

2.7 Pool Replacement

The following cost numbers are shown for the purpose of comparison and budgeting for a swimming pool replacement. The list of items addressed is not intended to list every possible option, but the main items discussed in the report. As an advisory, it is important to note that additional items undiscovered in the depth of this report could affect overall costs and should be discussed with the eventual project designer. Such items may be the presence of potential hazardous materials, original construction products that may have been defective or have a shorter useful life than anticipated for similar or alternative products used for the same purpose, and potential issues associated with budgeting practices.

Opinion of Probable Cost for a New Shallow Water Instructional/Lap Pool

This option includes a Lap Pool that is 6-lanes by the length of 25-yards with a skimmer type recirculation system. This layout has one shallow end with one stair, water depths ranging from 3'-6" to 7'-0" which allows for recreation, instruction, and lap swimming. This pool includes an ADA Accessible lift and is meant as a recreational body of water for lesson teaching, recreation and club level competition.

Our Opinions of Probable Construction Cost include a contingency and standard manufacturer pricing. Soft costs including typical design fees have also been included.

Please refer to the following for the costs associated with building a new pool as described in the above paragraph.

• Pool	=	\$854,900
• Deck Equipment	=	\$75,900
• Loose Equipment	=	\$7,400
• Maintenance Equipment	=	\$8,650
• Safety Equipment	=	\$1,600
• Pool Deck	=	\$117,200
• Pool Project Cost Subtotal	=	\$1,065,650

*NOTE: Assuming a skimmer type recirculation system.

Estimated Opinion of Probable Cost for Pool Replacement = **\$1,065,700**

Opinion of Probable Cost for a New Shallow Water Instructional/Lap Pool with a small "L" section for instruction

This option includes a Lap Pool that is 6-lanes by the length of 25-yards with a skimmer type recirculation system. This layout has a small "L" section, approximately 100 square feet, with shallow water and a stair, water depths in the main body of the pool ranging from 4'- 0" to 7'- 0" which allows for recreation, instruction, and lap swimming. This pool includes an ADA Accessible lift and is meant as a recreational body of water for lesson teaching, recreation and club level competition.

Our Opinions of Probable Construction Cost include a contingency and standard manufacturer pricing. Soft costs including typical design fees have also been included.

Please refer to the following for the costs associated with building a new pool as described in the above paragraph.

• Pool	=	\$877,300
• Deck Equipment	=	\$75,900
• Loose Equipment	=	\$7,400
• Maintenance Equipment	=	\$8,650
• Safety Equipment	=	\$1,600
• Pool Deck	=	\$117,500
•Pool Project Cost Subtotal	=	\$1,088,350

*NOTE: Assuming a skimmer type recirculation system.

Estimated Opinion of Probable Cost for Pool Replacement = **\$1,088,500**

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Opinion of Probable Cost for a New Shallow Water Instructional/Lap Pool with a larger "L" section for instruction

This option includes a Lap Pool that is 6-lanes by the length of 25-yards with a skimmer type recirculation system. This layout has a small "L" section, approximately 400 square feet, with shallow water and a stair, water depths in the main body of the pool ranging from 4'- 0" to 7'- 0" which allows for recreation, instruction, and lap swimming. This pool includes an ADA Accessible lift and is meant as a recreational body of water for lesson teaching, recreation and club level competition.

Our Opinions of Probable Construction Cost include a contingency and standard manufacturer pricing. Soft costs including typical design fees have also been included.

Please refer to the following for the costs associated with building a new pool as described in the above paragraph.

• Pool	= \$911,000
• Deck Equipment	= \$75,900
• Loose Equipment	= \$7,400
• Maintenance Equipment	= \$8,650
• Safety Equipment	= \$1,600
• Pool Deck	= \$117,900

•Pool Project Cost Subtotal = \$1,122,450

*NOTE: Assuming a skimmer type recirculation system.

Estimated Opinion of Probable Cost for Pool Replacement = \$1,122,500

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Based on Pool Option #3 \$1,122,500

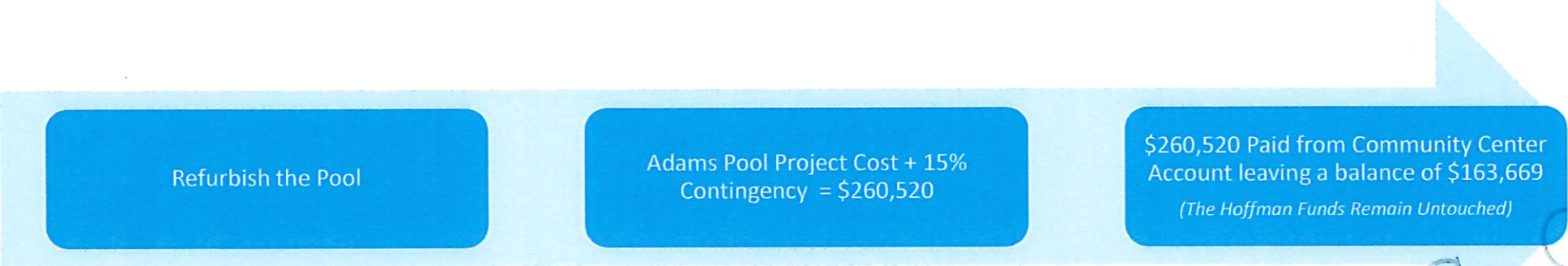
Terracon Pool Recommendations	Terracon Recommendations	TODB Recommendations	Notes
Pool \$1,122,450	\$ 911,000.00	\$ 911,000.00	
Deck Equipment	\$ 75,900.00	\$ 75,900.00	
Loose Equipment	\$ 7,400.00	\$ 7,400.00	
Maintenance Equipment	\$ 8,650.00	\$ 8,650.00	
Safety Equipment	\$ 1,600.00	\$ 1,600.00	
Pool Deck	\$ 117,900.00	\$ 117,900.00	
Immediate Repairs \$17,800			
<i>Drainage Study</i>	\$ 15,000.00	\$ -	Staff does not support this recommendation at this time
<i>Paint Wood Fence Post</i>	\$ 300.00	\$ -	Will be completed in-house with O&M budget
<i>Replace natural gas heater</i>	\$ 2,000.00	\$ -	Will be completed in-house with O&M budget
<i>Automatic Shut off of gas</i>	\$ 500.00	\$ -	Will be completed in-house with O&M budget
ADA Costs \$29,300			
<i>Men's Restroom Faucet handle repl</i>	\$ 350.00	\$ 350.00	
<i>accessibility modifications both restrooms</i>	\$ 20,000.00	\$ 20,000.00	
<i>Tactile Signage both restrooms latches</i>	\$ 200.00	\$ 200.00	
<i>parking stall signage</i>	\$ 500.00	\$ 500.00	
<i>van accessible signage</i>	\$ 250.00	\$ 250.00	To be completed as part of the Pool Project
<i>delineated path from street to entrance</i>	\$ 7,500.00	\$ 7,500.00	
<i>directional signage</i>	\$ 150.00	\$ 150.00	
<i>orbital door hardware</i>	\$ 150.00	\$ 150.00	
<i>scald guards on exposed sinks</i>	\$ 200.00	\$ 200.00	
Other \$Estimates			
Project & Construction Management	\$ -	\$ 30,000.00	
Equipment Housing Unit	\$ -	\$ -	Will be completed in-house with PG&E funds
Outside shower	\$ 10,000.00	\$ 10,000.00	
Perimeter Fencing	\$ -	\$ 10,000.00	
Permits	\$ 1,000.00	\$ 5,000.00	Staff increased funds, CCC costs are unknown
RFP Preparations	\$ -	\$ 3,000.00	
TOTAL	\$ 1,180,550.00	\$ 1,209,750.00	
Contingency/other 15%	\$ -	\$ 181,462.50	
Replacement Reserve	\$ -	\$ -	Recommended to save a reserve of \$165K over the next 10 years for maintenance and replacement costs.
TOTAL	\$ 1,180,550.00	\$ 1,391,212.50	

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Scenario 1: Continue with Community Center Pool Refurbishment

Total Cost + 15% contingency

\$260,520.33

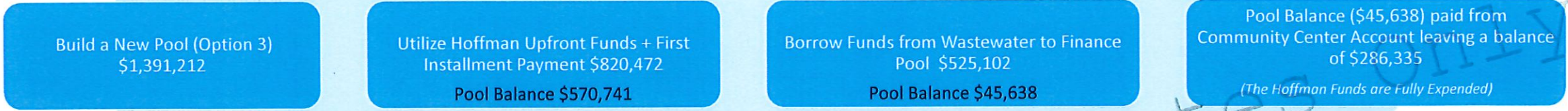


	Account Balances	
	ECC Community Center Account	Hoffman Funds
Beginning Balance	\$424,203.61	\$656,377.00
Less Cost of the Pool	(\$226,551.50)	
15% Contingency	(\$33,982.73)	
Hoffman Funds (Promissory Payments less interest)		\$656,378.00
Balance	\$163,669.39	\$1,312,755.00

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Scenario 2: Build a New Pool (Option 3) Finance with Hoffman Money & Wastewater Loan

Total Cost of Pool	\$1,122,450.00
Improvements/Other	\$87,300.00
Contingency	\$181,462.50
Total Estimated Cost	\$1,391,212.50



Account Balances

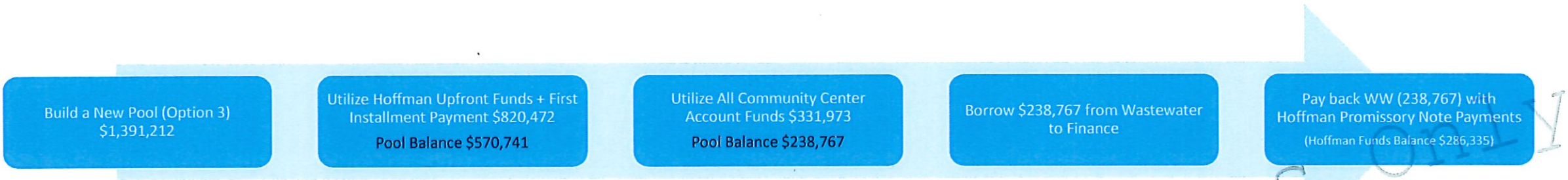
	ECC Community Center Account	Hoffman Upfront Funds + First Installment Payment with Interest	Hoffman Promissory Note Balance	Hoffman Interest Estimate	Wastewater Loan
Beginning Balance	\$331,973.61	\$820,472.00	\$525,102.40	\$65,637.80	\$525,102.40
Less Cost of the Pool		(\$1,209,750.00)			
15% Contingency		(\$181,462.50)			
Payback with Installment Payments			(\$525,102.40)		
Remaining Pool Balance	(\$45,638.10)				
Balance	\$286,335.51	(\$570,740.50)	\$0.00	\$65,637.80	\$525,102.40

Hoffman Note	Loan Balance	Interest	Principal	Payment
Year 2	\$525,102.40	\$0.00	\$131,275.60	\$131,275.60
Year 3	\$393,826.80	\$0.00	\$131,275.60	\$131,275.60
Year 4	\$262,551.20	\$0.00	\$131,275.60	\$131,275.60
Year 5	\$131,275.60	\$0.00	\$131,275.60	\$131,275.60
		\$0.00	\$525,102.40	\$525,102.40
Remaining Pool Balance				(\$45,638.10)

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Scenario 3: Build a New Pool (Option 3) Finance with Hoffman Money & CC Reserve & WW Loan 2 Year payback

Total Cost of Pool	\$1,122,450.00
Improvements/Other	\$87,300.00
Contingency	\$181,462.50
Total Estimated Cost	\$1,391,212.50



Account Balances

	ECC Community Center Account	Hoffman Upfront Funds + First Installment Payment with Interest	Hoffman Promissory Note Balance	Hoffman Interest Estimate	Wastewater Loan 0% interest over 2 years
Beginning Balance	\$331,973.61	\$820,472.00	\$525,102.40	\$65,637.80	\$238,766.89
Less Cost of the Pool		(\$1,209,750.00)			
15% Contingency		(\$181,462.50)			
Payback with Installment Payments			(\$238,766.89)		
Remaining Pool Balance	(\$331,973.61)				
Balance	\$0.00	(\$570,740.50)	\$286,335.51	\$65,637.80	\$238,766.89

WW Loan		0%			
	\$238,766.89	Loan Balance	Interest	Principal	Payment
Year 2		\$238,766.89	\$0.00	\$119,383.45	\$119,383.45
Year 3		\$119,383.45	\$0.00	\$119,383.45	\$119,383.45
				\$238,766.89	\$238,766.89

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Scenario 4: Build a New Pool (Option 3) Finance with Hoffman Money & CC Reserve & Wastewater Loan 4 Year Payback

Total Cost of Pool	\$1,122,450.00
Improvements/Other	\$87,300.00
Contingency	\$181,462.50
Total Estimated Cost	\$1,391,212.50



Account Balances

	ECC Community Center Account	Hoffman Upfront Funds + First Installment Payment with Interest	Hoffman Promissory Note Balance	Hoffman Interest Estimate	Wastewater Loan
Beginning Balance	\$331,973.61	\$820,472.00	\$525,102.40	\$65,637.80	\$238,766.89
Less Cost of the Pool		(\$1,209,750.00)			
15% Contingency		(\$181,462.50)			
Payback with Installment Payments			(\$238,766.89)		
Remaining Pool Balance	(\$331,973.61)	(\$570,740.50)	\$286,335.51	\$65,637.80	\$238,766.89
Balance	\$0.00				

	238,766.89	Loan Balance	0.00%	Interest	Principal	Payment
\$		\$238,766.89			\$59,691.72	\$59,691.72
Year 2		\$179,075.17			\$59,691.72	\$59,691.72
Year 3		\$119,383.45			\$59,691.72	\$59,691.72
Year 4		\$59,691.72			\$59,691.72	\$59,691.72
Year 5					\$59,691.72	\$59,691.72
Total Financing Fees			\$0.00		\$238,766.89	\$238,766.89

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Scenario 5: Build a New Pool (Option 3) Finance with Hoffman Money & Commercial Loan

Total Cost of Pool	\$1,122,450.00
Improvements/Other	\$87,300.00
Contingency	\$181,462.50
Total Estimated Cost	\$1,391,212.50



Account Balances

	ECC Community Center Account	Hoffman Upfront Funds + First Installment Payment with Interest	Hoffman Promissory Note Balance	Hoffman Interest Estimate	Est. Commercial Loan Installment Payments @2.80% interest over 4 years + Financing Fees
Beginning Balance	\$331,973.61	\$820,472.00	\$525,102.40	\$65,637.80	\$685,970.00
Less Cost of the Pool		(\$1,209,750.00)			
15% Contingency		(\$181,462.50)			
Payback with Installment Payments			(\$685,970.00)		
Remaining Pool Balance	(\$160,867.60)				
Balance	\$171,106.01	(\$570,740.50)	(\$160,867.60)	\$65,637.80	\$685,970.00

Financing	2.80%			
\$	570,740.50	Loan Balance	Interest	Principal
Year 2		\$571,000.00	\$15,988.00	\$142,750.00
Year 3		\$428,250.00	\$11,991.00	\$142,750.00
Year 4		\$285,500.00	\$7,994.00	\$142,750.00
Year 5		\$142,750.00	\$3,997.00	\$142,750.00
Total Financing Fees				\$75,000.00
			\$39,970.00	\$571,000.00
Remaining Pool Balance				(\$160,867.60)

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Scenario 6: Build a New Pool (Option 3) Finance with Hoffman Money & CC Reserve & Commercial Loan 4 Year Payback

Total Cost of Pool	\$1,122,450.00
Improvements/Other	\$87,300.00
Contingency	\$181,462.50
Total Estimated Cost	\$1,391,212.50



Account Balances

	ECC Community Center Account	Hoffman Upfront Funds + First Installment Payment with Interest	Hoffman Promissory Note Balance	Hoffman Interest Estimate	Est. Commercial Loan Installment Payments @2.80% interest over 4 years + Financing Fees
Beginning Balance	\$331,973.61	\$820,472.00	\$525,102.40	\$65,637.80	\$330,506.68
Less Cost of the Pool		(\$1,209,750.00)			
15% Contingency		(\$181,462.50)			
Payback with Installment Payments			(\$330,506.68)		
Remaining Pool Balance	(\$331,973.61)				
Balance	\$0.00	(\$570,740.50)	\$194,595.72	\$65,637.80	\$330,506.68

	238,766.89	2.80%		
\$	Loan Balance	Interest	Principal	Payment
Year 2	\$239,000.00	\$6,692.00	\$59,691.72	\$66,383.72
Year 3	\$179,308.28	\$5,020.63	\$59,691.72	\$64,712.35
Year 4	\$119,616.56	\$3,349.26	\$59,691.72	\$63,040.99
Year 5	\$59,924.83	\$1,677.90	\$59,691.72	\$61,369.62
Total Financing Fees		\$16,739.79	\$238,766.89	\$330,506.68

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Programming Assumptions:

Overall, the traditional aquatic season would remain the same, Memorial Weekend through Labor Day Weekend, which would be in coordination with the various local school districts traditional summer season. However, a larger and more diverse aquatic facility would allow opportunities to expand recreation programming both pre-season and post season, as well as increase programming offerings during the traditional aquatic season. Examples of program expansion would include;

- Increase the maximum number of local youth that the Discovery Bay River Otters Summer Swim Team could reasonably accommodate during the course of the season.
- Decrease the number of hours the Discovery Bay River Otters would need to facilitate a practice and thus increasing pool space to accommodate other aquatic activities.
- Provide the Discovery Bay River Otters opportunities to have home swim meets.
- Provide opportunities to conduct multiple activities simultaneously.
- Provide additional summer part-time employment opportunities for local youth as lifeguards, swim instructors, and front office staff.

Expenses: With an expansion of the current aquatic facility to a larger L shaped facility, the Town would incur additional programming operation costs that would potentially include;

- Expansion of Public Swim hours from five days per week to a seven days per week operation.
- A larger facility will necessitate a larger lifeguard staff to appropriately manage the larger surface area of water during public swim hours.
- A larger facility will necessitate a larger Swim Instructor staff to manage additional hours the "Learn to Swim" program could be offered.
- Additional utilities related to chemical, supplies, and janitorial

Total hours of Summer Operations (Memorial Day through Labor Day) that includes Public Swim, Swim Lesson, and Adult Lap Swim hours would be projected to expand from five days per week to seven days per week as follows:

Prior Public Recreation Hours:	Proposed Public Recreation Hours:
492 hours	617 hours

Staffing from the current pool size to a larger "L" shape 6 lane pool would be projected to expand as follows:

Prior Staffing Levels:	Proposed Staffing Levels:
22 P/T Seasonal Lifeguard/Instructor Staff	28 P/T Seasonal Lifeguard/Instructor Staff

Staffing salaries from FY18/19 to FY19/20 would be projected to increase as follows:

Prior Staffing Expenses:	Proposed Staffing Expenses:
\$34,515	\$74,181*

Revenues: With an expansion of the current aquatic facility to a larger facility, the Town could potentially increase revenue opportunities that may possibly include the following:

- Allow the River Otters Swim Team to expand participation numbers from 100 swimmers to 150+. The current agreement with the River Otters Parents Booster Club permits the Town to collect 20% of all participant registrations to offset expenses, thus additional registrations equates to additional revenue as follows in this example:

Prior Season 100 participants @ \$400/each = \$40,000 with 20% to Town of \$8,000

Projected 150 participants @ \$400/each = \$60,000 with 20% to Town of \$12,000

- Provide the River Otters Swim Team to conduct home meets that could provide additional revenues/fees from outside teams participating currently not realized.

Potential River Otters Swim Team Revenue: \$12,000

- Allow the Town to facilitate larger numbers of resident families, providing an opportunity to increase daily admission fees and reintroduce season passes that could be projected to increase as follows:

Prior Public Daily Admission Fees:

General Admission \$3
 Non-Swimmer \$2
 Adults (55+) \$2
 Children under 2 Free

Projected Daily Admission Fees:

\$5
 \$4
 \$4
 Free

Season Passes

Individual \$35
 Family of 4 \$125
 *Extra Family Member \$24
 10 Entry Punch Pass \$20

\$56
 \$200
 \$39
 \$32

Potential Public Daily Admission Revenue: \$9,000

- Expand times and numbers of "Learn to Swim" classes from approximately 3 individual classes per ½ hour to 5 individual classes per ½ hour projected to increase as follows:

<i>Prior Hours (M-Th)</i>	<i>Average # of Classes/Session</i>	<i>Proposed Hours (M-Th)</i>	<i>Average # of Classes/Session</i>
11:30AM – 1:00PM	6	10:00AM – 1:00PM	25
6:30PM – 8:00PM	9	5:30PM-8:00PM	25

Note: Sample potential revenue increase from expansion of "Learn to Swim" programs:

Classes currently \$65/pp with an average of 4 students per class/per session with possible revenue increase as follows:

	<i>Prior Average</i>	<i>Projected Average</i>
Mornings:	24 students X \$65/each X 3 sessions = \$4,680	100 students X \$65/each X 3 sessions = \$19,500
Evenings:	36 students X \$65/each X 5 sessions = \$11,700	100 students X \$65/each X 5 sessions = \$32,500

Potential "Learn to Swim" Class Revenue: \$52,000

- Provide opportunities to expand current *Town managed programming that may include;
 - Expansion of lifeguard training programs from currently pre-season (March-April) to include post season programming as well (August-September)
 - Expansion of adult lap swim program from an April-May and August-September program to be available throughout the summer months as well and include the application of daily fees and/or season passes generating revenue from a program that is currently free to adults 18+)
 - Expansion of Special Family events and activities that might include Water Safety Education Programs as well as Special Themed events and activities that would include special pricing.

(*This type of programming is managed solely by Town Staff and is fee-based programming and activities)

Potential Special Interest "Town" Program Revenue: \$8,000

- Provide opportunities to expand **Special Interest Contract programming that may include:
 - Water Fitness Programs
 - Scuba Diving Programs
 - Stroke & Turn Clinics
 - Water Polo Clinics

*(**Contract programming is provided by an outside contractor with the agreed to participation fee with a contract split of 75/25 between the contractor and the Town. Contract classes are revenue producers. There is no expense to the Town if a contract class does not have a sufficient number of participants)*

Potential Special Interest "Contract" Program Revenue: \$2,500

Prior FY Aquatic Revenue: \$21,678.00

Potential FY Aquatic Revenue with expansion of pool: \$83,500

New Pool Maintenance & Salary Increased Costs

Budgeted FY 18/19 O&M Costs	\$50,250.00
Est Budget FY 19/20 O&M Costs	\$61,854.00
Difference	\$11,604.00

Budgeted FY 18/19 Salary Costs	\$230,000.00
Est Budget FY 19/20 O&M Costs	\$281,000.00
Difference	\$51,000.00

FY 19/20 Increases

O&M	\$11,604.00
FT Staff	\$11,334.00
PT Staff	\$39,666.00
Total Estimated Increases if a new pool is built	\$62,604.00
Total Est Potential Revenue if a new pool is built	\$83,500.00
<i>Difference</i>	<i>\$20,896.00</i>

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