City of Carroll

112 E. 5th Street Carroll, Iowa 51401-2799 (712) 792-1000 FAX: (712) 792-0139

MEMO TO: Mike Pogge-Weaver, City Manager

FROM: Jack Wardell, Director of Parks and Recreation JW

DATE: March 23, 2017

SUBJECT: Memo to City Council – Carroll Recreation Center

Attached to this memorandum is the Carroll Indoor Planning presentation that has already been reviewed by the Indoor Pool Committee. Also included is the Capital Project Summary which further details the Carroll Recreation Center Master Plan, an estimate of probable cost using 2016 figures, Indoor Pool Master Plan with estimate of probable costs and a review of the locker room remodeling ideas.

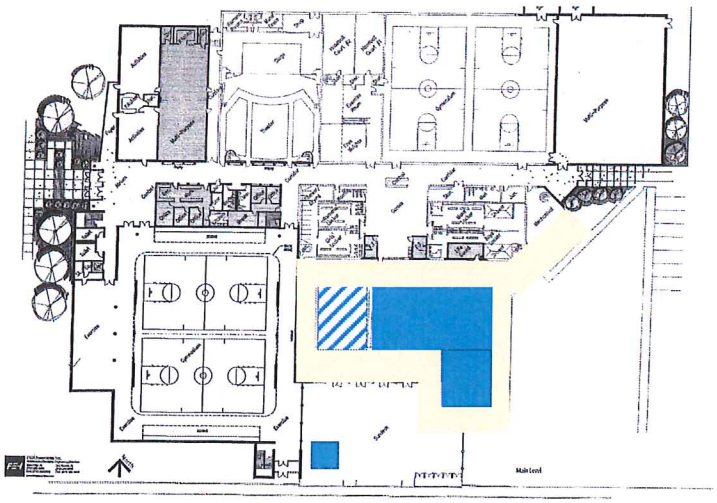
RECOMMENDATION: No action required

Indoor Pool Planning

Carroll, Iowa

waters edge AQUATIC DESIGN | MARCH 7, 2017

Existing Facility



waters edge AQUATIC DESIGN

Indoor Aquatic Goals

- More lap lanes
- Moving water for resistance
- More usable area for lessons
- Zero depth/easy acces
- Spray play area
- Small slide
- Spa, steam and sauna
- Cool and warm water pools
- Use existing pool
- Future offices/ support spaces

waters edge
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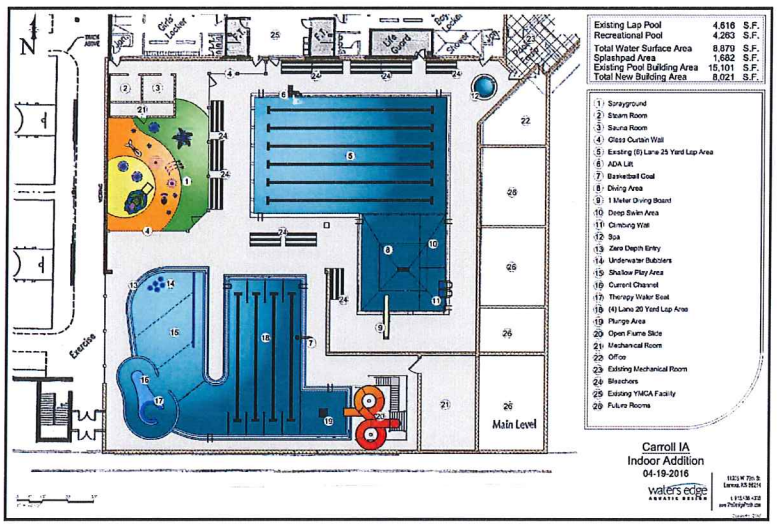
Current Concept



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Existing Pool (reuse)

Reuse the existing features:

- Six 25-yard lanes (cooler water)
- Diving area (1-meter board)
- Pool water treatment system
- Total existing water area = 6,226 sq. ft.
- Reuse 4,616 sq. ft. (lap + diving)
- Repurpose shallow area (1,610 sq. ft.)

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Proposed New Features

Add these pool areas:

- Four 20-yard lanes
- Zero-depth to 3-feet deep warm pool
- Current channel
- Plunge area for water slide
- Spray pad (in previous shallow pool area)

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Lap Lane Example

waters edge
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Zero Depth Example

waters edge
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Current Channel Example

waters edge
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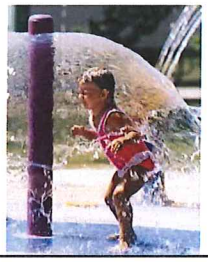
Spray Examples



waters edge
AQUATIC DESIGN

Other Features

Proposed additional items:

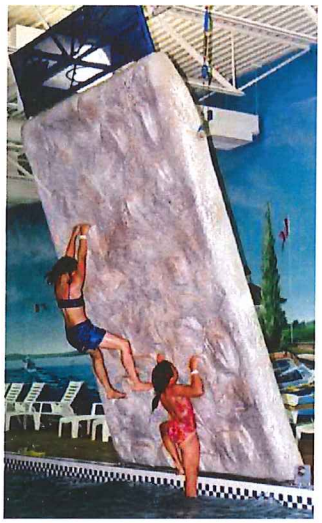
- Small water slide
- Climbing wall
- Basketball goal
- ADA lift
- Spa, steam and sauna areas

waters edge AQUATIC DESIGN

Water Slide Example

waters edge AQUATIC DESIGN

Climbing Wall Examples



waters edge
AQUATIC DESIGN

Basketball Goal Example

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Concept Overview

- Existing water surface area* 6,226 sq. ft.

  (* Includes 1,610 sq. ft. area to become splash pad)
- Proposed water area 10,561 sq. ft.
  - ... Existing water area reused 4,616 sq. ft.
  - ... New recreation water area 4,263 sq. ft.
  - ... New spray pad area 1,682 sq. ft.
- Proposed building addition 8,021 sq. ft.

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Preliminary Opinion of Project Cost

▪ Site work	$ 141,000
▪ Aquatics	$1,208,000
▪ Building	$2,090,000
▪ Electrical	$ 152,000
Construction	$3,591,000
Contractor OHP	$ 538,000
Contingency/Fees	$ 826,000
Project Cost	$4,955,000

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QUESTIONS?

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CAPITAL PROJECTS SUMMARY

The following is a summary of the capital projects summary as of March 1, 2017. **Reader, please take note,** the cost figures included in this document are at various levels of planning and scrutiny. These cost estimates are very much subject to change as the projects move further into design. In some cases, costs could vary substantially from what is presented in here.

List of Projects

Project	Near Term Costs	2021 Est Costs	CIP Project Year
City Hall/Library Project	$ 7,600,000	$ 8,600,000	City Hall FY 19 - Library FY 20
Rec Center Indoor Pool Remodel	$ 6,300,000	$ 8,000,000	FY 19
Rec Center - East Side Addition	$ 1,800,000	$ 2,300,000	FY 19
Rec Center Locker Rooms	$ 1,200,000	$ 1,600,000	FY 19
Street Maintenance Building	$ 4,286,000	$ 5,500,000	FY 18
Fire Engine Replacement	$ 375,000	$ 500,000	FY 20
Total	**$ 21,561,000**	**$ 26,500,000**	

Overall Funding (Near Term)

Bond Funds	
City Hall/Library Project	$ 4,850,000
Rec Center Indoor Pool Remodel	$ 6,300,000
Rec Center - East Side Addition	$ 1,800,000
Rec Center Locker Rooms	$ 1,200,000
Street Maintenance Building	$ 1,933,500
Fire Engine Replacement	$ 375,000
Total	**$ 16,458,500**

Other Funds	
Library Foundation	$ 2,500,000
LOST (Library)	$ 250,000
LOST (Street Maint)	$ 1,950,000
General Fund (Street Maint)	$ 402,500
Total Other Funds	**$ 5,102,500**
Bond Funds	$ 16,458,500
Total Funds	**$ 21,561,000**

Note:
Within the current budget there is an additional $35,000 available in Hotel/Motel Tax and an additional $600,000 available in LOST funds that could be allocate to these projects.

Other Projects (Not currently in CIP)	Near Term Costs	2021 Est Costs
Rec Center - West Side Addition	$ 11,943,670	$ 15,300,000

Recreation Center

Current Situation

The Recreation Center was built in 1977 and is located at 716 N Grant Road. Facility improvements since it was built include addition of two new family changing rooms, removal of a racquetball court to expanded the weight room, arts room into a fitness/aerobics room, new floor in the multi-purpose room, reroofing the facility, and fire alarm upgrades.

Proposal

With increased usage and worn facilities, plans call for renovated locker rooms; the addition of a third multi-purpose room; new pool features including kids splash features, 4 new 25-yard lap lanes, and zero entry pool; new gymnasium space; two additional activities rooms; atrium; and renovated office space.

Timeline

The Capital Improvement Plan (CIP) calls for the renovated locker rooms, addition of a single court to the exiting two court multi-purpose room, and new pool features in fiscal year 2019. The CIP does not include projects related to the new gymnasium space, two additional activities rooms, atrium, and renovated office spaces in the plan.

Project Cost and Funding Sources

The recreation center cost estimates are as follows:

Multi-purpose space	$ 1,536,600	FEH estimate July 2015
Pool Upgrade	$ 6,300,000	Waters Edge February 2016 and Staff Est. related to the building cost
Locker Room Renovations	$ 840,000	FEH verbal estimate in February 2016
Renovate/remodel admin area	$ 669,800	FEH estimate July 2015
Atrium/activity area/gymnasium	$10,403,400	FEH estimate July 2015

All of these projects would be funded through G.O. bonding.

CRC CARROLL RECREATION CENTER

CARROLL, IOWA

DECEMBER 2014

1 MAIN FLOOR PLAN

FFH Associates Inc.

Carroll Recreation Center

July 22, 2015

Additions and Renovations

Estimated Costs in 2016 Dollars

Exclusions:

1. Any work in existing exercise/handball court area
2. Any exterior work (ramp, steps, etc.) associated with that area
3. The two storage rooms north of the existing gym
4. Any work associated with the water features/equipment, including fees
5. Loose furnishings/equipment and soft costs unless noted

If phased, phased construction would suggest a new electrical service capable of back-feeding the existing facility and any future additions and possibly separate mechanical/HVAC systems [rooftop or separate mechanical rooms (?)] for each major addition. No new mechanical rooms are indicated on the schematic plans since system types have not been determined for the project. Electrical service upgrade and some fire alarm/control work would logically be accomplished with the first major Phase.

Phasing obviously increases the total cost for several reasons including multiple mobilization costs, the cost of adding to now existing structures, potentially separate mechanical/HVAC systems and the cost of inflation based on the time between phases and final completion.

The costs indicated below break the project into a few parts/possible phases:

1. Renovate/remodel administrative area (original arts/crafts area)	$	620,160
2. Atrium/ Activities area/ Gym and associated areas (two levels)	$	9,632,720
3. Multi-purpose	$	1,422,740
	$	11,675,620
Estimated A/E fees	$	934,050
	$	12,609,670

Above estimate would assume constructed as a single project with a 2016 construction start.

If the second floor (track, exercise, toilets, etc.) over the gym was eliminated and first floor directly below was utilized as a track (seating could be partially retracted when track was in use), cost could be reduced by +/- $2,450,000.

Additional budget items for consideration:

Exercise, corridor, toilets area	$	1,505,510
A/E Fees	$	120,440
Upgrade electrical service, fire alarm, control systems	$	500,000
Site work	$	85,000
FF & E	$	340,000
Site survey/soils investigation	$	28,000
Contingency	$	630,500

Phasing could occur in nearly any order and/or combination of the parts listed above. For budgeting purposes future Phases should assume adding 10%/year compounded to cover additional phasing costs indicated above.

A possible phasing example assuming three Phases with one year between first and second phase construction starts and two years between subsequent phases follows. It has no purpose except to indicate the impact that phasing/extended time can have.

Phase 1 – Item 1 above
Phase 2 – Item 2 above
Phase 3 – Item 3 above

Phase 1—2016 construction start		
Construction cost	$	620,160
Estimated A/E fees	$	49,600
	$	669,760
Phase 2 – 2017 construction start		
Construction cost (add 10%/year for cost items indicated above)	$	10,595,990
Service upgrades (Electrical service, fire alarm, control systems)	$	500,000
Estimated A/E fees	$	847,680
	$	11,943,670
Phase 3 – 2019 construction start		
Construction cost (add 10%/year for cost items indicated above)	$	1,893,670
Estimated A/E fees	$	151,500
	$	2,045,170

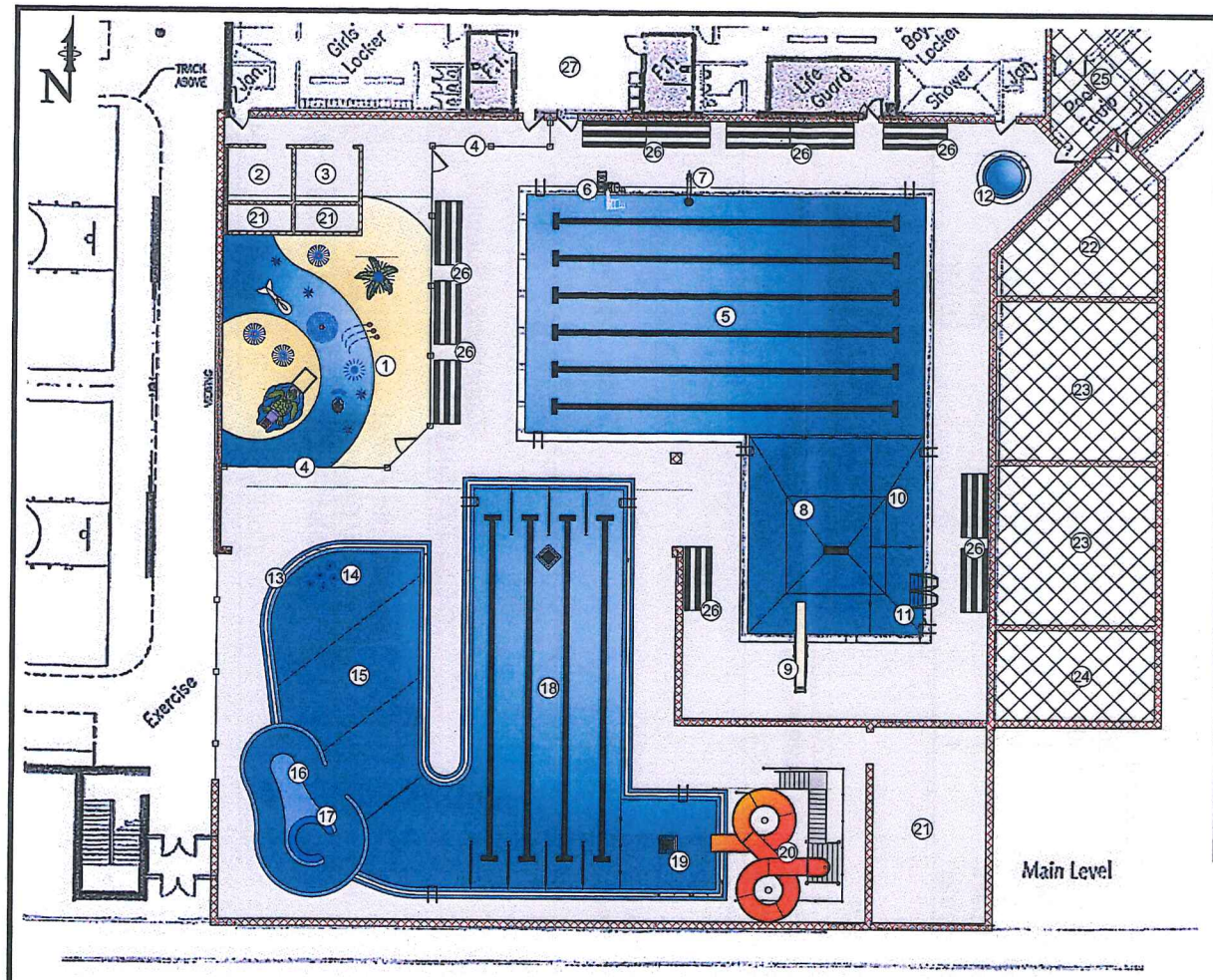
Total cost for this phasing example	$	14,658,600

The above figures represent preliminary budget numbers based on limited information and many assumptions and should be considered as such.

Please call me at my office if you have any questions.

Sincerely,
FEH DESIGN

Ron Speckmann, AIA
Vice President



Existing Lap Pool	4,616	S.F.
Recreational Pool	4,263	S.F.
Total Water Surface Area	8,879	S.F.
Splashpad Area	1,682	S.F.
Total Concrete Surface Area	9,641	S.F.

1. Sprayground
2. Steam Room
3. Sauna Room
4. Glass Curtain Wall
5. Existing (6) Lane 25 Yard Lap Area
6. ADA Lift
7. Basketball Goal
8. Diving Area
9. 1 Meter Diving Board
10. Deep Swim Area
11. Climbing Wall
12. Spa
13. Zero Depth Entry
14. Underwater Bubblers
15. Shallow Play Area
16. Current Channel
17. Therapy Water Seat
18. (4) Lane 25 Yard Lap Area
19. Plunge Area
20. Open Flume Slide
21. Mechanical Room
22. Data Room
23. Classroom
24. Office
25. Existing Mechanical Room
26. Bleachers
27. Existing YMCA Facility

Carroll IA
Indoor Addition
02-23-2016

0 5' 10' 20' 30'
1" = 10'-0"

Layout A

waters edge AQUATIC DESIGN
11205 W. 79th St.
Lenexa, KS 66214
t. 913.438.4338
www.WeDesignPools.com

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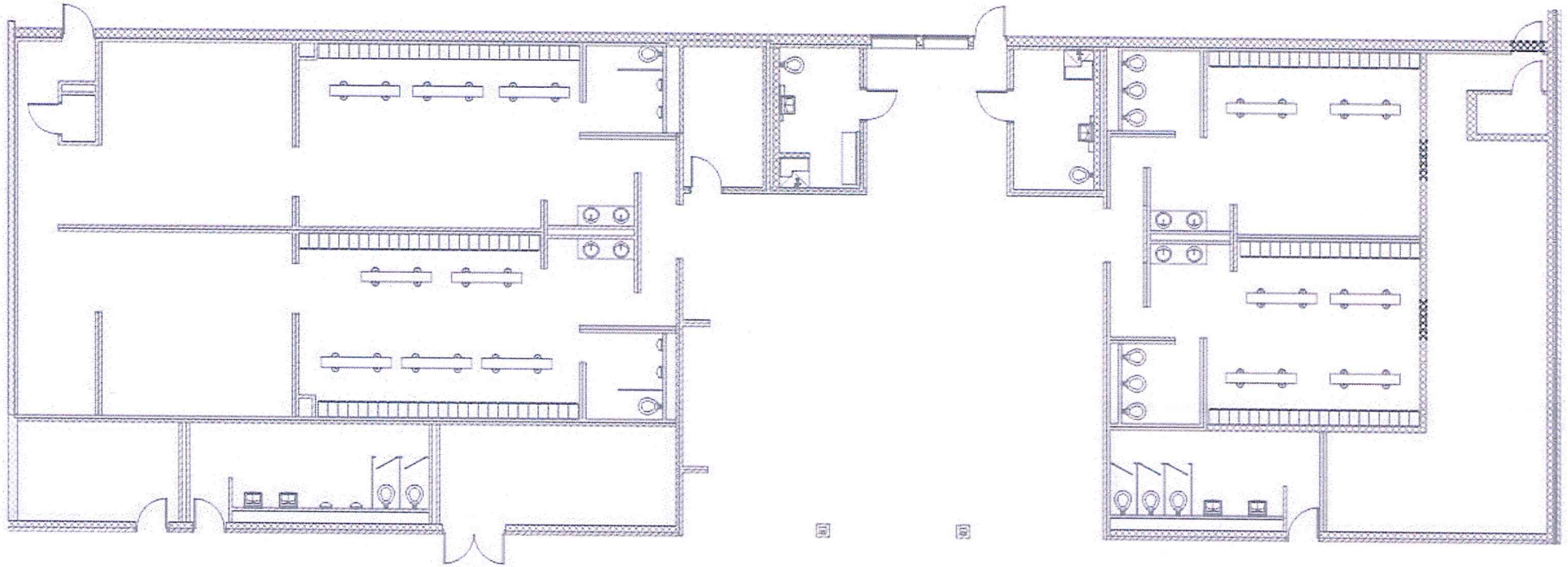
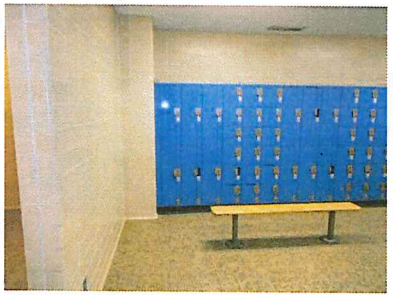
Opinion of Preliminary Costs - Layout A

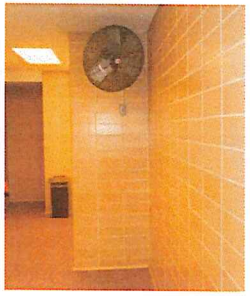
04/06/2016

Carroll Community Center Pool Improvements

Items	Quant.	Unit	Unit $	Constr. Cost $
1 Sitework				
Excavation	400	cy	30	12,000
Structural Fill	200	cy	45	9,000
Granular Fill	200	cy	60	12,000
Site Utilities	1	l.s	10,000	10,000
Pool Deck	6,600	s.f.	8	52,800
Demolition	3,000	s.f.	15	45,000
				140,800
2 Swimming Pool Construction				
New Pool	4,263	s.f.	200	852,600
Spray Pad	1,500	s.f.	100	150,000
Water slide	1	l.s.	150,000	150,000
BB goal and ADA lift	1	ls	10,000	10,000
Existing pool repairs	1	ls	20,000	20,000
Pool Heater	1	ls	25,000	25,000
				1,207,600
3 Building addition				
Divider wall	1,700	sf	30	51,000
New pool area	8,000	sf	250	2,000,000
Steam and sauna	900	sf	100	90,000
				2,090,000
4 Electrical				
Pool & Buildings Electrical	9,200	sf	16	147,200
Sound system	1	ls	5,000	5,000
				152,200
			Construction Subtotal	3,590,600
		Contractor's OH&P	15%	538,590
		Construction Total		**4,129,190**
		Project Costs Budget (Design/ CA, etc..)	10%	412,919
		Project Total w/out Contingency		**4,542,109**
		Contingency	10%	412,919
		Project Total with Contingency		**4,955,028**



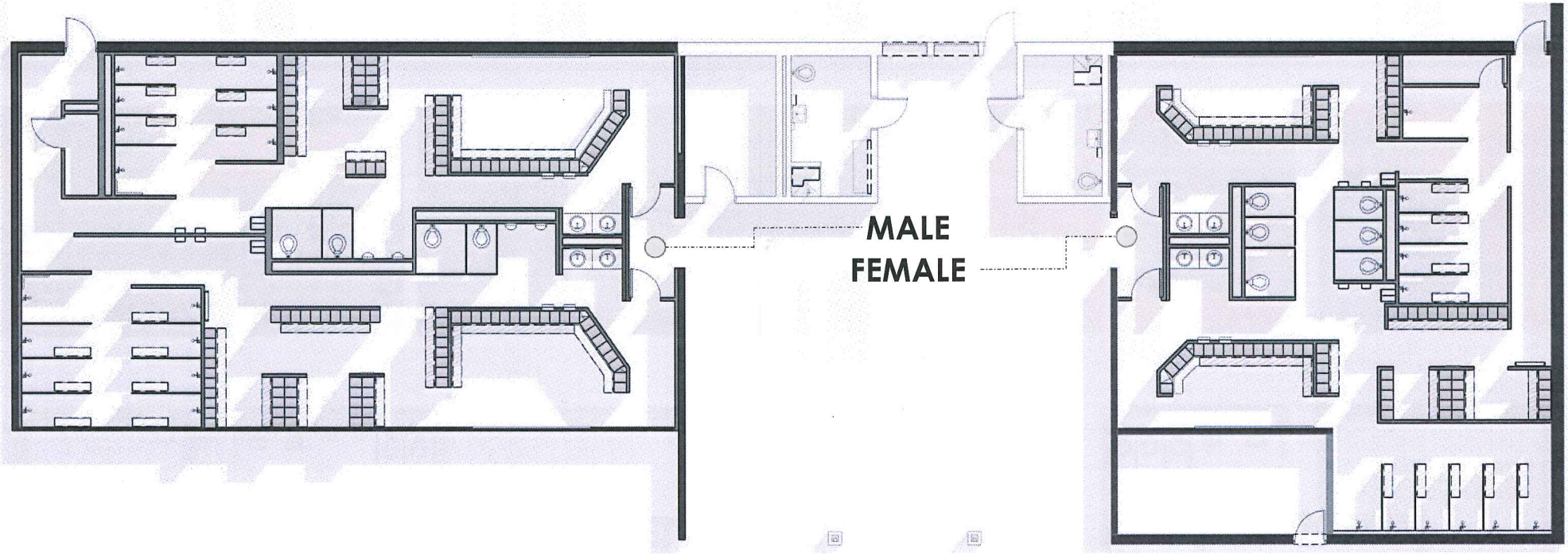




Existing Floorplan & Finishes : Locker Rooms

CRC CARROLL REC CENTER

FEH DESIGN



LOCKER COUNT: **MALE**

MEN → Double Tier (140)
BOYS→ Double Tier (106)
TOTAL: 246 Lockers

LOCKER COUNT: **FEMALE**

WOMEN → Double Tier (106)
GIRLS→ Double Tier (58)
TOTAL: 164 Lockers

↑
N

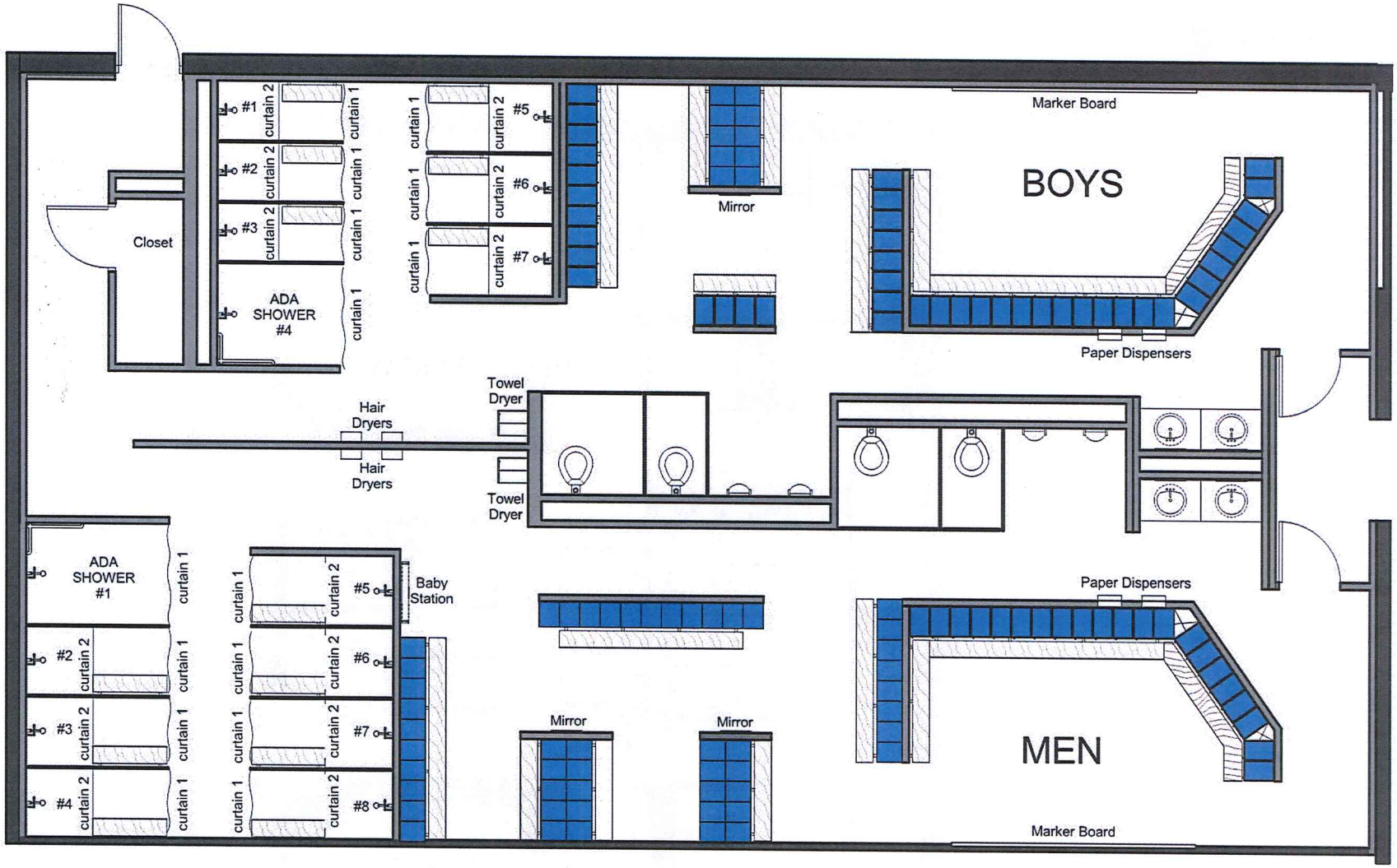
Proposed Floorplan: Locker Rooms

CRC CARROLL REC. CENTER

FEH DESIGN

LABELS

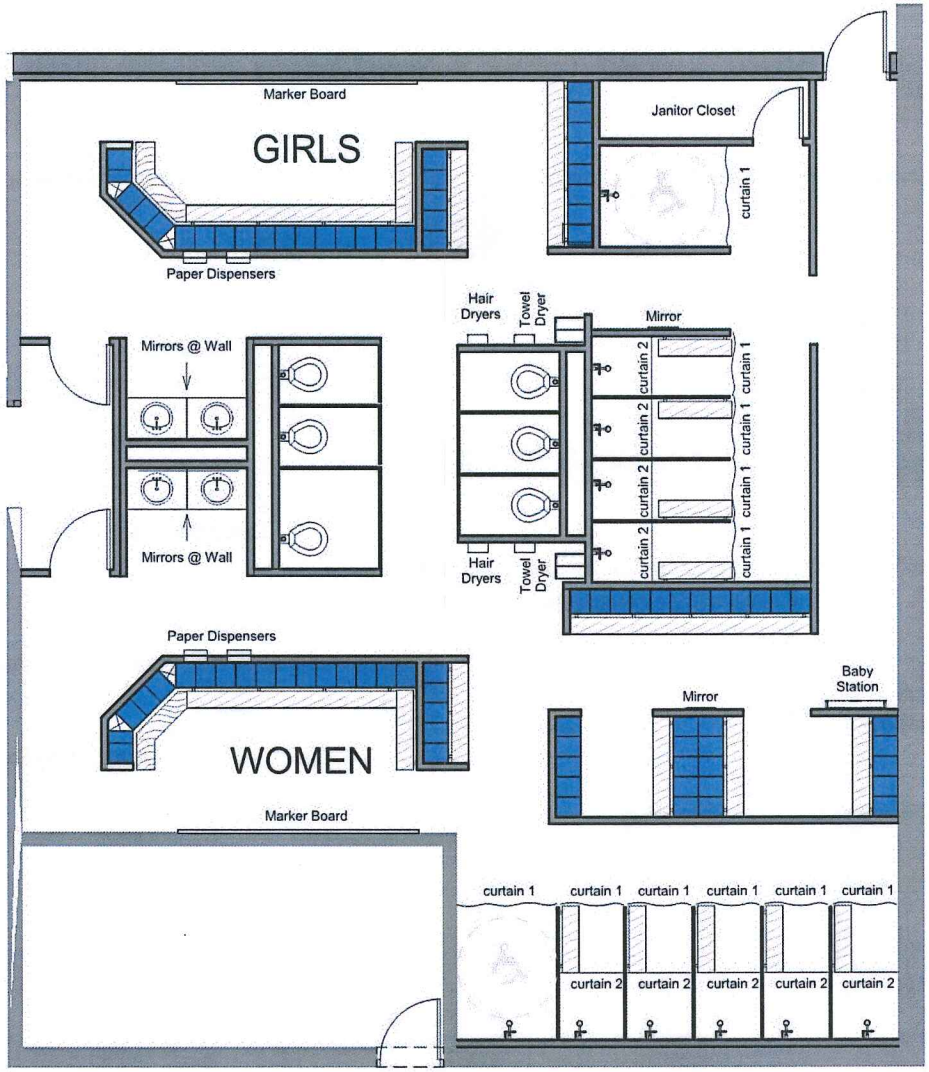
- 4 Sinks
- 4 Urinals
- 4 Toilets
- 4 Paper Dispensers
- 2 Marker Boards
- 7 Mirrors
- 2 Towel Dryers
- 4 Hair Dyers
- 1 Baby Station



PROPOSED PLAN: Men & Boy's Locker room

LABELS

- 4 Sinks
- 6 Toilets
- 4 Paper Dispensers
- 2 Marker Boards
- 6 Mirrors
- 2 Towel Dryers
- 4 Hair Dyers
- 1 Baby Station



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PROPOSED PLAN: Women & Girl's Locker room