

MEMORIAL POOL 2010 CONCEPT NARRATIVE

The Memorial Pool Committee that was created by the City Commission during budget sessions in 2009 has been working to develop a Master Plan for the Memorial Pool facility. The Committee has agreed upon a Master Plan design and would like to bring it forward to the Commission and Public for discussion and ultimately adoption. At this time, the Committee does not believe the local economy is in a position to fund the entire Master Plan, or even Phase One. If the majority of the Commission does believe a funding plan should be developed to move this project forward, that directive can be followed.

The first item to note about the plan is that it is designed so it can be completed in two phases. The total estimated cost of the plan is \$5.7 million. Phase One is estimated at approximately \$3 million. Phase Two is estimated at approximately \$2.7 million.

The facility being proposed is a collection of ideas dating back to 2001, when the first assessment of the facility was completed and the recommendation from the consultant was to replace the existing facility.

At this time, the Committee does not believe the competition pool should be removed. The Master Plan being submitted for public discussion builds around the existing pool. It is also important to note that the Committee recommends the wading pool does not get demolished in Phase 1. The wading pool would remain in operation until the Phase Two splash pad would replace it or it can no longer meet state requirements for operation.

The description of Phase One:

1. Continue to use the current bathhouse and entryway.
2. Build four family locker rooms on the NE corner of the facility. These family locker rooms will be incorporated into a formal bathhouse in Phase 2.
3. Build a new concession building on the NE corner of the facility. This building will allow pool patrons to access the service windows while staying inside the fenced in facility. The building will also have windows that allow service to those park users that are not inside the pool facility. This building will be incorporated into a formal bathhouse and entryway in Phase 2.
4. Build a new 6,000 square-foot zero-depth entry leisure pool. The leisure pool would have splash and spray equipment as fun features.
5. The filter and mechanical equipment for the new leisure pool would be placed on the SE corner of the facility. In Phase One, there will be no building to house this equipment as it will be placed on a fenced-off concrete slab. In Phase 2, the building that would house all the facility's filters and mechanical equipment would be constructed.
6. Grass, flowers and shrubs would be incorporated in the facility to help soften the aesthetics of the concrete patio areas.
7. Shade would be incorporated around the leisure pool lounge area. The shade for the existing pool lounge area would remain.

The description of Phase Two:

1. Build a bathhouse on the NE corner of the facility that would meet State requirements for showers, water closets, urinals, showers, and sinks. This bathhouse would include the family locker rooms, a formal entryway into the facility, a guard house, and the concession area.
2. Build a parking lot on the north side of the facility to provide off-street parking and a drop-off zone for the new facility entry.
3. Build a filter and mechanical building on the SE corner to house the entire facility's filter and mechanical needs.
4. Build two water slides with plunge pool on the SE corner of the facility. The mechanical building will help support the tower for the water slides.
5. Build a splash pad outside the fenced-in pool facility on the NE side. This splash pad would be free to the public and take the place of the wading pool found on the SW side.

The Parks Advisory Board will be presented with the plan on Monday, February 1, 2010, 5:30pm, at the RTEC Community Room.

As part of the discussion and adoption process, the Committee would like to hear the public's comments in regards to the design on February 22nd, at the regularly scheduled Commission Meeting thus allowing time for the community to review the concept.

Please find as attachments to this narrative:

- 1) Master Plan Schematic;
- 2) Cost estimate for entire Master Plan;
- 3) Cost estimate for Phase One;
- 4) Community and commissioner comments in regards to Memorial Pool from the October 2007 Community Meeting.

Respectfully submitted,



Todd R. Larson

Director of Parks and Recreation



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Project Budget

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Project Name: Memorial Park Pool Improvements - Phase 1
Project Address: Yankton, SD
Project Budget: Conceptual

Date: December 15, 2009

Description	PROJECT BUDGET	CONTRACTED AMOUNT	AMOUNT PAID TO DATE	Remarks
CONSTRUCTION				
Construction Cost	\$2,732,761			
Subtotal Construction	2,732,761	\$ -	\$ -	
Construction Contingency @ 2%	\$54,655			
Total Proposed Construction Budget	2,787,416	\$ -	\$ -	
Design and Consultant Fees				
TSP A/E Services <i>7%</i>	\$191,293			
TSP Reimbursable Expenses	\$15,000			
Subtotal Fees	206,293	\$0	\$0	
Total Proposed Design and Construction Budget	2,993,709	\$0	\$0	
OWNER ADMINISTRATIVE COSTS				
Topo Survey	\$1,500			
Soils Investigation & Report	\$3,000			
Construction Testing	\$5,000			
Administrative Costs	\$3,000			
Subtotal Owner Administrative Costs	\$12,500	\$0	\$0	
FIXTURES, FURNISHINGS & EQUIPMENT (FF&E)				
Furniture/Furnishings/Equipment @ 1.5%	\$40,991	\$ -		
		\$ -		
		\$ -		
Subtotal FF&E	40,991	\$0	\$0	
Totals	\$3,047,201	\$0	\$0	



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Yankton Memorial Pool Improvements - Phase 1
12/15/09

BUDGET TEMPLATE:

	Quantity	Unit Cost	Total
Description: This phase includes the initial improvements toward completing the Master Plan Concept dated 11/25/09, adding new water features, landscaping, buildings, and parking to the existing pool complex.			
Site Demolition			
Wading pool	1,964 sf	\$ 4.50	\$8,836
Paths	4,648 sf	\$ 1.00	\$4,648
Fencing	685 lf	\$ 2.25	\$1,541
Trees	15 ea	\$ 250.00	\$3,750
Misc. items	1 ls	\$ 10,000.00	\$10,000
Site Grading			
Erosion control	1,200 lf	\$ 4.50	\$5,400
Site entry	1 ea	\$ 2,500.00	\$2,500
Topsoil management	1,722 cy	\$ 5.00	\$8,611
Grading	3,444 cy	\$ 3.75	\$12,917
Site Paving			
Parking	- sy	\$ 27.00	\$0
Curb cut	- lf	\$ 7.50	\$0
Curb and gutter	- lf	\$ 15.00	\$0
Striping	- lf	\$ 0.50	\$0
Handicapped access	- ea	\$ 850.00	\$0
Replace sidewalk	- sf	\$ 6.00	\$0
Paths	3,425 sf	\$ 5.00	\$17,125
Service drive	40 sy	\$ 40.00	\$1,600
Site Utilities			
Water	525 lf	\$ 50.00	\$26,250
Sanitary	525 lf	\$ 40.00	\$21,000
Gas	525 lf	\$ 45.00	\$23,625
Electric	1 ls	\$ 5,000.00	\$5,000
Site improvements			
Landscaping, misc. fencing, etc.	1 ls	\$ 15,000.00	\$15,000
Sod	25,700 sf	\$ 1.00	\$25,700
Seed	4,667 sy	\$ 1.50	\$7,000
Fencing	945 lf	\$ 33.00	\$31,185
Pool deck	20,560 sf	\$ 5.25	\$107,940
Deck drainage	20,560 sf	\$ 1.00	\$20,560
Lighting fixtures	6 ea	\$ 4,500.00	\$27,000
Tables	- ea	\$ 1,250.00	\$0
Aquatics			
Zero depth pool	6,117 sf	\$ 180.00	\$1,101,060
Slides	- ea	\$ 190,000.00	\$0
Plunge pool	- sf	\$ 200.00	\$0
Splash pad - 40' dia.	- sf	\$ 167.00	\$0
Water features (allowance)	1 ls	\$ 125,000.00	\$125,000
Underground work for future aquatics	1 ls	\$ 200,000.00	\$200,000

- splash pad
- slide
- piping to main pool for someday replacement

Structures			
Bath house	560 sf	\$ 230.00	\$128,800
Concessions	1,600 sf	\$ 140.00	\$224,000
Pool equipment	- sf	\$ 187.50	\$0
Picnic shelter	sf	\$ 32.50	\$0
Shade structures	1,350 sf	\$ 25.00	\$33,750
Existing building/site touch-up	1 ls	\$ 25,000.00	\$25,000
		Subtotal	\$2,224,798
Indirect Costs			
Contractor OH & P	12.5%		\$278,100
Contractor Excise Tax	2.0%		\$51,084
Contingency - estimating	7.0%		\$178,779
		Total Construction Costs	\$2,732,761



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Project Budget

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Marshalltown - Minneapolis - Rochester - Omaha - Rapid City - Sioux Falls - Sheridan

Project Name: Memorial Park Pool Improvements - Option B
Project Address: Yankton, SD
Project Budget: Conceptual

Date: October 19, 2009

Description	PROJECT BUDGET	CONTRACTED AMOUNT	AMOUNT PAID TO DATE	Remarks
CONSTRUCTION				
Construction Cost	\$5,170,313			
Subtotal Construction	5,170,313	\$ -	\$ -	
Construction Contingency @ 2%	\$103,406			
Total Proposed Construction Budget	5,273,719	\$ -	\$ -	
Design and Consultant Fees				
TSP A/E Services	\$361,922			
TSP Reimbursable Expenses	\$26,000			
Subtotal Fees	387,922	\$0	\$0	
Total Proposed Design and Construction Budget	5,661,641	\$0	\$0	
OWNER ADMINISTRATIVE COSTS				
Topo Survey	\$1,500			
Soils Investigation & Report	\$3,000			
Construction Testing	\$5,000			
Administrative Costs	\$3,000			
Subtotal Owner Administrative Costs	\$12,500	\$0	\$0	
FIXTURES, FURNISHINGS & EQUIPMENT (FF&E)				
Furniture/Furnishings/Equipment @ 1.5%	\$77,555	\$ -		
		\$ -		
		\$ -		
Subtotal FF&E	77,555	\$0	\$0	
Totals	\$5,751,696	\$0	\$0	



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Yankton Memorial Pool Improvements
October 19, 2009

BUDGET TEMPLATE - OPTION B:

	Quantity	Unit Cost	Total
Description: This option includes adding new water features, landscaping, buildings, and parking. Site footprint is smaller than Option A			
Site Demolition			
Wading pool	1,964 sf	\$ 4.50	\$8,836
Paths	6,455 sf	\$ 1.00	\$6,455
Fencing	685 lf	\$ 2.25	\$1,541
Trees	15 ea	\$ 250.00	\$3,750
Misc. items	1 ls	\$ 10,000.00	\$10,000
Site Grading			
Erosion control	1,200 lf	\$ 4.50	\$5,400
Site entry	1 ea	\$ 2,500.00	\$2,500
Topsoil management	3,867 cy	\$ 5.00	\$19,333
Grading	7,733 cy	\$ 3.75	\$29,000
Site Paving			
Parking	3,507 sy	\$ 27.00	\$94,680
Curb cut	100 lf	\$ 7.50	\$750
Curb and gutter	1,315 lf	\$ 15.00	\$19,725
Striping	1,420 lf	\$ 0.50	\$710
Handicapped access	4 ea	\$ 850.00	\$3,400
Replace sidewalk	3,360 sf	\$ 6.00	\$20,160
Paths	9,380 sf	\$ 5.00	\$46,900
Service drive	40 sy	\$ 40.00	\$1,600
Site Utilities			
Water	525 lf	\$ 50.00	\$26,250
Sanitary	525 lf	\$ 40.00	\$21,000
Gas	525 lf	\$ 45.00	\$23,625
Electric	1 ls	\$ 5,000.00	\$5,000
Site improvements			
Landscaping, misc. fencing, etc.	1 ls	\$ 50,000.00	\$50,000
Sod	62,900 sf	\$ 1.00	\$62,900
Seed	2,111 sy	\$ 1.50	\$3,167
Fencing	770 lf	\$ 33.00	\$25,410
Pool deck	20,560 sf	\$ 5.25	\$107,940
Deck drainage	20,560 sf	\$ 1.00	\$20,560
Lighting fixtures	12 ea	\$ 4,500.00	\$54,000
Tables	5 ea	\$ 1,250.00	\$6,250
Aquatics			
Zero depth pool	6,117 sf	\$ 180.00	\$1,101,060
Slides	2 ea	\$ 190,000.00	\$380,000
Plunge pool	840 sf	\$ 200.00	\$168,000
Splash pad - 40' dia.	1,257 sf	\$ 167.00	\$209,859
Water features (allowance)	1 ls	\$ 125,000.00	\$125,000

Structures

Bath house	6,000	sf	\$	155.00	\$930,000
Concessions - in bath house	-	sf	\$	150.00	\$0
Pool equipment	2,600	sf	\$	187.50	\$487,500
Picnic shelter	2,100	sf	\$	32.50	\$68,250
Shade structures	1,350	sf	\$	25.00	\$33,750
Existing building/site touch-up	1	ls	\$	25,000.00	\$25,000

Subtotal

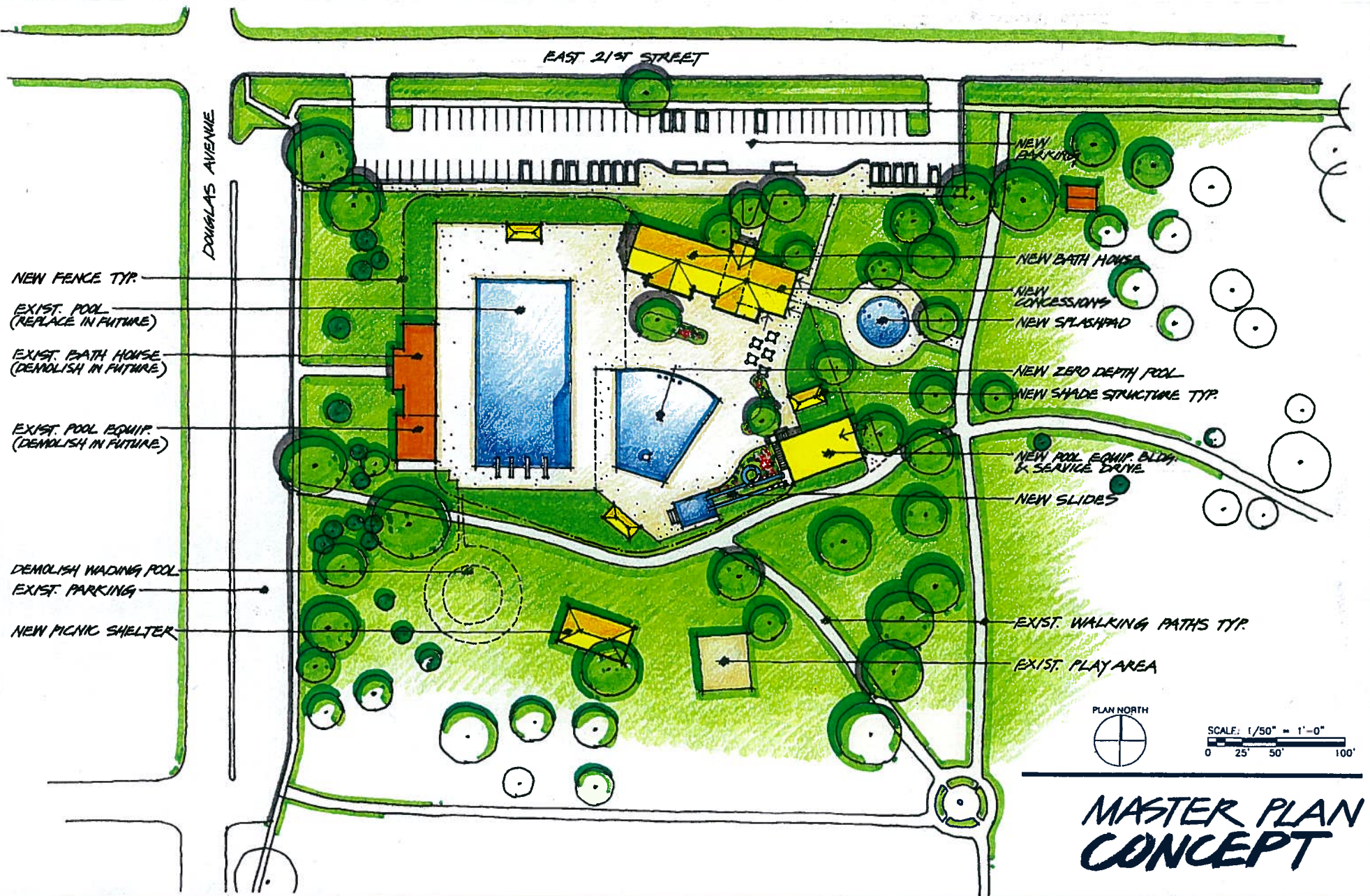
\$4,209,261

Indirect Costs

Contractor OH & P	12.5%	\$526,158
Contractor Excise Tax	2.0%	\$96,650
Contingency - estimating	7.0%	\$338,245

Total Construction Costs

\$5,170,313



Yankton Memorial Pool

City of Yankton, South Dakota

TSP Project No. 04090737



**Associated
Pool
Builders, Inc.**



December 16, 2009

