

Elsen, Nikki

Subject: FW: Council Considerations for Veterans Memorial Pool...
Attachments: Pool funding research to council.pdf; Veterans Memorial Pool Costing Info.pdf

From: jacobsciammas@gmail.com [<mailto:jacobsciammas@gmail.com>] **On Behalf Of** Pool Committee
Sent: Wednesday, December 13, 2017 4:38 PM
To: ZZ Council Members
Cc: Kabat, Tim; Odegaard, Jason; Gilman, Jason; Turtenwald, Randy; Matty, Stephen; Johnson, Mark; Elsen, Nikki; Fenske, Valerie; Lehrke, Teri
Subject: Council Considerations for Veterans Memorial Pool...

Dear City Council Members,

Attached are 2 items that I would like you to consider when making your decision tomorrow regarding the future of the Memorial Pool and item #17-1608 for the City Council Meeting.

1. Veterans Memorial Pool costing research demonstrating why the approved 2018-2022 CIP Budget amount of \$3.99m is an appropriate figure for the pool renovation.
2. A potential costing example (not to be used as a specification), utilizing various concepts to date, that I believe would meet the Historic Preservation Commission and resident needs for \$3.91million.

Additionally, given that there has been sufficient preliminary design, public input and discussion on this item, it is timely to turn the information to date over to the appropriate team of staff to develop a request for proposals for the architecture and engineering of the facility in order to begin construction in 2018.

Note: City Clerks Office, please share these items on Legistar as a part of the legislation.

Thank you,

Jacob Sciammas
Chair - Memorial Pool & Infrastructure Committee

Grandview Emerson Neighborhood Association (GENA)

P.O. Box 1661

La Crosse, WI 54602

www.lacrosseneighborhoods.org/gena/

www.facebook.com/savememorialpool

Memorial Pool - CONCEPT ALTERNATE 1 - HISTORIC RENOVATION

Item	Quantity	Units	Unit Cost	Total Cost	Notes
General Site Work - RIVER ARCHITECTS, SITE PLAN C					
Excavation	1	EA	\$25,000.00	\$25,000	
Tracking Pad	1	EA	\$1,000.00	\$1,000	
Erosion Control	900	LF	\$1.50	\$1,350	<i>Silt fence around perimeter</i>
Concrete Pool Deck	26220	SF	\$7.50	\$196,650	<i>Includes 6" compacted fill</i>
Pool Deck Drains	500	LF	\$60.00	\$30,000	
Decorative Fencing	325	LF	\$100.00	\$32,500	<i>8' high</i>
Sod	25200	SF	\$0.80	\$20,160	
Subtotal - General Site Work				\$306,660	
Pool Renovations - WTI, POOL DESIGN B					
Pool Shell & Pool Finishes				\$1,343,610	<i>Concrete & Myrtha Items</i>
Mechanical	7741	SF	\$77.00	\$596,057	
General Equipment				\$39,000	<i>Vacuum, Safety Equipment, Testing</i>
Subtotal - Pool Renovations				\$1,978,667	<i>*Cost of new shell add \$130,000</i>
Building Renovations - LA SHORNE ARCHITECTS, BATHHOUSE ALTERNATE					
BUILDING PERMITS				\$0.00	
DEMOLITION					
DEMO EXIST WALLS/PLUMBING				\$10,000.00	
DEMO EXIST POOL EQUIPMENT				\$15,000.00	
REMOVE EXIST FLOOR/STRUCTURE				\$20,000.00	
REMOVE REMOVE EXIST DOORS/WINDOWS				\$2,500.00	
DEMO EXIST ROOFING				\$5,000.00	
CUT NEW MASONRY OPENINGS	100	SF	\$10.00	\$1,000.00	
GRIND EXIST CONC FLOORS	3250	SF	\$3.00	\$9,750.00	
EXCAVATION					
FILL BASEMENT W/ SAND				\$25,000.00	
CONCRETE					
NEW PLAIN 4" CONC SLAB @ FORMER BMNT	865	SF	\$10.00	\$8,650.00	
REFINISH/STAIN FLOORS	3250	SF	\$10.00	\$32,500.00	
MASONRY					
EXTERIOR WALL CLEANING	3699	SF	\$1.50	\$5,548.50	
MISC. TUCKPOINTING ALLOWANCE				\$30,000.00	
FILL MASONRY DOOR/WINDOW OPENINGS	200	SF	\$30.00	\$6,000.00	
CARPENTRY					
REPLACE ROOF SHEATHING	3250	SF	\$2.00	\$6,500.00	
MISC. CARPENTRY WORK				\$5,000.00	
CABINERY					
ENTRY COUNTER	30	LF	\$200.00	\$6,000.00	
MEMBRANE ROOF					
NEW 3" R-21 FOAM NSULATION	3250	SF	\$2.50	\$8,125.00	
RUBBER ROOFING	3250	SF	\$7.50	\$24,375.00	
FLASHING	300	LF	\$25.00	\$7,500.00	
DOORS & FRAMES					
NEW STEEL DOORS/FRAMES	13	EA	\$2,500.00	\$32,500.00	
NEW ALUM ROLLING DOOR	3	EA	\$3,500.00	\$10,500.00	
ALUMINUM STICK FRAMED WINDOWS					
3'W X 2'H	6	EA	\$500.00	\$3,000.00	

2'W X 2'H	2	EA	\$300.00	\$600.00	
2'W X 5'H	3	EA	\$750.00	\$2,250.00	
GYPSUM DRYWALL					
NEW THIN COAT PLASTER CEILING	3250	SF	\$3.00	\$9,750.00	
PAINTING/FINISHING					
PAINT CEILING	3250	SF	\$0.75	\$2,437.50	
FINISH NEW DOORS/FRAMES	13	EA	\$250.00	\$3,250.00	
TOILET ROOM ACCESSORIES					
SOLID PLASTIC TOILET COMPARTMENTS (PER STALL)	11	EA	\$1,500.00	\$16,500.00	
SOLID PLASTIC DRESSING COMPARTMENTS	7	EA	\$1,200.00	\$8,400.00	
TYP TOILET HARDWARE PER COMP	12	EA	\$300.00	\$3,600.00	
ADA TOILET HARDWARE PER COMP	2	EA	\$750.00	\$1,500.00	
MECHANICAL-PLUMBING					
NEW 6" SANITARY				\$15,000.00	
NEW 1" WATER LINE				\$10,000.00	
NEW BRANCH PIPING	36	EA	\$500.00	\$18,000.00	
NEW WALL HUNG TOILETS	14	EA	\$2,500.00	\$35,000.00	
NEW WALL HUNG URINALS	3	EA	\$2,000.00	\$6,000.00	
NEW WALL HUNG SINK	8	EA	\$1,200.00	\$9,600.00	
NEW TANKLESS WATER HEATER	2	EA	\$2,000.00	\$4,000.00	
MISC PLMBG WORK				\$5,000.00	
TOILET EXHAUSTS	4	EA	\$1,000.00	\$4,000.00	
ELECTRICAL					
NEW BUILDING SERVICE				\$10,000.00	
MISC POWER & BRANCH WORK				\$5,000.00	
NEW LIGHTING	3250	SF	\$3.00	\$9,750.00	
NEW POWER & OUTLETS	3250	SF	\$2.00	\$6,500.00	
EMERGENCY LIGHTING/EXIT SIGNS	3250	SF	\$0.50	\$1,625.00	
SUBTOTAL				\$462,211.00	
CONTRACTOR'S PROFIT & OVERHEAD (10%)				\$46,221.10	
Subtotal - Building Renovations				\$508,432.10	
Mechanical Building Construction - RIVER ARCHITECTS, SITE PLAN C					
Foundations				\$32,500	
Concrete Slab				\$11,250	
Masonry				\$27,400	
Building Insulation				\$15,300	
Roof Structure				\$29,300	
Roof Membrane & Insulation				\$1,800	
Roof Drains				\$500	
Doors				\$3,400	
Painting				\$32,500	
Electrical				\$31,800	
Plumbing				\$27,200	
HVAC				\$3,550	
Subtotal - Building Renovations				\$221,500.00	
Covered Seating Shelter - RIVER ARCHITECTS, SITE PLAN C					
Foundations and concrete walls				\$22,580	
Concrete Paving	1140	SF	\$12.00	\$13,680	<i>Includes 6" compacted fill</i>
Masonry - Wall	1020	SF	\$30.00	\$30,600	
Structural Steel				\$31,400	
Wood Roof Decking	700	SF	\$10.00	\$7,000	
Rough Carpentry				\$15,000	

Roofing	700	SF	\$14.00	\$9,800	
Sheet Metal Flashing				\$800	
Gutters	42	LF	\$8.00	\$336	
Downspouts	24	LF	\$9.50	\$228	
Painting	960	LF	\$5.00	\$4,800	<i>Paint steel, 2 coat system</i>
Staining	1140	SF	\$1.75	\$1,995	<i>Stain wood decking</i>
Tables & Chairs	7	EA	\$1,600.00	\$10,500	
Lighting / Electrical				\$13,500	<i>LED lighting</i>
Subtotal - Covered Seating Shelter				\$162,219	
Sunshades - RIVER ARCHITECTS, SITE PLAN C					
Foundations				\$22,580	
Masonry Wall	1440	SF	\$30.00	\$43,200	
Carpentry				\$15,500	
Structural Steel				\$69,048	
Painting	2172	LF	\$5.00	\$10,860	<i>Paint steel, 2 coat system</i>
Lounger Seating	30	EA	\$500.00	\$15,000	
Subtotal - Sunshades				\$176,188	
Utilities - RIVER ARCHITECTS, SITE PLAN C					
Storm Sewer	1	EA	\$11,000.00	\$11,000	
Water Service	1	EA	\$14,000.00	\$14,000	
Electrical Service	1	EA	\$28,500.00	\$28,500	
Subtotal - Utilities				\$53,500	
Construction Subtotal (including Overhead & Profit)			\$3,407,166		
Contingency	10%		<i>\$340,717</i>		
A/E Fee	5%		<i>\$170,358</i>		
Total Project Cost			\$3,918,241		

Veterans Memorial Pool Costing (update 12/13/17)

City of La Crosse, Wisconsin Adopted 2018-2022 Capital Improvement Program, File #17-1418 (Adopted as AMENDED by Common Council: Thursday, November 9, 2017)

-\$3.99 million – Veterans Memorial Pool (Item #56): 2018 = \$1.74 million & 2019 = \$2.25 million

Veterans Memorial Pool costing research to date:

- \$3.9 million** Burbach Aquatics, Inc.: Cost to Meet Historical Context – Report of the Technical Evaluation of the Memorial Swimming Pool for the City of La Crosse, WI – 6/13/16 **(9,900 sq ft)**
- \$4.02 million** Burbach Aquatics, Inc.: Option 2/Version 6 (without lazy river) – Feasibility Study for the City of La Crosse, WI - 5/18/17 **(6,743 sq ft)**
- \$3.99 million** Burbach Aquatics, Inc. Option 5/Version 10 (with historic bath house) – Feasibility Study for the City of La Crosse, WI - 5/18/17 **(7,216 sq ft)**
- \$3.1 million** ISG Historic Renovation Option 1 - La Crosse Memorial Pool Facility Evaluation, Programming, and Option Analysis for GENA Memorial Pool Committee – 10/14/16 **(8,062 sq ft)**

Area competition/recreational facilities - 25 yard pools:

- \$2.8 million**, La Crescent, MN (2013) – La Crescent Aquatic Center renovation: bath house, 6 lane 25yd swimming pool, high & low dive, climbing wall, slide & zero depth/water play area **(8,500 sq ft)**
- \$2.2 million**, Caledonia, MN (2016) – bath house, 6 lane 25yd swimming pool, diving board, drop slide, & zero depth/water play area **(5,044 sq ft)**
- \$1 million**, West Salem, MN (2017) – West Salem School District Pool renovation: bath house, 6 lane 25yd swimming pool, diving board, slide & zero depth/water play area **(4,000 sq ft)**
- \$4.5 million**, Merrill, WI pool (2016) – Bierman Family Aquatic Center (all new facility): bath house, 6 lane 25yd swimming pool, 2 giant water slides, high dive, low dive, climbing wall, tethered floatables, shade areas, vortex water play area & zero entry **(7,400 sq ft)**
- \$199,934**, River Falls, WI – Glen Park Pool repair (2014) - historic WPA bath house remodel by MBA Architects of Holmen (renovated, keeping all 4 walls for \$98,054), pool, drains & deck **(4,000 sq ft)**
- \$2.4 million**, Pine Island, MN (expected 2018) – Pine Island Water Park renovation: bath house & 6 lane 25yd swimming pool & separate kiddie pool. **(<6,500 sq ft)**

Area regional aquatic centers - Olympic 50 meter pools:

- \$4.5 million**, Sparta, WI (2014) – Sparta Family Aquatic Center renovation: 3.5 acre landscaped park with shelters, bath house, 6 lane 50m Olympic swimming pool, 2nd pool with 290 ft giant tube slide high and 80m lazy river, high dive, low dive, water obstacle course, & zero depth/water play area **(15,665 sq ft)**
- \$5.1 million**, Green Bay, WI (scheduled 2018) – Colburn Park Pool renovation: bath house, 8 lane 50m Olympic sized pool, deep water well with diving board, climbing wall, zip-line drop, shallow area, zero depth/water play area **(11,400 sq ft)**