



City of Grand Island

Tuesday, January 17, 2012

Study Session

Item -1

Update Concerning Lincoln Park Pool

Staff Contact: Steve Paustian

Council Agenda Memo

From: Steve Paustian, Park and Recreation Director

Meeting: January 17, 2012

Subject: Lincoln Park Swimming Pool

Item #'s: 1

Presenter(s): Steve Paustian, Park and Recreation Director

Background

Council authorized the rehabilitation/replacement of Lincoln Park swimming pool during the 2011-12 budget process. Based on a study provided by Olsson Associates, \$1,421,000 would be required to renovate the existing pool. It was projected in the same study, to build a new pool the cost would be \$2,371,000. Through a request for qualifications process, JEO Consulting was hired to develop the plans and specifications for the rehabilitation/replacement of the Lincoln Park swimming pool.

Discussion

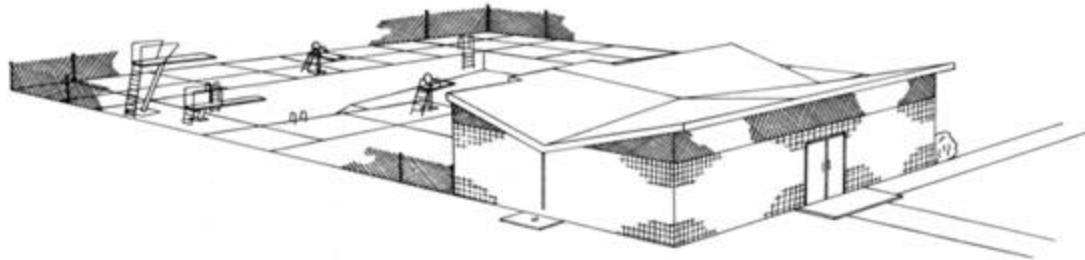
JEO Consulting has provided an opinion that rehabilitation of the Lincoln Park swimming pool would cost \$1,346,500. It is their opinion that a new pool can be constructed for an estimated cost of \$1,550,000. This number was derived by JEO from recent projects that they have been involved with that are similar to the pool we want to construct. The \$2,371,000 cost provided by Olsson Assoc. for new construction was a rough estimate and did not represent a detailed project analysis. New construction could provide several benefits over rehabilitation. New construction takes away any uncertainty as to the viability of the existing pool structures. The existing pool will operate this summer and allow for new pool construction to take place during the same time. By avoiding waiting until after this swimming season to start the rehabilitation process, we can avoid winter construction. Typically, winter construction is more expensive and less efficient. Starting construction this spring/summer will also guarantee that the new pool will be ready for the start of the 2013 swim season. New construction would also allow the 3 meter diving board to remain as an attraction. Because of NE State Health Department regulations, the 3 meter diving board will have to be taken out of service if the existing diving basin is just rehabilitated. Locating the new pool west of the existing pool may allow for the incorporation of the existing wading pool and picnic shelter into the new facility as well.

Conclusion

This item is presented to the City Council in a Study Session to allow for any questions to be answered and to create a greater understanding of the issue at hand.

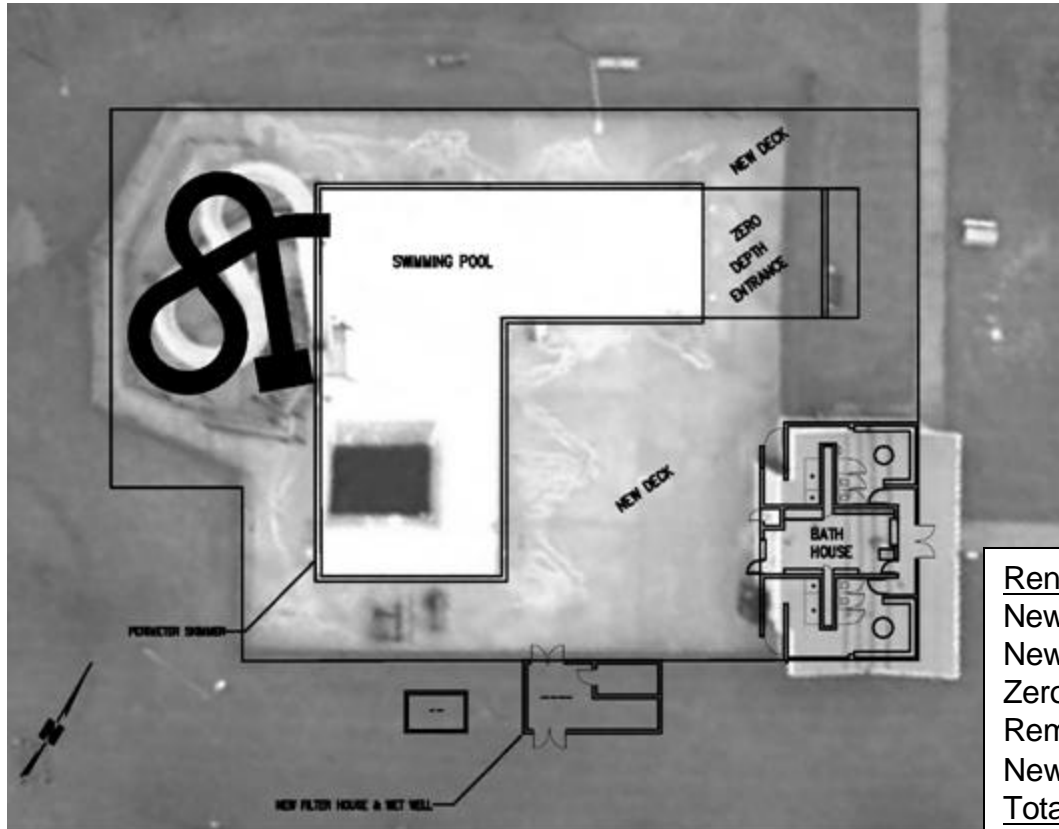
It is the intent of City Administration to bring this issue to a future council meeting for the awarding of a construction contract.

Lincoln Park Pool Facility Evaluation



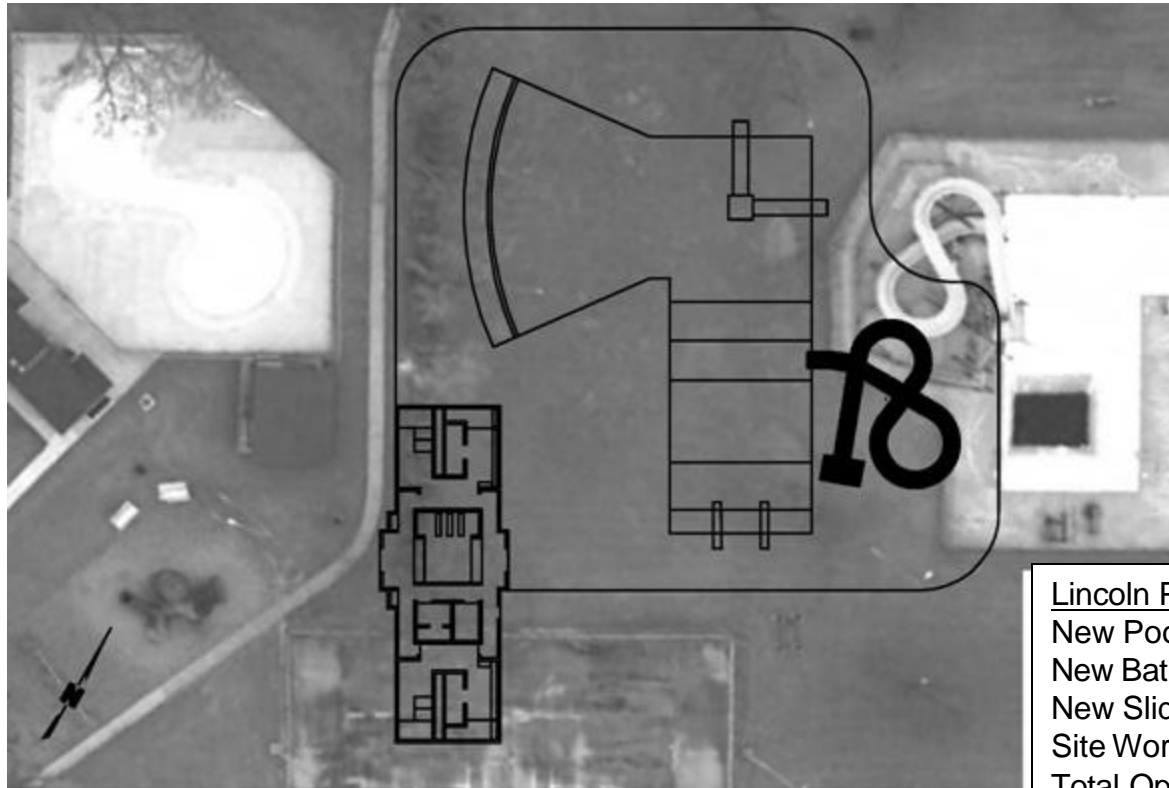
- ❏ Facility Evaluation and Recommendations
 - ❏ City of Grand Island
 - ❏ June 2009(updated 4/28/2011)

Renovate Existing Bathhouse & Pool Basin



Renovate Existing Basin and Bathhouse
New Treatment Facility
New Circulation System and Deck
Zero Depth Entrance
Remodel Bathhouse
New Slide
Total Opinion of Costs \$1,421,000.00

Wading Pool Integration



<u>Lincoln Park Wading Pool Integration</u>	
New Pool	
New Bathhouse	
New Slide	
Site Work	
Total Opinion of Cost	\$2,371,000.00



Engineering
Architecture
Surveying
Planning

January 12, 2012

City of Grand Island
Attn: Steve Paustian & Todd McCoy
PO Box 1968
Grand Island, Nebraska 68802-1968

RE: Grand Island, Nebraska
Lincoln Park Pool
JEO Project No. 110936

Dear Mr. Paustian:

We have completed our estimate for the renovation of the Lincoln Park Pool. We estimate the renovation construction cost to be \$1,346,500 with a new slide. This includes new gutter, filtration equipment, decks, filter building, renovated bathhouse, and zero depth entry addition.

We have also estimated the construction cost for a new pool facility and it is estimated at \$1,500,000 with a new slide. This should include the demolition of the existing pool facility also. We also estimated it will cost an additional \$50,000 to deepen the diving well to accommodate the high board and provide the 'step type' diving tower.

JEO uses past projects with the assistance of Contractors to obtain the cost opinions presented in this letter.

If you need anything else, feel free to ask.

Sincerely,

Dave Henke
Aquatics Department Manager
402-443-8005
dhenke@jeo.com

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Wading Pool Integration



Debt Service

Based on \$200,000 annual income
from CRA tax levy and 4% debt service

- ☰ 7.3 years to retire \$1,400,000
- ☰ 8.0 years to retire \$1,550,000