

Memorandum #08-69

To: Al Viereck, Interim City Manager
From: Todd R. Larson, Parks and Recreation Director
Date: April 2, 2008
Subject: Memorial Pool continued discussion

Local Contractor

The Commission asked that a local construction company be asked to submit demolition, renovation, and new-build costs related to the Memorial Pool Bathhouse.

Kevin Bender, from Welfl Construction, was contacted and met with staff at the Memorial Pool. A bathhouse handout was provided to Kevin to list the needs or requirements in a renovated or new facility (this document is provided in your packet). Kevin was also provided with the floor plans of a bathhouse at the Mitchell Aquatic Facility. After examining the Mitchell floor plans, Kevin stated on the phone that he is unwilling to provide any numbers for the bath house project.

Banner and Associates was contacted to provide the costs associated with renovating the bathhouse. Rick Salonen provided these numbers:

Demolition of the existing bathhouse and admitting area = \$50,600.
\$20/sq. ft.

The existing bathhouse and admitting area = 2,530 sq. ft.
Remodeling costs would be \$160/sq. ft.
\$404,800 for this part of the project.

To meet code, an additional 1,700 sq. ft. would need to be constructed.
This construction would be on the west side of the current facility.
Adding on to the current bathhouse is not a very efficient floor plan.
New construction costs would be \$200/sq. ft.
\$340,000 for this part of the project.

Please note that in the Banner scenario, the concession stand stays in the current location and is not remodeled. There are only 2 family dressing rooms included. Also, there would be no restrooms on the outside of the building for park users.

Alcoa Grant

In a Commission Information Memorandum, dated December 3, 2007, the Commission was asked to engage in discussion regarding the use of the \$55,000 remaining in a grant from Alcoa that was to be applied to fun features at the Memorial Pool. The Park and Recreation Staff would like City Commission direction on how to plan for the \$55,000. Should the money be used in the upcoming summer of 2008 for Memorial Pool fun feature purchases and installations (what types of features?); can the money be applied to commercial grade tables, chairs for the tables, shade structures, and chaise lounge deck chairs; is the money going to be used for the new amenities that are being researched for

future construction; or should the discussion be delayed until a solid plan is adopted for additions to the facility?

If the money is to be used for fun features in 2008, plans need to be created immediately to allow for orders to be processed and delivered, realizing that delivery and installation prior to the pool opening for 2008 is not likely.

The staff would like direction on how to proceed in regards to plans for the Memorial Pool.

Respectfully submitted,

Todd R. Larson
Parks and Recreation Director

Recommendation: It is recommended that the City Commission give staff direction on how to move forward with the Memorial Pool designs for new additions and/or renovations.

_____ I concur with this recommendation.

_____ I do not concur with this recommendation.

Al Viereck, Interim City Manager

MEMORIAL POOL BATH HOUSE

1. Need three estimates.
 - Demolition of current building leaving chemical/storage rooms and south end of building.
 - Cost/square foot for new facility that includes the below list of items.
 - Cost/square foot to renovate current building so it includes the below list of items, and cost/square foot and the amount of square footage that will have to be added on to existing facility to include all items listed below.
2. Needs to be ADA compliant!
3. Needs to meet all applicable codes (ADA, health, ventilation, flooring, aquatics codes, etc.)
4. Locker Rooms- pool code for 501-1000 bather load:
 - Layout of locker rooms- must enter into changing area, then have restrooms, then showers before exiting out into pool facility.
 - Men's
 - Toilets- 3
 - Sinks- 2
 - Urinals- 4
 - Showers- 7
 - Women's
 - Toilets- 7
 - Sinks- 2
 - Showers- 7
 - Family locker rooms
 - Need entrance and exit to be facing admissions area and staff area to use can be monitored.
 - 4 rooms.
 - Sinks- meet state code for number of sinks to number of water closets/urinals (1 sink for every two water closets or urinals).
 - Soap dispenser- state code.
 - Paper towels, cloth towels, or electric hand dryers? Vandalism?
 - Trash receptacles? Vandalism?
 - Lights. High efficiency fluorescents??
 - Ventilation.
5. Restrooms on outside of building.
 - Currently one men's and one women's.
 - With security lights.
6. Admissions area with adequate staff area.
 - Staff room- lockable changing room w/storage for clothes and bags. No showers or toilets.
7. Concession stand.
 - Keep same as size of current area.
 - Serving windows- one open to pool facility, one open to outside park area.
 - Plenty of outlets for rock pots and food preparation machines. Each outlet on its own circuit. Outlets above counter height (4 ft.)
 - Outlet for cooler. On its own circuit.
 - Electrical panel large enough to handle separate circuits for all outlets and lights, bathroom hand dryers (if applicable).
 - Sinks
 - Meet state health code in regards to a food serving area.
 - Soap dispenser. Meet state code.
 - Paper towels, cloth towels, or electric hand dryers?
 - Trash receptacles.
 - Serving window doors- stainless steel roll-up.
 - Built-in counters or bring in portable tables?
 - Outlets on outside of building for soft drink vending machines??
8. ADA compliant drinking fountains (4) on pool side of building.
9. Storage
 - Old areas will not be renovated by contractor.
10. Security lights on outside of building.
11. ADA compliant, walkway around entire structure.

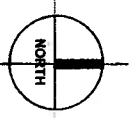
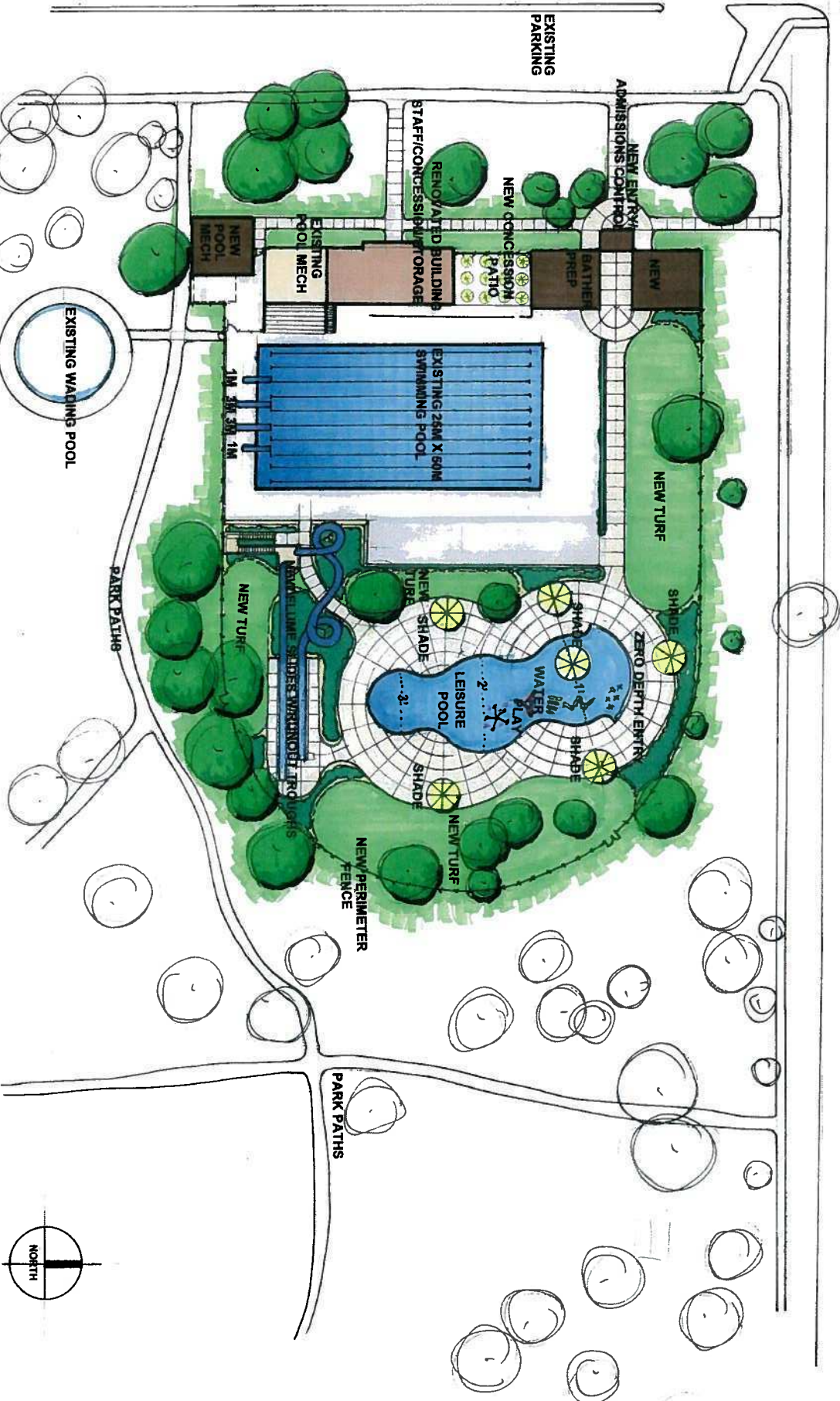
PRELIMINARY ESTIMATE OF PROBABLE COSTS
Yankton, South Dakota Outdoor Pool - Option A
February 22, 2008

ELEMENT	QUANTITY	COST
<u>Outdoor Aquatic Components</u>		
Leisure Pool (Activity Area with Gutters)	6,000 SF x \$190	\$1,140,000
Water Play Features	Allowance x \$100,000	\$100,000
Waterslide Complex with 2 Flumes/Tower/Stairs/Runout	1 LS x \$350,000	\$350,000
<u>Subtotal</u>		\$1,590,000
<u>Aquatic Site Elements</u>		
Security Lighting/Public Address System	Allowance x \$60,000	\$60,000
Decks and Walkways	16,000 SF x \$9	\$144,000
Deck Drainage	16,000 SF x \$1	\$16,000
Turf & Irrigation	22,000 SF x \$2	\$44,000
Landscape Buffers	8,000 SF x \$4	\$32,000
Perimeter Fence	900 LF x \$40	\$36,000
Post/Net/Rope Barrier	300 LF x \$30	\$9,000
<u>Subtotal</u>		\$341,000
<u>Building Elements</u>		
Bather Prep/Admissions	3,200 SF x \$200	\$640,000
Remodel - Concessions/Staff	2,630 SF x \$125	\$328,750
New Pool Mechanical	1,225 SF x \$180	\$220,500
<u>Subtotal</u>		\$1,189,250
<u>Site Preparation and Infrastructure</u>		
Demolition and Removals	Allowance x \$20,000	\$20,000
Utilities (sewer, water, gas, phone)	Allowance x \$40,000	\$40,000
Seeding & Erosion Control	Allowance x \$10,000	\$10,000
Concrete Sidewalks	4,800 SF x \$6	\$28,800
<u>Subtotal</u>		\$98,800
<u>Subtotal - Estimated Construction Cost</u>		\$3,219,050
	General Requirements 12% x \$3,219,050	\$386,286
<u>TOTAL - ESTIMATED CONSTRUCTION COSTS</u>		\$3,605,336
<u>Other Costs</u>		
Contingency	10% x \$360,534	\$360,534
Fees	10% x \$396,586.96	\$396,587
Furnishings, Fixtures and Equipment (FF&E)	Allowance x \$100,000.00	\$100,000
<u>Subtotal</u>		\$857,121
<u>TOTAL - ESTIMATED PROJECT COSTS</u>		\$4,462,457
	USE	\$4,500,000

YANKTON OUTDOOR AQUATIC FACILITY

City of Yankton, South Dakota

MASTER PLAN CONCEPT - OPTION "A"

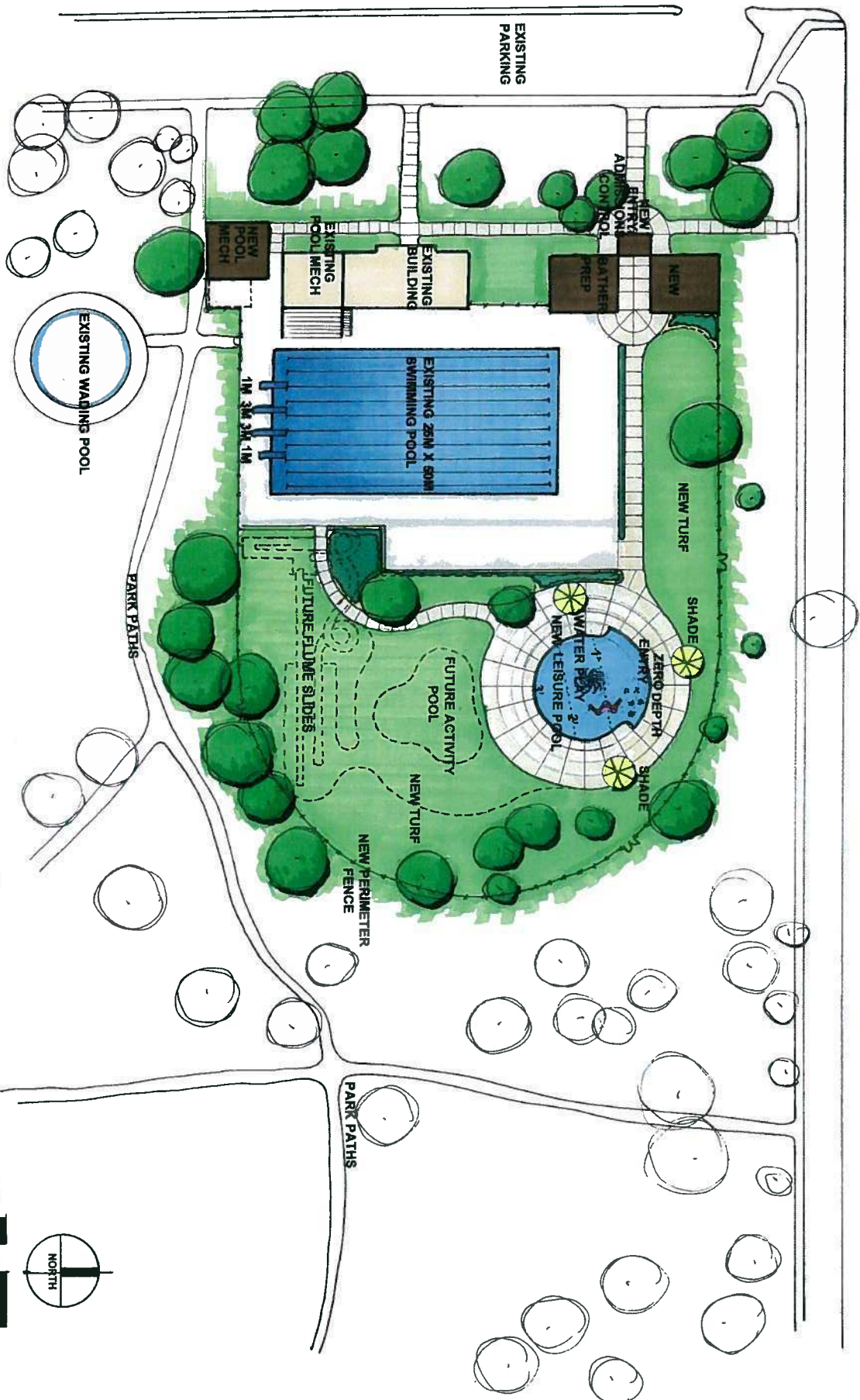


BANNER
ENGINEERING AND CONSTRUCTION

Drawn By: CER
Date: 02/21/08

PRELIMINARY ESTIMATE OF PROBABLE COSTS
Yankton, South Dakota Outdoor Pool - Option B
February 22, 2008

ELEMENT	QUANTITY	COST
<u>Outdoor Aquatic Components</u>		
Leisure Pool (Activity Area with Gutters)	3,000 SF x \$190	\$570,000
Water Play Features	Allowance x \$60,000	\$60,000
Waterslide Complex with 2 Flumes/Tower/Stairs/Runout	Future LS x \$0	\$0
<u>Subtotal</u>		\$630,000
<u>Aquatic Site Elements</u>		
Security Lighting/Public Address System	Allowance x \$30,000	\$30,000
Decks and Walkways	12,000 SF x \$9	\$108,000
Deck Drainage	12,000 SF x \$1	\$12,000
Turf wo/Irrigation	31,000 SF x \$1	\$31,000
Landscape Buffers	Allowance x \$4,000	\$4,000
Perimeter Fence	900 LF x \$40	\$36,000
Post/Net/Rope Barrier	300 LF x \$30	\$9,000
<u>Subtotal</u>		\$230,000
<u>Building Elements</u>		
New Bather Prep/Admissions	3,200 SF x \$200	\$640,000
Remodel - Concessions/Staff (future0	2,630 SF x \$0	\$0
New Pool Mechanical	1,225 SF x \$180	\$222,500
<u>Subtotal</u>		\$860,500
<u>Site Preparation and Infrastructure</u>		
Demolition and Removals	Allowance x \$10,000	\$10,000
Utilities (sewer, water, gas, phone)	Allowance x \$40,000	\$40,000
Seeding & Erosion Control	Allowance x \$10,000	\$10,000
Concrete Sidewalks	4,800 SF x \$6	\$28,800
<u>Subtotal</u>		\$88,800
<u>Subtotal - Estimated Construction Cost</u>		\$1,809,300
General Requirements 12%	x \$1,809,300	\$217,116
<u>TOTAL - ESTIMATED CONSTRUCTION COSTS</u>		\$2,026,416
<u>Other Costs</u>		
Contingency	10% x \$202,642	\$202,642
Fees	10% x \$222,905.76	\$222,906
Furnishings, Fixtures and Equipment (FF&E)	Allowance x \$40,000.00	\$40,000
<u>Subtotal</u>		\$465,547
<u>TOTAL - ESTIMATED PROJECT COSTS</u>		\$2,491,963
	USE	\$2,500,000



YANKTON OUTDOOR AQUATIC FACILITY

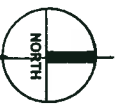
City of Yankton, South Dakota

PHASE ONE CONCEPT - OPTION "B"



BANNER
ARCHITECTURAL FIRM

Drawn By: CER
Date: 02/21/08



MEMORIAL POOL PRE-SEASON WORK

STAFF		JOB
Jim	DONE	Replace 6" pipe in pump house with PVC.
Contractor	DONE	Water heater (1985) needs to be replaced. \$5,640
Jim	DONE	Wading pool. Drain tile, anchor umbrellas.
Jim	DONE	Wading pool – shade. Adding two more umbrellas for 2008. 5 total umbrellas in area for 2008.
Jim	DONE	Fence issue - top of wading pool fence (270'). Yellow safety tubing around top (like softball fields)
Jim	DONE	Water line and electrical installed underground from guard house building to drop slide.
Done	\$250-300	Test patch for pool painting- Miller Painting & Decorating 402-254-6328 (Roman Sudbeck)
Jim	DONE	Electric pressure washer
Jim	DONE	Both locker rooms- re-finish the seating benches and paint the brackets.
Jim	DONE	Women's locker room shower parts.
Jim	DONE	Women's locker room new faucet for sink
Jim	DONE	Men's locker room sink – needs new shut off – leaks and leaves rust stains.
Jim	DONE	Men's locker room shower heads.
Jim	DONE	Re-do return line on gutter.
Jim	DONE	Covers for boilers during winter months. Need 2.
Jim	DONE	Remove old soda ash barrels and pump.
Jim	DONE	Need pump system for ph chemical. Have ph controllers for pool because of heaters. Stenner Pumps, 85 GPD. Need 2
Jim	DONE	Clean stainless steel concession windows. Vandalism after cleaned, so will need to clean again.
Jim	DONE	Security lights for men's restroom on south side – open for park users.
Jim	DONE	Security lights for women's restroom on north side – open for park users.
Jim	DONE	Fence door on north side of guard house - west fence – dangerous on top.
Jim	DONE	Re-stain all benches.
Jim	DONE	In pool- gutter covers need to be fixed with stainless steel rivets.
Jim	DONE	In pool- drain covers for gutters- 2 of them.

Work to be completed:

STAFF		JOB
Nancy	Spring	Stainless diving board treads. Need 12. 17" wide
Nancy	Spring	Diving boards 16' long. One is starting to crack. Replace.

Nancy	Spring	New probes for CL and PH yearly. For both Summit and Memorial
Nancy	Spring	Ladders to exit pool- 18" inside. Need 6
Nancy	Spring	Replace permanent chair SW corner – replace or moveable chair option?
Nancy	Spring	Permanent chair on north side – has to be replaced.
Nancy	Spring	File cabinet and record keeping system needed for on-site (water proof)
Nancy	Spring	New Floats for pool ropes. Need 12.
Nancy	Spring	Vacuum filter. Need 1
Nancy	Spring	Pole connector- for vacuum? Need 1
JD	Spring	New rules sign for wading pool – needs to be precise and clear. List name of pool.
Stan	Spring	Landscaping in front of pool and off to sides by restroom doors. Pics are from north to south
Jim	Spring	Diving SW high board – bottom rung loose
Jim	Spring	Diving SW low board – bottom rung loose
Jim	Spring	Diving boards paint – bases- top side under board. Bright blue.
Jim	Spring	Conduit and wire on lifeguard stand pole SW corner – remove completely
Jim	Spring	Fence issue - bottom of main pool fence. Add ties at posts.
Jim	Spring	Bathhouse floor – paint all same color throughout facility.
Jim	Spring	Bathhouse floor - Go one or two blocks high in locker rooms because of rust.
Jim	Spring	Women's locker room soap dispensers- new one installed, adding a second dispenser
Jim	Spring	Women's locker room clean-out plug on floor sticking up - hazard.
Jim	Spring	Men's locker room showers soap dispensers- new one installed, adding a second dispenser.
Jim	Spring	Stain outside partitions by locker room doors.
Jim	Spring	In pool caulk- joints.

*Contractor accepted In pool concrete blow-outs (6) on floor. Saw out concrete and fix with rebar. **QUOTE \$3,700.***

*Contractor accepted Replace concrete on deck. **QUOTE \$3,700.***

MEMORIAL POOL
PAINTING PROJECT

November 2007 Estimate for sandblasting pool basin and applying 3 coats of paint, as well as 8 racing lanes and targets: \$40,947.90

Using epoxy patch for spalled wall areas: \$5,125.00

Total: \$46,072.90

Epoxy pool paint lasts approximately 7-10 years.

Chlorinated rubber base pool paint lasts approximately 3-5 years.

Water based acrylic pool paint lasts approximately 2-3 years.

Painted pool surfaces break down over time.

If your surface material is starting to chip, crack, or stain beyond repair, it is time to repaint.

If your pool has faded, it may be time to repaint.

If layers of paint have been applied over the original coats, there may begin to be trouble with the new paint bonding to the existing paint.

Get back down to the concrete and have the new paint adhere to the sandblasted concrete.