



May 19, 2023

Project No.	Project Name	Meeting
4885 -01	Healthier Together Center	Steering Committee Workshop 4

Attendees

<input checked="" type="checkbox"/> Carrie Hite – Dir. – Parks & Recreation Strategy	<input checked="" type="checkbox"/> Jim Kalvelage – Opsis Architecture
<input checked="" type="checkbox"/> John Mauro – City Manager	<input checked="" type="checkbox"/> Erica Dunn – Opsis Architecture
<input checked="" type="checkbox"/> Mark McCauley – County Administrator	<input checked="" type="checkbox"/> Chris Jones - Groundswell
<input checked="" type="checkbox"/> Mike Glenn – CEO Jefferson Healthcare	<input type="checkbox"/> Ken Ballard – Ballard*King
<input checked="" type="checkbox"/> Wendy Bart – Ex. Dir. YMCA Olympic Peninsula	<input checked="" type="checkbox"/> Morgan Shook - ECONorthwest
<input checked="" type="checkbox"/> Rich Childers – President JeffCo Aquatic Coalition	<input checked="" type="checkbox"/> Ryan Nachreiner – Water Technology, Inc.
<input checked="" type="checkbox"/> John Nowak – PT School District Board of Directors	<input type="checkbox"/> Kirsten Justice – Opsis Architecture
<input checked="" type="checkbox"/> Eron Berg – Ex. Dir. Port of Port Townsend	
<input checked="" type="checkbox"/> Kate Dean – District 1 County Commissioner	
<input checked="" type="checkbox"/> Linda Rosenbury – PTSD Superintendent	

Submitted By

Erica Dunn

Distribution

Carrie Hite

MEETING MINUTES

The following meeting minutes represent my understanding of the discussions and directions during the meeting. Attendees should communicate any revisions to Opsis Architecture (hereby Opsis).

Initial Open House 2 and Survey Feedback Summary

- Reviewed feedback from Open House 2 and initial survey feedback. The survey ended the night before at 5pm so an in-depth review has not been completed yet.

Design Update:

- Based on feedback from Open House and survey, the community is split between a basic aquatics center and the full program including gym.
- Some community members mentioned the Shore Aquatics Center in Port Angeles as a comparable project (30,000sf) that was built in 2019 for a stated \$20Million and has 4 bodies of water.

- Opsis reviewed this project as a precedent study and spoke with Trish Drew, the cost estimator on the Opsis team who was also the cost estimator on the Shore Aquatics project).
 - Some of the differences in the project are that it was a renovation of a 20,000sf existing aquatics center with a 10,000sf addition. The main swimming pool is not a 25-yard pool, and they kept the diving well.
 - Feedback from the operator of Shore Aquatics is that the diving pool is very expensive to operate, and they wish they had not renovated the existing center but just built it new because they still have a sub-standard pool.
 - Cost-wise, the construction only cost 2019 was \$17.5 million which, when escalated to a construction start of summer of 2025 to compare with Healthier Together and including soft costs, is around \$37.3Million which is roughly the same as the costs we're seeing on the initial Healthier Together base aquatics project.
- Based on the analysis of the Shore Aquatics project and feedback from the community that there was a real desire for more child-friendly play amenities (like a lazy river) in the rec pool, Opsis developed an alternate base option that reduces the overall square footage of the building but adds more space to the natatorium and rec pool.
- Additionally in conversation with Jefferson Healthcare they felt the location was a little too far to move all of their Physical Therapy space to this location but that they could be interested in a 500-750sf Wellness room that could be used for a variety of activities. This was also added to the reduced plan.
- The reduced plan also includes an option for a future addition that could accommodate a gymnasium or other desired amenities.
- The community also raised the question of community showers for the unhoused population. The Steering Committee recognized this as an important issue within their community that needs to be addressed but is not really connected to the Aquatics Center. They will work on this effort outside of the Healthier Together initiative.
- The Steering Committee discussed keeping the existing gym but there are issues with having to have separate staff at the gym unless used a key card system like the Evergreen Gym. Also discussed that the boiler room for the gym is underneath the existing swimming pool so that would need to be relocated if the pool was removed but the gym stays.
- The committee liked the updated plan. Design Team will work through final updates and share with cost estimator on the team to develop a more detailed cost estimate for both construction and soft costs.

Funding:

- Utilizing an MPD and PFD approach would require two votes which brings down the probability of them both passing.
 - Is it possible to sequence votes such that if a PFD fails it's still possible to get the MPD?
- Discussed the potential to raise more capital through grants, state funding, philanthropy to buy down the amount needed to be raised in an MPD.
 - County Lobbyist has been asked to look for funding sources
 - Splashpad funding could likely be found through grants
- PFD is desirable because a good percentage of the money is raised from visitors to Jefferson County and not just the residents. But a PFD is more volatile based on the economy and requires a source to backstop it in any given year when enough money is not raised.
- Could have a base design with additional amenities listed as optional pending funding.

Operations:

- Did not have time to discuss.

Communications:

- Discussed briefly.

- City working on communications around city programs in general and will incorporate some communication around the Healthier Together initiative.

Next Steps:

- Erica to share slides
- Carrie, Wendy, Ken, Jim, and Erica to meet to discuss operations in more detail and will bring information back to the group.
- Design Team to present update to City Council on June 12th.
- Steering Committee Workshop 5 scheduled for June 16th.