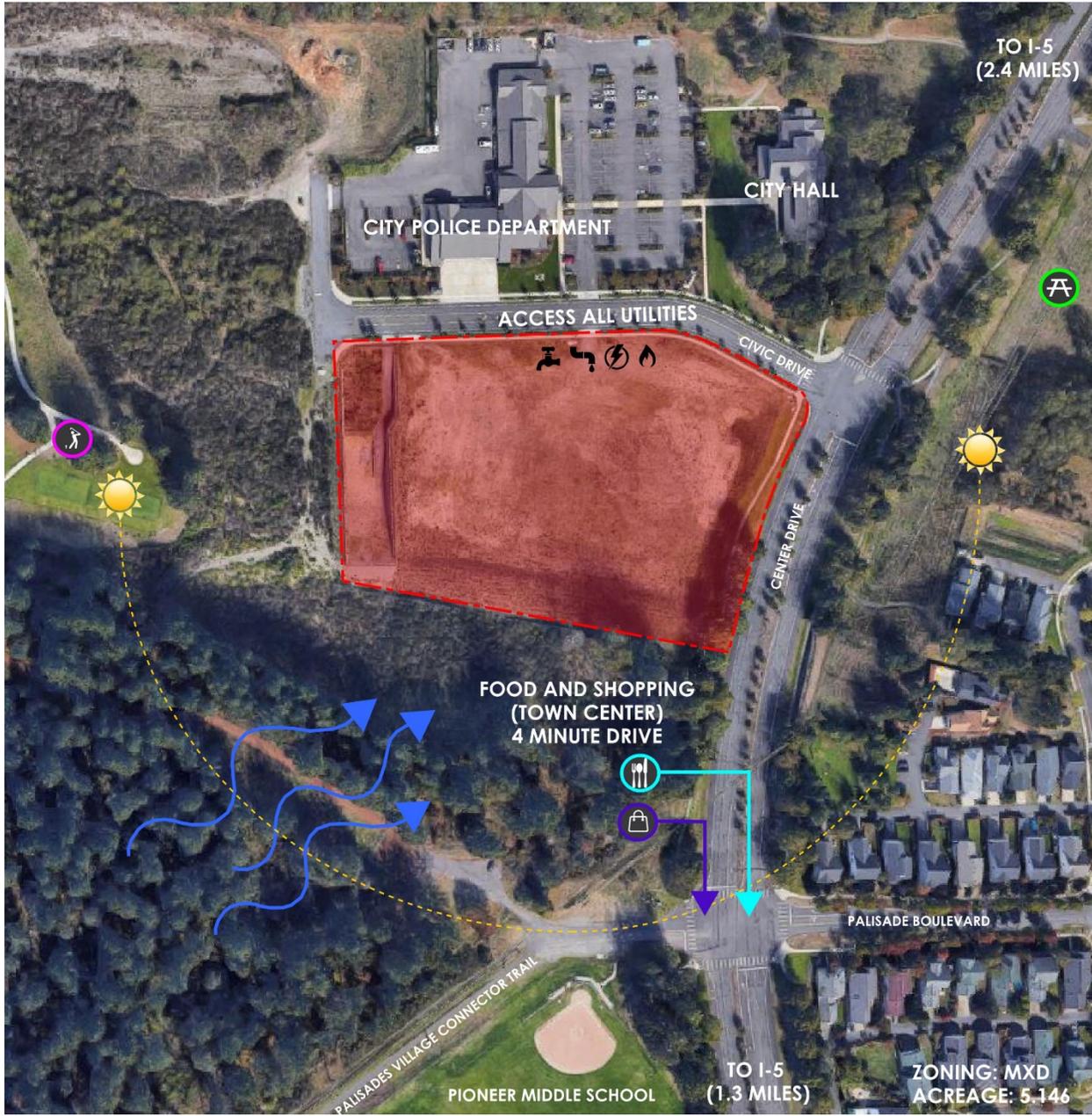
General Site Information

## B | SITE ACCESS



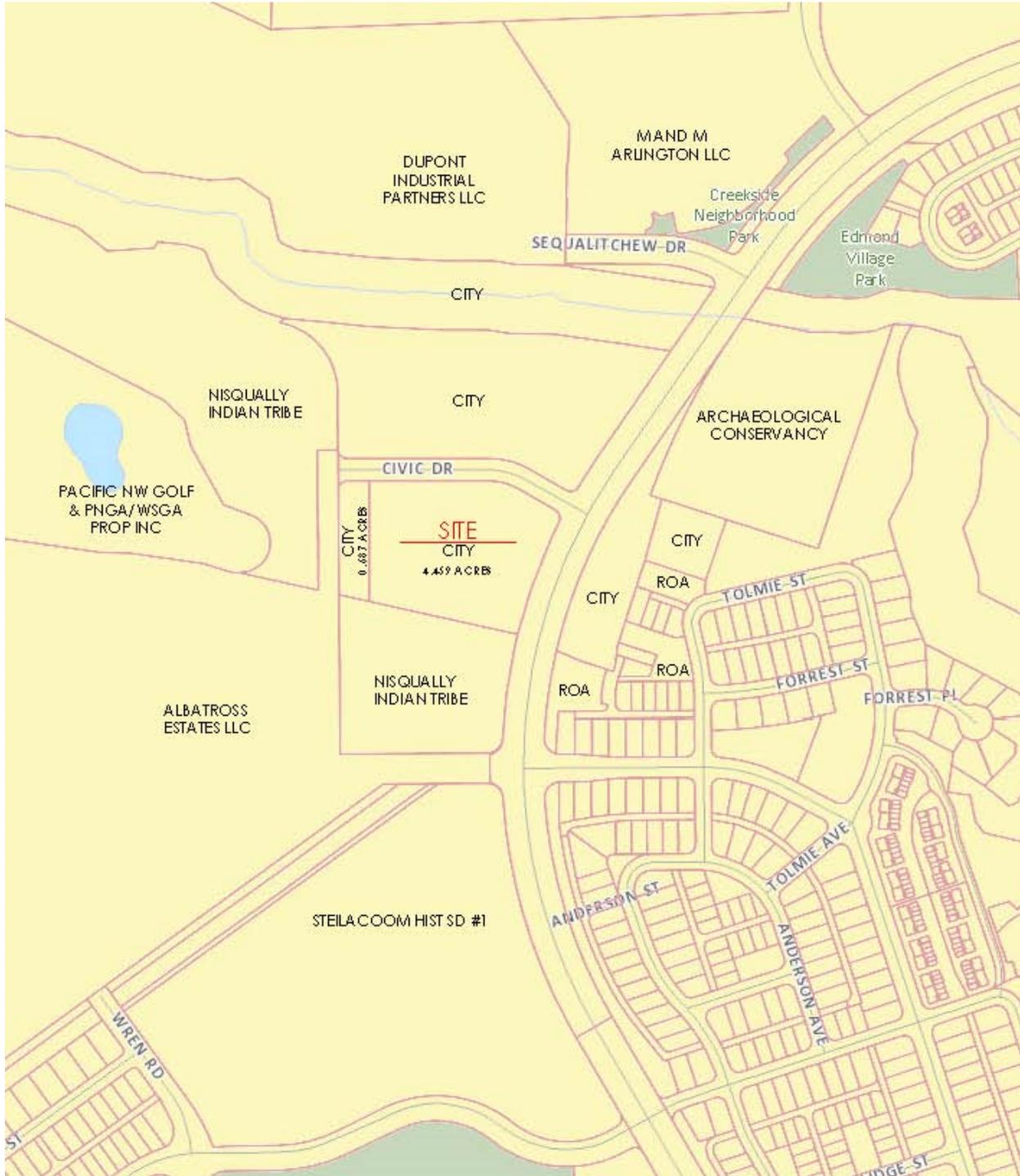
This site is surrounded by one two lane street and one four lane street. The single intersection has traffic control lights, and there is good direct access to I-5 from the North and South. Access to the site from the public right of way can be achieved from Civic Drive.

C | SITE UTILITIES

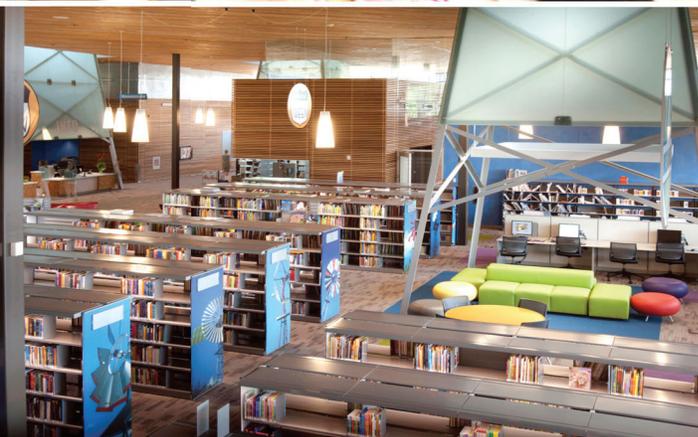


The site will be supplied with existing utilities (Water, Sewer, Gas, and Electricity) off Civic Drive.

D | ADJACENT PROPERTY OWNERSHIP



VI. PROGRAMMING & PLANNING



CITY OF DUPONT COMMUNITY CENTER  
PROGRAMMING & PLANNING



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## **VI. PROGRAMMING & PLANNING**

**A | PROGRAM/USE OUTLINES**

**B | SITE PROGRAM STUDY – ALTERNATIVE ‘A’**

**C | SITE PROGRAM STUDY – ALTERNATIVE ‘B’**

**D | FULL PROGRAM AREA STUDY**

**E | SITE PROGRAM STUDY – ALTERNATIVE ‘C’**

**F | SITE PROGRAM STUDY – ALTERNATIVE ‘D’**

**G | ADAPTIVE REUSE – HISTORIC DUPONT COMMUNITY CENTER**

# YOUR INPUT IS ESSENTIAL PROGRAM/USE



**AQUATIC LAP POOL**



## AQUATIC CENTER

- LAP POOL
- EXERCISE POOL
- LAZY RIVER
- VORTEX
- 7FOO DEPTH, REACHFRONT ENTRY
- HOT TUB
- CHILDREN'S PLAY AREA/SPLASH PAD
- SWIMMING INSTRUCTION
- WATER AEROBICS
- THERAPY AND REHABILITATION



**AQUATIC LAZY RIVER**



## LOCKER ROOMS



## MULTI-USE ACTIVITY SPACES

- MULTI-USE / 40-130 OCCUPANTS
- FITNESS CLASSES
- DANCE CLASSES
- YOGA CLASSES
- PILATES CLASSES
- SPIN CLASSES
- KARATE CLASSES



**MULTI-USE ACTIVITY SPACE**



**TEEN / YOUTH CENTER**



## TEEN / YOUTH CENTER

- SOCIAL GATHERING SPACE
- VIDEO GAMES / MULTI MEDIA
- COMPUTER ACCESS
- STUDY AREA
- LOUNGE SEATING



## CHILDREN'S PLAYCENTER

- INDOOR / OUTDOOR PLAYGROUND
- SECURE ACCESS TO OUTDOORS
- ACCESS CONTROL
- CHILDREN'S ACTIVITIES



**CHILDREN'S PLAYCENTER**



## GAME ROOM

- POOL TABLE, PING PONG, FOOSBALL
- TABLE AND CARD GAMES
- INFORMAL MEETING SPACE
- COMPUTER ACCESS



**TECH LAB**



## TECH LAB

- COMPUTER CODING
- COMPUTER HARDWARE
- ROBOTICS



## FARMER'S MARKET / SEASONAL EVENTS



**FARMER'S MARKET / SEASONAL EVENTS**



## BISTRO / COFFEE SHOP



## SENIOR CENTER / PROGRAMS



**SENIOR PROGRAMS**



## LIBRARY



## COMMUNITY LIVING ROOM



## MAKERSPACE / ARTS & CRAFTS



## ROCK CLIMBING WALL



## OTHER

- MOVIE THEATER
- COMMUNITY SUPPORT FACILITIES
- COMMUNITY ORGANIZATIONS' LEASED SPACE
- COOPERATIVE WORK SPACE
- GYMNASTICS GYM
- HISTORICAL CENTER
- AUDIO RECORDING STUDIO
- MEDIA LAB FOR VIDEO PRODUCTION
- CHILDREN'S HANDS-ON LEARNING CENTER
- CHILD CARE CENTER



**LIBRARY**



**COMMUNITY LIVING ROOM**

# YOUR INPUT IS ESSENTIAL PROGRAM/USE



**AQUATIC SPLASH PAD**



## **MULTI-USE PERFORMANCE SPACE**

- MULTI-USE / 300-400 OCCUPANTS
- DIVISIBLE SPACES
- CONFERENCES
- PERFORMANCES
- STAGE
- EVENTS / CEREMONIES
- ADEQUATE / ADJACENT STORAGE



## **MULTI-USE GYM**

- DIVISIBLE SPACES
- BASKETBALL
- PICKLEBALL
- VOLLEYBALL
- ADEQUATE / ADJACENT STORAGE
- CLIMBING WALL



**AQUATIC BEACHFRONT ENTRY**



**MULTI-USE PERFORMANCE SPACE**



## **MULTI-USE CONFERENCE / MEETING**

- MULTI-USE / 20-80 OCCUPANTS
- DIVISIBLE SPACES
- BIRTHDAY PARTIES
- EDUCATION AND INSTRUCTION
- COMPUTER ACCESS
- ADEQUATE / ADJACENT STORAGE



## **COMMERCIAL / TEACHING KITCHEN**

- EVENT / PROGRAM CATERING
- MEAL PREPARATION (MEALS ON WHEELS)
- COOKING CLASSES
- NUTRITION CLASSES



**MULTI-USE GYM**



**FITNESS ROOM**



## **EXERCISE / FITNESS CENTER**

- CARDIOVASCULAR TRAINING
- WELLNESS / ASSESSMENT ROOM



## **ENTRY HALL / REGISTRATION**

- RECEPTION
- ACCESS CONTROL
- PUBLIC RELATIONS
- REGISTRATION



## **LOBBY / LOUNGE / PUBLIC SPACE**

- INFORMAL SOCIAL GATHERING
- READING ROOM
- VIEW ACTIVITY AREAS
- SOCIAL
- WIFI ACCESS
- LOUNGE SEATING



**COMMERCIAL / TEACHING KITCHEN**



**ENTRY HALL / REGISTRATION**



## **OFFICE / ADMINISTRATION**

- RECREATION PROGRAM OFFICE
- EVENT PLANNING



## **SKATEBOARD PARK**



## **BIKE RACKS / TRAIL CONNECTION**



## **LOCKERS (FREESTANDING)**



## **ARTS & CULTURE PROGRAMS**



## **INDOOR WALK / RUN TRACK**



## **OTHER**

- TENNIS COURTS
- NATURE PLAYGROUND
- ZIPLINE
- PUTT-PUTT GOLF
- COMMUNITY GARDEN
- PHYSICAL THERAPY / MASSAGE
- OUTDOOR BASKETBALL COURTS
- ICE CREAM CAFÉ
- NATURE CENTER
- BALLET SPACE



**SKATEBOARD PARK**



**INDOOR WALK / RUN TRACK**

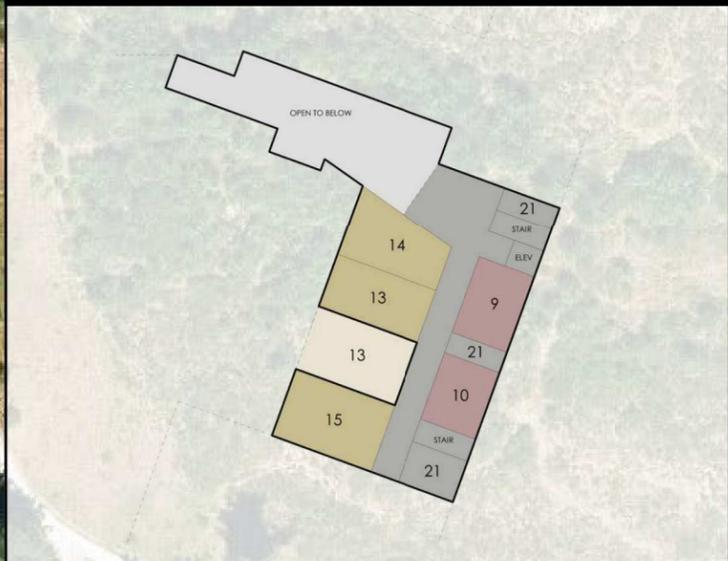


**ARTS & CULTURE PROGRAMS**

# ALTERNATIVE 'A'



## SECOND FLOOR



## SITE MASSING STUDY

FIRE & POLICE

CITY HALL

Civic Drive

215  
PARKING STALLS

Center Drive

## PROGRAM

- 1 LIBRARY EXPANSION
- 2 MULTI-USE PERFORMANCE SPACE
- 3 MULTI-USE ACTIVITY SPACES
- 4 MULTI-USE CONFERENCE / MEETING
- 5 COMMERCIAL / TEACHING KITCHEN
- 6 ARTS & CULTURE PROGRAMS
- 7 SENIOR CENTER / PROGRAMS
- 8 GAME ROOM
- 9 TEEN / YOUTH CENTER
- 10 TECH LAB
- 11 MULTI-USE GYM
- 12 LOCKER ROOMS
- 13 CHILDREN'S PLAYCENTER
- 14 DANCE STUDIO
- 15 EXERCISE / FITNESS CENTER
- 16 FARMER'S MARKET / SEASONAL EVENTS
- 17 SKATEBOARD PARK
- 18 ENTRY HALL / REGISTRATION
- 19 OFFICE / ADMINISTRATION
- 20 LOBBY / LOUNGE / PUBLIC SPACE
- 21 STORAGE / SUPPORT SPACE
- 22 MECHANICAL / ELECTRICAL

### ALTERNATIVE 'A' - INDOOR PROGRAMMED SPACE

RANK	REF.	SPACE	AMENITIES/ACTIVITIES	SF
11	1	LIBRARY		8000
5	2	MULTI-USE EVENT / PERFORMANCE SPACE		5600
			STAGE	2200
13	3	MULTI-USE ACTIVITY SPACES		2000
			ADEQUATE /ADJACENT STORAGE	300
13	4	MULTI-USE CONFERENCE / MEETING		1600
			ADEQUATE /ADJACENT STORAGE	300
17	5	COMMERCIAL / TEACHING KITCHEN		1000
19	6	ARTS & CULTURE PROGRAMS		2000
10	7	SENIOR CENTER / PROGRAMS		800
23	8	GAME ROOM		800
6	9	TEEN / YOUTH CENTER		1000
			ADEQUATE /ADJACENT STORAGE	150
14	10	TECH LAB		1000
			ADEQUATE /ADJACENT STORAGE	150
4	11	MULTI-USE GYM		8300
22			ROCK CLIMBING WALL	
24			INDOOR WALKING / RUNNING TRACK	
39	12	LOCKER ROOMS		4000
12	13	CHILDREN'S INDOOR / OUTDOOR PLAY CENTER		4800
	14	DANCE STUDIO		1600
8	15	EXERCISE / FITNESS CENTER		2250

### ALTERNATIVE 'A' - OUTDOOR PROGRAMMED SPACE

RANK		SPACE	AMENITIES/ACTIVITIES	SF
2	16	FARMER'S MARKET / SEASONAL EVENTS		6000
7	17	SKATEBOARD PARK		2400

### ALTERNATIVE 'A' - COMMON SPACE

RANK		SPACE	AMENITIES/ACTIVITIES	SF
	18	ENTRY HALL/REGISTRATION		2000
	19	OFFICE /ADMINISTRATION		1700
	20	LOBBY / LOUNGE / PUBLIC SPACE		18500
	21	STORAGE / SUPPORT SPACE		
16			COMMUNITY LIVING ROOM FIREPLACE	
9			BISTRO / COFFEE SHOP	
	22	MECHANICAL / ELECTRICAL		1600

<b>PROGRAM TOTAL SF:</b>	EXCLUDING OUTDOOR AMENITIES	<b>71650</b>
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### PARKING REQUIRED

	TOTAL OCCUPANCY		1701
	MINIMUM PER OCCUPANT	0.15	255
	MAXIMUM PER OCCUPANT	0.40	680
	MEAN		468

# SITE / PROGRAM STUDY

## ALTERNATIVE 'B'



### SECOND FLOOR

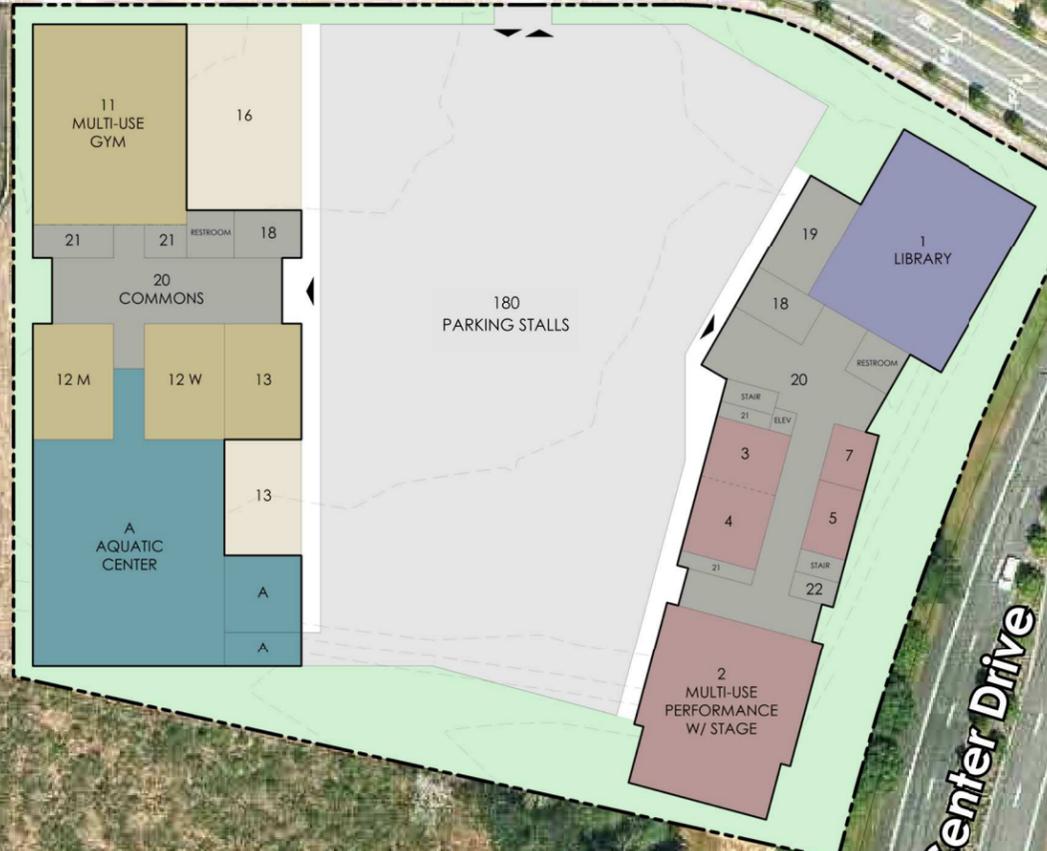


### SITE MASSING STUDY

FIRE & POLICE

CITY HALL

Civic Drive



### PROGRAM

- 1 LIBRARY EXPANSION
- 2 MULTI-USE PERFORMANCE SPACE
- 3 MULTI-USE ACTIVITY SPACES
- 4 MULTI-USE CONFERENCE / MEETING
- 5 COMMERCIAL / TEACHING KITCHEN
- 6 ARTS & CULTURE PROGRAMS
- 7 SENIOR CENTER / PROGRAMS
- 8 GAME ROOM
- 9 TEEN / YOUTH CENTER
- 10 TECH LAB
- 11 MULTI-USE GYM
- 12 LOCKER ROOMS
- 13 CHILDREN'S PLAYCENTER
- 14 DANCE STUDIO
- 15 EXERCISE / FITNESS CENTER
- 16 FARMER'S MARKET / SEASONAL EVENTS
- 17 SKATEBOARD PARK
- 18 ENTRY HALL / REGISTRATION
- 19 OFFICE / ADMINISTRATION
- 20 LOBBY / LOUNGE / PUBLIC SPACE
- 21 STORAGE / SUPPORT SPACE
- 22 MECHANICAL / ELECTRICAL

Center Drive

### ALTERNATIVE 'B' - INDOOR PROGRAMMED SPACE

RANK	REF.	PROGRAM	AMENITIES/ACTIVITIES	SF
1	A	AQUATIC CENTER		12400
			CHILDREN'S PLAY AREA / SPRAY PAD	1600
11	1	LIBRARY		8000
5	2	MULTI-USE EVENT / PERFORMANCE SPACE		5600
			STAGE	2200
13	3	MULTI-USE ACTIVITY SPACES		2000
			ADEQUATE /ADJACENT STORAGE	300
13	4	MULTI-USE CONFERENCE / MEETING		1600
			ADEQUATE /ADJACENT STORAGE	300
17	5	COMMERCIAL / TEACHING KITCHEN		1000
19	6	ARTS & CULTURE PROGRAMS		2000
10	7	SENIOR CENTER / PROGRAMS		800
6	9	TEEN / YOUTH CENTER		1000
			ADEQUATE /ADJACENT STORAGE	150
14	10	TECH LAB		1000
			ADEQUATE /ADJACENT STORAGE	150
4	11	MULTI-USE GYM		8300
22			ROCK CLIMBING WALL	
24			INDOOR WALKING / RUNNING TRACK	
39	12	LOCKER ROOMS		4000
12	13	CHILDREN'S INDOOR / OUTDOOR PLAY CENTER		4800
	14	DANCE STUDIO		
8	15	EXERCISE / FITNESS CENTER		2250

### ALTERNATIVE 'B' - OUTDOOR PROGRAMMED SPACE

RANK	REF.	SPACE	AMENITIES/ACTIVITIES	SF
2	16	FARMER'S MARKET / SEASONAL EVENTS		6000

### ALTERNATIVE 'B' - COMMON SPACE

RANK	REF.	SPACE	AMENITIES/ACTIVITIES	SF
	18	ENTRY HALL/REGISTRATION		2000
	19	OFFICE /ADMINISTRATION		1700
	20	LOBBY / LOUNGE / PUBLIC SPACE		18500
	21	STORAGE / SUPPORT SPACE		
16			COMMUNITY LIVING ROOM FIREPLACE	
9			BISTRO / COFFEE SHOP	
	22	MECHANICAL / ELECTRICAL		1600

<b>PROGRAM TOTAL SF:</b>	EXCLUDING OUTDOOR AMENITIES	<b>83250</b>
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### PARKING REQUIRED

	TOTAL OCCUPANCY		1896
	MINIMUM PER OCCUPANT	0.15	284
	MAXIMUM PER OCCUPANT	0.40	758
	MEAN		521

YOUR INPUT IS ESSENTIAL

# PROGRAM AREA STUDY



## SITE & FIRST FLOOR PLAN



AREA TOTAL : 8 ACRES

## SECOND FLOOR



## PROGRAM

- A** AQUATIC CENTER
- 1** LIBRARY EXPANSION
- 2** MULTI-USE PERFORMANCE SPACE
- 3** MULTI-USE ACTIVITY SPACES
- 4** MULTI-USE CONFERENCE / MEETING
- 5** COMMERCIAL / TEACHING KITCHEN
- 6** ARTS & CULTURE PROGRAMS
- 7** SENIOR CENTER / PROGRAMS
- 8** GAME ROOM
- 9** TEEN / YOUTH CENTER
- 10** TECH LAB
- 11** MULTI-USE GYM
- 12** LOCKER ROOMS
- 13** CHILDREN'S PLAYCENTER
- 14** DANCE STUDIO
- 15** EXERCISE / FITNESS CENTER
- 16** FARMER'S MARKET / SEASONAL EVENTS
- 17** SKATEBOARD PARK
- 18** ENTRY HALL / REGISTRATION
- 19** OFFICE / ADMINISTRATION
- 20** LOBBY / LOUNGE / PUBLIC SPACE
- 21** STORAGE / SUPPORT SPACE
- 22** MECHANICAL / ELECTRICAL

## PROGRAM AREA STUDY - INDOOR PROGRAMMED SPACE

RANK		PROGRAM	AMENITIES/ACTIVITIES	SF
1	A	AQUATIC CENTER		12400
			CHILDREN'S PLAY AREA / SPRAY PAD	1600
11	1	LIBRARY		8000
5	2	MULTI-USE EVENT / PERFORMANCE SPACE		5600
			STAGE	2200
13	3	MULTI-USE ACTIVITY SPACES		2000
			ADEQUATE /ADJACENT STORAGE	300
13	4	MULTI-USE CONFERENCE / MEETING		1600
			ADEQUATE /ADJACENT STORAGE	300
17	5	COMMERCIAL / TEACHING KITCHEN		1000
19	6	ARTS & CULTURE PROGRAMS		2000
10	7	SENIOR CENTER / PROGRAMS		800
6	9	TEEN / YOUTH CENTER		1000
			ADEQUATE /ADJACENT STORAGE	150
14	10	TECH LAB		1000
			ADEQUATE /ADJACENT STORAGE	150
4	11	MULTI-USE GYM		8300
39	12	LOCKER ROOMS		4000
12	13	CHILDREN'S INDOOR / OUTDOOR PLAY CENTER		4800
	14	DANCE STUDIO		1600
8	15	EXERCISE / FITNESS CENTER		2250

## PROGRAM AREA STUDY - OUTDOOR PROGRAMMED SPACE

RANK		SPACE	AMENITIES/ACTIVITIES	SF
2	16	FARMER'S MARKET / SEASONAL EVENTS		6000
5	17	SKATEBOARD PARK		2700

## PROGRAM AREA STUDY - COMMON SPACE

RANK		SPACE	AMENITIES/ACTIVITIES	SF
	18	ENTRY HALL/REGISTRATION		2000
	19	OFFICE /ADMINISTRATION		1700
	20	LOBBY / LOUNGE / PUBLIC SPACE		18500
	21	STORAGE / SUPPORT SPACE		
16			COMMUNITY LIVING ROOM FIREPLACE	
9			BISTRO / COFFEE SHOP	
	22	MECHANICAL / ELECTRICAL		1600

**PROGRAM TOTAL SF:**

NOT INCLUDING OUTDOOR AMENITIES

**84850**

## PARKING REQUIRED

		TOTAL OCCUPANCY		1928
		MINIMUM PER OCCUPANT	0.15	289
		MAXIMUM PER OCCUPANT	0.40	771
		MEAN		530

# ALTERNATIVE 'C'



## SECOND FLOOR



## PROGRAM

- A AQUATIC CENTER
- 1 LIBRARY EXPANSION
- 2 MULTI-USE PERFORMANCE SPACE
- 3 MULTI-USE ACTIVITY SPACES
- 4 COMMERCIAL / TEACHING KITCHEN
- 5 MULTI-GENERATIONAL CENTER
- 6 COMMUNITY SHARED OFFICES
- 7 MULTI-USE GYM
- 8 LOCKER ROOMS
- 9 FARMER'S MARKET / SEASONAL EVENTS
- 10 SKATEBOARD PARK
- 11 ENTRY HALL / REGISTRATION
- 12 OFFICE / ADMINISTRATION
- 13 LOBBY / LOUNGE / PUBLIC SPACE
- 14 STORAGE / SUPPORT SPACE
- ADAPTIVE REUSE OF HISTORIC DUPONT COMMUNITY CENTER
- 15 ARTS & CULTURE PROGRAMS

# YOUR INPUT IS ESSENTIAL

# ALTERNATIVE 'C'



## FIRST FLOOR PLAN



## SECOND FLOOR PLAN



## PROGRAM

- A** AQUATIC CENTER
- 1** LIBRARY EXPANSION
- 2** MULTI-USE PERFORMANCE SPACE
- 3** MULTI-USE ACTIVITY SPACES
- 4** COMMERCIAL / TEACHING KITCHEN
- 5** MULTI-GENERATIONAL CENTER
- 6** COMMUNITY SHARED OFFICES
- 7** MULTI-USE GYM
- 8** LOCKER ROOMS
- 9** FARMER'S MARKET / SEASONAL EVENTS
- 10** SKATEBOARD PARK
- 11** ENTRY HALL / REGISTRATION
- 12** OFFICE / ADMINISTRATION
- 13** LOBBY / LOUNGE / PUBLIC SPACE
- 14** STORAGE / SUPPORT SPACE

ADAPTIVE REUSE OF  
HISTORIC DUPONT COMMUNITY CENTER

- 15** ARTS & CULTURE PROGRAMS

OPTION 'C' PROGRAM AREA STUDY - INDOOR PROGRAMMED SPACE				NET		GROSS		ORDER OF MAGNITUDE ESTIMATE	
RANK	PRI.	PROGRAM	AMENITIES/ACTIVITIES	SF	TOTAL	0.25	TOTAL	\$/SF	TOTAL
1		A4 AQUATIC CENTER		15800					
			(6) LANE COMPETITION LAP POOL						
			LESSON POOL (SEPARATED / SHALLOW)						
			DIVE TANK						
			POOL OFFICE						
			POOL MECHANICAL						
			STORAGE		15800	3950	19750	\$ 545	\$ 10,800,000
5	3	MULTI-USE EVENT / PERFORM. SPACE		8800					
			MULTI USE / 400 OCC. AT TABLES						
			CONFERENCES						
			DIVISIBLE SPACES						
			PERFORMANCE STAGE						
			ADEQUATE /ADJACENT STORAGE		8800	2200	11000	\$ 300	\$ 3,300,000
13	6	MULTI-USE ACTIVITY SPACES		2000					
			MULTI USE / 40-130 OCCUPANTS						
	6		DANCE / BALLET CLASSES						
			YOGA / PILATES CLASSES						
			SPIN CLASSES						
			KARATE CLASSES						
			ADEQUATE /ADJACENT STORAGE		2000	500	2500	\$ 300	\$ 800,000
17	4	COMMERCIAL / TEACHING KITCHEN		900					
			COOKING & NUTRITION CLASSES						
			EVENT / PROGRAM CATERING						
			COMMUNITY MEAL PREPARATION		900	225	1125	\$ 500	\$ 600,000
6	5	MULTI GENERATIONAL CENTER		1200					
			TEEN/YOUTH/SENIOR PROGRAMS						
			SOCIAL GATHERING SPACE						
			VIDEO GAMES /MULTI MEDIA						
			POOL TABLE / PING PONG		1200	300	1500	\$ 300	\$ 500,000
4	3	MULTI-USE GYM		17000					
			(2) FULL BASKETBALL / (4) HALF COURTS						
			PICKLEBALL						
			VOLLEYBALL						
22			ROCK CLIMBING WALL - 8' WALL						
24			INDOOR WALKING / RUNNING TRACK	5800					
			DIVISIBLE SPACES						
39			LOCKER ROOMS	3600					
			ADEQUATE /ADJACENT STORAGE		26400	6600	33000	\$ 300	\$ 9,900,000

OPTION 'C' PROGRAM AREA STUDY - OUTDOOR PROGRAMMED SPACE				NET		GROSS			
RANK		SPACE	AMENITIES/ACTIVITIES	SF	TOTAL	0.25	TOTAL	\$/SF	TOTAL
2	IN	FARMER'S MARKET / SEASONAL EVENTS		8000				\$ 50	\$ 400,000
5	IN	SKATEBOARD PARK		4000				\$ 65	\$ 300,000

OPTION 'C' PROGRAM AREA STUDY - COMMON SPACE				NET		GROSS			
RANK		SPACE	AMENITIES/ACTIVITIES	SF	TOTAL	0.25	TOTAL	\$/SF	TOTAL
		ENTRY HALL/REGISTRATION							
		OFFICE /ADMINISTRATION		2000					
		STORAGE / SUPPORT SPACE							
16		LOBBY / LOUNGE / PUBLIC SPACE							
			INFORMAL SOCIAL GATHERING						
			VIEW ACTIVITY AREAS						
			WIFI ACCESS						
9			BISTRO / COFFEE SHOP						
			LOCKERS (FREESTANDING)						
		MECHANICAL / ELECTRICAL		2000	2000	500	2500	\$ 250	\$ 600,000

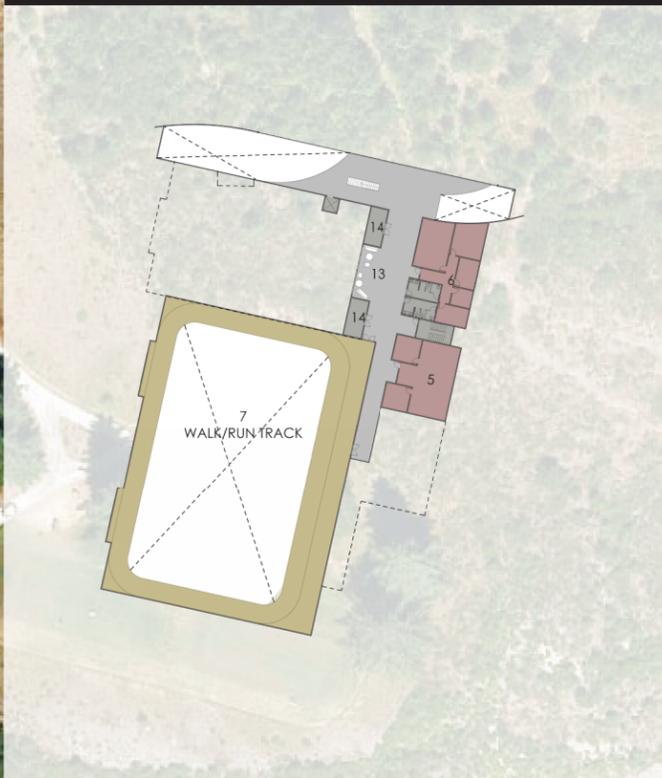
OPTION 'C' PROGRAM AREA STUDY - PARTNERSHIP SPACE				NET		GROSS			
RANK		SPACE	AMENITIES/ACTIVITIES	SF	TOTAL	0.25	TOTAL	\$/SF	TOTAL
11	1	LIBRARY		8000					
		OFFICE SPACE		2000					
			SHARED CONFERENCE / SUPPORT SPACE						
			TRAVEL TACOMA						
			ROA/COA						
			SOCIAL SERVICES		10000	2500	12500	\$ 250	\$ 3,100,000

OPTION 'C' PLANNING ESTIMATE									
PROGRAM WITH A4 AQUATICS SUBTOTAL:							83875	\$	30,300,000
COMMUNITY CENTER PROJECT ESTIMATE				PROGRAM X 1.3 (SOFT COSTS)				\$	39,390,000
19	7	ARTS & CULTURE PROGRAMS	ADAPTIVE REUSE OF HISTORIC C.C.					\$	500,000
<b>TOTAL PROJECT ESTIMATE</b>								\$	<b>39,890,000</b>

# ALTERNATIVE 'D'



## SECOND FLOOR



FIRE & POLICE

CITY HALL

Civic Drive

Center Drive

## PROGRAM

- 1 LIBRARY EXPANSION
- 2 MULTI-USE PERFORMANCE SPACE
- 3 MULTI-USE ACTIVITY SPACES
- 4 COMMERCIAL / TEACHING KITCHEN
- 5 MULTI-GENERATIONAL CENTER
- 6 COMMUNITY SHARED OFFICES
- 7 MULTI-USE GYM
- 8 LOCKER ROOMS
- 9 FARMER'S MARKET / SEASONAL EVENTS
- 10 SKATEBOARD PARK
- 11 ENTRY HALL / REGISTRATION
- 12 OFFICE / ADMINISTRATION
- 13 LOBBY / LOUNGE / PUBLIC SPACE
- 14 STORAGE / SUPPORT SPACE

ADAPTIVE REUSE OF HISTORIC DUPONT COMMUNITY CENTER

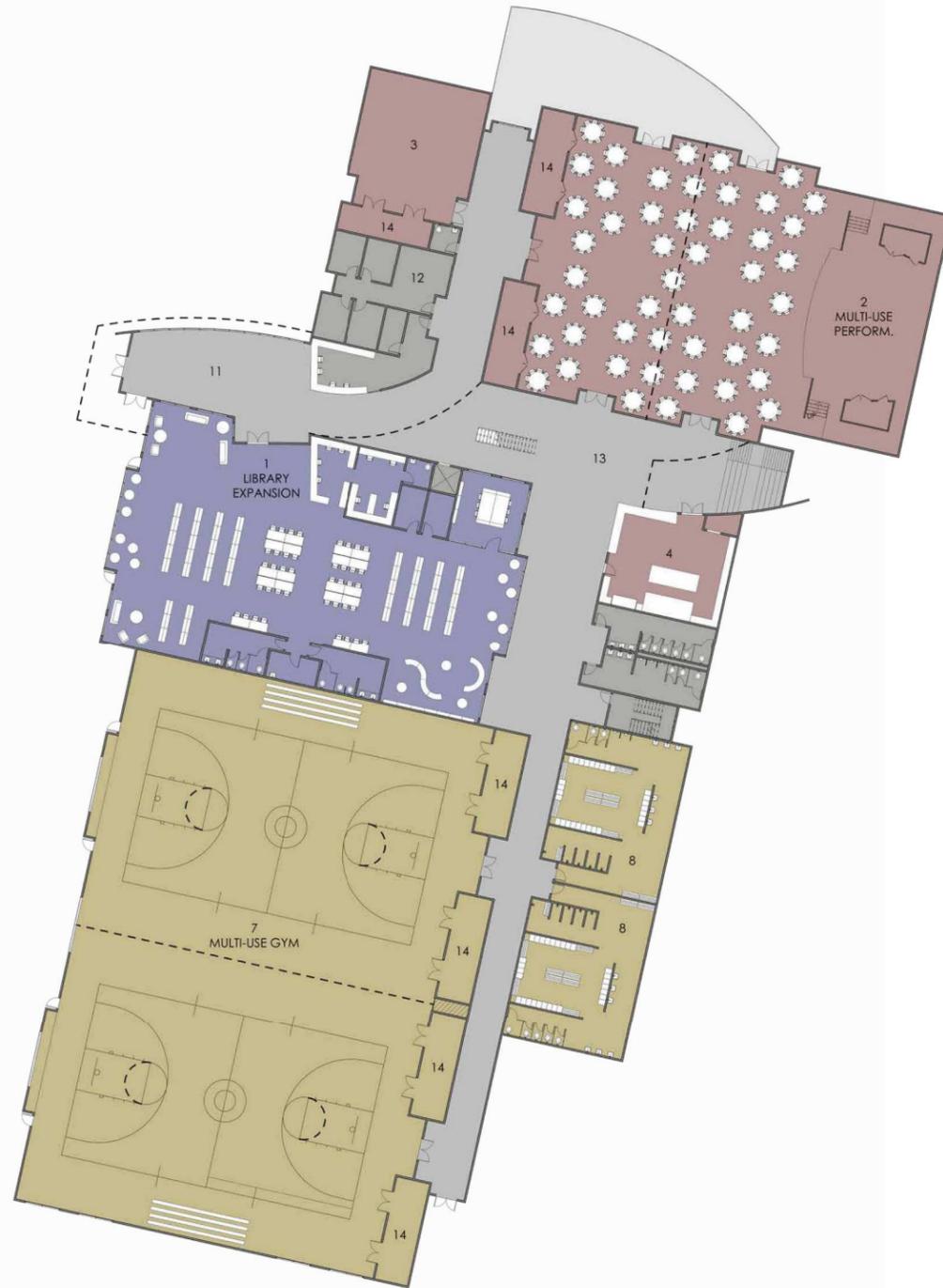
- 15 ARTS & CULTURE PROGRAMS

# YOUR INPUT IS ESSENTIAL

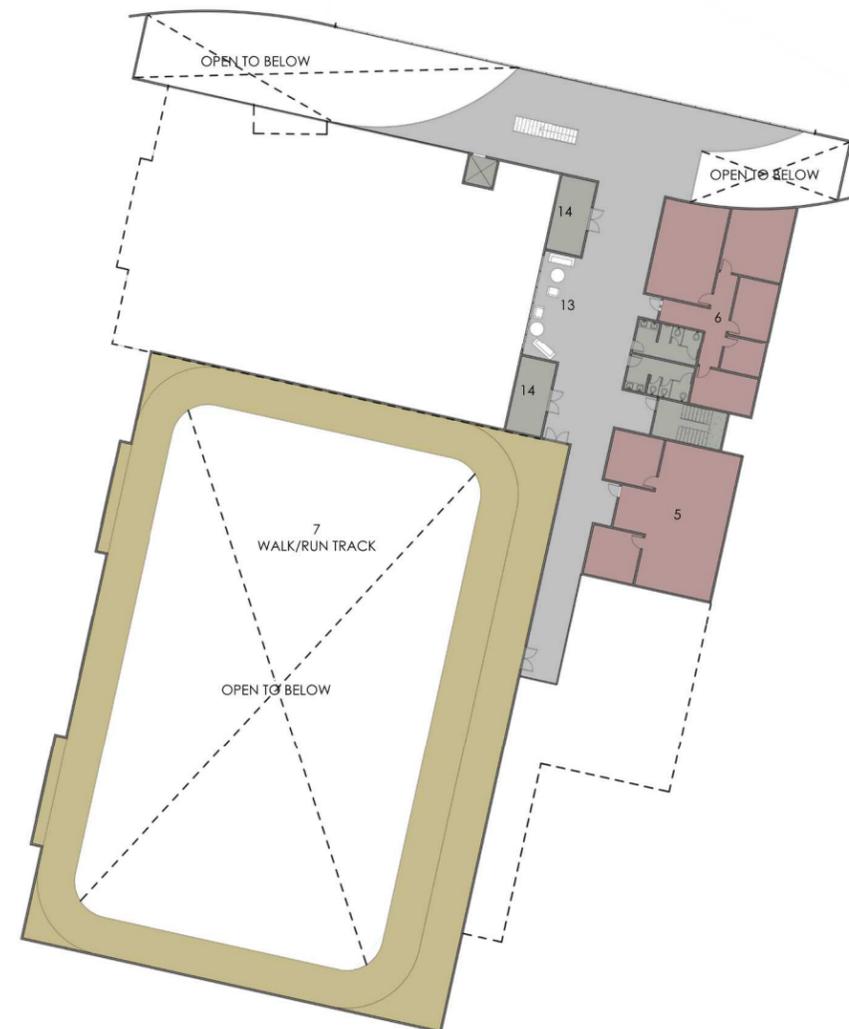
# ALTERNATIVE 'D'



FIRST FLOOR PLAN



SECOND FLOOR PLAN



PROGRAM

- 1 LIBRARY EXPANSION
- 2 MULTI-USE PERFORMANCE SPACE
- 3 MULTI-USE ACTIVITY SPACES
- 4 COMMERCIAL / TEACHING KITCHEN
- 5 MULTI-GENERATIONAL CENTER
- 6 COMMUNITY SHARED OFFICES
- 7 MULTI-USE GYM
- 8 LOCKER ROOMS
- 9 FARMER'S MARKET / SEASONAL EVENTS
- 10 SKATEBOARD PARK
- 11 ENTRY HALL / REGISTRATION
- 12 OFFICE / ADMINISTRATION
- 13 LOBBY / LOUNGE / PUBLIC SPACE
- 14 STORAGE / SUPPORT SPACE

ADAPTIVE REUSE OF  
HISTORIC DUPONT COMMUNITY CENTER

- 15 ARTS & CULTURE PROGRAMS

OPTION 'D' PROGRAM AREA STUDY - INDOOR PROGRAMMED SPACE				NET		GROSS		ORDER OF MAGNITUDE ESTIMATE	
RANK	PRI.	PROGRAM	AMENITIES/ACTIVITIES	SF	TOTAL	0.25	TOTAL	\$/SF	TOTAL
5	3	MULTI-USE EVENT / PERFORM. SPACE		8800					
			MULTI USE / 400 OCC. AT TABLES						
			CONFERENCES						
			DIVISIBLE SPACES						
			PERFORMANCE STAGE						
			ADEQUATE /ADJACENT STORAGE	8800	8800	2200	11000	\$ 300	\$ 3,300,000
13	6	MULTI-USE ACTIVITY SPACES							
			MULTI USE / 40-130 OCCUPANTS						
	6		DANCE / BALLET CLASSES						
			YOGA / PILATES CLASSES						
			SPIN CLASSES						
			KARATE CLASSES						
			ADEQUATE /ADJACENT STORAGE	2300	2300	575	2875	\$ 300	\$ 900,000
17	4	COMMERCIAL / TEACHING KITCHEN							
			COOKING & NUTRITION CLASSES						
			EVENT / PROGRAM CATERING						
			COMMUNITY MEAL PREPARATION	1000	1000	250	1250	\$ 500	\$ 600,000
6	5	MULTI GENERATIONAL CENTER							
			TEEN/YOUTH/SENIOR PROGRAMS						
			SOCIAL GATHERING SPACE						
			VIDEO GAMES /MULTI MEDIA						
			POOL TABLE / PING PONG	1300	1300	325	1625	\$ 300	\$ 500,000
4	3	MULTI-USE GYM		18000					
			(2) FULL BASKETBALL / (4) HALFS						
			PICKLEBALL						
			VOLLEYBALL						
22			ROCK CLIMBING WALL - 8' WALL						
24			INDOOR WALKING / RUNNING TRACK	7500					
			DIVISIBLE SPACES						
39			LOCKER ROOMS	3000					
			ADEQUATE /ADJACENT STORAGE		28500	7125	35625	\$ 300	\$ 10,700,000

OPTION 'D' PROGRAM AREA STUDY - OUTDOOR PROGRAMMED SPACE				NET		GROSS		ORDER OF MAGNITUDE ESTIMATE	
RANK		SPACE	AMENITIES/ACTIVITIES	SF	TOTAL	0.25	TOTAL	\$/SF	TOTAL
2	IN	FARMER'S MARKET / SEASONAL EVENTS		8000				\$ 50	\$ 400,000
5	IN	SKATEBOARD PARK		5000				\$ 65	\$ 300,000

OPTION 'D' PROGRAM AREA STUDY - COMMON SPACE				NET		GROSS		ORDER OF MAGNITUDE ESTIMATE	
RANK		SPACE	AMENITIES/ACTIVITIES	SF	TOTAL	0.25	TOTAL	\$/SF	TOTAL
		ENTRY HALL/REGISTRATION							
		OFFICE /ADMINISTRATION		2000					
		STORAGE / SUPPORT SPACE							
16		LOBBY / LOUNGE / PUBLIC SPACE							
			INFORMAL SOCIAL GATHERING						
			VIEW ACTIVITY AREAS						
			WIFI ACCESS						
9			BISTRO / COFFEE SHOP						
			LOCKERS (FREESTANDING)						
		MECHANICAL / ELECTRICAL			2000	500	2500	\$ 250	\$ 600,000

OPTION 'D' PROGRAM AREA STUDY - PARTNERSHIP SPACE				NET		GROSS		ORDER OF MAGNITUDE ESTIMATE	
RANK		SPACE	AMENITIES/ACTIVITIES	SF	TOTAL	0.25	TOTAL	\$/SF	TOTAL
11	1	LIBRARY		8000					
		OFFICE SPACE		2000					
			SHARED CONFERENCE / SUPPORT SPACE						
			TRAVEL TACOMA						
			ROA/COA						
			SOCIAL SERVICES		10000	2500	12500	\$ 250	\$ 3,100,000

OPTION 'D' PLANNING ESTIMATE									
PROGRAM SUBTOTAL:							67375	\$	20,400,000
COMMUNITY CENTER PROJECT ESTIMATE			PROGRAM X 1.3 (SOFT COSTS)						\$ 26,520,000
19	7	ARTS & CULTURE PROGRAMS	ADAPTIVE REUSE OF HISTORIC C.C.						\$ 500,000
<b>TOTAL PROJECT ESTIMATE</b>									<b>\$ 27,020,000</b>



ADAPTIVE REUSE - HISTORIC DUPONT COMMUNITY CENTER  
BARKSDALE AVE | DUPONT, WA

**A101**  
SITE PLAN





# VII.

CITY OF DUPONT COMMUNITY CENTER  
**CONSULTANT REPORTS**

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## **VII. CONSULTANT REPORTS**

**A | CIVIL ENGINEERING**

**B | STRUCTURAL ENGINEERING**

**C | MECHANICAL ENGINEERING**

**D | ELECTRICAL ENGINEERING**

## TECHNICAL MEMORANDUM

**TO:** Michael Kershisnik, Project Manager  
Thomas Architecture Studios

**FROM:** Jared VerHey, PE

**DATE:** October 3, 2018

**PROJECT #:** 1835.11

**SUBJECT:** DuPont Community Center Feasibility and Planning Study

**ATTACHMENTS:** Attachments A, B, C

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### PURPOSE

The purpose of this memorandum is to discuss the potential for development of a new Community Center on the 4.46 acre vacant property (parcel number 0119266002) and the 0.69 acre parcel (parcel number 0119266003) currently occupied by the existing stormwater retention facility in the southwest corner of Center Drive and Civil Drive, south of the existing City Hall and Fire and Police Station.





## Soils and Topography

### Soils

According to the SCS soils survey (soils data provided by the Natural Resource Conservation Service); site soils consist largely of Spanaway gravelly sandy loam. These soils are hydrologic soils Group A soils and are somewhat excessively drained.

Elevations to groundwater are currently unknown. The existing stormwater retention facility along the western limits of the subject parcel is approximately 10'-15' deeper than site grades and did not have water during a site visit on September 19, 2019, therefore, it is assumed elevations to groundwater maybe encountered at elevations deeper than 10' below existing grade.

### Topography

A topographic survey was not prepared. Topographic information was determined by visual observation.

The property is relatively flat and has been rough graded. The property currently lies approximately 4-5 feet below existing Center Drive roadway grades.

The existing site appears to have been previously stripped and rough graded. Minimal to no stripping is anticipated on the site. The existing site is relatively flat and will require minimal grading. Grading will include minor adjustments to attain final grade and positive drainage of stormwater. The existing storm infiltration pond in the northwest corner of the site will be filled and a new storm facility installed to accommodate the new Community Center and existing City Hall and Fire and Police Station. Material excavated from the underground storm facilities are assumed to be acceptable for reused onsite. Final earthwork and grading is expected to be nearly balanced with minimal import and export to/from the site.

## Parking

Based on programmatic needs of the facility, sufficient space appears to be available to meet parking demand on-site with surface parking.

## Access/Frontage

The subject property has two points of access on Civic Drive and is in an area of well-developed streets with sidewalks. Civic Dr. is fully built out with planter and sidewalk and street lighting along the north property frontage. No frontage improvements are expected along Civic Drive with the exception of the necessary pavement, curb and gutter and sidewalk repairs necessary to make utility connections. The existing driveway access locations on Civic Dr. will be used. No new access locations are expected. Center Drive is fully built out with planter and meandering sidewalk along the east property frontage. No frontage improvements are expected along Center Drive. No frontage improvements, roadway extensions or offsite improvements are expected along the west and south sides of the property. Modifications to the existing traffic signal at the Center Dr. and Civic Dr intersection are not anticipated.



## Transit

No transit facilities in the immediate vicinity.

## ADA Accessibility

Site upgrades will require compliance with ADA requirements. ADA connectivity will be required between the structures, parking areas and adjacent sidewalks. Generally, site slopes are fairly flat, so ADA accessibility should be readily achieved.

## Utilities

### Water and Sewer

The site including all parcels are already served with water and sewer utilities as shown in Attachments A, B and C.

An existing 12" waterline is located within the adjacent streets of Civic Drive and Center Drive. Two existing 8" water lines have been stubbed from Civic Drive to the approximate property line. The westernmost 8" water stub will be extended onsite to service the new fire, domestic and aquatics center services. The easternmost 8" stub will be extended onsite to service new building fire hydrant coverage and will be loop connected to the western most stub. Adequacy of fire hydrant coverage and overall fire flow availability would need to be assessed as part of the development. The building fire service is assumed to include a new 6" fire service line with double check valve assembly, fire department connection and post indicator valve. The domestic service will include an assumed 2" service connection, meter and reduced pressure backflow assembly. The aquatics center service is assumed to be a new 4" metered service line with backflow device.

Sewer lines are located within the adjacent streets including Civic Drive and Center Drive. It is expected that a new 8" service main to service the new facility will be extended onsite from the existing manhole located in Civic Drive. It is assumed that three 4" sewer laterals will be connected to the onsite main. Two laterals will service sanitary sewer facilities in the building and one lateral will service the aquatics center.

### Gas/Power/Communication

Mapping of franchise utilities were not obtained but appear to be at the back of the sidewalk in the southwest corner of the Center Drive and Civic Drive intersection or in the immediate vicinity, based on a site visit conducted on September 19, 2019. As this area is currently developed, it appears that existing systems in the vicinity and are available for use. The capacity of these existing facilities is not known. Adequacy of these facilities would need to be assessed as part of any development.

## Stormwater

Development of this site will need to meet all of the requirements of the current Department of Ecology Stormwater Management Manual for Western Washington. This would include providing flow



and water quality control as well as integrating low impact development strategies. The site soils will provide good drainage for infiltration. Any facilities proposed are likely to be a 100% infiltration facility.

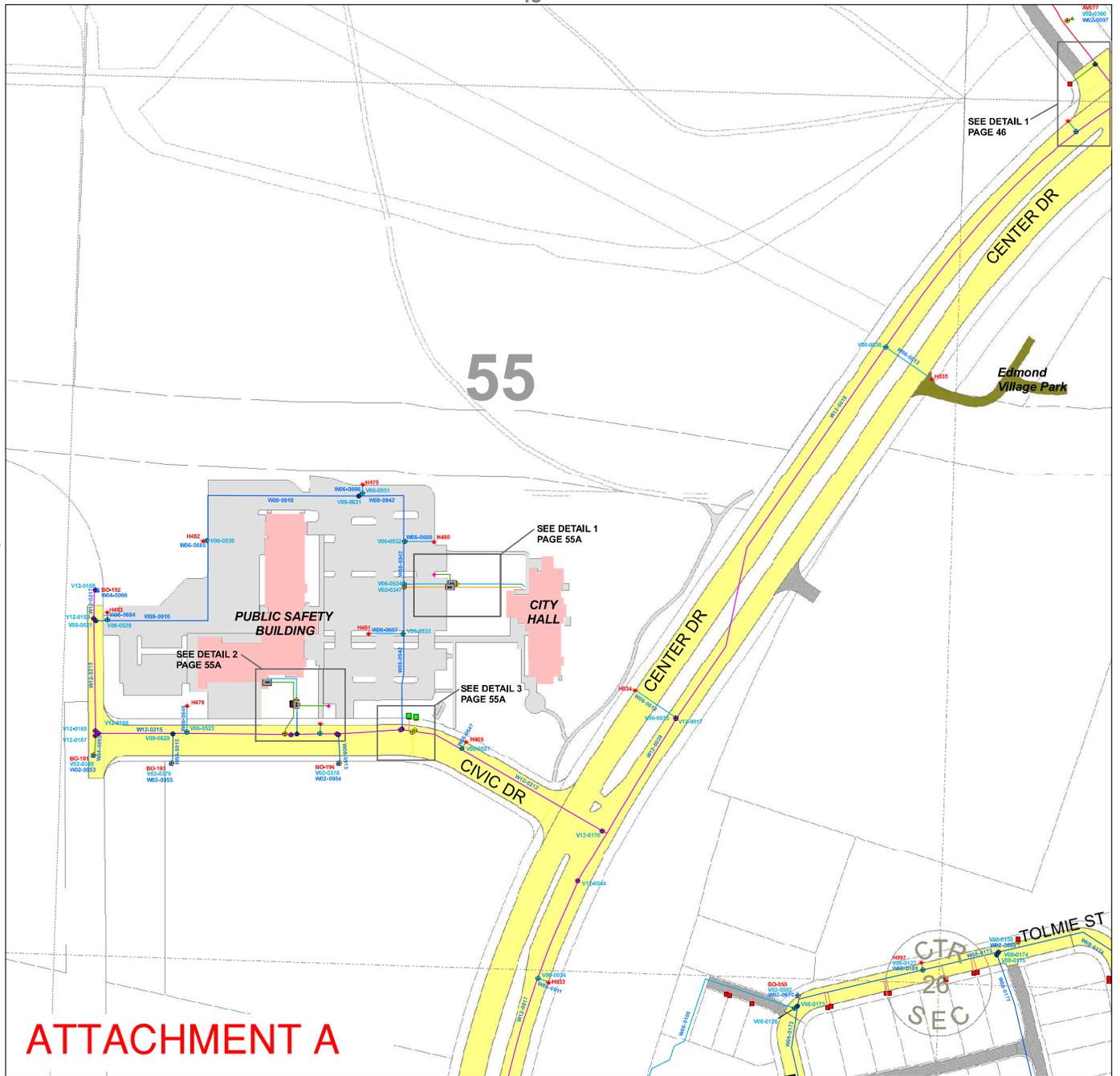
The only existing storm facilities onsite are the existing stormwater retention pond in the northwest corner of the site. The existing storm facility serves the existing City Hall and Fire Station north of Civic Drive. Stormwater from the existing City Hall and Fire Station will be rerouted to new underground infiltration facilities constructed as part of the new Community Center.

The new storm facilities for this site will include a combination of surface flow and bioretention within open space and landscaped areas as noted below. Underground conveyance, stormwater treatment and underground infiltration facilities will also be utilized.

It is assumed preliminary storm facility infiltration design will utilize an assumed infiltration rate of 2 in/hr. Shallow bioretention facilities will be used in the long (east west) landscaping islands. Stormwater from the adjacent parking areas will sheet flow to these facilities. The underground Infiltration has been preliminarily sized to include the existing City Hall, existing Fire Station and portion of the Community Center no going to bioretention. An infiltration facility with dimensions of 15,500 SF by 6' of storage depth has been preliminarily sized. The infiltration facility will consist of 6 ft diameter perforated CMP pipe surrounded by free draining crushed stone. Mechanical treatment such as modular wetlands and/or storm filter cartridge treatment will be provided for all areas not draining to bioretention.

## Summary

To summarize, the subject property offers good potential to provide parking in surface lots give the programmatic need. The stormwater facilities will include onsite infiltration with reasonably sized facilities due to well drained soils and adequate infiltration. Utilities are available with little to no offsite upgrades to meet demand and flow requirements. The subject property has good access to existing streets. Overall the site has few constraints and appears satisfactory for the new development.



**ATTACHMENT A**

<b>CITY OF DuPONT</b> WATER SYSTEM - G.I.S. BASEMAP	REVISION	APPROVAL	SCALE	DATE	FILE NAME	Q-Q SECTION NUMBER	<b>55</b> MAP PAGE NO:
	FEBRUARY, 2011		1" = 100'	FEBRUARY 1, 2011	LIDUPONTGIS\FINAL_GDB\Water & Storm Final Map Books\WATER\Water_Page55.mxd	26-2 SE	





## Structural Design Narrative

### DESCRIPTION OF PROJECT

The new proposed DuPont Community Center is located in DuPont, Washington. The new civic center is primarily a single story structure housing a Library Expansion, a Multi-Purpose Performing Arts Wing, a Multi-Purpose Gymnasium, an Aquatics Center, a Great Hall, Locker Rooms and Administration. A description of the design criteria and structural framing scheme is as follows:

### DESIGN CRITERIA

- Code: 2018 International Building Code
- Roof Loads:
  - Dead Load (Steel Framed Roof) – 20psf
  - Dead Load (Steel Frame with Concrete Topping) – 80psf
  - Live Load – 25psf
- 
- Floor Loads:
  - Dead Load (Steel Frame with Concrete Topping) – 80psf
  - Live Load:
    - Office – 40psf + Partitions
    - Fixed Seat Assembly – 60psf
    - Public Spaces/Lobbies and Corridors Serving Them – 100psf
    - Stairs – 100psf
    - Mechanical Floors – 40psf + Mechanical Equip. Weight and Housekeeping Pads
- 
- Site/Soil Properties (Assumed):
  - Soil Bearing Pressure – 2,000 psf + 1/3 increase for seismic loading
  - Site Class “D”
  - Retaining Walls:
    - Active Pressure:  $35\text{pcf} + 15.5H^2$  (seismic)
    - Restrained Pressure:  $55\text{pcf} + 15.5H^2$  (seismic)
  - Passive Pressure: 250pcf (neglecting top 1')
  - Coefficient of Friction: 0.32

## Structural Design Narrative Cont.

- Seismic Design:
  - $S_s=1.368$ ,  $S_1=0.486$ ,  $S_{DS}=1.094$
  - Importance Factor,  $I=1.25$
  - Response Modification Coefficient,  $R=5$  (Special Reinforced Concrete Shear Walls – Bearing Wall System),  $R=8$  (Special Steel Moment Frame)
- 
- Wind Design:
  - Basic Wind Speed: 115mph
  - Exposure Category: “B”

### FOUNDATION SYSTEM

The foundations will be traditional continuous and spread concrete footings. Typically, the tops of the footings will be located 1'-0" below the lower level finish floor elevation. Minimum size for strip footings will be 2'-0" at the 2-story structures and 3'-0" +/- at the taller structures. We assume that the exterior footings will be supporting non-bearing metal stud framing.

The ground floor will be conventional 5" concrete slabs on grade reinforced with #4 reinforcing at 16" on center each way. A shrinkage reducing admixture to help prevent cracking should be added in areas where architecturally exposed concrete is required.

### FLOOR FRAMING SYSTEM

All elevated floors will be constructed with a composite steel floor system, utilizing steel beams (spaced between 7'-0" o.c. and 8'-0" o.c. typically) and steel girders. It is estimated that 2" metal decking and concrete topping totaling 5½" in thickness (including metal deck) will be provided at the elevated levels. Steel wide flange columns will be used to support the framing.

### ROOF FRAMING SYSTEM

Typically the roof framing will utilize structural steel joist framing. Where the roof framing supports mechanical equipment, the joists will consist of W14x or W12x spaced approximately 7'-6" o.c. spanning to W18x or W24x structural steel girders. Long span joists will either consist of open web bar joists or custom steel trusses. The joists will support 1½" deep 18 gauge metal decking. Structural steel girders and columns will be used to support the gravity loads.

## Structural Design Narrative Cont.

### LATERAL LOAD RESISTING SYSTEM

Lateral wind and seismic forces will be transferred through the floor and roof diaphragms and will be resisted by buckling restrained braced frames or special reinforced concrete shear walls. The metal decking at the roof levels will act as a diaphragm to transfer lateral loads to the frame elements. The lateral forces will be resisted by conventional concrete grade beams and mat footings.

### MATERIAL QUANTITY ESTIMATES – INITIAL SCHEMATIC PRICING

The following quantity estimates can be used for pricing:

DuPont Civic Center: Material Quantity Estimates for Initial Pricing	
Concrete	
Item	Reinforcing Steel
Mat Foundations under walls and frames	350#/Cu. Yd
Spread Footings	80#/Cu. Yd
Slab on Grade	90#/Cu.Yd
Concrete Walls	275#/Cu.Yd

DuPont Civic Center: Material Quantity Estimates for Initial Pricing	
Structural Steel	
Item	Reinforcing Steel
Roof Framing	20 PSF
Miscellaneous	See Note 1 Below

Note 1: Additional steel quantities should be estimated for all miscellaneous steel including stairs, railings, cladding supports, window washing supports, mechanical supports, operable partition supports, canopies, trellises, other architectural features, elevator supports, etc.

# DuPont Community Center Mechanical Systems Summary

## Applicable Codes and Standards

- International Mechanical Code (IMC)
- Uniform Plumbing Code (UPC)
- International Building Code (IBC)
- International Fire Code (IFC)
- Washington State Energy Code (WSEC)
- National Fire Protection Association (NFPA), Codes, Standards, and Recommended Practices
- American Society of Heating, Refrigerating, and Air-Conditioning Engineers (ASHRAE) Standards
- American Society of Plumbing Engineer (ASPE) Standards
- Sheet Metal and Air Conditioning Contractors National Association (SMACNA)
- Water Recreation Facility Regulations (WAC 246-260)

## Design Parameters

Design Temperatures: The HVAC systems would be designed for the following conditions:

Outdoor Temperatures:        19°F Winter  
   86°F db/66°F wb Summer

Indoor Temperatures:        70°F Winter/75°F Summer  
   65°F Winter/85°F Summer (Custodial and non-occupied areas)  
   80°F and 55% Relative Humidity (Aquatics area)

Ventilation Rates: Ventilation rates would meet or exceed the minimum values set forth in the IMC and comply with ASHRAE standards. Restroom exhaust would be based on no less than 10 air changes/hour, locker rooms no less than 8 air changes per hour, and custodial rooms on no less than 8 air changes/hour. Pool area ventilation and air changes would comply with WAC requirements and ASHRAE recommendations (Typically 6 air changes per hour).

Plumbing Systems: It is assumed that adequate water pressure is available to the site (no less than 50 psig) and sufficient main sewer depth for a gravity sewer system. No water booster pumps, fire pumps, or sewer pumps are anticipated.

## Energy Code Requirements

The HVAC system equipment efficiencies and types would comply with the WSEC. The WSEC requires the use of Dedicated Outdoor Air Systems (DOAS) for the office and library area occupancies. Areas with concentrated occupancies (i.e. multi-use/performance, library, conference rooms, etc.) are required to have ventilation controls (either CO<sub>2</sub> or occupancy sensors) to control the quantity of outdoor air to reduce energy consumption when the spaces have no (or low) occupancy. Motorized dampers would be provided on all exhaust outlets and air intakes (to reduce air infiltration and associated heat loss/gain) per the WSEC. Computer based direct digital controls (DDC) would be provided for the HVAC systems, with energy use monitored.

Domestic hot water systems would be the circulated type with the water looped down in the wall to

# DuPont Community Center

## Mechanical Systems Summary

each public use lavatory as required by the WSEC.

### Plumbing Piping Systems

**Domestic Water Piping System:** System would use type L copper aboveground, and type K copper belowground. Piping joints belowground would be brazed, aboveground would be soldered or the “press-fit” type. A backflow preventer would be provided on the water main to the building. Valves would be provided to segregate areas of the building, and for each major restroom group. Valves smaller than 3” would be the ball type, larger valves would be the butterfly type. Valves would be rated for 125 psi-swp and be of bronze construction, threaded or solder type. Water hammer arresters would be provided at cold water headers serving fixtures with flush valves. Trap primers would be the mechanically adjusted type, serving floor drains.

**Sanitary Waste and Vent System:** System would use ABS or PVC DWV piping, solid core type. Cleanouts would be provided per code requirements. Floor cleanouts would have round cast iron adjustable housings, with heavy duty bronze top, and be independent from the waste piping cleanout. All floor drains would have trap primers.

**Roof Drains and Storm Drain System:** Where roof drains are required, they would have coated cast iron bodies with large domes. Piping would be same material as specified for the sanitary waste system.

**Natural Gas Piping:** System would use schedule 40 black steel, medium pressure, with pressure reducing valves at HVAC equipment and at the water heaters.

### Plumbing Fixtures and Water Heaters

Water closets would be wall mounted siphon-jet type, vitreous china, white, with low water consumption flush valves. Urinals would be ultra-low water consumption type. Flush valves are recommended to be the sensor type, hard wired to a power source.

Sinks would be of stainless steel construction, 18 gauge, with gooseneck faucets, and basket type strainers. Lavatories would be vitreous china type, with sensor operated faucets, hard wired. Faucets would be standard commercial grade. Drinking fountains would be dual height type, water cooler type, stainless steel with bottle filler and integral filters. Service sinks would be the floor mount type, fiberglass construction, with wall mounted faucet.

Showers would have single handle thermostatic mixing valves, with low flow shower heads. ADA stalls would have adjustable height hand held shower heads.

Two central gas-fired water heaters would provide domestic hot water. A circulation pump would maintain circulation through the system to ensure hot water at the most remote fixture. This pump would be controlled by a time clock and aquastat, connected in series. A diaphragm type expansion tank would be provided on the water heater. The tank would be set at 120 degrees F.

### Plumbing Insulation

All domestic water piping system would be insulated with fiberglass insulation, having a white kraft foil

# DuPont Community Center

## Mechanical Systems Summary

backed all-service jacket. Thickness would be as required by the WSEC. Cold water piping would be insulated with 1/2" thick insulation to prevent condensation. Rainleader and roof drain bodies would also be insulated.

### HVAC System Type

The HVAC system type would vary depending on the area served and the corresponding zoning requirements. Large spaces would be served by single zone type units; areas with multiple smaller zones would be served by systems that can provide multiple zone control and accommodate multiple thermostats.

The multi-use gym would be served by two rooftop gas heat/electric cooling units. These could be located on the gym roof or on the lower adjacent locker room roof. The multi-use/performance area would be served by two rooftop gas heat/electric cooling units (one for the "stage" area, one for the seating area). These could be located on the roof or on the lower adjacent office area roof. The kitchen, great hall, and adjacent support spaces would be served by multiple rooftop gas heat/electric cooling units; one for each unique area. Make-up air for the kitchen would be via a make-up air unit and air transfer from adjacent areas. The locker area would be served by a rooftop heat recovery unit, with gas heat and electric cooling.

The office/administration areas and library areas would be served by a DOAS system and Variable Refrigerant Flow (VRF) system, and a gas heat/electric cooling unit for the larger main library area. The use of the DOAS is required by the WSEC. The VRF system is an air-to-air heat pump system that can serve multiple zones with indoor units in each office (and similar small space), connected on a common refrigerant loop. The indoor units would be either the concealed ducted type or ductless type, as required to match the ceiling type/arrangement. Each indoor unit shall be independently capable of operating in either heating or cooling mode regardless of the mode of the other indoor units. The outdoor heat pump unit would be located either on grade near the building or be mounted on the roof.

Exhaust fans would typically be the roof mounted type with motorized dampers to close when fans are not operating. The kitchen area hood would be served by a Type I hood and grease rated up-blast exhaust fan.

### HVAC System Distribution

Ductwork would be galvanized steel, constructed per SMACNA and local code standards. Duct lining and sound attenuators would be used as needed to reduce noise levels from ductwork air flow and equipment. Air outlets and inlets would be of steel or aluminum construction. All supply air duct would be constructed to 1" pressure class. Return air duct would be extended to serve all areas (i.e. an above ceiling plenum return would not be utilized). Ductwork for the Type I kitchen hood would be of stainless steel construction with welded joints. Ductwork in the aquatics area is recommended to be a "duct sox" type (flexible light weight fabric) for supply air distribution; with the supply routed high and the return/exhaust low.

Refrigerant piping would be the copper ACR type piping with brazed joints. All piping would be pressure and vacuum tested per code and ASHRAE.

# DuPont Community Center

## Mechanical Systems Summary

System filters would be standard 2" thick MERV 11, pleated throw-away type. Indoor VRF units would utilize washable filters provided with the units.

### **HVAC System Insulation**

All outside air and supply air ductwork would be insulated with minimum 2" thick fiberglass insulation. Supply air ducts would be insulated with 1" thick fiberglass insulation. Return and exhaust ducts would not be insulated (except where required by Code). Insulation would have a foil faced vapor barrier jacket.

### **HVAC Control**

Controls would be the DDC type, using an open protocol (BACnet) to allow multiple vendors to provide and maintain the system. System would interface with the HVAC equipment to monitor equipment parameters and allow for control. The system would provide time schedule, temperature, and ventilation control for all areas. Software would allow accessing system graphics and parameters through a PC.

### **Aquatics Area**

A gas fired hot water boiler would provide heating for the pools and the pool area HVAC unit. A heat exchanger would be used between the pool water and the boiler loop water. The system would be arranged to allow for different temperature settings for the main pool water and the therapy pool. The aquatics area would be served by a rooftop heat recovery HVAC unit, using outside air for dehumidification, and hot water from the pool boiler for heating. The unit would be specifically designed for natatorium application.

The pool system would include a main pool pump, therapy pool pump, water filtration, liquid chemical disinfection and pH balance system, surge tank. Pool supply and return piping would be schedule 80 PVC.

### **Fire Sprinkler**

A double check backflow preventer would be provided on the fire line to the building. A remote fire department connection would also be provided.

The fire sprinkler system would be a wet type system type; a dry type system does not appear to be required (i.e. no large external areas require coverage). Area hazard class would be "low hazard". System design would conform to NFPA 13 and local code authority. Piping and heads in the aquatic areas would be the corrosion resistant type.

# DuPont Community Center Electrical Systems Summary

## Applicable Codes

- NFPA 70, National Electrical Code
- WAC 296-46B - Washington State Electrical Safety Standards, Administration, and Installation
- International Building Code (IBC)
- International Fire Code (IFC)
- Washington State Energy Code (WSEC)

## Energy Code Requirements

Lighting and power design would comply with the WSEC, which includes the following requirements:

1. Meet code interior lighting power allowance levels.
2. Provide separate automatic dimming control in daylight zones as required by code.
4. Provide automatic control of exterior lighting using a combination of time schedule, photo sensors, and illumination reduction motion sensors.
5. Provide occupancy sensors in office areas, conference rooms, restrooms, storage rooms, janitor rooms, and similar areas as required by code. Sensors are to automatically turn off lights when spaces are unoccupied. Provide time switch controlled relays to shut off lighting during unoccupied hours in remaining areas of the building.

## Lighting Systems

All interior luminaires would be the LED type with 0-10V dimming drivers and a color corrected temperature of 3500K with minimum color rendering index of 80 CRI. Exterior luminaires would be the be LED with 0-10V dimming drivers, 3000K, with cutoff light distribution to direct light to ground level.

General illumination in areas with suspended acoustical ceilings would use 2 x 4 or 2 x 2 lay-in fixtures with diffuser lens. Within feature areas such as the library, main entry lobby, multi-use/performance area decorative and architectural style fixtures would be used. High-bay lensed fixtures with wire guards would be used in the gymnasium area. Aquatic (pool) areas would be served by perimeter LED flood light type fixtures, allowing fixtures access clear of the pool area. Lensed, surface mount fixtures are proposed for restrooms and other spaces with hard ceilings. Lensed striplights are proposed for storage and utility spaces.

A performance lighting system with track mounted LED instruments is recommended for the multi-use/performance area, in conjunction with a stage lighting system.

Site illumination would be by building mounted fixtures and pole mounted area lights. Luminaires would be “dark sky friendly” and designed to limit light “spill” off the property. Light fixtures would have integral controls to automatically dim the lights until motion is sensed; then increase the light level to meet light levels required.

Lighting necessary for means of egress as a required part of building life safety systems and for essential operations would be served with integral batteries; unless a generator is provided in which case they would be served by the generator.

# DuPont Community Center

## Electrical Systems Summary

### Power Distribution

The building would have a single metered 480/277 volt electrical service with underground service from a utility owned pad mount transformer. Switchgear and panel boards would have fusible switches and/or circuit breakers. Switchboards and panel boards would have copper bussing with full neutrals. Branch circuit panelboards would have bolt-on circuit breakers. Surge protection devices (SPD) would be installed.

480/277 volt distribution would serve lighting, HVAC, and large equipment loads. Step down transformers would provide 208/120 volt distribution for convenience power and small appliance loads. Step down transformers located adjacent to instructional, office, or performance spaces would be "ultra quiet" type.

Where possible, panelboards would be surface mounted in spaces suitable for exposed electrical distribution and not normally accessible to the public. Where panels are flush mounted, spare conduits would be stubbed to the nearest accessible space.

### Emergency Power - Optional

A diesel generator is an option to provide backup power for supporting essential operations and allowing continued operation at some level during a power outage. The generator would be sized and rated for emergency use to accommodate the building life safety systems and other equipment to be identified. If budget does not allow for a generator to be installed, the electrical distribution system could be designed and rough-in provided to allow for a future installation.

### Basic Materials and Method

Material and equipment would be listed and labeled by a Nationally Recognized Testing Laboratory (UL or equivalent).

Feeders and branch circuits would consist of copper conductors installed in conduit. An alternate bid to allow aluminum conductors in lieu of copper for feeders rated 200 amps and larger may be considered. Metal clad cable would be an approved alternative for concealed branch circuits in rooms not to exceed 350 SF, except branch circuit homeruns in these spaces would consist of conductors installed in  $\frac{3}{4}$  inch minimum diameter conduit. Conduit installed above grade would be electrical metallic tubing (EMT) or rigid galvanized steel (RGS). Conduit below grade would be Schedule 40 PVC.

Wiring devices would be specification grade 20 ampere rated. Convenience outlets would be tamper resistant, GFCI devices would be installed where required by Code. Devices located outdoors to have lockable, heavy duty, weatherproof-in-use covers. As a general design, there would be no more than five convenience outlets per 20 ampere circuit and each circuit would have a separate neutral. Device plates would be stainless steel with brushed or satin finish. Device plates for plug-in outlets would be labelled to identify panel and circuit number. Where required by the Energy Code, receptacles would be controlled by an occupancy sensor within the space and permanently marked per Code. At least one receptacle on a dedicated circuit would be provided in each classroom for laptop carts, additional laptop cart locations would be identified during design.

# DuPont Community Center

## Electrical Systems Summary

### Grounding

The electrical service system would be grounded per NEC Article 250. Separate insulated ground conductors would be provided in conduits for all feeders and branch circuits. Use of isolated ground receptacles and associated grounding methods is not proposed.

The telecommunications system would have a main grounding bus bar with a telecommunications bonding backbone to grounding bus bars at each IT equipment room. The telecommunications system main grounding bus bar would be bonded to the building grounding electrode system per Code.

### Telecommunications

The locally available network would be extended to the facility. A local area network would serve the building; i.e. data systems, phones, access control and CCTV cameras. Phone would be voice over internet protocol (VOIP). The local area network would be specified to have a 25 year component rated system.

A server room is recommended to house the main data equipment; located so that the maximum distance from outlet to rack does not exceed 225-feet. Where an IDF is required, it may be in shared spaces with equipment mounted in lockable cabinets or in dedicated spaces with open 4-post racks. APC Uninterruptible power supplies would be provided at the MDF and IDFs.

Fiber backbone cabling would be 12-strand single mode OM3 indoor/outdoor rated with LC connectors installed in flexible innerduct. Telecommunications cabling for wall station, wireless access points, projectors and CCTV cameras would be Category 6A. Category 6 cabling is proposed for the intercom cabling. Each system would utilize a unique cable color to allow for future identification.

Raceway for telecommunications stations installed in walls would be a minimum size of 1.25" conduit with 5-square outlet boxes. Wireless access point cabling located above suspended ceilings would terminate in a male jack and in a biscuit jack in other locations. All stations, cabling and patch panels would be labeled. Raceway for other systems would be a minimum 1" conduit with double gang or manufacturer specific outlet boxes.

Office spaces and the library would have a combination of wired network stations and provisions for wireless access points..

### Security System

Security is expected to be provided using a combination of building access control, intrusion alarm, and closed circuit television (CCTV) systems.

Access control would be provided at selected exterior doors using proximity readers. Extent of access control requirements within the building has not been confirmed. An intrusion alarm system would include door contacts, motion sensors, and glass break sensors.

CCTV system would utilize fixed digital cameras with hardwired UTP CAT 6A cabling indoors and fiber cabling outdoors. The CCTV system is proposed to use cloud based servers which allow the video to be viewed from multiple locations. Budget allowance is for 10 outdoor cameras and 20 indoor

# DuPont Community Center Electrical Systems Summary

cameras.

## **Fire Alarm**

An addressable system with voice evacuation would be provided. Addressable initiating devices would be provided to comply with minimum Code requirements. Smoke detectors would be installed to shut down HVAC fan systems rated above 2000 CFM, at the fire alarm control panel and other locations required by code. A minimum of one manual station would be provided. Speakers and visual alarm signals would be installed per ADA requirements in all normally occupied spaces. System would include alarm and supervision of the building sprinkler system. Communication to the central monitoring station would be via radio or cellphone signal.

DUPONT  
COMMUNITY CENTER  
FUTURE SITE

# VIII.

CITY OF DUPONT COMMUNITY CENTER  
**SITE & BUILDING CONCEPT DESIGN**  
**ALTERNATIVE C**

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## VIII. SITE AND BUILDING CONCEPT DESIGN

### A | PREFERRED PROGRAM

The site and building concept design developed through the study's community-driven process served several purposes. First, it defined the overall physical size of the facility and how it would be oriented within the location being considered by the City. In order to understand the relationship of the internal activities to the site context, the spaces needed to be programmed to a certain level of detail. This provided the ability to address other factors such as site access from Civic Drive, parking, site orientation, topography, and context influencing the way the design was organized. Finally, in order to develop a reasonably accurate cost analysis, the plan needed to be developed to a level of detail that costs could be evaluated.

The concept is generally designed around the four major programmatic functions: the library, multi-use performance space, gym and aquatics, and is organized to address the free flow of visitors to the library from the main entrance without requiring them to pass the central point of control for the larger facility. In addition, a second level of functional organization combined similar programmatic uses to facilitate the efficient use of space and function for large special events with significant attendance or numerous spectators and still provided a level of separation between differing activities.

The preferred program developed over the course of the study includes the spaces and their prospective uses outlined within this section.

### B | CONCEPT DESIGN – ALTERNATIVE 'C'

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## A | AQUATIC CENTER

The aquatic center is a six-lane indoor community pool including spring- and diving boards, for competitive or leisure swimming along with a secondary shallow pool for various activities including swimming lesson, water aerobics, water therapy and other classes. An observatory deck is located on the second floor overlooking the pools for spectators of competitions or parents watching their children learn to swim. This area also provides revenue generating spaces for small parties to gather for birthdays, anniversaries or other social events.



### LIST OF ACTIVITIES:

- Swim meets
- Swim lessons
- Swim parties
- Pre-school programs
- Parent-tot classes
- Intermediate/advanced swimming
- Water therapy
- Water safety
- Fitness classes
- Aqua aerobics
- Snorkeling
- Open lap swim
- Water volleyball
- Water basketball
- Water walking
- Water games
- Water slide
- Dive-in movies
- Maternity aqua-aerobics
- Youth groups
- Informal socializing
- Birthday parties
- Interactive water play
- Adapted aquatics

---

## 1 | LIBRARY EXPANSION

The library is a leased space for the Pierce County Library system and is located to have the main entry accessed and clearly visible from the main commons area, as well as being located prior to the central point of control for the community center, in order to operate independently of the rest of the facility.

Though programming for the library would be set by PCL, the 8,500 square-foot facility could easily house areas designated for teens, a children's corner with movable furniture, and designated areas to accommodate reading, studying or research. Main reading tables, lounge areas, and restrooms are provided for all visitors, as well as private office spaces and workrooms for employees.



### LIST OF ACTIVITIES:

- Book club meetings
- Other club meetings
- Reading classes
- Board games
- Card games
- Computer classes
- Educational programs
- Game nights
- Adult program classes
- Teen program classes
- Child program classes
- Language classes
- Teen reading corner
- Children's play area
- Adult seating/reading areas

---

## 2 | MULTI-USE PERFORMANCE SPACE

The multi-purpose performance space is programmed for large community and rental activities and events. It is divisible into two smaller spaces, but as a single use can be configured for up to 400 seated at tables or 500 in a performance layout. Ample storage for the stage and event space is furnished at multiple locations around the room. This size space allows for a variety of events that support the nearby Joint Base Lewis-McChord Army Base or the local community of DuPont.



### LIST OF ACTIVITIES:

- Theater performance/musicals
- Art shows
- Fundraising events
- Facility rentals
- Receptions
- Banquets
- Social gatherings
- Weddings
- Dinners
- Educational programs
- Conferences
- Birthday parties
- Prom parties
- Music recitals
- Craft shows
- Dances
- Instructional programs
- Drama camp
- Performing arts
- Informal gathering
- Lectures/seminars
- Travelogues
- Financial planning
- Music programs
- Club meetings
- Parties
- Reception
- Celebration arts and crafts
- Health/wellness
- Fitness classes

---

### 3 | MULTI-USE ACTIVITY SPACE

The multi-use activity space, with a capacity of 120 people, is a smaller event or meeting room for general facility programs such as dance, fitness, educational classes, or rental space for social or public gatherings. Flexible furnishings, stored in adjacent spaces, allow for various types of activities and arrangements to accommodate a wide range of uses.



#### LIST OF ACTIVITIES:

- Art shows
- Fundraising events
- Facility rentals
- Social gatherings
- Dinners
- Educational programs
- Birthday parties
- Craft shows
- Dance classes
- Instructional programs
- Lectures/seminars
- Club meetings
- Card parties/classes
- Parties
- Health/wellness
- Fitness classes
- Meetings
- Travelogues

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## 4 | COMMERCIAL/TEACHING KITCHEN

The commercial teaching/kitchen supports several of the center's programmatic features whether they are a community center sponsored event or part of a rental package for the multi-use performance- or activity spaces. It also stands alone as a space for multi-generational culinary education, or as a café/deli for larger facility events.



### LIST OF ACTIVITIES:

- Cooking classes
- Event catering
- Public café/deli
- Culinary club meetings

## 5 | MULTI-GENERATIONAL CENTER

The multi-generational center is programed to provide space for all generations to enjoy a wide range of social events and activities. This space provides not only an open flexible main room for games, classes, or meetings, but also smaller rooms for specific, focused gathering.

### LIST OF ACTIVITIES:

- Gaming
- Birthday parties
- Meetings
- Family events
- Kid clubs/events
- Adult events
- Teen events
- Educational programs
- Facility rentals
- Club meetings

## 6 | COMMUNITY SHARED OFFICES

The community shared offices are lease facilities provided for a wide range of community-centered organizations. These may range from social- and family support services to neighborhood, business or tourism associations that support the DuPont community.

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## 7 | MULTI-USE GYM

The community center plan has a two-court, multi-use gym space that can be divided into four separate half-court zones through operable curtain dividers. This allows for multiple activities to occur in the space simultaneously to meet the community's various interests and needs. Numerous large, operable openings provide direct connect to the seasonal events plaza to the west for such events as farmer's markets, large community fairs or tournaments that could take advantage of an indoor/outdoor venue. Accessed from the second floor, an elevated running/walking track, which equal one mile in ten laps, is designed to wrap around the entire gym space.



### LIST OF ACTIVITIES:

- Large fitness classes
- Health/wellness
- Basketball
- Volleyball
- Badminton
- Drop-in play
- League play
- Pee-wee sports
- Martial arts
- Floor hockey
- Indoor hockey
- Tumbling
- Dodge ball
- Sports/skills camps
- Open gym
- Day camps
- Laser tag
- Special Olympics
- Hoop shoots
- Tournaments
- Press conference
- Group functions
- Sports fitness day camp
- Theme parties
- Dance classes
- Prom parties
- Running/jogging/walking
- Warm-up
- Indoor soccer

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## 8 | LOCKER ROOMS

The plan includes one female- and one male locker room, serving both the multi-use gym and aquatic center. Individual restrooms and changing rooms are designed to be included for more privatized options. View barriers, additional circulation space between functions, temporary combination access lockers, and lighting can be designed to make users feel more comfortable within the space.



## 9 | FARMER'S MARKET / SEASONAL EVENTS

The farmer's market or seasonal event space provides an outdoor public space for a wide variety of community events or temporary activity installations. Located next to the large indoor gym space, it has direct connection to extend from the outdoor plaza to the interior of the community center through numerous large operable openings.



### LIST OF ACTIVITIES:

- Farmer's market
- Temporary ice-skating
- Christmas market
- Secondhand sales
- Temporary pump track
- Other seasonal events

---

## 10 | SKATEBOARD PARK

The skateboard park will be located adjacent to Civic Drive and is dedicated to the community that enjoys skateboarding, inline skating, and biking.



## 11 | ENTRY HALL / REGISTRATION

The massing of the entry hall and common area visually orients the visitor to the facilities uses along a central spine. Extended glazing provides an open and welcoming space with a distinctive architectural signature, defining the public space from the surrounding major programmatic features.



## 12 | OFFICE & ADMINISTRATION

Administrative office spaces and the reception/ information desk are conveniently located at the main entry just beyond the library's entrance. The reception desk location provides a quick orientation to the center and allows for visitors to quickly learn where to find the various programs and events occurring within the community center.

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### 13 | LOBBY/LOUNGE & PUBLIC SPACE

Public spaces and lounge areas are provided throughout the community center's central spine and along secondary hallways for comfortable lounging and socializing in areas both public and semi-public. From the main commons and the mezzanine within the central axis, views into other activity areas within the center provides an open and welcoming environment.



### 14 | STORAGE & SUPPORT SPACE

Additional storage and support spaces are located throughout the center and serve the surrounding functions and programs by storing items such as furniture, equipment and additional support furnishings.



# DUPONT COMMUNITY CENTER

FEASIBILITY AND PLANNING STUDY

DUPONT COMMUNITY CENTER

CENTER DRIVE | DUPONT, WA

CONCEPT DESIGN | 10/08/19

**A001**  
COVER SHEET





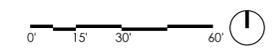
- PROGRAM KEY**
- A** AQUATICS
  - 1** LIBRARY EXPANSION
  - 2** MULTI-USE PERFORMANCE SPACE
  - 3** MULTI-USE ACTIVITY SPACE
  - 4** COMMERCIAL / TEACHING KITCHEN
  - 5** MULTI-GENERATIONAL CENTER
  - 6** COMMUNITY SHARED OFFICES
  - 7** MULTI-USE GYM
  - 8** LOCKER ROOMS
  - 9** FARMER'S MARKET / SEASONAL EVENTS
  - 10** SKATEBOARD PARK
  - 11** ENTRY HALL/REGISTRATION
  - 12** OFFICE & ADMINISTRATION
  - 13** LOBBY / LOUNGE & PUBLIC SPACE
  - 14** STORAGE & SUPPORT SPACE

# DUPONT COMMUNITY CENTER

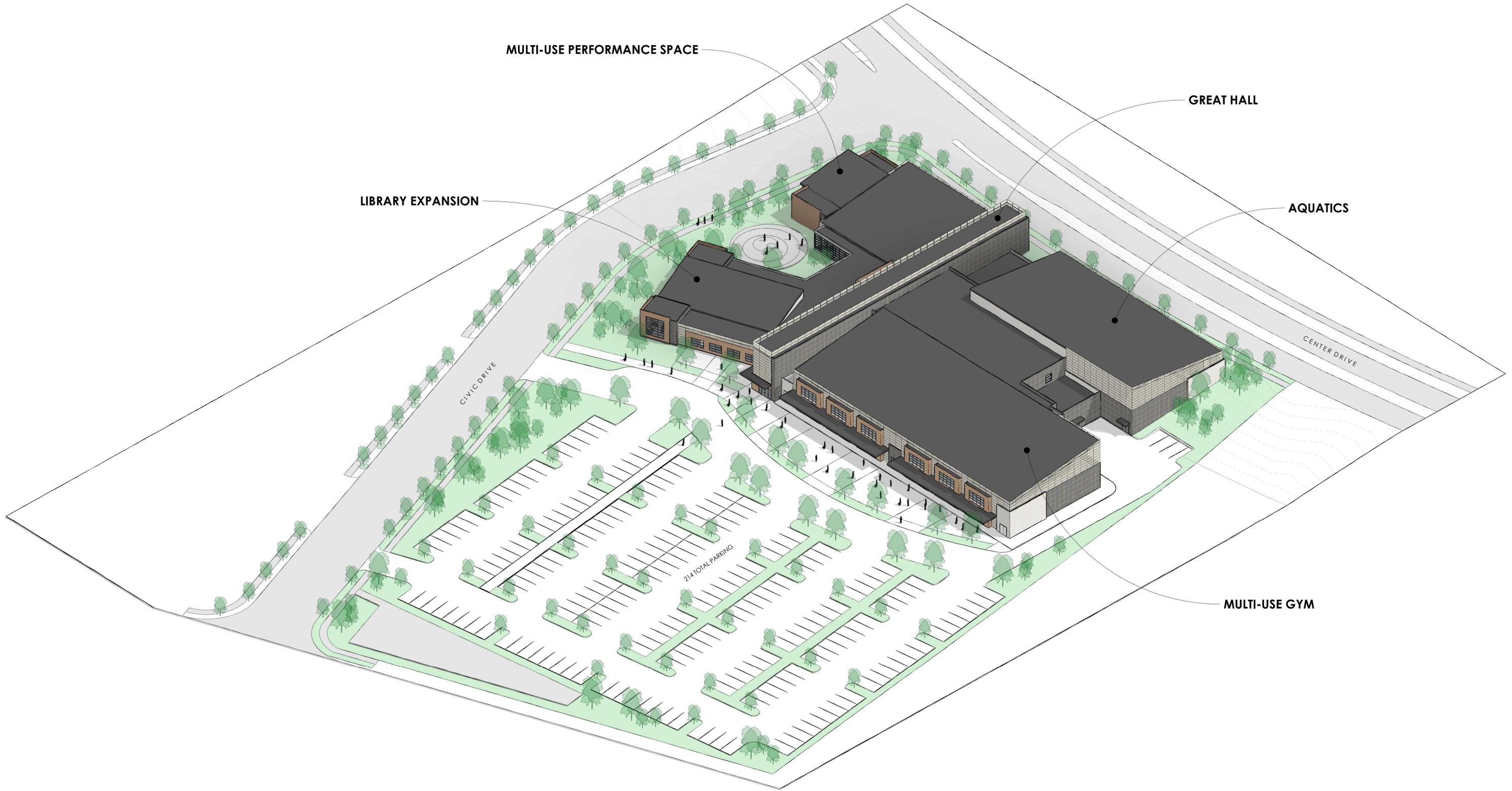
CENTER DRIVE | DUPONT, WA

CONCEPT DESIGN | 10/08/2019

**A101**  
SITE PLAN



THOMAS  
architecture studios



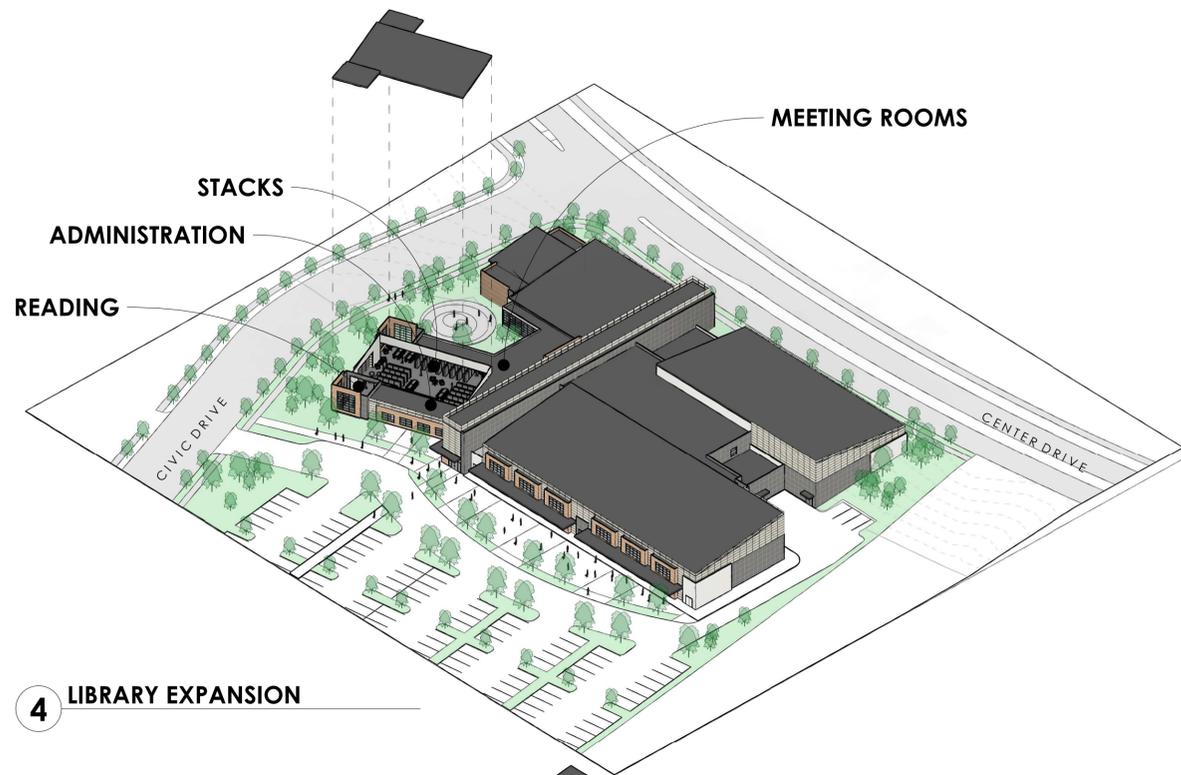
# DUPONT COMMUNITY CENTER

CENTER DRIVE | DUPONT, WA

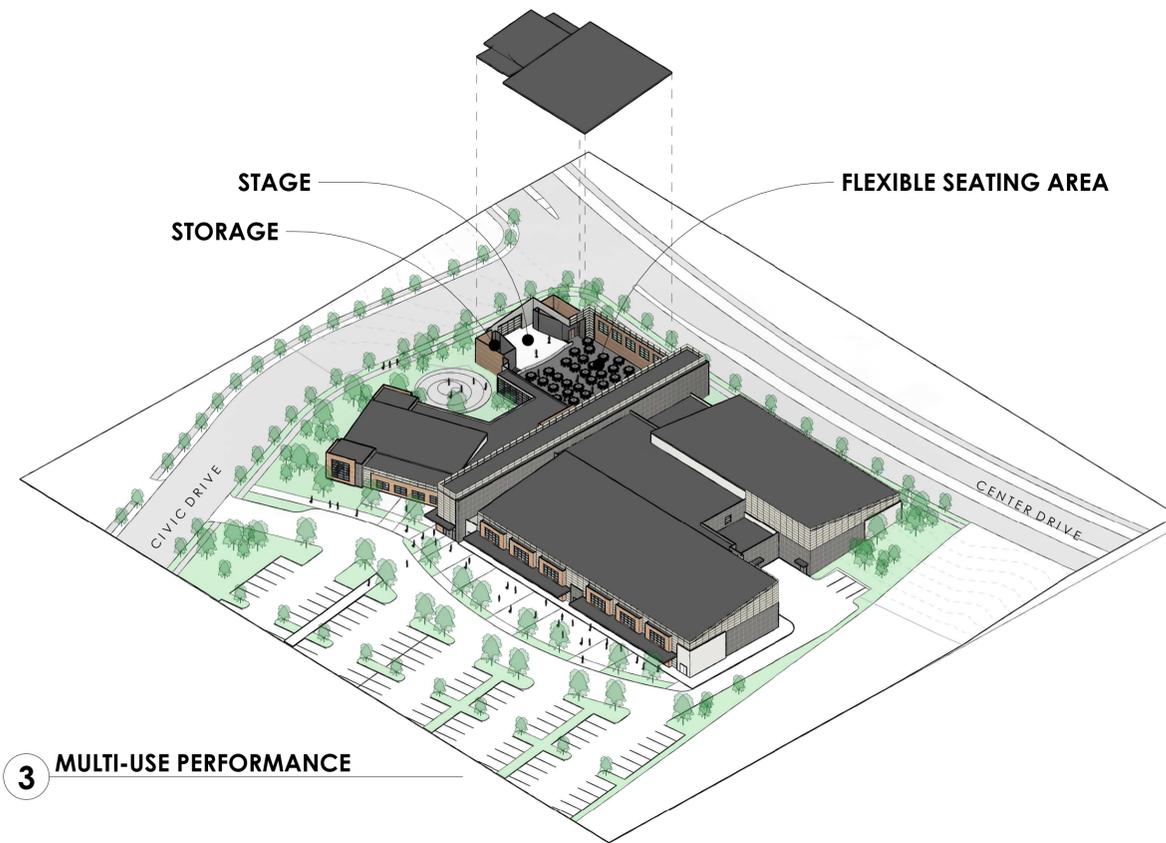
CONCEPT DESIGN | 10/08/19

**A102**  
SITE DIAGRAM

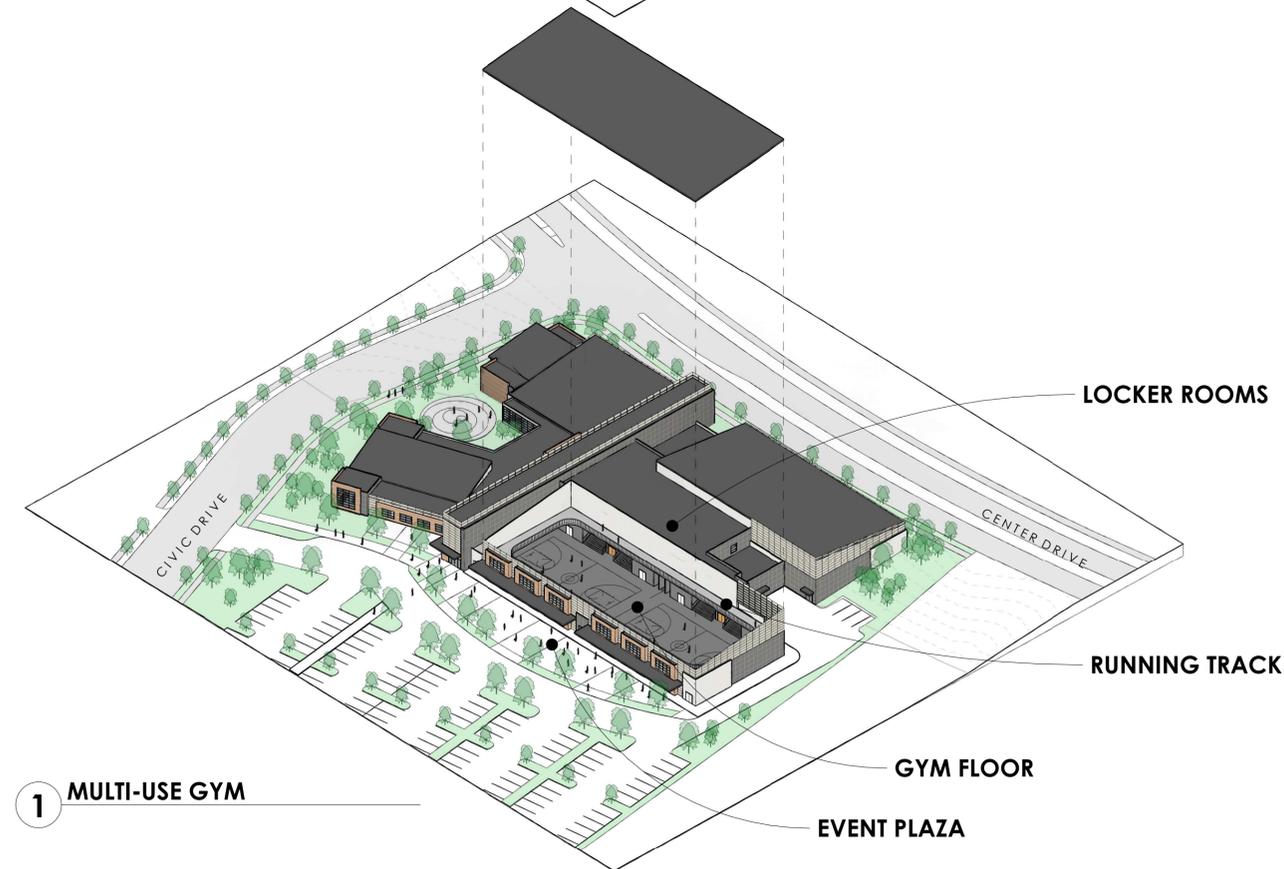




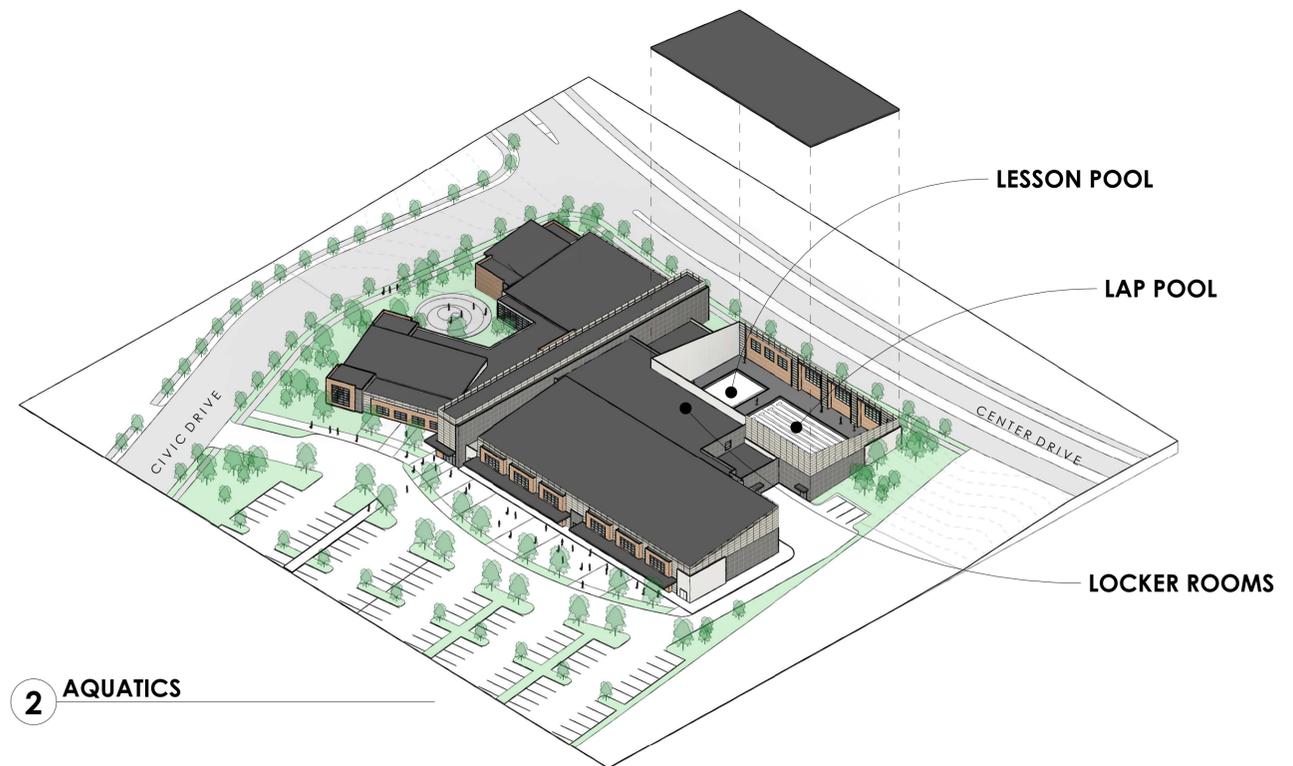
**4** LIBRARY EXPANSION



**3** MULTI-USE PERFORMANCE



**1** MULTI-USE GYM



**2** AQUATICS

# DUPONT COMMUNITY CENTER

CENTER DRIVE | DUPONT, WA

CONCEPT DESIGN | 10/08/19

**A103**  
SPACE USAGE





**PROGRAM KEY**

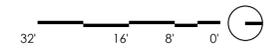
- A** AQUATICS
- 1** LIBRARY EXPANSION
- 2** MULTI-USE PERFORMANCE SPACE
- 3** MULTI-USE ACTIVITY SPACE
- 4** COMMERCIAL / TEACHING KITCHEN
- 5** MULTI-GENERATIONAL CENTER
- 6** COMMUNITY SHARED OFFICES
- 7** MULTI-USE GYM
- 8** LOCKER ROOMS
- 9** FARMER'S MARKET / SEASONAL EVENTS
- 10** SKATEBOARD PARK
- 11** ENTRY HALL/REGISTRATION
- 12** OFFICE & ADMINISTRATION
- 13** LOBBY / LOUNGE & PUBLIC SPACE
- 14** STORAGE & SUPPORT SPACE

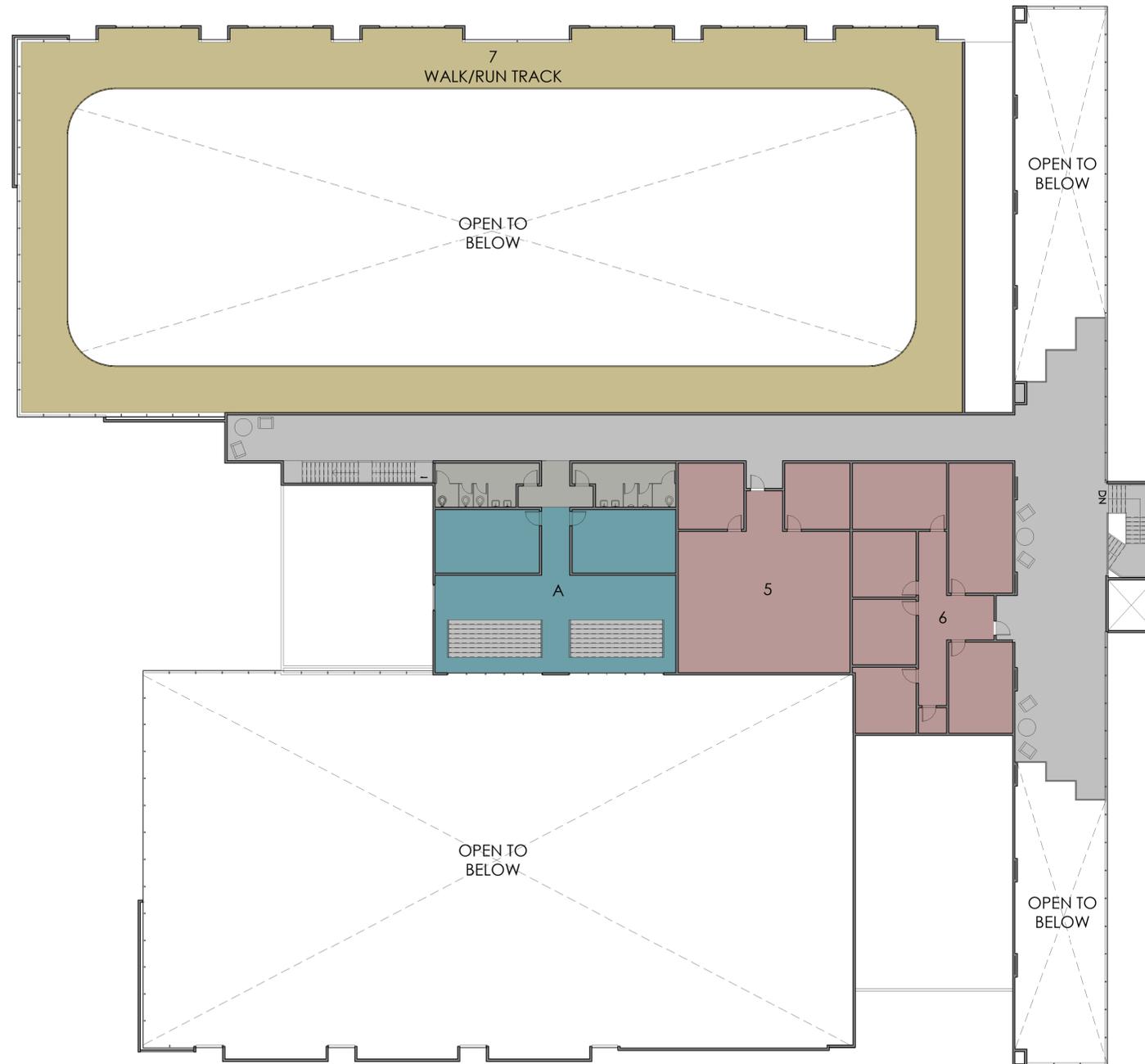
# DUPONT COMMUNITY CENTER

CENTER DRIVE | DUPONT, WA

CONCEPT DESIGN | 10/08/19

**A201**  
FIRST FLOOR





**PROGRAM KEY**

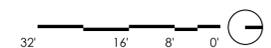
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- 1** LIBRARY EXPANSION
- 2** MULTI-USE PERFORMANCE SPACE
- 3** MULTI-USE ACTIVITY SPACE
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- 10** SKATEBOARD PARK
- 11** ENTRY HALL/REGISTRATION
- 12** OFFICE & ADMINISTRATION
- 13** LOBBY / LOUNGE & PUBLIC SPACE
- 14** STORAGE & SUPPORT SPACE

# DUPONT COMMUNITY CENTER

CENTER DRIVE | DUPONT, WA

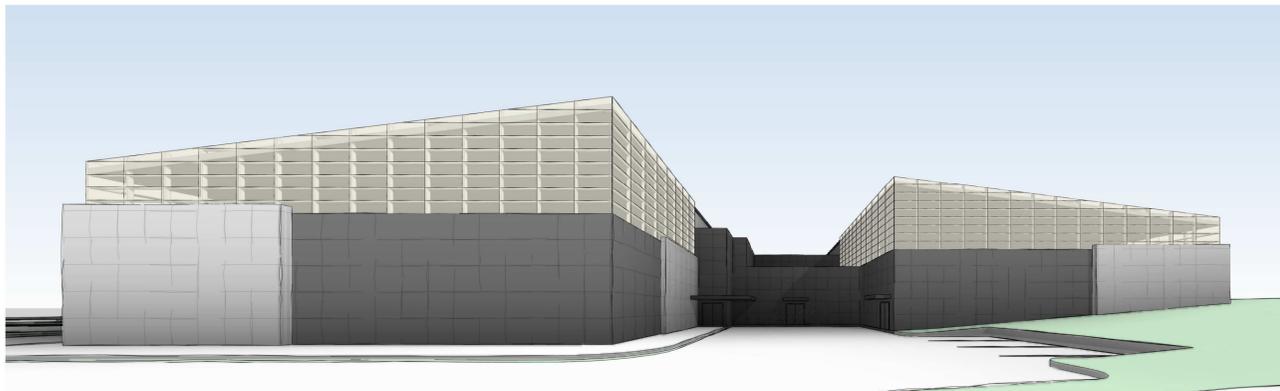
CONCEPT DESIGN | 10/08/19

**A202**  
SECOND FLOOR





4 WEST



2 SOUTH



3 NORTH



1 EAST

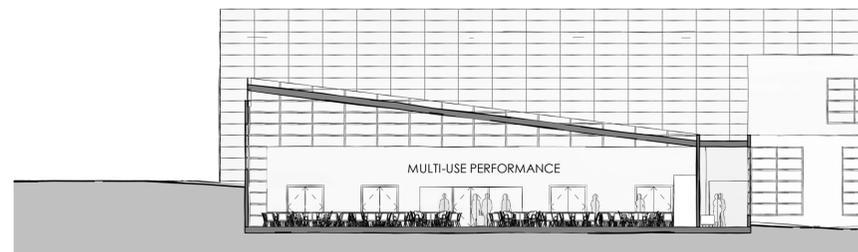
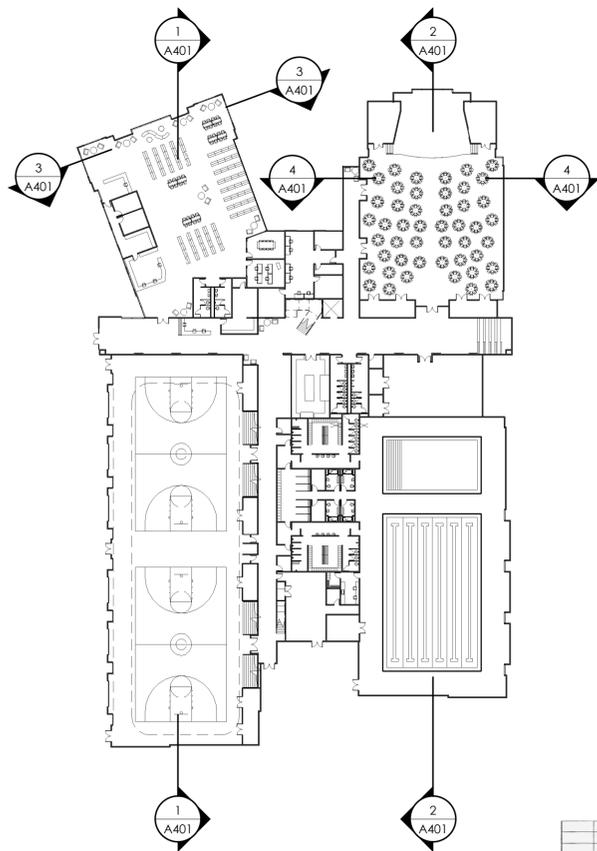
# DUPONT COMMUNITY CENTER

CENTER DRIVE | DUPONT, WA

CONCEPT DESIGN | 10/08/19

**A301**  
ELEVATIONS

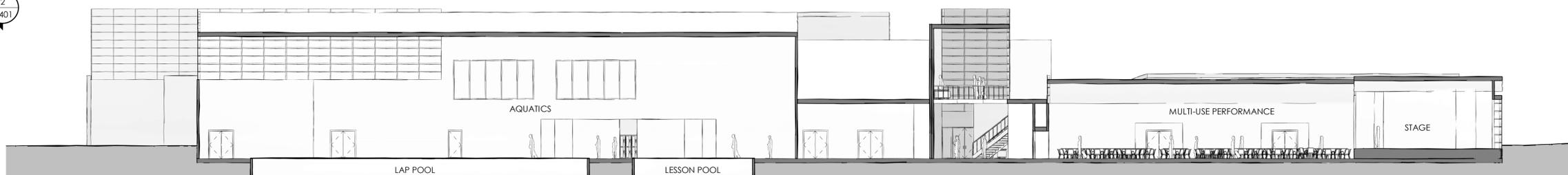




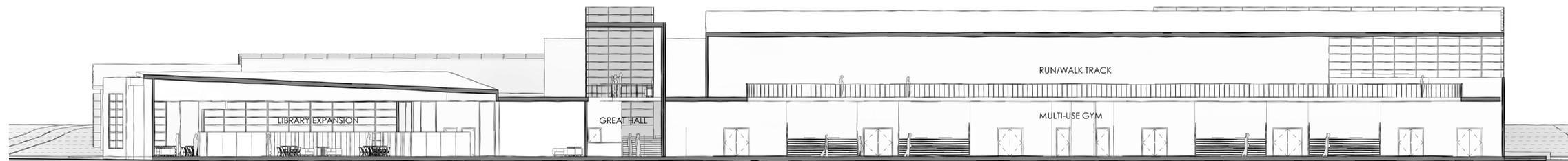
**4 SECTION 4**  
1/16" = 1'-0"



**3 SECTION 3**  
1/16" = 1'-0"



**2 SECTION 2**  
1/16" = 1'-0"



**1 SECTION 1**  
1/16" = 1'-0"

# DUPONT COMMUNITY CENTER

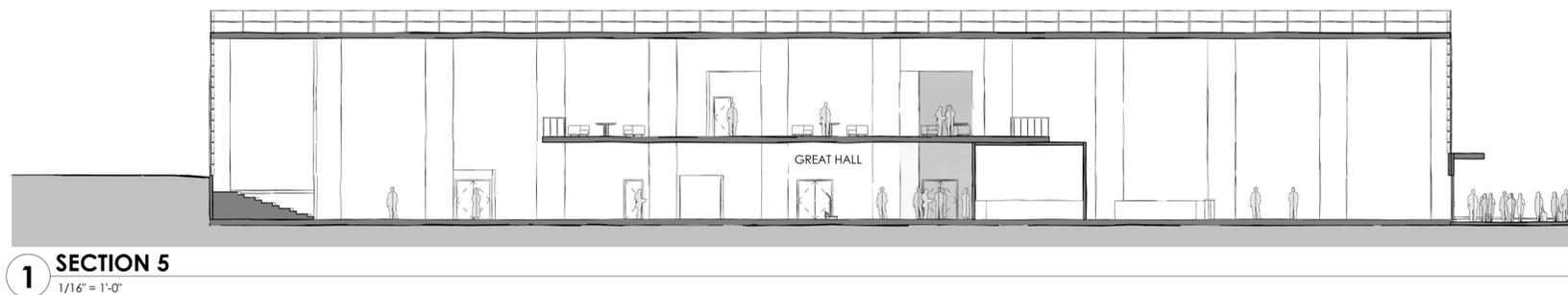
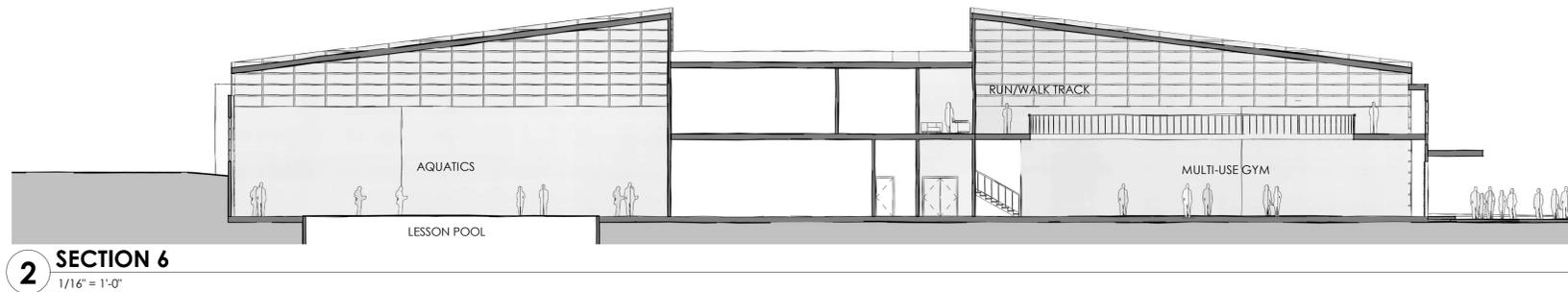
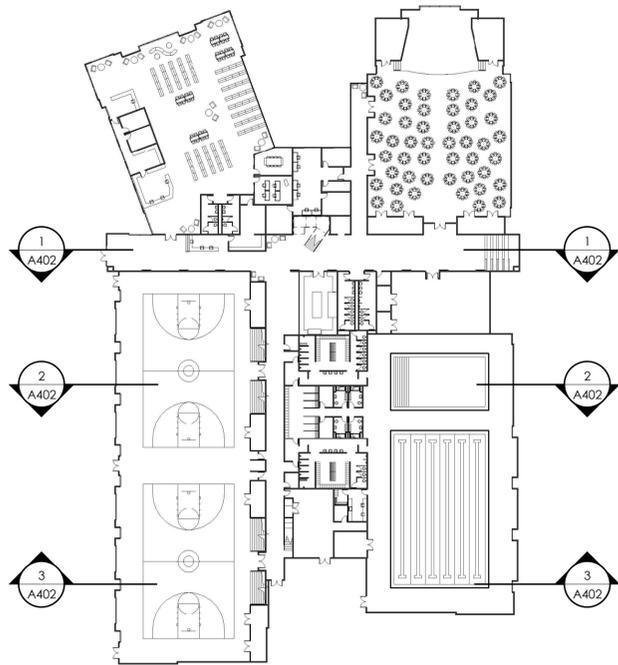
CENTER DRIVE | DUPONT, WA

CONCEPT DESIGN | 10/08/19

**A401**  
SECTIONS



THOMAS  
architecture studios

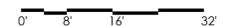


# DUPONT COMMUNITY CENTER

CENTER DRIVE | DUPONT, WA

CONCEPT DESIGN | 10/08/19

**A402**  
SECTIONS





# DUPONT COMMUNITY CENTER

CENTER DRIVE | DUPONT, WA

CONCEPT DESIGN | 10/08/19

**A901**  
PERSPECTIVES





# IX.

## CITY OF DUPONT COMMUNITY CENTER CONSTRUCTION COST ESTIMATES

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## **IX. CONSTRUCTION COST ESTIMATES**

**A | TOTAL PROJECT COST SUMMARIES**

**B | CONSTRUCTION ESTIMATES**

## ALTERNATIVE 'C' WITH AQUATICS

ITEM DESCRIPTION	UNITS	UNIT PRICE	COST w/ GC MARKUP	ESCALATION FACTOR	WITH ESCALATION	NOTES FOR ALTERNATIVE 'C' W/ AQUATICS
<b>CONSTRUCTION COSTS</b>						FROM 10-08-19 ACKER ESTIMATE
BUILDING & SITE CONSTRUCTION	\$26,820,380	1.25	\$33,525,475	1.10	\$36,878,023	5% ESCALATION / YEAR TO PROJECT BID IN FALL OF 2021
ADAPTIVE REUSE OF EXISTING BUILDING	\$500,000	1.25	\$625,000	1.10	\$687,500	
<b>SUB TOTAL BUILDING &amp; SITE CONSTRUCTION COST</b>			<b>\$34,150,475</b>		<b>\$37,565,523</b>	
<b>OTHER PROJECT EXPENSES</b>						
FURNISHINGS (FF&E)	1	ALLOWANCE	\$310,000			
WA STATE SALES TAX	\$37,565,523	9.30%	\$3,493,594			
OWNER'S CONTINGENCY	\$37,565,523	5.00%	\$1,878,276			OWNER (ONLY) CONTINGENCY FOR NEW CONSTRUCTION
CITY OF DuPONT PERMITTING & IMPACT FEES	1	ALLOWANCE	\$350,000			AWAITING FURTHER DEFINITION FROM CITY
SURVEY, GEOTECH, THIRD PARTY TESTING	1	ALLOWANCE	\$106,000			
HVAC SYSTEM COMMISSIONING	1	ALLOWANCE	\$60,000			
MOVING EXPENSES	1	ALLOWANCE	\$30,000			
ARCHITECT & ENGINEERING	\$37,565,523	7.0%	\$2,629,587			BASIC SERVICES (ARCHITECT, STRUCTURAL & MEP ENGINEERS)*
ARCHITECTURAL ADDITIONAL SERVICES	\$37,565,523	1.5%	\$563,483			
ADDITIONAL CONSULTANT SERVICES	\$37,565,523	2.0%	\$751,310			CIVIL, DETAILED COST ESTIMATOR, I.D., L.A., ACCOUST., ENVELOPE
OWNER INTERNAL MANAGEMENT EXPENSES	1	ALLOWANCE	\$200,000			TBD
<b>TOTAL OTHER PROJECT EXPENSES</b>			<b>\$10,372,250</b>		<b>\$10,372,250</b>	
<b>TOTAL PROJECT COST</b>					<b>\$47,937,772</b>	

NOTES: \* - A & E BASIC SERVICES BASED ON WASHINGTON STATE A & E FEE GUIDELINES  
 - ESTIMATED FEBRUARY 2023 MOVE IN DATE

## ALTERNATIVE 'C' WITHOUT AQUATICS

ITEM DESCRIPTION	UNITS	UNIT PRICE	COST w/ GC MARKUP	ESCALATION FACTOR	WITH ESCALATION	NOTES FOR ALTERNATIVE 'C' W/O AQUATICS
<b>CONSTRUCTION COSTS</b>						FROM 10-08-19 ACKER ESTIMATE
BUILDING & SITE CONSTRUCTION	\$21,191,380	1.25	\$26,489,225	1.10	\$29,138,148	5% ESCALATION / YEAR TO PROJECT BID IN FALL OF 2021
ADAPTIVE REUSE OF EXISTING BUILDING	\$500,000	1.25	\$625,000	1.10	\$687,500	
<b>SUB TOTAL BUILDING &amp; SITE CONSTRUCTION COST</b>			<b>\$27,114,225</b>		<b>\$29,825,648</b>	
<b>OTHER PROJECT EXPENSES</b>						
FURNISHINGS (FF&E)	1	ALLOWANCE	\$260,000			
WA STATE SALES TAX	\$29,825,648	9.30%	\$2,773,785			
OWNER'S CONTINGENCY	\$29,825,648	5.00%	\$1,491,282			OWNER (ONLY) CONTINGENCY FOR NEW CONSTRUCTION
CITY OF DuPONT PERMITTING & IMPACT FEES	1	ALLOWANCE	\$350,000			AWAITING FURTHER DEFINITION FROM CITY
SURVEY, GEOTECH, THIRD PARTY TESTING	1	ALLOWANCE	\$106,000			
HVAC SYSTEM COMMISSIONING	1	ALLOWANCE	\$60,000			
MOVING EXPENSES	1	ALLOWANCE	\$30,000			
ARCHITECT & ENGINEERING	\$29,825,648	7.3%	\$2,177,272			BASIC SERVICES (ARCHITECT, STRUCTURAL & MEP ENGINEERS)*
ARCHITECTURAL ADDITIONAL SERVICES	\$29,825,648	1.5%	\$447,385			
ADDITIONAL CONSULTANT SERVICES	\$29,825,648	2.0%	\$596,513			CIVIL, DETAILED COST ESTIMATOR, I.D., L.A., ACCOUST., ENVELOPE
OWNER INTERNAL MANAGEMENT EXPENSES	1	ALLOWANCE	\$200,000			TBD
<b>TOTAL OTHER PROJECT EXPENSES</b>			<b>\$8,492,238</b>		<b>\$8,492,238</b>	
<b>TOTAL PROJECT COST</b>					<b>\$38,317,885</b>	

NOTES: \* - A & E BASIC SERVICES BASED ON WASHINGTON STATE A & E FEE GUIDELINES  
 - ESTIMATED FEBRUARY 2023 MOVE IN DATE

## ALTERNATIVE 'D' WITHOUT AQUATICS

ITEM DESCRIPTION	UNITS	UNIT PRICE	COST w/ GC MARKUP	ESCALATION FACTOR	WITH ESCALATION	NOTES FOR ALTERNATIVE 'D'
<b>CONSTRUCTION COSTS</b>						FROM 10-08-19 ACKER ESTIMATE
BUILDING & SITE CONSTRUCTION	\$22,088,680	1.25	\$27,610,850	1.10	\$30,371,935	5% ESCALATION / YEAR TO PROJECT BID IN FALL OF 2021
ADAPTIVE REUSE OF EXISTING BUILDING	\$500,000	1.25	\$625,000	1.10	\$687,500	
<b>SUB TOTAL BUILDING &amp; SITE CONSTRUCTION COST</b>			<b>\$28,235,850</b>		<b>\$31,059,435</b>	
<b>OTHER PROJECT EXPENSES</b>						
FURNISHINGS (FF&E)	1	ALLOWANCE	\$260,000			
WA STATE SALES TAX	\$31,059,435	9.30%	\$2,888,527			
OWNER'S CONTINGENCY	\$31,059,435	5.00%	\$1,552,972			OWNER (ONLY) CONTINGENCY FOR NEW CONSTRUCTION AWAITING FURTHER DEFINITION FROM CITY
CITY OF DuPONT PERMITTING & IMPACT FEES	1	ALLOWANCE	\$350,000			
SURVEY, GEOTECH, THIRD PARTY TESTING	1	ALLOWANCE	\$106,000			
HVAC SYSTEM COMMISSIONING	1	ALLOWANCE	\$60,000			
MOVING EXPENSES	1	ALLOWANCE	\$30,000			
ARCHITECT & ENGINEERING	\$31,059,435	7.2%	\$2,236,279			BASIC SERVICES (ARCHITECT, STRUCTURAL & MEP ENGINEERS)*
ARCHITECTURAL ADDITIONAL SERVICES	\$31,059,435	1.5%	\$465,892			
ADDITIONAL CONSULTANT SERVICES	\$31,059,435	2.0%	\$621,189			CIVIL, DETAILED COST ESTIMATOR, I.D., L.A., ACCOUST., ENVELOPE TBD
OWNER INTERNAL MANAGEMENT EXPENSES	1	ALLOWANCE	\$200,000			
<b>TOTAL OTHER PROJECT EXPENSES</b>			<b>\$8,770,859</b>		<b>\$8,770,859</b>	
<b>TOTAL PROJECT COST</b>					<b>\$39,830,294</b>	

NOTES: \* - A & E BASIC SERVICES BASED ON WASHINGTON STATE A & E FEE GUIDELINES  
 - ESTIMATED FEBRUARY 2023 MOVE IN DATE

**DUPONT COMMUNITY CENTER  
FOR THE CITY OF DUPONT**

**GENERAL PROJECT SCOPE:**

This is a preliminary rough-order-of-magnitude estimate to construct a new Community Center for the City of Dupont. The estimate has been broken out into three independent scenarios: Concept 'C' with an Aquatics Facility, Concept 'C' without an Aquatics Facility, and Concept 'D' without an Aquatics Facility. Per an initial civil engineer's scoping report, virtually no street improvements are required, as pertinent offsite infrastructure is already in place.

The estimate and present scope is at a preliminary concept level with specifics still to address and should be treated as such. The estimate includes full construction costs, plus a modest design and busy construction market contingency. However, sales tax, other soft costs are not included. Since there is not yet a known targeted construction start date, estimate costs are in current dollars, and premiums for anticipated cost escalation are not included either.

**INCLUDED:**

- Option 'C' with Aquatics, 65,000 SF 1st flr, 15,000 SF 2nd flr, 80,000 SF total.
- Option 'C' without Aquatics, 50,000 SF 1st flr, 15,000 SF 2nd flr, 65,000 SF total.
- Option 'D' without Aquatics, 54,000 SF 1st flr, 16,000 SF 2nd flr, 70,000 SF total.
- Specialized equipment in Stage, locker room and Gym areas.
- A small commercial kitchen and an elevator in each of concept Options.
- Commercial pool systems & equipment in the first Option 'C'.
- New outside utility services to new building facility.
- A \$500,000 allowance for a storm infiltration bed system with perforated piping.
- Onsite lighting, an illuminated monument sign, and a loading dock with leveler.
- Screen walls around large outside equipment.
- Provisions for an 8,000 SF outside Farmer's Market slab and foundation.
- A 4,000 SF to 5,000 SF concrete paved skateboard park.
- An emergency back-up generator.
- Fully irrigated landscape areas, except at rain gardens.
- Contractor's general requirements, overhead & profit, insurance, and B & O tax.
- A modest design and busy construction market contingency.

**EXCLUDED:**

- LEED administration & certification premiums.
- Imported trench backfill material--native assumed to be acceptable.
- Book shelving in Library.
- Any fixed seating beyond telescoping bleachers in Gyms.
- Any catwalks over Stage area, or furniture, furnishings or loose equipment.
- A portable bulkhead wall in the Aquatic Option 'C' scope.
- Offsite improvements beyond outside utility tie-ins, cuts & patches.
- Any new underground storm detention vaults or large storm cartridge filters.
- Street lighting--already in place.
- Onsite retaining walls, steps, ramps or rails of significance.
- Any Farmer's Market fixed shelters, structures or buildings.
- Onsite fencing or security monitoring.
- Utility company connection fees, or outside gas service beyond trenching.
- New street edge planters & trees--already in place.
- Sales tax, design fees, permits, 3rd party testing, owner's administration costs.
- A construction cost escalation premium--costs are in current dollars.

**BUDGETARY COST ESTIMATE**

PROJECT COMPONENT	Quantity	Unit	BUDGETARY COST ESTIMATE		REMARKS
			Estimate Cost	With Mark-Ups	
<b>ESTIMATE OPTION SUMMARY:</b> (A 25% General Contractor G.R, OH&P, B&I, B&O Mark-Up that Includes a Modest Design & Busy Market Contingency; No Sales Tax.)					
OPTION 'C', WITH AN AQUATICS FACILITY	1.25	LS	\$26,820,380	\$33,525,475	See Page 2 for an Estimate Summary Breakdown
OPTION 'C', WITHOUT AN AQUATICS FACILITY	1.25	LS	\$21,191,380	\$26,489,225	See Page 6 for Estimate an Summary Breakdown
OPTION 'D', WITHOUT AN AQUATICS FACILITY	1.25	LS	\$22,088,680	\$27,610,850	See Page 10 for an Estimate Summary Breakdown

**NOTES:**

The above estimate 25% mark-up includes a general contractor's general requirements, overhead & profit, bond & insurance, and B & O tax, plus modest design and busy commercial construction market contingency. Soft costs, such as sales tax, permits, third party testing, design fees, an owner's administration & moving costs are not included. No construction escalation cost premium is included either

**DUPONT COMMUNITY CENTER  
FOR THE CITY OF DUPONT**

**BUDGETARY COST ESTIMATE**

PROJECT COMPONENT	BUDGETARY COST ESTIMATE				REMARKS
	Quantity	Unit	Estimate Cost	With Mark-Ups	
<b>CONCEPT 'C', WITH AN AQUATICS FACILITY, ESTIMATE SUMMARY BREAKDOWN:</b>					
<b>(A 25% General Contractor G.R, OH&amp;P, B&amp;I, B&amp;O Mark-Up that Includes a Modest Design &amp; Busy Market Contingency; No Sales Tax.)</b>					
<b>SITE IMPROVEMENTS:</b>					<b>\$4,094,225</b>
1.1) Site Prep to Subgrades.	1.25	LS	\$351,000	\$438,750	See Page 3 for estimate detail breakdowns.
1.2) Outside Water.	1.25	LS	\$178,200	\$222,750	" " " " " " " " " " " "
1.3) Outside Sanitary.	1.25	LS	\$81,500	\$101,875	" " " " " " " " " " " "
1.4) Outside Storm & Infiltration Treatment.	1.25	LS	\$683,200	\$854,000	" " " " " " " " " " " "
1.5) Site Electrical & Outside Gas.	1.25	LS	\$380,000	\$475,000	" " " " " " " " " " " "
1.6) Site Fixtures & Specialties.	1.25	LS	\$190,600	\$238,250	" " " " " " " " " " " "
1.7) Concrete Curbing & Paving.	1.25	LS	\$224,680	\$280,850	See Page 4 for estimate detail breakdowns.
1.8) Farmer's Market Outside Pad.	1.25	LS	\$88,600	\$110,750	" " " " " " " " " " " "
1.9) Concrete Paved Skateboard Park.	1.25	LS	\$184,600	\$230,750	" " " " " " " " " " " "
1.10) Asphalt Paving.	1.25	LS	\$330,500	\$413,125	" " " " " " " " " " " "
1.11) Landscaping & Irrigation. \$3,275,380	1.25	LS	\$582,500	\$728,125	" " " " " " " " " " " "
<b>NEW COMMUNITY CENTER BUILDING:</b>					<b>\$29,431,250</b>
2.1) Basic Building Complete.	1.25	LS	\$20,250,000	\$25,312,500	See Page 5 for estimate detail breakdowns.
2.2) Specialty, Finish & System Premiums.	1.25	LS	\$1,029,000	\$1,286,250	" " " " " " " " " " " "
2.3) Building Canopy Premiums.	1.25	LS	\$181,000	\$226,250	" " " " " " " " " " " "
2.4) Aquatic System Premiums. \$23,545,000	1.25	LS	\$2,085,000	\$2,606,250	" " " " " " " " " " " "
<b>CONCEPT 'C', WITH AQUATICS FACILITY MACC TOTAL:</b>				<b>\$33,525,475</b>	

**NOTES:**

The above estimate 25% mark-up includes a general contractor's general requirements, overhead & profit, bond & insurance, and B & O tax, plus modest design and busy commercial construction market contingency. Soft costs, such as sales tax, permits, third party testing, design fees, an owner's administration & moving costs are not included. No construction escalation cost premium is included either



**DUPONT COMMUNITY CENTER  
FOR THE CITY OF DUPONT**

	Quantity	Unit	\$\$\$	Est. Cost	
<b>SITE IMPROVEMENTS:</b>					<b>CONCEPT 'C' WITH AQUATICS</b>
<b>(Continued from the previous page.)</b>					
Backhoe trenching.	80.00	Hr	\$150.00	\$12,000.00	Allowance for onsite curbing & concrete paving.
Cast-in-in-place curbing.	3,000.00	LF	\$28.00	\$84,000.00	For now figured at typical parking lot perimeters.
Sidewalks and pedestrian paving.	12,000.00	SF	\$7.00	\$84,000.00	Based on preliminary site plan, primarily at building front plazas
Add for architectural accent premiums.	1.00	LS	\$15,000.00	\$15,000.00	Provisions for special patterns and accent features.
Add for outside equipment pads.	1.00	LS	\$12,000.00	\$12,000.00	Allowance around new building perimeter.
Onsite concrete coordination & tie-ins.	1.00	LS	\$10,000.00	\$10,000.00	Allowance.
Onsite clean-up & pick-up.	12.00	MD	\$640.00	\$7,680.00	Onsite allowance.
		1.7)	<i>Concrete Curbing &amp; Paving:</i>	\$224,680.00	
Backhoe trenching.	24.00	Hr	\$150.00	\$3,600.00	To accommodate a new Farmer's market foundation pad
4" to 6" slab-on-grade foundation.	8,000.00	SF	\$7.00	\$56,000.00	Lightly reinforced, and no structures on top of it.
Add for possible footings & thickened edges.	8,000.00	SF	\$2.00	\$16,000.00	Perimeter thickened edges and some large box footings.
Possible underground electrical conduits.	8,000.00	SF	\$1.00	\$8,000.00	Allowance from new building to Farmer's Market pad.
Market pad coordination & pick-up.	1.00	LS	\$5,000.00	\$5,000.00	Allowance.
		1.8)	<i>Farmer's Market Outside Pad:</i>	\$88,600.00	
Backhoe trenching.	64.00	Hr	\$150.00	\$9,600.00	To accommodate concrete Skateboard Park work.
6" concrete paving as a baseline.	4,000.00	SF	\$8.00	\$32,000.00	Concrete assumed to be a minimum of 6" thick and reinforced.
Add for cast-in-place walls on footings.	240.00	LF	\$150.00	\$36,000.00	Allowance at Skateboard dips, high curves and mounds
Add for ramps, slopes and curves.	4,000.00	SF	\$24.00	\$96,000.00	Premiums for sloping and curving slabs.
Add for skateboard park site specialties.	1.00	LS	\$6,000.00	\$6,000.00	Benches, signage and misc.
Skateboard tie-ins, coordination & pick-up.	1.00	LS	\$5,000.00	\$5,000.00	Allowance.
		1.9)	<i>Concrete Paved Skateboard Park:</i>	\$184,600.00	
Heavy-duty asphalt paving, 4" thick.	31,000.00	SF	\$4.00	\$124,000.00	In high-traveled access road areas, with 6" base
Medium-duty asphalt paving, 3" thick.	60,000.00	SF	\$3.20	\$192,000.00	In general parking areas, with 6" base.
Onsite striping.	1.00	LS	\$2,500.00	\$2,500.00	Onsite allowance, primarily in new parking areas.
Asphalt paving coordination & pick-up.	1.00	LS	\$12,000.00	\$12,000.00	Allowance.
		1.10)	<i>Asphalt Paving:</i>	\$330,500.00	
Irrigated planter areas.	35,000.00	SF	\$6.50	\$227,500.00	Primarily at parking lot islands, in front of new building and misc.
Rain garden areas.	5,000.00	SF	\$8.00	\$40,000.00	In selective planter areas.
Irrigated buffer & border areas.	40,000.00	SF	\$6.00	\$240,000.00	Around site perimeter and misc.
Irrigated lawn areas.	10,000.00	SF	\$1.50	\$15,000.00	In selective onsite open areas.
Add for new trees.	100.00	Ea	\$400.00	\$40,000.00	Based on preliminary site plan layout.
Landscaping maintenance & pick-up.	1.00	LS	\$20,000.00	\$20,000.00	Allowance.
		1.11)	<i>Landscaping &amp; Irrigation:</i>	\$582,500.00	
<b>SITE IMPROVEMENTS before mark-ups:</b>				<b>\$3,275,380.00</b>	



**DUPONT COMMUNITY CENTER  
FOR THE CITY OF DUPONT**

**BUDGETARY COST ESTIMATE**

PROJECT COMPONENT	BUDGETARY COST ESTIMATE				REMARKS
	Quantity	Unit	Estimate Cost	With Mark-Ups	
<b>CONCEPT 'C', WITHOUT AN AQUATICS FACILITY, ESTIMATE SUMMARY BREAKDOWN:</b>					
<b>(A 25% General Contractor G.R, OH&amp;P, B&amp;I, B&amp;O Mark-Up that Includes a Modest Design &amp; Busy Market Contingency; No Sales Tax.)</b>					
<b>SITE IMPROVEMENTS:</b>					<b>\$4,165,475</b>
1.1) Site Prep to Subgrades.	1.25	LS	\$351,000	\$438,750	See Page 7 for estimate detail breakdowns.
1.2) Outside Water.	1.25	LS	\$170,200	\$212,750	" " " " " " " " " " " "
1.3) Outside Sanitary.	1.25	LS	\$68,500	\$85,625	" " " " " " " " " " " "
1.4) Outside Storm & Infiltration Treatment.	1.25	LS	\$680,200	\$850,250	" " " " " " " " " " " "
1.5) Site Electrical & Outside Gas.	1.25	LS	\$380,000	\$475,000	" " " " " " " " " " " "
1.6) Site Fixtures & Specialties.	1.25	LS	\$190,600	\$238,250	" " " " " " " " " " " "
1.7) Concrete Curbing & Paving.	1.25	LS	\$245,680	\$307,100	See Page 8 for estimate detail breakdowns.
1.8) Farmer's Market Outside Pad.	1.25	LS	\$88,600	\$110,750	" " " " " " " " " " " "
1.9) Concrete Paved Skateboard Park.	1.25	LS	\$184,600	\$230,750	" " " " " " " " " " " "
1.10) Asphalt Paving.	1.25	LS	\$330,500	\$413,125	" " " " " " " " " " " "
1.11) Landscaping & Irrigation. \$3,332,380	1.25	LS	\$642,500	\$803,125	" " " " " " " " " " " "
<b>NEW COMMUNITY CENTER BUILDING:</b>					<b>\$22,323,750</b>
2.1) Basic Building Complete.	1.25	LS	\$16,655,000	\$20,818,750	See Page 9 for estimate detail breakdowns.
2.2) Specialty, Finish & System Premiums.	1.25	LS	\$999,000	\$1,248,750	" " " " " " " " " " " "
2.3) Building Canopy Premiums. \$17,859,000	1.25	LS	\$205,000	\$256,250	" " " " " " " " " " " "
<b>CONCEPT 'C', WITHOUT AQUATICS FACILITY MACC TOTAL:</b>				<b>\$26,489,225</b>	

**NOTES:**

The above estimate 25% mark-up includes a general contractor's general requirements, overhead & profit, bond & insurance, and B & O tax, plus : modest design and busy commercial construction market contingency. Soft costs, such as sales tax, permits, third party testing, design fees, an owner's administration & moving costs are not included. No construction escalation cost premium is included either



**DUPONT COMMUNITY CENTER  
FOR THE CITY OF DUPONT**

	Quantity	Unit	\$\$\$	Est. Cost	
<b>SITE IMPROVEMENTS:</b>					<b>CONCEPT 'C' WITHOUT AQUATICS</b>
(Continued from the previous page.)					
Backhoe trenching.	80.00	Hr	\$150.00	\$12,000.00	Allowance for onsite curbing & concrete paving.
Cast-in-place curbing.	3,000.00	LF	\$28.00	\$84,000.00	For now figured at typical parking lot perimeters.
Sidewalks and pedestrian paving.	12,000.00	SF	\$7.00	\$84,000.00	Based on preliminary site plan, primarily at building front plazas.
Additional concrete at N/A Aquatics footprint.	3,000.00	SF	\$7.00	\$21,000.00	Additional concrete taking up partial void of footprint.
Add for architectural accent premiums.	1.00	LS	\$15,000.00	\$15,000.00	Provisions for special patterns and accent features.
Add for outside equipment pads.	1.00	LS	\$12,000.00	\$12,000.00	Allowance around new building perimeter.
Onsite concrete coordination & tie-ins.	1.00	LS	\$10,000.00	\$10,000.00	Allowance.
Onsite clean-up & pick-up.	12.00	MD	\$640.00	\$7,680.00	Onsite allowance.
		1.7)	<i>Concrete Curbing &amp; Paving:</i>	\$245,680.00	
Backhoe trenching.	24.00	Hr	\$150.00	\$3,600.00	To accommodate a new Farmer's market foundation pad.
4" to 6" slab-on-grade foundation.	8,000.00	SF	\$7.00	\$56,000.00	Lightly reinforced, and no structures on top of it.
Add for possible footings & thickened edges.	8,000.00	SF	\$2.00	\$16,000.00	Perimeter thickened edges and some large box footings.
Possible underground electrical conduits.	8,000.00	SF	\$1.00	\$8,000.00	Allowance from new building to Farmer's Market pad.
Market pad coordination & pick-up.	1.00	LS	\$5,000.00	\$5,000.00	Allowance.
		1.8)	<i>Farmer's Market Outside Pad:</i>	\$88,600.00	
Backhoe trenching.	64.00	Hr	\$150.00	\$9,600.00	To accommodate concrete Skateboard Park work.
6" concrete paving as a baseline.	4,000.00	SF	\$8.00	\$32,000.00	Concrete assumed to be a minimum of 6" thick and reinforced.
Add for cast-in-place walls on footings.	240.00	LF	\$150.00	\$36,000.00	Allowance at Skateboard dips, high curves and mounds.
Add for ramps, slopes and curves.	4,000.00	SF	\$24.00	\$96,000.00	Premiums for sloping and curving slabs.
Add for skateboard park site specialties.	1.00	LS	\$6,000.00	\$6,000.00	Benches, signage and misc.
Skateboard tie-ins, coordination & pick-up.	1.00	LS	\$5,000.00	\$5,000.00	Allowance.
		1.9)	<i>Concrete Paved Skateboard Park:</i>	\$184,600.00	
Heavy-duty asphalt paving, 4" thick.	31,000.00	SF	\$4.00	\$124,000.00	In high-traveled access road areas, with 6" base.
Medium-duty asphalt paving, 3" thick.	60,000.00	CY	\$3.20	\$192,000.00	In general parking areas, with 6" base.
Onsite striping.	1.00	LS	\$2,500.00	\$2,500.00	Onsite allowance, primarily in new parking areas.
Asphalt paving coordination & pick-up.	1.00	LS	\$12,000.00	\$12,000.00	Allowance.
		1.10)	<i>Asphalt Paving:</i>	\$330,500.00	
Irrigated planter areas.	35,000.00	SF	\$6.50	\$227,500.00	Primarily at parking lot islands, in front of new building and misc.
Rain garden areas.	5,000.00	SF	\$8.00	\$40,000.00	In selective planter areas.
Irrigated buffer & border areas.	40,000.00	SF	\$6.00	\$240,000.00	Around site perimeter and misc.
Irrigated lawn areas.	10,000.00	SF	\$1.50	\$15,000.00	In selective onsite open areas.
Additional landscaping at N/A Aquatics footprint.	12,000.00	SF	\$5.00	\$60,000.00	Additional landscaping taking up partial void of footprint.
Add for new trees.	100.00	Ea	\$400.00	\$40,000.00	Based on preliminary site plan layout.
Landscaping maintenance & pick-up.	1.00	LS	\$20,000.00	\$20,000.00	Allowance.
		1.11)	<i>Landscaping &amp; Irrigation:</i>	\$642,500.00	
<b>SITE IMPROVEMENTS before mark-ups:</b>				<b>\$3,332,380.00</b>	

**DUPONT COMMUNITY CENTER  
FOR THE CITY OF DUPONT**

	Quantity	Unit	\$\$\$	Est. Cost	
<b>NEW COMMUNITY CENTER BUILDING:</b>					<b>CONCEPT 'C' WITHOUT AQUATICS</b>
Slab-on-grade building foundation, complete.	50,000.00	SF	\$20.00	\$1,000,000.00	A conventional slab foundation with footings and stem walls.
Add for elevator pit.	1.00	LS	\$10,000.00	\$10,000.00	Roughly 8' x 8' x 4' with waterproofing, no hole casing.
Composite steel 2nd floor structure, complete.	15,000.00	SF	\$28.00	\$420,000.00	Steel post-and-beam construction with concrete topping.
Add for composite stairs & rails.	2.00	LS	\$30,000.00	\$60,000.00	Pre-fabricated steel stairs with concrete topping.
Low steel roof structures, complete.	15,000.00	SF	\$22.00	\$330,000.00	Steel post-and-beam construction with steel decking.
High steel roof structure, complete.	40,000.00	SF	\$24.00	\$960,000.00	" " " " " " " " " " " " " " " "
Wall bracing premiums.	65,000.00	SF	\$4.00	\$260,000.00	Primarily steel fabricated diagonal braced frames.
Insulated TPO roofing assemblies, complete.	15,000.00	SF	\$18.00	\$270,000.00	60 mil fully adhered roofing w/ rigid insulation & sloped crickets.
Insulated metal roofing assemblies, complete.	40,000.00	SF	\$22.00	\$880,000.00	Standing seam roofing w/ rigid insulation and a weather barrier.
Exterior wall assemblies, baseline.	26,000.00	SF	\$50.00	\$1,300,000.00	Gage framing w/ sheathing, insulation & finishes, 1,300 LF x 20'.
Add for extended exterior wall assemblies.	30,000.00	SF	\$54.00	\$1,620,000.00	Gage framing w/ sheathing, insulation & finishes, 2,000 LF x 15'.
Exterior door and glazing premiums.	18,000.00	SF	\$40.00	\$720,000.00	Commercial grade assemblies, mostly with aluminum frames.
Building interiors, complete.	65,000.00	SF	\$32.00	\$2,080,000.00	Interior partitions, door assemblies and finishes.
Add for high wall interior premiums.	35,000.00	SF	\$6.00	\$210,000.00	Allowance in high volume and high elevation public spaces.
Building specialties, complete.	65,000.00	SF	\$6.00	\$390,000.00	Allowance in new building.
Building casework.	65,000.00	SF	\$5.00	\$325,000.00	Commercial grade, relatively light with public assembly spaces.
2-stop hydraulic elevator.	1.00	Ea	\$100,000.00	\$100,000.00	Allowance for a 'holeless' type, able to take a gurney.
Fire sprinkler protection.	65,000.00	SF	\$5.00	\$325,000.00	A wet system throughout interior spaces.
Building plumbing systems, complete.	65,000.00	SF	\$10.00	\$650,000.00	Commercial systems with circulating hot water.
HVAC, complete.	65,000.00	SF	\$38.00	\$2,470,000.00	A combination of VRF, rooftop units with ducting, DDC controls.
Building electrical, complete.	65,000.00	SF	\$35.00	\$2,275,000.00	Grade 'B' to Grade 'A' commercial electrical systems throughout.
\$256.23					<b>2.1) Basic Building, Complete: \$16,655,000.00</b>
Acoustic premiums.	1.00	LS	\$130,000.00	\$130,000.00	Primarily in large public interior spaces.
Locker, kitchen & restroom finish premiums.	12,000.00	SF	\$7.00	\$84,000.00	Special flooring and wall finishes in wet areas.
Gym wood flooring premiums.	15,000.00	SF	\$5.00	\$75,000.00	Commercial wood flooring with a sleeper system and striping.
Add for Gym curtain, bleachers & equipment.	1.00	LS	\$150,000.00	\$150,000.00	Allowance in multiple Gym area.
Add for stage curtains, rigging & equipment.	1.00	LS	\$100,000.00	\$100,000.00	Allowance in performance area, no catwalks above Stage.
Add for locker room specialty premiums.	2.00	LS	\$30,000.00	\$60,000.00	Primarily metal or plastic lockers to be laid out.
Performance sound & lighting systems.	1.00	LS	\$200,000.00	\$200,000.00	Allowance in Performance area, no catwalks included.
Sound system in Gymnasium.	1.00	LS	\$80,000.00	\$80,000.00	Allowance in multiple Gym area.
Commercial kitchen equipment.	1.00	LS	\$120,000.00	\$120,000.00	Allowance, limited in a relatively small space.
\$15.37					<b>2.2) Specialty, Finish &amp; Systems Premiums: \$999,000.00</b>
Entrance canopies complete.	500.00	SF	\$90.00	\$45,000.00	Allowance at main entrance area, to be laid out.
Side canopies complete.	2,000.00	SF	\$80.00	\$160,000.00	Allowance around new building perimeter, no fixed sunshades.
\$3.15					<b>2.3) Building Canopy Premiums: \$205,000.00</b>
<b>NEW COMMUNITY CENTER BUILDING before mark-ups:</b>				<b>\$17,859,000</b>	<b>\$274.75</b>

**DUPONT COMMUNITY CENTER  
FOR THE CITY OF DUPONT**

**BUDGETARY COST ESTIMATE**

PROJECT COMPONENT	Quantity	Unit	Estimate Cost	With Mark-Ups	REMARKS
<b>CONCEPT 'D', WITHOUT AN AQUATICS FACILITY, ESTIMATE SUMMARY BREAKDOWN:</b>					
<b>(A 25% General Contractor G.R, OH&amp;P, B&amp;I, B&amp;O Mark-Up that Includes a Modest Design &amp; Busy Market Contingency; No Sales Tax.)</b>					
<b>SITE IMPROVEMENTS:</b>					<b>\$4,175,725</b>
1.1) Site Prep to Subgrades.	1.25	LS	\$351,000	\$438,750	See Page 11 for estimate detail breakdowns.
1.2) Outside Water.	1.25	LS	\$170,200	\$212,750	" " " " " " " " " " " "
1.3) Outside Sanitary.	1.25	LS	\$68,500	\$85,625	" " " " " " " " " " " "
1.4) Outside Storm & Infiltration Treatment.	1.25	LS	\$678,700	\$848,375	" " " " " " " " " " " "
1.5) Site Electrical & Outside Gas.	1.25	LS	\$380,000	\$475,000	" " " " " " " " " " " "
1.6) Site Fixtures & Specialties.	1.25	LS	\$190,600	\$238,250	" " " " " " " " " " " "
1.7) Concrete Curbing & Paving.	1.25	LS	\$245,680	\$307,100	See Page 12 for estimate detail breakdowns.
1.8) Farmer's Market Outside Pad.	1.25	LS	\$88,600	\$110,750	" " " " " " " " " " " "
1.9) Concrete Paved Skateboard Park.	1.25	LS	\$226,800	\$283,500	" " " " " " " " " " " "
1.10) Asphalt Paving.	1.25	LS	\$330,500	\$413,125	" " " " " " " " " " " "
1.11) Landscaping & Irrigation.	1.25	LS	\$610,000	\$762,500	" " " " " " " " " " " "
\$3,340,580					
<b>NEW COMMUNITY CENTER BUILDING:</b>					<b>\$23,435,125</b>
2.1) Basic Building Complete.	1.25	LS	\$17,559,600	\$21,949,500	See Page 13 for estimate detail breakdowns.
2.2) Specialty, Finish & System Premiums.	1.25	LS	\$1,007,500	\$1,259,375	" " " " " " " " " " " "
2.3) Building Canopy Premiums.	1.25	LS	\$181,000	\$226,250	" " " " " " " " " " " "
\$18,748,100					
<b>CONCEPT 'D', WITHOUT AQUATICS FACILITY MACC TOTAL:</b>				<b>\$27,610,850</b>	

**NOTES:**

The above estimate 25% mark-up includes a general contractor's general requirements, overhead & profit, bond & insurance, and B & O tax, plus a modest design and busy commercial construction market contingency. Soft costs, such as sales tax, permits, third party testing, design fees, and owner's administration & moving costs are not included. No construction escalation cost premium is included either.

**DUPONT COMMUNITY CENTER  
FOR THE CITY OF DUPONT**

	Quantity	Unit	\$\$\$	Est. Cost	
<b>SITE IMPROVEMENTS:</b>					<b>CONCEPT 'D' WITHOUT AQUATICS</b>
Mobilization.	1.00	LS	\$15,000.00	\$15,000.00	Allowance for site subgrade work.
Temporary construction fencing.	2,000.00	LF	\$3.00	\$6,000.00	Around the construction site perimeter.
Erosion control measures.	1.00	LS	\$80,000.00	\$80,000.00	Allowance on a relatively open and level site that drains.
Light clearing & stripping removal.	250,000.00	SF	\$0.30	\$75,000.00	Very light clearing, plus some strippings removal.
Excavation, compaction and grading.	250,000.00	SF	\$0.50	\$125,000.00	Moving around of mostly suitable soils, a close to balanced site.
Mass earthwork pick-up & coordination.	1.00	LS	\$50,000.00	\$50,000.00	Allowance for subgrade work.
			<b>1.1) Site Prep to Subgrades:</b>		<b>\$351,000.00</b>
Tie-ins to existing water main.	2.00	Ea	\$2,000.00	\$4,000.00	At two existing stubs along Civic Drive.
New onsite 8" water main loop.	1,100.00	LF	\$60.00	\$66,000.00	An onsite allowance around building & parking lot, to be laid out.
Add for valves & fittings.	24.00	Ea	\$800.00	\$19,200.00	Allowance at new onsite water mains.
Add for fire hydrants & branch lines.	5.00	Ea	\$5,000.00	\$25,000.00	Tee'd off of a new onsite main loop to be laid out.
Fire sprinkler service to new building, complete.	1.00	LS	\$25,000.00	\$25,000.00	From new onsite main to building, with a PIV, DCV, vault & FDC.
Domestic water service to building, complete.	1.00	LS	\$12,000.00	\$12,000.00	A 2" service from onsite main with a meter.
Irrigation service tie-in & meter.	1.00	LS	\$6,000.00	\$6,000.00	Tee'd off of a domestic service, with a meter.
Possible offsite connection cuts & patches.	2.00	LS	\$5,000.00	\$10,000.00	Allowance, to be determined, with possible minor traffic control.
Water main line testing, coordination & pick-up.	1.00	LS	\$3,000.00	\$3,000.00	Allowance.
			<b>1.2) Outside Water:</b>		<b>\$170,200.00</b>
Tie-in to existing sanitary sewer main.	1.00	LS	\$1,500.00	\$1,500.00	From an existing manhole on Civic Drive.
New 8" sanitary main to new building.	300.00	LF	\$60.00	\$18,000.00	From Civic Drive to a new onsite manhole.
Add for a new onsite manhole.	1.00	Ea	\$4,000.00	\$4,000.00	Located near new building, perhaps 8' deep.
Add for new branch sewer lines to building.	400.00	LF	\$40.00	\$16,000.00	From new onsite manhole to two main building locations.
Add for a possible grease trap.	1.00	Ea	\$14,000.00	\$14,000.00	Allowance outside new kitchen area.
Possible offsite connection cut & patch.	1.00	LS	\$5,000.00	\$5,000.00	Allowance, with possible minor traffic control.
Sanitary line testing, coordination & pick-up.	1.00	LS	\$10,000.00	\$10,000.00	Onsite sanitary allowance.
			<b>1.3) Outside Sanitary:</b>		<b>\$68,500.00</b>
Type #1 catch basins.	16.00	Ea	\$1,500.00	\$24,000.00	In new onsite parking lot areas.
Type #2 catch basins.	4.00	Ea	\$2,500.00	\$10,000.00	Onsite allowance, primarily in new parking lot areas.
New onsite storm mains.	2,200.00	LF	\$36.00	\$79,200.00	Generally 12" plastic, mostly in parking lot areas.
Add for possible bio swales & rain gardens.	1.00	LS	\$20,000.00	\$20,000.00	Allowance in selected planter and other landscaped areas.
Storm infiltration bed system w/ perforated piping.	1.00	LS	\$500,000.00	\$500,000.00	Assumed to be roughly 15,500 SF, containing 6' round piping.
Footing drains around new building.	1,350.00	LF	\$14.00	\$18,900.00	Around new building perimeter to onsite storm system.
Roof drains around new building.	1,350.00	LF	\$16.00	\$21,600.00	" "
Storm system testing, coordination & pick-up.	1.00	LS	\$5,000.00	\$5,000.00	Onsite storm system allowance.
			<b>1.4) Outside Storm &amp; Infiltration Treatment:</b>		<b>\$678,700.00</b>
Primary service conduits & coordination.	400.00	LF	\$50.00	\$20,000.00	From street side to onsite; wire & connections by power co.
Secondary power service to new building.	1.00	LS	\$60,000.00	\$60,000.00	From an onsite power company transformer to new building.
Emergency back-up generator system.	1.00	LS	\$100,000.00	\$100,000.00	Allowance outside new building, to be sized.
Low voltage conduit services & coordination.	1,000.00	LF	\$20.00	\$20,000.00	From street to onsite; wire & connections by utility companies.
Possible offsite connection cuts & patches.	2.00	LS	\$5,000.00	\$10,000.00	Allowance, with possible minor traffic control.
Onsite parking lot pole type light fixtures.	16.00	Ea	\$3,500.00	\$56,000.00	Allowance, with concrete bases, to be scheduled and laid out.
Onsite pedestrian type light fixtures.	10.00	Ea	\$2,000.00	\$20,000.00	Allowance, primarily at new building entry areas.
Add for underground services to site lighting.	2,000.00	LF	\$16.00	\$32,000.00	From new building to plaza and parking lot fixtures.
Underground services to other onsite fixtures.	1,500.00	SF	\$18.00	\$27,000.00	To signage and other selected new onsite fixtures.
Site electrical pick-up & coordination.	1.00	LS	\$25,000.00	\$25,000.00	Allowance.
Gas service trenching & coordination.	1.00	LS	\$10,000.00	\$10,000.00	From street to new building; piping and meter by gas company.
			<b>1.5) Site Electrical &amp; Outside Gas:</b>		<b>\$380,000.00</b>
Backhoe trenching.	40.00	Hr	\$150.00	\$6,000.00	Allowance for new onsite fixture bases & footings.
Generator sound & screen wall enclosure.	60.00	LF	\$280.00	\$16,800.00	8' high CMU on footings around a new outside generator.
Trash enclosure.	40.00	LF	\$220.00	\$8,800.00	6' high CMU on footings with a double gate & possible bollards.
Other onsite screen walls.	160.00	LF	\$225.00	\$36,000.00	Allowance at other selected outside fixtures.
Cast-in-place sitting walls.	120.00	LF	\$200.00	\$24,000.00	Allowance, primarily at building entrance plaza areas.
Possible loading dock premium.	1.00	LS	\$30,000.00	\$30,000.00	Allowance at the back side of new building, with a dock leveler.
Flag pole and base.	1.00	Ea	\$3,000.00	\$3,000.00	Allowance at the front side of new building, with a concrete base.
Illuminated readerboard monument sign.	1.00	LS	\$35,000.00	\$35,000.00	Allowance at the primary site entrance.
Small onsite signage.	1.00	LS	\$6,000.00	\$6,000.00	Smaller informational and directional signage.
Small onsite fixtures.	1.00	LS	\$10,000.00	\$10,000.00	Possible pipe bollards, handrails, access gates, misc.
Small onsite specialties.	1.00	LS	\$15,000.00	\$15,000.00	Trash & ash receptacles, bike racks, misc.
			<b>1.6) Site Fixtures &amp; Specialties:</b>		<b>\$190,600.00</b>
<b>SITE IMPROVEMENTS, continues on the next page:</b>					

**DUPONT COMMUNITY CENTER  
FOR THE CITY OF DUPONT**

	Quantity	Unit	\$\$\$	Est. Cost	
<b>SITE IMPROVEMENTS:</b>					<b>CONCEPT 'D' WITHOUT AQUATICS</b>
<b>(Continued from the previous page.)</b>					
Backhoe trenching.	80.00	Hr	\$150.00	\$12,000.00	Allowance for onsite curbing & concrete paving.
Cast-in-place curbing.	3,000.00	LF	\$28.00	\$84,000.00	For now figured at typical parking lot perimeters.
Sidewalks and pedestrian paving.	12,000.00	SF	\$7.00	\$84,000.00	Based on preliminary site plan, primarily at building front plazas.
Additional concrete at N/A Aquatics footprint.	3,000.00	SF	\$7.00	\$21,000.00	Additional concrete taking up partial void of footprint.
Add for architectural accent premiums.	1.00	LS	\$15,000.00	\$15,000.00	Provisions for special patterns and accent features.
Add for outside equipment pads.	1.00	LS	\$12,000.00	\$12,000.00	Allowance around new building perimeter.
Onsite concrete coordination & tie-ins.	1.00	LS	\$10,000.00	\$10,000.00	Allowance.
Onsite clean-up & pick-up.	12.00	MD	\$640.00	\$7,680.00	Onsite allowance.
		1.7)	<i>Concrete Curbing &amp; Paving:</i>		\$245,680.00
Backhoe trenching.	24.00	Hr	\$150.00	\$3,600.00	To accommodate a new Farmer's market foundation pad.
4" to 6" slab-on-grade foundation.	8,000.00	SF	\$7.00	\$56,000.00	Lightly reinforced, and no structures on top of it.
Add for possible footings & thickened edges.	8,000.00	SF	\$2.00	\$16,000.00	Perimeter thickened edges and some large box footings.
Possible underground electrical conduits.	8,000.00	SF	\$1.00	\$8,000.00	Allowance from new building to Farmer's Market pad.
Market pad coordination & pick-up.	1.00	LS	\$5,000.00	\$5,000.00	Allowance.
		1.8)	<i>Farmer's Market Outside Pad:</i>		\$88,600.00
Backhoe trenching.	72.00	Hr	\$150.00	\$10,800.00	To accommodate concrete Skateboard Park work.
6" concrete paving as a baseline.	5,000.00	SF	\$8.00	\$40,000.00	Concrete assumed to be a minimum of 6" thick and reinforced.
Add for cast-in-place walls on footings.	300.00	LF	\$150.00	\$45,000.00	Allowance at Skateboard dips, high curves and mounds.
Add for ramps, slopes and curves.	5,000.00	SF	\$24.00	\$120,000.00	Premiums for sloping and curving slabs.
Add for skateboard park site specialties.	1.00	LS	\$6,000.00	\$6,000.00	Benches, signage and misc.
Skateboard tie-ins, coordination & pick-up.	1.00	LS	\$5,000.00	\$5,000.00	Allowance.
		1.9)	<i>Concrete Paved Skateboard Park:</i>		\$226,800.00
Heavy-duty asphalt paving, 4" thick.	31,000.00	SF	\$4.00	\$124,000.00	In high-traveled access road areas, with 6" base.
Medium-duty asphalt paving, 3" thick.	60,000.00	CY	\$3.20	\$192,000.00	In general parking areas, with 6" base.
Onsite striping.	1.00	LS	\$2,500.00	\$2,500.00	Onsite allowance, primarily in new parking areas.
Asphalt paving coordination & pick-up.	1.00	LS	\$12,000.00	\$12,000.00	Allowance.
		1.10)	<i>Asphalt Paving:</i>		\$330,500.00
Irrigated planter areas.	30,000.00	SF	\$6.50	\$195,000.00	Primarily at parking lot islands, in front of new building and misc.
Rain garden areas.	5,000.00	SF	\$8.00	\$40,000.00	In selective planter areas.
Irrigated buffer & border areas.	40,000.00	SF	\$6.00	\$240,000.00	Around site perimeter and misc.
Irrigated lawn areas.	10,000.00	SF	\$1.50	\$15,000.00	In selective onsite open areas.
Additional landscaping at N/A Aquatics footprint.	12,000.00	SF	\$5.00	\$60,000.00	Additional landscaping taking up partial void of footprint.
Add for new trees.	100.00	Ea	\$400.00	\$40,000.00	Based on preliminary site plan layout.
Landscaping maintenance & pick-up.	1.00	LS	\$20,000.00	\$20,000.00	Allowance.
		1.11)	<i>Landscaping &amp; Irrigation:</i>		\$610,000.00
<b>SITE IMPROVEMENTS before mark-ups:</b>				<b>\$3,340,580.00</b>	

**DUPONT COMMUNITY CENTER  
FOR THE CITY OF DUPONT**

	Quantity	Unit	\$\$\$	Est. Cost	
<b>NEW COMMUNITY CENTER BUILDING:</b>					<b>CONCEPT 'D' WITHOUT AQUATICS</b>
Slab-on-grade building foundation, complete.	54,000.00	SF	\$20.00	\$1,080,000.00	A conventional slab foundation with footings and stem walls.
Add for elevator pit.	1.00	LS	\$10,000.00	\$10,000.00	Roughly 8' x 8' x 4' with waterproofing, no hole casing.
Composite steel 2nd floor structure, complete.	16,000.00	SF	\$28.00	\$448,000.00	Steel post-and-beam construction with concrete topping.
Add for composite stairs & rails.	2.00	LS	\$30,000.00	\$60,000.00	Pre-fabricated steel stairs with concrete topping.
Low steel roof structures, complete.	16,000.00	SF	\$22.00	\$352,000.00	Steel post-and-beam construction with steel decking.
High steel roof structure, complete.	44,000.00	SF	\$24.00	\$1,056,000.00	" " " " " " " " " " " " " " " "
Wall bracing premiums.	70,000.00	SF	\$4.00	\$280,000.00	Primarily steel fabricated diagonal braced frames.
Insulated TPO roofing assemblies, complete.	16,000.00	SF	\$18.00	\$288,000.00	60 mil fully adhered roofing w/ rigid insulation & sloped crickets.
Insulated metal roofing assemblies, complete.	44,000.00	SF	\$22.00	\$968,000.00	Standing seam roofing w/ rigid insulation and a weather barrier.
Exterior wall assemblies, baseline.	25,000.00	SF	\$50.00	\$1,250,000.00	Gage framing w/ sheathing, insulation & finishes, 1,250 LF x 20'.
Add for extended exterior wall assemblies.	29,400.00	SF	\$54.00	\$1,587,600.00	Gage framing w/ sheathing, insulation & finishes, 1,960 LF x 15'.
Exterior door and glazing premiums.	17,500.00	SF	\$40.00	\$700,000.00	Commercial grade assemblies, mostly with aluminum frames.
Building interiors, complete.	70,000.00	SF	\$32.00	\$2,240,000.00	Interior partitions, door assemblies and finishes.
Add for high wall interior premiums.	35,000.00	SF	\$6.00	\$210,000.00	Allowance in high volume and high elevation public spaces.
Building specialties, complete.	70,000.00	SF	\$6.00	\$420,000.00	Allowance in new building.
Building casework.	70,000.00	SF	\$5.00	\$350,000.00	Commercial grade, relatively light with public assembly spaces.
2-stop hydraulic elevator.	1.00	Ea	\$100,000.00	\$100,000.00	Allowance for a 'holeless' type, able to take a gurney.
Fire sprinkler protection.	70,000.00	SF	\$5.00	\$350,000.00	A wet system throughout interior spaces.
Building plumbing systems, complete.	70,000.00	SF	\$10.00	\$700,000.00	Commercial systems with circulating hot water.
HVAC, complete.	70,000.00	SF	\$38.00	\$2,660,000.00	A combination of VRF, rooftop units with ducting, DDC controls.
Building electrical, complete.	70,000.00	SF	\$35.00	\$2,450,000.00	Grade 'B' to Grade 'A' commercial electrical systems throughout.
\$250.85					<b>2.1) Basic Building, Complete: \$17,559,600.00</b>
Acoustic premiums.	1.00	LS	\$130,000.00	\$130,000.00	Primarily in large public interior spaces.
Locker, kitchen & restroom finish premiums.	12,500.00	SF	\$7.00	\$87,500.00	Special flooring and wall finishes in wet areas.
Gym wood flooring premiums.	16,000.00	SF	\$5.00	\$80,000.00	Commercial wood flooring with a sleeper system and striping.
Add for Gym curtain, bleachers & equipment.	1.00	LS	\$150,000.00	\$150,000.00	Allowance in multiple Gym area.
Add for stage curtains, rigging & equipment.	1.00	LS	\$100,000.00	\$100,000.00	Allowance in performance area, no catwalks above Stage.
Add for locker room specialty premiums.	2.00	LS	\$30,000.00	\$60,000.00	Primarily metal or plastic lockers to be laid out.
Performance sound & lighting systems.	1.00	LS	\$200,000.00	\$200,000.00	Allowance in Performance area, no catwalks included.
Sound system in Gymnasium.	1.00	LS	\$80,000.00	\$80,000.00	Allowance in multiple Gym area.
Commercial kitchen equipment.	1.00	LS	\$120,000.00	\$120,000.00	Allowance, limited in a relatively small space.
\$14.39					<b>2.2) Specialty, Finish &amp; Systems Premiums: \$1,007,500.00</b>
Entrance canopies complete.	500.00	SF	\$90.00	\$45,000.00	Allowance at main entrance area, to be laid out.
Side canopies complete.	1,700.00	SF	\$80.00	\$136,000.00	Allowance around new building perimeter, no fixed sunshades.
\$2.59					<b>2.3) Building Canopy Premiums: \$181,000.00</b>
<b>NEW COMMUNITY CENTER BUILDING before mark-ups:</b>				<b>\$18,748,100</b>	<b>\$267.83</b>

# X.

CITY OF DUPONT COMMUNITY CENTER

## OPERATIONS & MAINTENANCE ESTIMATES



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## **X. OPERATIONS & MAINTENANCE ESTIMATES**

The preliminary operations and maintenance estimates have been developed for the Concept Design – Alternative 'C' based on information gathered from case studies of expenses, programs, and fee structures of existing facilities, online salary and benefits information for the local market, and various national recreation surveys. Other considerations include:

- Existing recreation expenses and revenues are not considered within the scope of report
- Proposed hours of operation are as noted in report
- Revenues based on fee structures as noted in report
- Non-residential fees 25% greater than resident rates
- Projected expenses in 2019 dollars

### **A | BUDGET SUMMARY**

### **B | OPERATING & MAINTENANCE EXPENSES**

### **C | PROJECT STAFFING (SALARY)**

### **D | PROJECT STAFFING (HOURLY)**

### **E | AQUATIC PROGRAM EXPENSE**

### **F | GENERAL PROGRAM EXPENSE**

### **G | ADMISSION REVENUE**

### **H | FACILITIES RENTAL REVENUE**

### **I | LEASED SPACE REVENUE**

### **J | AQUATICS PROGRAM REVENUE**

### **K | GENERAL PROGRAM REVENUE**

### **L | PROJECTED HOURS OF OPERATION**

**A | BUDGET SUMMARY**

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	TYPE	TOTAL
EXPENSES	Operations	\$ 2,625,000.00
	<b>Sub-Total:</b>	<b>\$ 2,625,000.00</b>

	TYPE	TOTAL
REVENUES	Admissions	\$ 1,380,000.00
	Facilities Rental	\$ 450,000.00
	Leased Space	\$ 280,000.00
	Programs - Aquatics	\$ 310,000.00
	Programs - General	\$ 210,000.00
	<b>Sub-Total:</b>	<b>\$ 2,630,000.00</b>

**DIFFERENCE \$ 5,000.00**

EXISTING EXPENSES & REVENUE		
	Expenses	\$ -
	Revenue	\$ -

**B | OPERATING & MAINTENANCE EXPENSES**

	TYPE	BUDGET
<b>STAFFING, INCLUDING BENEFITS</b>	Salaried	\$ 930,000.00
	Hourly	\$ 740,000.00
	<b>Sub-Total:</b>	<b>\$ 1,670,000.00</b>

	TYPE	BUDGET
<b>SUPPLIES</b>	Office Supplies	\$ 10,000.00
	Operating Supplies (including pool chemicals)	\$ 62,000.00
	Program Supplies	\$ 50,000.00
	Small Tools / Minor Equipment	\$ 12,000.00
	Software / Licensing	\$ 4,000.00
	<b>Sub-Total:</b>	<b>\$ 138,000.00</b>

	TYPE	BUDGET
<b>SERVICES</b>	Aquatic Programs	\$ 60,000.00
	Janitorial	\$ 134,000.00
	Security System	\$ 3,000.00
	Telephone & Internet	\$ 2,000.00
	Training & Registration	\$ 5,000.00
	<b>Sub-Total:</b>	<b>\$ 204,000.00</b>

	TYPE	BUDGET
<b>UTILITIES</b>	Electricity	\$ 154,000.00
	Garbage / Solid Waste	\$ 12,000.00
	Gas	\$ 123,000.00
	Sewer	\$ 57,000.00
	Water	\$ 42,000.00
	<b>Sub-Total:</b>	<b>\$ 388,000.00</b>

	TYPE	BUDGET
<b>GENERAL</b>	Advertising (Program & Facilities)	\$ 21,000.00
	Credit Card Fees	\$ 26,000.00
	Dues & Subscriptions	\$ 2,000.00
	General Program Expenses	\$ 25,000.00
	Miscellaneous Expenses	\$ 3,000.00
	Postage	\$ 1,000.00
	Printing & Binding	\$ 2,000.00
	Rental & Leasing Operations	\$ 2,000.00
	Repairs & Maintenance	\$ 5,000.00
	Taxes & Operating Assessment	\$ 21,000.00
	<b>Sub-Total:</b>	<b>\$ 108,000.00</b>

**EQUIPMENT REPAIR & REPLACEMENT FUND (0.3% OF TOTAL PROJECT COST) \$ 117,000.00**

**TOTAL: \$ 2,625,000.00**

**C | PROJECTED STAFFING (SALARY)**

	STAFFING	SALARY	FTE	HRLY RATE	HRS	WKS	TOTAL
<b>RECREATION</b>	Facility Manager	\$86,000.00	1.00		40	52	\$86,000.00
	Events Coordinator	\$45,000.00	1.00		40	52	\$45,000.00
	Recreation Supervisor II	\$63,000.00	1.00		40	52	\$63,000.00
	Recreation Specialist II	\$54,000.00	2.50		40	52	\$135,000.00
	Administrative Assistant II	\$46,000.00	1.00		40	52	\$46,000.00
	Administrative Assistant I	\$42,000.00	2.50		40	52	\$105,000.00

	STAFFING	SALARY	FTE	HRLY RATE	HRS	WKS	TOTAL
<b>AQUATICS</b>	Supervisor II - Aquatics	\$66,000.00	1.00		40	52	\$66,000.00
	Recreation Specialist II	\$53,000.00	1.00		40	52	\$53,000.00
	Senior Lifeguard	\$28,000.00	2.50		40	52	\$70,000.00

<b>FACILITIES</b>	Facilities Maintenance II	\$48,000.00	1.00		40	52	\$48,000.00
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**TOTAL (SALARIES): \$717,000.00**

**BENEFITS @ 30.4% OF SALARY: \$217,968.00**

**TOTAL ANNUAL FULL TIME STAFFING: \$934,968.00**

**TOTAL FTE POSITIONS:**

**14.50**

**D | PROJECTED STAFFING (HOURLY)**

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	STAFFING	FTE	HRLY RATE	HRS	WKS	TOTAL
<b>HOURLY STAFFING</b>	Reception Desk	2.50	\$13.00	247.5	52	\$167,310.00
	Gymnasium Attendant	1.25	\$12.00	123.75	52	\$77,220.00
	Building Monitor	1.00	\$12.00	99	52	\$61,776.00
	Lifeguard	5.00	\$13.00	495	52	\$334,620.00

	STAFFING	FTE	HRLY RATE	HRS	WKS	TOTAL
<b>PART TIME STAFFING (EVENT)</b>	General					\$65,000.00
	Aquatics					\$78,500.00

**TOTAL (HOURLY STAFFING): \$640,926.00**

**BENEFITS @ 15.2% OF WAGES: \$97,420.75**

**TOTAL ANNUAL HOURLY STAFFING: \$738,346.75**

**TOTAL FTE POSITIONS: 9.75**

**E | AQUATICS PROGRAM EXPENSE**

		<b>RATE/CLASS</b>	<b>CLASS/DAY</b>	<b>DAYS</b>	<b>WKS</b>	<b>REVENUE</b>
<b>GROUP LESSONS</b>	June-August	\$ 5.50	25	2	14	\$ 3,850.00
	Sept - May	\$ 5.50	15	2	38	\$ 6,270.00
					<b>Sub Total</b>	<b>\$ 10,120.00</b>

		<b>RATE/CLASS</b>	<b>CLASS/DAY</b>	<b>DAYS</b>	<b>WKS</b>	<b>REVENUE</b>
<b>WATER EXERCISE</b>	June-August	\$ 17.00	6	7	14	\$ 9,996.00
	Sept - Nov	\$ 17.00	7	5	12	\$ 7,140.00
	Dec - Feb	\$ 17.00	8	5	12	\$ 8,160.00
	Mar - May	\$ 17.00	9	7	14	\$ 14,994.00
					<b>Sub Total</b>	<b>\$ 40,290.00</b>

		<b>RATE/CLASS</b>	<b>CLASS/DAY</b>	<b>DAYS</b>	<b>WKS</b>	<b>REVENUE</b>
<b>SEMI PRIVATE LESSONS</b>	June-August	\$ 5.50	3	2	14	\$ 462.00
	Sept - Nov	\$ 5.50	1	2	12	\$ 132.00
	Dec - Feb	\$ 5.50	1	2	12	\$ 132.00
	Mar - May	\$ 5.50	2	2	14	\$ 308.00
					<b>Sub Total</b>	<b>\$ 1,034.00</b>

		<b>RATE/CLASS</b>	<b>CLASS/DAY</b>	<b>DAYS</b>	<b>WKS</b>	<b>REVENUE</b>
<b>PRIVATE LESSONS</b>	June-August	\$ 5.50	2	2	14	\$ 308.00
	Sept - Nov	\$ 5.50	1	2	12	\$ 132.00
	Dec - Feb	\$ 5.50	1	2	12	\$ 132.00
	Mar - May	\$ 5.50	1	2	14	\$ 154.00
					<b>Sub Total</b>	<b>\$ 726.00</b>

		<b>RATE/CLASS</b>	<b>CLASS/DAY</b>	<b>DAYS</b>	<b>WKS</b>	<b>REVENUE</b>
<b>LIFEGUARD TRAINING</b>	Mar - May	\$ 25.00	3	2	50	\$ 7,500.00
					<b>Sub Total</b>	<b>\$ 7,500.00</b>

		<b>RATE/CLASS</b>	<b>CLASS/DAY</b>	<b>DAYS</b>	<b>WKS</b>	<b>REVENUE</b>
<b>AQUATIC THERAPY</b>	June-May	\$ 20.00	2	3	26	\$ 3,120.00
					<b>Sub Total</b>	<b>\$ 3,120.00</b>

		<b>RATE/CLASS</b>	<b>CLASS/DAY</b>	<b>DAYS</b>	<b>WKS</b>	<b>REVENUE</b>
<b>SWIM TEAM</b>	June-August	\$ -	0	0	0	\$ -
	Sept - Nov	\$ -	0	0	0	\$ -
	Dec - Feb	\$ -	0	0	0	\$ -
	Mar - May	\$ -	0	0	0	\$ -
					<b>Sub Total</b>	<b>\$ -</b>

**TOTAL AQUATICS PROGRAMS EXPENSES \$ 62,790.00**

**F | GENERAL PROGRAM EXPENSE**

		POSITIONS	RATE/HR	GAMES/WK	WEEKS	EXPENSE
<b>ADULT LEAGUES</b>	Basketball	1	\$ 22.00	6	16	\$ 2,112.00
		1	\$ 12.00	6	16	\$ 1,152.00
	Volleyball	1	\$ 15.00	4	14	\$ 840.00
	<b>Sub Total</b>					\$ 4,104.00

		POSITIONS	RATE/HR	GAMES/WK	WEEKS	EXPENSE
<b>YOUTH LEAGUES</b>	Basketball	1	\$ 22.00	6	16	\$ 2,112.00
		1	\$ 12.00	6	16	\$ 1,152.00
	Volleyball	1	\$ 15.00	4	14	\$ 840.00
	<b>Sub Total</b>					\$ 4,104.00

		POSITIONS	RATE/HR	HRS	WEEKS	EXPENSE
<b>YOUTH SPORT CAMPS</b>	Basketball	3	\$ 22.00	4	8	\$ 704.00
	Volleyball	3	\$ 22.00	4	8	\$ 704.00
	<b>Sub Total</b>					\$ 1,408.00

		POSITIONS	FEE/CLASS	#/WK	WEEKS	EXPENSE
<b>ADULT CLASSES</b>		1	\$ 15.00	8	24	\$ 2,880.00
	<b>Sub Total</b>					\$ 2,880.00

		POSITIONS	FEE/CLASS	#/WK	WEEKS	EXPENSE
<b>YOUTH CLASSES</b>		2	\$ 15.00	8	36	\$ 8,640.00
	<b>Sub Total</b>					\$ 8,640.00

		POSITIONS	FEE/CLASS	#/WK	WEEKS	EXPENSE
<b>SUMMER CAMP</b>		1	\$ 18.00	30	4	\$ 2,160.00
		3	\$ 12.50	30	4	\$ 4,500.00
	<b>Sub Total</b>					\$ 4,500.00

		POSITIONS	FEE/CLASS	#/WK	WEEKS	EXPENSE
<b>MISC. CLASSES</b>		2	\$ 15.00	8	16	\$ 3,840.00
	<b>Sub Total</b>					\$ 3,840.00

**TOTAL GENERAL PROGRAMS EXPENSE \$ 29,476.00**

**G | ADMISSION REVENUE**

		AGE	FEE	NUMBER	REVENUE
<b>DAILY</b>	Children (0-4)	0-4	\$ -		\$ -
	Youth(5-17)	5-17	\$ 5.00	28	\$ 140.00
	Adult (18-61)	18-61	\$ 6.00	36	\$ 216.00
	Senior (62+)	61+	\$ 5.00	22	\$ 110.00
	Non-Resident (25%)				\$ 86.00
	Sub-Total			86	\$ 552.00
				<b>Total Daily Fees / Year</b>	<b>\$ 201,480.00</b>

		AGE	FEE	NUMBER	REVENUE
<b>MONTHLY</b>	Children (0-4)	0-4	\$ -		\$ -
	Youth(5-17)	5-17	\$ 20.00	52	\$ 1,040.00
	Adult (18-61)	18-61	\$ 35.00	356	\$ 12,460.00
	Senior (62+)	61+	\$ 30.00	278	\$ 8,340.00
	Household (4 Avg.)		\$ 90.00	352	\$ 31,680.00
	Non-Resident (25%)				\$ 11,353.13
Sub-Total			1038	\$ 64,873.13	
				<b>Total Monthly Fees / Year</b>	<b>\$ 778,477.50</b>

		AGE	FEE	NUMBER	REVENUE
<b>ANNUAL</b>	Children (0-4)	0-4	\$ -		\$ -
	Youth(5-17)	5-17	\$ 300.00	12	\$ 3,600.00
	Adult (18-61)	18-61	\$ 400.00	208	\$ 83,200.00
	Senior (62+)	61+	\$ 350.00	112	\$ 39,200.00
	Household (4 Avg.)		\$ 900.00	226	\$ 203,400.00
	Non-Resident (25%)				\$ 68,006.25
Sub-Total			558	\$ 397,406.25	
				<b>Total Annual Fees / Year</b>	<b>\$ 397,406.25</b>

**TOTAL ADMISSION REVENUE \$ 1,377,363.75**

<b>TOTAL POPULATION COUNT</b>	Individual			1104
	Household			2312
				<b>Total:</b>

## H | FACILITIES RENTAL REVENUE

	TYPE	RATE / HR	HR / DAY	EVENTS	REVENUE
MULTI USE PEFORMANCE	Full	\$ 300.00	8	50	\$ 120,000.00
	Half w Stage	\$ 200.00	8	35	\$ 56,000.00
	Half	\$ 175.00	8	35	\$ 49,000.00
	<b>Sub Total:</b>			<b>120</b>	<b>\$ 225,000.00</b>

	TYPE	RATE / HR	HR / DAY	EVENTS	REVENUE
MULTI USE ACTIVITY	Full	\$ 125.00	3	150	\$ 56,250.00
	<b>Sub Total:</b>				<b>\$ 56,250.00</b>

	TYPE	RATE / HR	HR / DAY	EVENTS	REVENUE
COMMERCIAL KITCHEN	Full	\$ 50.00	3	180	\$ 27,000.00
	<b>Sub Total:</b>				<b>\$ 27,000.00</b>

	TYPE	RATE / HR	HR / DAY	EVENTS	REVENUE
MULTI GENERATIONAL ROOM	Full	\$ 30.00	3	55	\$ 4,950.00
	<b>Sub Total:</b>				<b>\$ 4,950.00</b>

	TYPE	RATE / HR	HR / DAY	EVENTS	REVENUE
AQUATIC CENTER	View Room	\$ 100.00	4	65	\$ 26,000.00
	1-20	\$ 100.00	2	55	\$ 11,000.00
	20-40	\$ 150.00	2	40	\$ 12,000.00
	40-100	\$ 200.00	2	35	\$ 14,000.00
	Event	\$ 250.00	4	30	\$ 30,000.00
	<b>Sub Total:</b>				<b>\$ 93,000.00</b>

	TYPE	RATE / HR	HR / DAY	EVENTS	REVENUE
GYM	Full Court	\$ 75.00	2	150	\$ 22,500.00
	Half Court	\$ 50.00	2	180	\$ 18,000.00
	<b>Sub Total:</b>				<b>\$ 40,500.00</b>

**TOTAL FACILITIES RENTAL REVENUE \$ 446,700.00**

**| | LEASED SPACE REVENUE**

---

	TYPE	LEASED SF	RATE / SF	REVENUE
LIBRARY	Library	8500	\$ 29.00	\$ 246,500.00
	<b>Sub Total:</b>			<b>\$ 246,500.00</b>

	TYPE	LEASED SF	RATE / SF	REVENUE
COMMUNITY OFFICES	Office 1	400	\$ 18.00	\$ 7,200.00
	Office 2	370	\$ 18.00	\$ 6,660.00
	Office 3	320	\$ 18.00	\$ 5,760.00
	Office 4	320	\$ 18.00	\$ 5,760.00
	Office 5	320	\$ 18.00	\$ 5,760.00
	<b>Sub Total:</b>			<b>\$ 31,140.00</b>

**TOTAL LEASE SPACE REVENUE \$ 277,640.00**

**J | AQUATICS PROGRAM REVENUE**

		FEE	SIZE	CLASS/DAY	DAYS	SESSIONS	REVENUE
<b>GROUP LESSONS</b>	June-August	\$ 85.00	5	25	2.5	3	\$ 79,687.50
	Sept - May	\$ 85.00	5	15	2.5	7	\$ 111,562.50
						<b>Sub Total</b>	<b>\$ 191,250.00</b>

		FEE	SIZE	CLASS/DAY	DAYS	SESSIONS	REVENUE
<b>WATER EXERCISE</b>	June-August	\$ 45.00	12	7	7	1	\$ 26,460.00
	Sept - Nov	\$ 45.00	10	7	5	1	\$ 15,750.00
	Dec - Feb	\$ 45.00	8	8	5	1	\$ 14,400.00
	Mar - May	\$ 45.00	10	9	7	1	\$ 28,350.00
						<b>Sub Total</b>	<b>\$ 84,960.00</b>

		FEE	SIZE	CLASS/DAY	DAYS	SESSIONS	REVENUE
<b>SEMI PRIVATE LESSONS</b>	June-August	\$ 60.00	2	3	2	3	\$ 2,160.00
	Sept - Nov	\$ 60.00	2	1	2	3	\$ 720.00
	Dec - Feb	\$ 60.00	2	1	2	3	\$ 720.00
	Mar - May	\$ 60.00	2	2	2	3	\$ 1,440.00
						<b>Sub Total</b>	<b>\$ 5,040.00</b>

		FEE	SIZE	CLASS/DAY	DAYS	SESSIONS	REVENUE
<b>PRIVATE LESSONS</b>	June-August	\$ 75.00	1	2	2	14	\$ 4,200.00
	Sept - Nov	\$ 75.00	1	1	2	12	\$ 1,800.00
	Dec - Feb	\$ 75.00	1	1	2	12	\$ 1,800.00
	Mar - May	\$ 75.00	1	2	2	14	\$ 4,200.00
						<b>Sub Total</b>	<b>\$ 12,000.00</b>

		FEE	SIZE	CLASS/DAY	DAYS	SESSIONS	REVENUE
<b>LIFEGUARD TRAINING</b>	Mar - May	\$ 200.00	4	3	3	2	\$ 3,600.00
						<b>Sub Total</b>	<b>\$ 3,600.00</b>

		FEE	SIZE	CLASS/DAY	DAYS	SESSIONS	REVENUE
<b>AQUATIC THERAPY</b>	June-May	\$ 150.00	4	2	3	10	\$ 9,000.00
						<b>Sub Total</b>	<b>\$ 9,000.00</b>

		FEE	SIZE	CLASS/DAY	DAYS	SESSIONS	REVENUE
<b>SWIM TEAMS</b>	June-August	\$ -		0	0	0	\$ -
	Sept - Nov	\$ -		0	0	0	\$ -
	Dec - Feb	\$ -		0	0	0	\$ -
	Mar - May	\$ -		0	0	0	\$ -
						<b>Sub Total</b>	<b>\$ -</b>

**TOTAL AQUATICS PROGRAMS REVENUE \$ 305,850.00**

**K | GENERAL PROGRAM REVENUE**

		TEAMS	FEE	NUMBER	REVENUE
<b>ADULT LEAGUES</b>	Basketball	12	\$ 500.00	2	\$ 12,000.00
	Volleyball	8	\$ 300.00	2	\$ 4,800.00
	<b>Sub Total</b>				<b>\$ 16,800.00</b>

		TEAMS	FEE	NUMBER	REVENUE
<b>YOUTH LEAGUES</b>	Basketball	12	\$ 500.00	2	\$ 12,000.00
	Volleyball	8	\$ 300.00	2	\$ 4,800.00
	<b>Sub Total</b>				<b>\$ 16,800.00</b>

		TEAMS	FEE	NUMBER	REVENUE
<b>YOUTH SPORT CAMPS</b>	Basketball	12	\$ 500.00	4	\$ 24,000.00
	Volleyball	8	\$ 300.00	4	\$ 9,600.00
	<b>Sub Total</b>				<b>\$ 33,600.00</b>

	CLASSES/WK	ENROLLED	FEE/CLASS	SESSIONS	REVENUE
<b>ADULT CLASSES</b>	6	8	\$ 35.00	24	\$ 40,320.00
	<b>Sub Total</b>				<b>\$ 40,320.00</b>

	CLASSES/WK	ENROLLED	FEE/CLASS	SESSIONS	REVENUE
<b>YOUTH CLASSES</b>	8	8	\$ 25.00	36	\$ 57,600.00
	<b>Sub Total</b>				<b>\$ 57,600.00</b>

	CLASSES/WK	ENROLLED	FEE/CLASS	SESSIONS	REVENUE
<b>SUMMER CAMP</b>	1	30	\$ 145.00	4	\$ 17,400.00
	<b>Sub Total</b>				<b>\$ 17,400.00</b>

	CLASSES/WK	ENROLLED	FEE/CLASS	SESSIONS	REVENUE
<b>MISC. CLASSES</b>	6	8	\$ 35.00	16	\$ 26,880.00
	<b>Sub Total</b>				<b>\$ 26,880.00</b>

**TOTAL GENERAL PROGRAMS REVENUE \$ 209,400.00**

**L | PROJECTED HOURS OF OPERATION**

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	<b>DAYS</b>	<b>OPEN</b>	<b>CLOSE</b>	<b>TOTAL</b>
<b>WEEKLY</b>	SUNDAY	12:00 PM	7:00 PM	7.00
	MONDAY	5:00 AM	9:00 PM	16.00
	TUESDAY	5:00 AM	9:00 PM	16.00
	WEDNESDAY	5:00 AM	9:00 PM	16.00
	THURSDAY	5:00 AM	9:00 PM	16.00
	FRIDAY	5:00 AM	9:00 PM	16.00
	SATURDAY	7:00 AM	7:00 PM	12.00

**TOTAL: 99.00**

**FTE PER WEEK 2.475**



# XI.

CITY OF DUPONT COMMUNITY CENTER

## APPENDIX

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## **XI. APPENDIX**

**A | PROPERTY TAX IMPACT**

**B | RECREATIONAL FACILITIES AND PROGRAMMING ASSESSMENT STUDY**

**Recreational Facilities and Programming Assessment Study of Households in the City of  
DuPont, Washington**

**Jonathan Pierce, Ph.D. and Megan Hillyard**

**July 27, 2018**

**Prepared for: City of DuPont and Partnerships Aligning, Recreation, Parks, and Community  
Services - DuPont**

**Executive Summary**

The purpose of this research is to better understand the behavior and perceptions of households in the City of DuPont concerning public recreational facilities and programming. This report summarizes the results of both an externally valid representative survey of households in DuPont and a focus group discussion. Of the 4,191 households in DuPont, valid responses were provided by 567 households. The primary results of this survey are summarized below:

- 83% of respondents at least somewhat agree that the City of DuPont should develop new recreational facilities and programming;
- 87% of respondents would use new facilities or programs at least a few times per month;
- 74% of respondents are at least slightly likely to support the following funding model for new facilities: 80% from user fees, memberships, room rentals, etc. and 20% from public dollars and private donations.

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## Introduction

The City of DuPont desired an assessment study of households for proposed recreational facilities and programming. The results of the City's 2013 Parks Master Plan indicated that a Community Center was ranked #2 as a priority for its citizens; however, lack of funding and staff time has prohibited the city from moving forward until now. Funding from the Nisqually Indian Tribe has enabled the City of DuPont's Parks and Recreation Agency and the non-profit organization, Partnerships Aligning Recreation, Parks, and Community Services-DuPont (P.A.R.C.S.) to initiate a scientific study that gauges the community's interest in developing additional facilities and programming services for recreational activities.

Quality of life is among the core values of the city. As such, there are several individual, economic, social, and environmental benefits of parks and recreation services that are essential to the public good. Determining household needs, interests, and concerns related to recreational facilities and programming will enable the City of DuPont to direct planning and resources for the benefit of the community. The purpose of this study is to understand public perceptions about the City of DuPont's recreational facilities and programs, and particularly the level of support among DuPont residents for new recreational facilities and programming. The intended outcome is for the City of DuPont and respective stakeholders to be well versed on aspects of public opinion associated with the proposed recreational facilities and programming plans and to make informed decisions that meet the community's needs and desires.

The survey is sub-divided into three sections. The first section includes a comprehensive household demographic profile. This section is followed by questions that examine the households' current utilization and awareness of the available programs and activities in DuPont as well as current obstacles that limit utilization of current programs and activities. The last section includes questions that address the level of support for new recreational facilities and programs.

## Project Process

The analysis of the assessment study for the proposed recreational facilities and programming includes a robust community input process. A stakeholder meeting was conducted in May 2018 to determine the scope of the project, including both objectives of the research and the survey instruments to be used. The survey was developed and disseminated during June 2018 in collaboration with city officials and P.A.R.C.S. members. The results of the survey were collected, analyzed, and reported by the authors. The survey produced statistically reliable and valid results of which the findings are included in this report. A focus group was held on July 18 that included a public presentation of the results and a discussion about the results facilitated by the authors. This report summarizes the results of this process.

## Desired Outcomes

The results of the survey will help determine the following for each household in the City of DuPont:

- Comprehensive summary of demographic composition.
- The extent to which current recreational programs and activities provided by DuPont's Parks and Recreation Agency meet a household's needs and what programs are currently being utilized.
- The obstacles that limit a household from utilizing current recreational programs and activities provided by the City of DuPont.
- The level of support and prioritization for developing new recreational facilities and programming.
- The level of support for a proposed funding model that will support the new recreational facilities and programming.

## Community Input Summary

### Public Participation Process

This assessment study aims to understand the current utilization and future preferences for recreational facilities and programming among households in the City of DuPont. To ensure that the results are reflective of the needs and objectives of all stakeholders, a survey was developed by the authors in collaboration with city officials and P.A.R.C.S. Every household in the City of DuPont was invited to participate in the survey. A recruitment letter with instructions to complete the survey and how to access the survey online was mailed to all 4,191 households. A link to the survey was posted on the City of DuPont's website entitled: "Recreation and Community Center Survey 2018". The City of DuPont and P.A.R.C.S. encouraged households to respond to the survey via social media and online platforms. Furthermore, respondents were incentivized to complete the survey with an opportunity to receive a \$200 Amazon gift card, or one of three \$50 gift cards from DuPont businesses based on a randomized drawing.

The survey opened on June 5, 2018 and closed at midnight on June 27, 2018. A total of 567 valid responses were collected. The response rate of 13.5% provided a 95% level of confidence and a confidence interval of +/- 2.6%. Only responses with 50% or more of the survey completed and those completed by respondents 18 years old or older are included as valid responses.

As part of the public participation process, the results were presented to the public in DuPont on July 18 and a focus group with stakeholders was held open to the public discussing the results of the survey.

## Summary of Survey Results

A summary of the results from the survey include the following:

- 53% of respondents at least somewhat agree that the available programs and activities in DuPont meet their household needs.
- 44% of respondents indicated that a lack of facilities or amenities is an obstacle limiting a household from utilizing current recreational programs and activities provided by the City of DuPont.
- 83% of respondents at least somewhat agree that the City of DuPont should develop new recreational facilities and programs.
- The facility with the highest rating is a pool as 58% of respondents indicated it is at least very important to their household.
- 87% of respondents would use new facilities or programs at least a few times per month.
- 74% of respondents are at least slightly likely to support the following funding model: 80% from user fees, memberships, room rentals, etc. and 20% from public dollars and private donations.

## Survey Results

The survey results are divided into three sub-categories.

- Demographics
- Current Utilization and Obstacles
- Program and Facilities Preferences

The full survey is included in the appendix of this report. A detailed discussion of the overall results is provided below. The results report both the frequency in terms of percentage and the number of respondents. For multiple questions the overall scores are provided as well as cross-tabulation of scores with specific demographic groups such as likely voters and household type.

### Demographics

Respondents provided robust demographic information that included gender, age, education, household income, household composition and type, race, employment status, special needs requirements, military status, current residence, and voter status.

#### Gender

Of those who answered the question about respondent gender, 68% indicated they were female, 24% male, and 8% preferred not to answer.

Gender	Percentage	Respondents
Female	68%	386
Male	24%	138
<b>Total</b>	<b>92%</b>	<b>524</b>

#### Age

The average age of the respondent is about 45 years old. The range of age for respondents was 18 years old to 85 years old.

#### Education

Of those who indicated the highest level of education attained, 68% answered bachelor's degree or higher. Twenty-six percent of respondents answered some college, 3% are high school graduates, and 3% of the survey respondents did not answer this question.

Education Level	Percentage	Respondents
Bachelor's Degree	39%	219
Graduate Degree	29%	165
Some College	26%	149
HS Graduate	3%	17
<b>Total</b>	<b>97%</b>	<b>550</b>

## Household Income

The question that asks respondents to indicate their annual household income includes the following options:

- 1= Less than \$24,999
- 2= \$25,000 to \$49,999
- 3= \$50,000 to \$74,999
- 4= \$75,000 to \$99,999
- 5= \$100,000 to \$124,999
- 6= \$125,000 to \$149,999
- 7= \$150,000 or higher

The average household income is between \$75,000 to \$99,999 and \$100,000 to \$124,999. The median is \$100,000 to \$124,999. The most frequently responded answer is \$75,000 to \$99,999.

Household Income	
Mean	4.7
Median	(5) \$100,000 to \$125,0000
Mode	(4) \$75,000 to \$99,999

## Household Composition

The average number of people in a household is 3.5, while the minimum amount is 1 person and the maximum are 8 persons.

Number of People in Household	
Mean	3.5
Minimum	1
Maximum	8

## Household Type

Eighty-five percent of respondents indicated that their household includes adults (ages 18-64) (n=482); 51% of households include children (12 and under) (n=289); 28% include teenagers (13-17) (n=159); and 17% include seniors (65+) (n=96).

## Race

For the question that asks respondents to indicate their race/ethnicity, 63% indicated white. The remaining 20% indicated a race/ethnicity other than white, while 17% of respondents did not answer this question.

Race/Ethnicity	Percentage	Respondents
White	63%	359
Hispanic or Latino	5%	28
Asian	5%	26
Other	5%	26
Black or African American	3%	14
American Indian or Alaska Native	1%	7
Native Hawaiian or Pacific Islander	1%	4
<b>Total</b>	<b>83%</b>	<b>464</b>

## Employment Status

Of those who indicated their current employment status, 63% answered employed, and 14% of respondents answered retired. The remaining 16% of respondents answered either other, unemployed, or student. Seven percent of respondents chose not to answer this question.

Employment Status	Percentage	Respondents
Employed	63%	355
Retired	14%	78
Other	10%	59
Unemployed	4%	20
Student	2%	9
<b>Total</b>	<b>93%</b>	<b>521</b>

## Special Needs Requirements

For the question that asks, "Does someone in your household have special needs that requires assistance to utilize public services (e.g. wheelchair ramps)?" a total of 6% answered yes.

## Military Status

Of those who indicated their military status, 21% answered as military dependent, 10% are active duty, and 11% are either veterans or retirees. Eighteen percent of respondents are civilians (no military service) and 20% indicated none. Seven percent of respondents did not indicate their military status.

Military Status	Frequency	Respondents
Military Dependent	21%	118
None	20%	114
Civilian	18%	104
Retiree	11%	63
Veteran	11%	60
Active Duty	10%	56
Reserves	1%	5
National Guard	1%	5
<b>Total</b>	<b>93%</b>	<b>525</b>

## Current Residence

Of those who indicated their current residential status, 72% answered that they own, including those who have a mortgage loan. Twenty-four percent answered that they rent, 1% indicated living at home or other, and 3% of respondents did not answer this question.

Current Residence	Frequency	Respondents
Own	72%	407
Rent	24%	134
Living at Home or Other	1%	5
<b>Total</b>	<b>97%</b>	<b>546</b>

## Voting Information

Among all respondents, 79% indicated that they are a registered voter in the State of Washington and 80% indicated that they voted in the 2016 U.S. general election. Respondents that are both registered voters and voted in the previous general election are identified as “Likely Voters”. They represent 72% of all respondents. The remaining respondents answered No, Not Sure, or Prefer Not to Answer.

Voting Information	Percentage	Respondents
Registered Voter	79%	447
Voted 2016 General Election	80%	456
Likely Voters	72%	408

## Current Utilization

The following results describe a households' current recreational behavior and its relationship to the recreational programs and activities that are provided by the City of DuPont's Parks and Recreation Agency. The results are divided into overall respondents and then by demographic composition (likely voter, homeowner, military-affiliated, and household type).

*To what extent does your household agree that the current recreational programs and activities provided by the City of DuPont's Parks and Recreation Agency meet your household needs?*

- 1= Strongly Disagree
- 2= Disagree
- 3= Somewhat Disagree
- 4= Neither Agree nor Disagree
- 5= Somewhat Agree
- 6= Agree
- 7= Strongly Agree

### Overall

Answer	Percentage/Respondents (n)	Mean
At least somewhat agree (5)	53% (298)	4.3

About half (53%) of all respondents indicated a least somewhat agree that the current recreational programs and activities provided by the City of DuPont's Parks and Recreation Agency meet their household needs.

### By Demographic Composition

Demographic	At least somewhat agree (5) Percentage/ Respondents (n)
Likely Voters	54% (213)
Home Owner	52% (205)
<i>Military</i>	
Current Military	60% (19)
Veteran Retired Military	62% (74)
Non-Military	50% (103)
<i>Household Type</i>	
Households Children	51% (143)
Household Teens	47% (74)
Household Adults	54% (252)
Household Seniors	52% (47)

Of all likely voters, 54% at least somewhat agree that the current recreational programs and activities provided by the City of DuPont’s Parks and Recreation Agency meet their household needs. To a similar degree, about 50% or slightly more of homeowners and the various households at least somewhat agree also. The lowest level was among households with teens (47%). Military-affiliated households (about 60%) feel that the current recreational programs and activities provided by the city meet their household needs.

Note, this excludes respondents that did not complete the question. Therefore, the population of the demographic group varies depending on how many responded to the question. For example, in the entire survey there are 408 total “likely voters”, however, 392 provided a response to the question above about current needs being met. Therefore, the 214 that responded at least “somewhat agree” are out of 392 possible responses instead of 408.

*Please indicate whether your household has utilized the following recreational programs and activities provided by the City of DuPont during the past 12 months?*

**Overall**

Utilization of current recreational programs and activities varies greatly from a high of 65% of all respondents indicating that they have attended a special event during the past 12 months while only 3% participate in adult sports. A majority of respondents have attended special events (65%), family events (58%), and concert in the park (50%). Other programs that had relatively high levels of participation are youth sports (24%) and an outdoor nature program (22%).

<b>Program or Activity</b>	<b>Yes Percentage/Respondents (n)</b>
Special Events	65% (366)
Family Events	58% (330)
Concert in the Park	50% (283)
Youth Sports (ages 4-13)	24% (137)
Outdoor Nature Programs	22% (124)
Educational Programming	8% (47)
Teen Activities (ages 13-17)	7% (41)
Senior Programs (ages 50-up)	7% (38)
Trip and Adventures	6% (36)
Art and Culture Classes	6% (31)
Infant/Toddler Programs	4% (24)
Adult Sports (ages 18-up)	3% (13)

## Household Type

Of all household types, the most frequently utilized recreational programs and activities are special events, family events, and concerts. Youth sports are also a popular activity among households with children and teens. Outdoor nature programs are also frequently utilized among households but to a lesser degree. The tables below report the percentage of recreational programs and activities utilized by household type. Note, this excludes respondents that did not complete the question. Therefore, the population of the demographic group varies depending on how many responded to the question.

### Households with Children

<b>Program or Activity</b>	<b>Yes Percentage/Respondents (n)</b>
Family Events	73% (194)
Special Events	71% (191)
Concert in the Park	51% (134)
Youth Sports (ages 4-13)	44% (120)
Outdoor Nature Programs	20% (49)
Teen Activities (ages 13-17)	9% (23)
Infant/Toddler Programs	9% (22)
Educational Programming	8% (19)
Art and Culture Classes	5% (11)
Trip and Adventures	4% (10)
Adult Sports (ages 18-up)	1% (3)
Senior Programs (ages 50-up)	1% (3)

### Households with Teens

<b>Program or Activity</b>	<b>Yes Percentage/Respondents (n)</b>
Special Events	75% (111)
Family Events	70% (106)
Concert in the Park	58% (82)
Youth Sports (ages 4-13)	40% (58)
Outdoor Nature Programs	28% (37)
Teen Activities (ages 13-17)	26% (36)
Trip and Adventures	12% (15)
Art and Culture Classes	8% (10)
Educational Programming	7% (9)
Adult Sports (ages 18-up)	6% (8)
Infant/Toddler Programs	6% (8)
Senior Programs (ages 50-up)	5% (7)

### Households with Adults

Program or Activity	Yes Percentage/Respondents (n)
Special Events	71% (321)
Family Events	66% (301)
Concert in the Park	54% (240)
Youth Sports (ages 4-13)	29% (127)
Outdoor Nature Programs	26% (108)
Educational Programming	10% (38)
Teen Activities (ages 13-17)	9% (38)
Trip and Adventures	8% (31)
Art and Culture Classes	7% (27)
Infant/Toddler Programs	6% (23)
Senior Programs (ages 50-up)	5% (22)
Adult Sports (ages 18-up)	3% (12)

### Households with Seniors

Program or Activity	Yes Percentage/Respondents (n)
Special Events	80% (66)
Concert in the Park	64% (57)
Family Events	57% (47)
Outdoor Nature Programs	34% (25)
Senior Programs (ages 50-up)	31% (25)
Educational Programming	25% (17)
Youth Sports (ages 4-13)	14% (11)
Art and Culture Classes	14% (10)
Trip and Adventures	14% (10)
Teen Activities (ages 13-17)	7% (5)
Adult Sports (ages 18-up)	7% (5)
Infant/Toddler Programs	4% (3)

*What are some of the obstacles that limit your household from utilizing current recreational programs and activities provided by the City of DuPont? (Please select ALL that apply.)*

**Overall**

Among the list of obstacles that limit a household from utilizing current recreational programs and activities provided by the City of DuPont, the most frequently selected obstacles are the lack of facilities or amenities (44%) and desired programs are not being offered (40%). Other commonly selected obstacles include not being aware of the programs or facilities available (32%), programs are not offered at desired times (20%), and lack of time or due to other personal issues (19%). The least selected obstacles among the list include prefer other recreation providers (8%), hours of operation (8%), quality of equipment (5%), safety concerns (3%) and accessibility (3%).

<b>Obstacle</b>	<b>Percentage/Respondents (n)</b>
Lack of facilities or amenities available	44% (250)
Programs I want are not being offered	40% (226)
Not aware of the programs or facilities	32% (183)
Programs are not offered at times I want	20% (111)
No time or other personal issues	19% (106)
Hours of operation	8% (44)
Prefer other recreation providers	8% (43)
Quality of Equipment	5% (28)
Accessibility	3% (19)
Safety concerns	3% (18)

## Program and Facilities Preferences

The following results describe household preferences for new recreational facilities and programming provided by the City of DuPont. The results are divided into overall respondents and then by demographic composition (likely voter, homeowner, military-affiliated, and household type).

*To what extent do you agree that the City of DuPont should develop new recreational facilities and programming?*

- 1= Strongly Disagree
- 2= Disagree
- 3= Somewhat Disagree
- 4= Neither Agree nor Disagree
- 5= Somewhat Agree
- 6= Agree
- 7= Strongly Agree

### Overall

Answer	Frequency/ Respondents (n)	Mean
At least somewhat agree (5)	83% (469)	5.9

The average response for this question was agree. Eighty-three percent of respondents indicated a least somewhat agree that the City of DuPont should develop new recreational facilities and programming. Notably, 48% (n=276) of all respondents indicated strongly agree.

### By Demographic Composition

Demographic	At least somewhat agree (5) Percentage/ Respondents (n)
Likely Voters	84% (337)
Home Owner	85% (341)
<i>Military</i>	
Current Military	93% (166)
Veteran Retired Military	77% (92)
Non-Military	87% (187)
<i>Household Type</i>	
Households Children	90% (257)
Household Teens	89% (141)
Household Adults	86% (409)
Household Seniors	85% (77)

Of all likely voters, a vast majority (84%) at least somewhat agree that the City of DuPont should develop new recreational facilities and programming. Similarly, 85% of homeowners, 93% of current military, 77% of veterans, 87% of non-military, 90% of households with children, 89% of households with teens, 86% of households with adults, and 85% of households with seniors at least somewhat agree also. Note, this excludes respondents that did not complete the question. Therefore, the population of the demographic group varies depending on how many responded to the question.

*To what extent do you agree that new recreational facilities and programming should be a priority for the City of DuPont?*

- 1= Strongly Disagree
- 2= Disagree
- 3= Somewhat Disagree
- 4= Neither Agree nor Disagree
- 5= Somewhat Agree
- 6= Agree
- 7= Strongly Agree

**Overall**

Answer	Frequency/Respondents (n)	Mean
At least somewhat agree (5)	79% (445)	5.6

The average response for this question is between somewhat agree and agree. Seventy-nine percent of all respondents indicated a least somewhat agree that new recreational facilities and programming should be a priority for the City of DuPont. Notably, 40% (n=228) of all respondents indicated strongly agree.

## By Demographic Composition

Demographic	At least somewhat agree (5) Percentage/ Respondents (n)
Likely Voters	79% (316)
Home Owner	80% (321)
<i>Military</i>	
Current Military	88% (161)
Veteran Retired Military	79% (95)
Non-Military	80% (171)
<i>Household Type</i>	
Households Children	89% (255)
Household Teens	85% (135)
Household Adults	82% (389)
Household Seniors	77% (71)

Of all likely voters, 79% at least somewhat agree that new recreational facilities and programming should be a priority for the City of DuPont. Eighty percent of homeowners, 88% of current military, 79% of veterans, 80% of non-military, 89% of households with children, 85% of households with teens, 82% of households with adults, and 77% of households with seniors at least somewhat agree as well. Note, this excludes respondents that did not complete the question. Therefore, the population of the demographic group varies depending on how many responded to the question.

*If the new recreational facilities and programming had the programs and offerings that are important to your household, how frequently would members of your household utilize them?*

- 1= Never
- 2= Annually
- 3= Less than once per month
- 4= Monthly
- 5= A few times per month
- 6= Once per week
- 7= Several times per week

### Overall

Answer	Frequency/Respondents (n)	Mean
At least a few times per month (5)	87% (491)	6.1

Eighty-seven percent of all respondents indicated that they would use new recreational facilities and programming at least a few times per month if the programs and offerings are

important to their household. Notably, 50% (n=284) of respondents indicated that they would use the new recreational facilities and programming several times per week.

**By Demographic Composition**

<b>Demographic</b>	<b>At least a few times per month (5) Percentage/ Respondents (n)</b>
Likely Voters	91% (351)
Home Owner	95% (172)
<i>Military</i>	
Current Military	86% (101)
Veteran Retired Military	94% (195)
Non-Military	97% (277)
<i>Household Type</i>	
Households Children	94% (146)
Household Teens	94% (436)
Household Adults	86% (74)
Household Seniors	80% (281)

Of all likely voters, 91% indicated that they would use new recreational facilities and programming at least a few times per month if the programs and offerings are important to their household. Ninety-five percent of homeowners, 86% of current military, 94% of veterans, 97% of non-military, 94% of households with children, 94% of households with teens, 86% of households with adults, and 80% of households with seniors also answered at least a few times per month. Note, this excludes respondents that did not complete the question. Therefore, the population of the demographic group varies depending on how many responded to the question.

*How important are the following items to your household for the City of DuPont to develop as part of future recreational facilities and programming?*

- 1= Not at All Important
- 2= Slightly Important
- 3= Moderately Important
- 4= Very Important
- 5= Extremely Important

**Overall**

The facility or program that has the highest frequency of at least very important to respondents is a pool with 58%. A slight majority (53%) of respondents overall feel that a youth center is at least very important to them. A multi-purpose court/gym (46%) a splashpad/spray park (46%), and an expanded library (43%) all rank greater than 40% as at least very important. Somewhat

lower on the list of items that are very important ranging between 33% and 25% are: a music and arts center (32%), facilities and equipment for those with special needs (31%), space for meetings/parties (30%), and a senior center (28%). The remaining facilities were identified as very important among less than 25% of all respondents: classroom space (21%), tennis courts (20%), and a skateboard park (16%).

<b>Facility or Program</b>	<b>Very Important (4) or Greater Percentage/Respondents (n)</b>
Pool	58% (327)
Youth Center	53% (299)
Multi-Purpose Court / Gym	46% (260)
Splashpad / Spray Park	46% (259)
Expanded Library	43% (245)
Music and Arts Center	32% (182)
Facilities and Equipment for those with special needs	31% (175)
Space for Meetings / Parties	30% (168)
Senior Center	28% (157)
Classroom Space	21% (121)
Tennis Courts	20% (113)
Skateboard Park	16% (91)

### **Household Type**

Among households with adults, teens, and children the items that had at least 50% identified as very important are: a pool, youth center, and a multi-purpose court/gym. Also, a splashpad / spray park was identified by at least 50% of households with adults and children as very important. Among households with seniors, only a senior center received at least 50% identified as very important, but a youth center was second highest receiving 49% at least very important. Note, this excludes respondents that did not complete the question. Therefore, the population of the demographic group varies depending on how many responded to the question.

**Households with Children (n=289)**

<b>Facility or Program</b>	<b>Very Important (4) or Greater Percentage/Respondents (n)</b>
Pool	76% (219)
Splashpad / Spray Park	68% (195)
Youth Center	66% (189)
Multi-Purpose Court / Gym	57% (161)
Expanded Library	43% (121)
Music and Arts Center	37% (103)
Facilities and Equipment for those with special needs	31% (90)
Space for Meetings / Parties	30% (84)
Classroom Space	24% (66)
Tennis Courts	20% (57)
Senior Center	20% (55)
Skateboard Park	17% (48)

**Households with Teens (n=159)**

<b>Facility or Program</b>	<b>Very Important (4) or Greater Percentage/Respondents (n)</b>
Youth Center	69% (108)
Pool	67% (107)
Multi-Purpose Court / Gym	57% (89)
Splashpad / Spray Park	44% (69)
Expanded Library	41% (64)
Music and Arts Center	41% (61)
Space for Meetings / Parties	34% (53)
Facilities and Equipment for those with special needs	31% (45)
Tennis Courts	29% (46)
Classroom Space	28% (41)
Senior Center	25% (37)
Skateboard Park	24% (36)

**Households with Adults (n=482)**

<b>Facility or Program</b>	<b>Very Important (4) or Greater Percentage/Respondents (n)</b>
Pool	63% (298)
Youth Center	57% (268)
Splashpad / Spray Park	51% (239)
Multi-Purpose Court / Gym	50% (232)
Expanded Library	44% (202)
Music and Arts Center	35% (164)
Facilities and Equipment for those with special needs	35% (156)
Space for Meetings / Parties	30% (141)
Senior Center	28% (129)
Classroom Space	23% (102)
Tennis Courts	22% (104)
Skateboard Park	18% (81)

**Households with Seniors (n=96)**

<b>Facility or Program</b>	<b>Very Important (4) or Greater Percentage/Respondents (n)</b>
Senior Center	51% (46)
Youth Center	49% (43)
Expanded Library	46% (38)
Space for Meetings / Parties	44% (39)
Multi-Purpose Court / Gym	42% (37)
Pool	41% (36)
Music and Arts Center	33% (27)
Splashpad / Spray Park	32% (27)
Facilities and Equipment for those with special needs	32% (26)
Classroom Space	27% (23)
Skateboard Park	22% (19)
Tennis Courts	18% (15)

*Typically to support the costs of new recreational facilities and programming, cities use the following funding model: 80% from user fees, memberships, room rentals, etc. and 20% from public dollars and private donations. How likely would you support this funding model?*

- 1= Extremely Unlikely
- 2= Moderately Unlikely
- 3= Slightly Unlikely
- 4= Neither Likely nor Unlikely
- 5= Slightly Likely
- 6= Moderately Likely
- 7= Extremely Likely

**Overall**

<b>Answer</b>	<b>Frequency/Respondents (n)</b>	<b>Mean</b>
At least slightly likely to support funding model (5)	74% (n=421)	5.5

A majority of respondents are at least slightly likely to support the 80/20 funding model. The average response for this question was between slightly likely and moderately likely. Seventy-four percent of all respondents indicated that they are at least slightly likely to support the 80/20 funding model. Notably, 66% (n=354) of all respondents indicated that they are at least moderately likely (6).

**By Demographic Composition**

<b>Demographic</b>	<b>At least slightly likely (5) Percentage/ Respondents (n)</b>
Likely Voters	80% (314)
Home Owner	79% (309)
<i>Military</i>	
Current Military	82% (146)
Veteran Retired Military	82% (97)
Non-Military	79% (162)
<i>Household Type</i>	
Households Children	82% (228)
Household Teens	84% (125)
Household Adults	80% (369)
Household Seniors	80% (281)

Of all likely voters, 80% indicated that they are at least slightly likely to support the 80/20 funding model. Seventy-nine percent of homeowners, 82% of current military, 82% of veterans, 79% of non-military, 82% of households with children, 84% of households with teens, 80% of

households with adults, and 80% of households with seniors also answered at least slightly likely. Note, this excludes respondents that did not complete the question. Therefore, the population of the demographic group varies depending on how many responded to the question.

# Focus Group

## Methodology

The purpose of the focus group is to disseminate the results among stakeholders and the public, validate the results, and to draw conclusions among stakeholders about the results. The focus group was conducted on July 18, 2018 at the Council Chambers in DuPont, Washington. The public was invited to attend. The focus group consisted of two components. The first component was a PowerPoint presentation given by the primary investigator, which covered the purpose, methods, and the results including demographics, current utilization, and future preferences. The second component included a discussion of the results of the survey among stakeholders facilitated by the primary investigator.

The focus group included 10 local stakeholders, the primary investigator, and the research assistant. The primary investigator facilitated the discussion based on six open-ended questions that drew from the survey results, during which the research assistant took notes. After a short break, the stakeholders were presented a concluding statement associated with each question. These were then discussed, and a consensus was reached among the stakeholders about the conclusions being made. The list of stakeholders and their affiliated organization are listed below.

<b>Individual</b>	<b>Organization</b>
Susan McBride	Supervising Librarian, DuPont Pierce County Library
Jessica Fester	Secretary of Board, P.A.R.C.S. - DuPont
Amy Walker	Parks & Recreation Coordinator, City of DuPont
Melanie Stone	President, P.A.R.C.S. - DuPont
Renee Buck	Parks & Recreation Agency Chair, City of DuPont
Larry Ackerman	Director, Northwest Landing ROA/COA
Georgia Lomax	Executive Director, Pierce County Library System
James E. Smith III	Blue Zone Committee Chair
Rich Demaree	Citizen at Large
Ryan Bruce	Teen League, City of DuPont

Six questions were asked of the participants that reflect the results of the survey. These questions are:

1. Are the current household needs in the city of DuPont being met for recreational programs and facilities?

2. Are there systematic obstacles to the current recreational programs and facilities that are being offered?
3. Why are special events, family events, and concerts so well attended?
4. What conclusions can we draw from the fact that greater than 80% of respondents indicated that they agree that new recreational programs and facilities should be developed?
5. What recreational programs and facilities should be a priority for the City of DuPont to develop?
6. What conclusions can we draw from the fact that greater than 70% of respondents are at least slightly likely to support an 80/20 funding model?

## Results

The results of the conclusions drawn and agreed to by the stakeholders are presented below along with the associated question.

Discussion Question	Conclusions among Stakeholders
1. Are the current household needs in the city of DuPont being met for recreational programs and facilities?	About half of households indicate that their current recreational needs are being met, but many households do not share this sentiment. Households with teens in particular do not feel that their recreational needs are being met.
2. Are there systematic obstacles to the current recreational programs and facilities that are being offered?	Obstacles to utilizing current recreational programs and facilities include: insufficient space for mixed-use activities that welcome all ages; minimal security in knowing that the youth are safe during their travels to facilities; few transportation options; and, times that programs are offered are not congruent with schedules.
3. Why are special events, family events, and concerts so well attended?	Special events, family events and concerts are very well attended. Factors that influence attendance include: no entry fee to participate; higher levels of awareness and advertising; they have become a community tradition; there is limited competition in relation to other events; there is a perception of increased safety and security; and, they unify people across generations.
4. What conclusions can we draw from the fact that greater than 80% of respondents indicated that they agree that new recreational programs and facilities should be developed?	Respondents showed a high level of support for developing new recreational programs and facilities because they would provide a tangible benefit to community members that embody a communal good not only for current residents but for future generations as well.
5. What recreational programs and facilities should be a priority for the City of DuPont to develop?	Prioritized facilities should support activities that are multi-generational, community-based, safe, and physically engaging. In particular, water-based facilities are highly desirable. Also, a community center would provide space for a range of activities.
6. What conclusions can we draw from the fact that greater than 70% of respondents are at least slightly likely to support an 80/20 funding model?	There is widespread support for a funding model that is primarily user-based, while also investing in the larger community's wellbeing.

## Conclusion

The purpose of this report is to summarize and present the results of a scientific study that aims to better understand the issues of recreational facilities and programming in the City of DuPont. This was achieved through a meeting among stakeholders, an externally valid representative survey of the households in the City of DuPont, a public presentation, and a focus group with stakeholders. The research finds that there is a high level of support among households for developing new recreational programs and facilities, and this should be a priority for the city government. The identification of specific facilities will depend on a future planning and feasibility study, but water-based facilities and a community center that would provide space for a range of activities are both highly desirable. Ultimately, the development of facilities should embody a communal good that is inclusive of all residents, and one that shows a commitment and investment to the community's well-being.

# Appendix

## Survey

Thank you for agreeing to complete this 7-10 minute survey. Your responses will help the City of DuPont's Parks and Recreation Agency understand public perceptions about proposed Recreational Facilities and Programming. Please enter only one response per household and respond to questions as a representative of your household.

In return for completed responses, you will be entered into a drawing in which four respondents will be randomly selected to win one of four gift cards including: a \$200 Amazon gift card, a \$50 McNamara gift card, a \$50 Emerald City Smoothie gift card, or a \$50 Bruceski's gift card. At the end of the survey, you will have the opportunity to include your mailing address if you would like to be entered into the random drawing.

Your individual information is confidential and will never be used in any public dissemination of the data. The results from the survey will be reported in aggregate, not associated with individual responses. This study is supported by funding from the City of DuPont and is being conducted in cooperation with Partnerships Aligning Recreation, Parks, and Community Services, (P.A.R.C.S.- DuPont), a 501 (c)(3) nonprofit. If you have any questions about this survey, please call Amy Walker at (253) 912-5245 or email: [AWalker@dupontwa.gov](mailto:AWalker@dupontwa.gov).

To what extent does your household agree that the current recreational programs and activities provided by the City of DuPont's Parks and Recreation Agency meet your household needs?

- Strongly disagree
- Disagree
- Somewhat disagree
- Neither agree nor disagree
- Somewhat agree
- Agree
- Strongly agree
- Don't know

What are some of the obstacles that limit your household from utilizing current recreational programs and activities provided by the City of DuPont? (Please select ALL that apply.)

- No time or other personal issues
- Programs are not offered at times I want
- Programs I want are not offered
- Not aware of the programs or facilities
- Lack of facilities or amenities available
- Prefer other recreation providers
- Safety concerns
- Accessibility
- Hours of operation
- Quality of equipment

Please indicate whether your household has utilized the following recreational programs and activities provided by the City of DuPont during the past 12 months?

	Yes	No	Not sure
Youth Sports (ages 4-13)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Adult Sports (ages 18-up)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Senior Programs (ages 50-up)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Teen Activities (ages 13-17)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Family Events	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Infant/Toddler Programs	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Outdoor Nature Programs	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Special Events	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Educational Programming	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Art and Culture Classes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Trip and Adventures	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Concerts in the Park	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

To what extent do you agree that the City of DuPont should develop new recreational facilities and programming?

- Strongly disagree
- Disagree
- Somewhat disagree
- Neither agree nor disagree
- Somewhat agree
- Agree
- Strongly agree
- Not sure

To what extent do you agree that new recreational facilities and programming should be a priority for the City of DuPont?

- Strongly disagree
- Disagree
- Somewhat disagree
- Neither agree nor disagree
- Somewhat agree
- Agree
- Strongly agree
- Not sure

How important are the following items to your household for the City of DuPont to develop as part of future recreational facilities and programming?

	Not at all important	Slightly important	Moderately important	Very important	Extremely important	Not sure
Pool	<input type="radio"/>					
Splashpad / spray park	<input type="radio"/>					
Skateboard park	<input type="radio"/>					
Tennis courts	<input type="radio"/>					
Youth center	<input type="radio"/>					
Senior center	<input type="radio"/>					
Multi-purpose court/gymnasium	<input type="radio"/>					
Space for meeting/parties	<input type="radio"/>					
Music and arts center	<input type="radio"/>					
Classroom space	<input type="radio"/>					
Expanded library	<input type="radio"/>					
Facilities & equipment for those with special needs	<input type="radio"/>					

If the new recreational facilities and programming had the programs and offerings that are important to your household, how frequently would members of your household utilize them?

- Several times per week
- Once per week
- A few times per month
- Monthly
- Less than once per month
- Annually
- Never
- Not sure

Typically to support the costs of new recreational facilities and programming, cities use the following funding model: 80% from user fees, memberships, room rentals, etc. and 20% from public dollars and private donations.

How likely would you support this funding model?

- Extremely unlikely
- Moderately unlikely
- Slightly unlikely
- Neither likely nor unlikely
- Slightly likely
- Moderately likely
- Extremely likely
- Not sure

Please indicate your gender.

- Male
- Female
- Prefer not to answer

Please indicate your age.

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Please indicate the highest level of education you have attained.

- Less than high school
- High school graduate
- Some college / Associate degree / Technical degree
- Bachelor's degree
- Master's degree or Ph.D.
- Prefer not to answer

Please indicate your annual household income.

- Less than \$24,999
- \$25,000 to \$49,999
- \$50,000 to \$74,999
- \$75,000 to \$99,999
- \$100,000 to \$124,999
- \$125,000 to \$149,999
- \$150,000 or higher
- Prefer not to answer

Please indicate your race/ethnicity.

- American Indian or Alaska Native
- Asian
- Black or African American
- Hispanic or Latino
- Native Hawaiian or Pacific Islander
- White
- Other
- Prefer not to answer

Please indicate your current employment status.

- Employed
- Unemployed
- Student
- Retired
- Other
- Prefer not to answer

Please indicate your current military service status. (Select one)

- Active duty
- Reserves
- National guard
- Veteran
- Retiree
- Civilian: No military service
- Military dependent
- None
- Prefer not to answer

Does someone in your household have special needs that requires assistance to utilize public services (e.g. wheelchair ramps)?

- Yes
- No
- Don't know
- Prefer not to answer

How many people currently reside in your household?

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Please indicate whether your household includes the following:

	Yes	No
Children (ages 12 and under)	<input type="radio"/>	<input type="radio"/>
Teenagers (ages 13 - 17)	<input type="radio"/>	<input type="radio"/>
Adults (18 - 64)	<input type="radio"/>	<input type="radio"/>
Seniors (65+)	<input type="radio"/>	<input type="radio"/>

Do you own or rent your current residence? For the purposes of this survey, you own your home even if you have a mortgage loan.

- Own
- Rent
- Living at home
- Other
- Not Sure
- Prefer not to answer

Are you registered to vote in the State of Washington?

- Yes
- No
- Not sure
- Prefer not to answer

Did you vote in the previous general election in November 2016?

- Yes
- No
- Not sure
- Prefer not to answer

Please include your mailing address if you would like to enter into the random drawing for gift cards.

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If you have any additional comments, please let us know.

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