



City of Medford
Parks and Recreation Department

TO: Eric Swanson, City Manager
FROM: Brian Sjothun, Parks & Recreation Director
SUBJECT: Cost Estimates for Aquatic Facilities
DATE: July 12, 2012

Staff presented an update to the Council on June 21, 2012 in regards to the progress of the Swim Medford initiative. A request was made by Council for information regarding the costs estimates for both facilities. Attached you will find an estimate for each facility along with a total project cost. A few notes regarding the cost for each facility is summarized below.

Hawthorne Park Aquatic Center

- New pool house construction cost is based at \$150 per square foot. This is less than Jackson, as we will gain some cost reductions based on a larger building.
- Parking and landscaping are based off the input received from the Hawthorne Park Master Plan update along with Code requirements for parking.
- Site work and decking price is less per square foot than the proposed Jackson site due to the large flat surface for this facility.
- The Misc. Site Improvements category is related to ADA compliance items along with utility connections.
- Furnishings and Equipment would include; starting blocks, scoreboard system, bleachers and lockers.

Jackson Park Aquatic Center

- New pool house construction is based at \$175 per square foot. The proposed structure has a few more architectural designs that could be valued engineered in order to bring the cost down.
- Site work and decking price is higher due to working around existing trees and changing certain grades within the lawn areas.
- Misc. Site Improvements are the same items listed for Hawthorne Park.
- Furnishings and Equipment would include; bleachers, benches, tables, lawn chairs and lockers.

Cost Estimate Methodology

The cost estimates were calculated using the following three firms that have previously worked on these items:

- ORW Architecture
- Adroit Construction
- Counsilman-Hunsaker Aquatics Group
 - Architecture fees are calculated at 9% of the construction buildings and site totals.
 - Aquatics consultant fees are calculated at 6% of the aquatic features totals.
 - Civil Engineer fees are calculated at 3% of the construction buildings and site totals.

Soft costs related to architects, engineers, planning consultants for land use approvals and traffic along with construction fees, reimbursable expenses and costs to sell the bonds amount to \$1,722,930 or nearly 12% of the total \$14.5 million cost.

Staff has calculated a 10% contingency for each project that totals \$1,277,635. This is the same contingency percentage that our department uses for all projects.

Construction costs take into account BOLI wages that will be required.

Bond Costs to sell the General Obligation Bonds are based on the industry standard of 2% of project totals as provided by the Finance Department.

Costs also include the hiring of a 2-year temporary position as a project manager who would oversee the bidding and construction of the facilities. The department would also consider using the CM/GC form of construction management that could save the cost of this line item. However, we would recommend the hiring of a project manager for a shorter duration of time in order to review all construction work to assure that quality and scope of work are being followed. The department previously had such a position, but this was eliminated in the current biennial budget due to a lack of large construction projects.

Thank you.

Attachments:

- Hawthorne Park Aquatic Center Facility Cost Estimates
- Jackson Park Aquatic Center Facility Cost Estimates
- Total Project Costs

Swim Medford Project Facility Cost Estimates

Hawthorne Aquatic Center 50 Meter + Therapy Pool	1-Jul-12
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Construction Buildings and Site	
Demolition of Existing Facility	\$85,000
New Pool House (8000sf)	\$1,200,000
Parking & Landscaping	\$500,000
New Site Work/Decking (65000sf)	\$260,000
Pool Cover Structure	\$1,350,000
Misc. Site Improvements	\$200,000
HVAC System	\$650,000
Sub-Total	\$4,245,000

Aquatic Features	
Main Pool (12,000 sf)	\$2,220,000
Thearpy Pool (1,693 sf)	\$340,000
Slide	\$250,000
Sub-Total	\$2,810,000

Soft Costs (arch,eng, permits etc)	
Architecture	\$243,000
Aquatics Consultant	\$199,000
landscape Architect	\$48,000
Civil Engineer	\$120,000
Traffic Consultant	\$25,000
Surveyor	\$18,000
Soils Engineer	\$8,000
Energy Consultant	\$20,000
Planning Consultant	\$25,000
Approval Agency fees	\$210,000
Contract Documents Printing	\$10,600
Reimbursable Expenses	\$10,000
Furnishings and equipment	\$350,000
Sub-Total	\$1,286,600

Total Project Sub-Total	\$8,341,600
Contingency @ 10%	\$834,160
Project Total Cost	\$9,175,760

Swim Medford Project Facility Cost Estimates

Jackson Aquatic Center New Seasonal Facility	1-Jul-12
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Construction Buildings and Site	
Demolition of Existing Facility	\$75,000
New Pool House (4500 sf)	\$787,500
Parking & Landscaping	\$300,000
New Site Work/Decking (18000 sf)	\$225,000
New Shade Structures	\$100,000
Misc. Site Improvements	\$150,000
New Park Restroom	\$90,000
Sub-Total	\$1,727,500

Aquatic Features	
Main Pool (6,000 sf)	\$1,100,000
Splash Feature	\$655,000
Slide	\$250,000
Sub-Total	\$2,005,000

Soft Costs (arch,eng, permits etc)	
Architecture	\$155,475
Aquatics Consultant	\$120,300
landscape Architect	\$24,000
Civil Engineer	\$51,825
Traffic Consultant	\$25,000
Surveyor	\$12,000
Soils Engineer	\$8,000
Planning Consultant	\$15,000
Approval Agency fees	\$74,650
Contract Documents Printing	\$8,000
Reimbursable Expenses	\$8,000
Furnishings and equipment	\$200,000
Sub-Total	\$702,250

Total Project Sub-Total	\$4,434,750
Contingency @ 10%	\$443,475
Project Total Cost	\$4,878,225

**Swim Medford Project
Facility Cost Estimates**

Total Project Costs **7/1/2012**

Hawthorne Aquatic Center	\$9,175,760
Jackson Aquatic Center	\$4,878,225
Project Manager - 2 year Position	\$150,000
Sub Total	\$14,203,985
Bond Costs = 2% of Project Totals	\$284,080
Total Project Costs	\$14,488,065