

Sundance Hills Metro District Pool Park Renovation

3/9/2021

**Project Recommendations Timeline (All Disciplines):**

Below is a list of facility improvement recommendations with a suggested timeline for improvements.

Anticipated costs do not include other engineer scope items, unless noted otherwise.

\*Anticipated cost includes potential MEP scope items

**1 Year Improvements**

#	Description	Priority (High, Medium, or Low)	Anticipated Cost (ROM)	Included in Program
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**Architecture**

1	Minor repairs and refinish retaining wall around Tennis courts	High	\$20,000	\$20,000
2	Equipment screening and entry improvements at West elevation.	Medium	\$5,000	\$5,000
3	Provide emergency egress gates	High	\$20,000	\$20,000
4	Repaint open-air shade pavilion	Medium	\$20,000	\$20,000
5	Provide two outdoor shower towers on pool deck	High	\$15,000	\$15,000
6	Check-in area remodel, reconfiguration, and ADA updates	High	\$90,000	\$90,000
7	Pool side restroom remodel and ADA updates, including the addition of 3 new toilet stalls in the women's restroom.	Medium	\$95,000	\$95,000
8	Provide a Unisex restroom for pool deck occupants	Medium	\$25,000	
9	Pool Equipment and Storage room repairs, new chemical room, and expansion into storage room if needed for additional equipment.	High	\$20,000	\$20,000
10	Pool storage room expansion under existing overhang.	Medium	\$60,000 *	
11	Community room improvements, including, new paint throughout, updated kitchen cabinets and kitchen equipment	Medium	\$15,000	\$15,000
12	Community room restroom ADA updates	High	\$25,000 *	\$25,000
13	Provide residential style hood if providing a new cooktop	Medium	\$1,000	\$1,000
14	New community room furniture	Medium	\$25,000	\$25,000
15	Paint exterior siding and soffits	Medium	\$65,000	\$65,000
16	Paint existing rooftop vents and exhaust fans	Low	\$5,000	\$5,000
17	Replace signage throughout facility (excluding monument sign)	Medium	\$5,000	\$5,000
18	Provide rail / structure below fireplace exhaust to maintain ADA clearance.	High	\$1,000	\$1,000
19	Replace entry gates with solid doors. Reuse gates in new location.	Medium	\$2,000	\$2,000
<b>Total:</b>			<b>\$514,000</b>	

**Aquatics**

1	Depth Marker and Contrasting Nosing Tile Work - Lap pool	Medium	\$4,500	\$4,500
2	Plaster Replacement - All Pools	High	\$131,500	\$131,500
3	Pre-Cast Coping & Caulking Selective Replacements - All Pool	Medium	\$3,000	\$3,000
4	Water Tightness test for piping and structures - all pools	High	\$8,000	\$8,000
5	ADA lift installations - lap and dive pool	High	\$10,500	\$10,500
6	VGB Main Drain modification - wading pool	High	\$18,000	
7	Dive Stand Guard Rail Replacement - Diving pool	Medium	\$4,500	\$4,500
8	Safety padding minimum patch repairs - diving pool	High	\$1,500	\$1,500
9	VGB Main Drain Grate Replacement - all pools	High	\$2,500	\$2,500
10	Eliminate exposed cross connections between pools	High	\$500	\$500
<b>Total</b>			<b>\$184,500</b>	

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<b>Civil &amp; Landscape</b>				
1	Sidewalk repair	High	\$5,000	\$5,000
2	New accessible parking stalls	High	\$1,500	\$1,500
3	Crack seal parking lot	Medium	\$7,500	\$7,500
4	Landscape area grading/drainage improvements	Medium	\$10,000	\$10,000
5	Retaining wall drainage improvements	Medium	\$20,000	\$20,000
6	Upper Playground	Low	\$40,000	\$40,000
<b>Total</b>			<b>\$84,000</b>	

<b>Structural</b>				
1	Repair spalled concrete and exposed rebar	Medium	\$1,000	\$1,000
2	Remove tennis court retaining wall coating	Medium	\$1,000 - \$10,000	\$1,000 - \$10,000
3	Remove spalled concrete at east tennis wall for review and repair	Medium	\$1,000 - \$5,000	\$1,000 - \$5,000
<b>Total</b>			<b>\$3,000 - \$16,000</b>	

<b>HVAC</b>				
1	Provide a dedicated chemical storage room / cabinet for storage of pool chemicals with a dedicated all plastic chemical exhaust fan system to ventilate the space to eliminate corrosion to the pool equipment and piping. *Note that ROM cost is only inclusive of the ventilation components of the room that would be added*	High	\$20,000	\$20,000
2	Add a roof mounted exhaust fan to ventilate the pool equipment room to promote a fresh environment and reduce corrosion to new non-plastic pipes	High	\$10,000	\$10,000
3	Replace the existing pool equipment room combustion air louver and ductwork with a new larger louver / ductwork to comply with the requirements of the International Fuel Gas Code	High	\$10,000	\$10,000
4	Replace the pool equipment room unit heater with an electric unit heater appropriately sized to prevent freezing within the space while the facility is in operation during the cooler months of the open season	High	\$5,000	\$5,000
5	Repair/replace gas fired domestic water heater venting system	High	\$3,000	\$3,000
<b>Total</b>			<b>\$48,000</b>	

<b>Plumbing</b>				
1	Replace existing water heater	High	\$10,000	\$10,000
2	Consider adding emergency fixtures to pool equipment room due to chemical hazards. This would require a dedicated water heater (\$15,000) or a point-of-use water heater (\$5,000)	Medium	\$10,000	\$10,000
3	Consider cleaning and adding insulation to domestic water pipes in the pool equipment room	Medium	\$1,000	\$1,000
4	Reroute storm drainage (downspouts) and perhaps add drains so water does not freeze on the pool deck. During the visit, there were swimmers despite it being December. If it is common for people to use this facility in the winter, this is a high priority for liability and safety reasons	High	\$20,000	20000
<b>Total</b>			<b>\$41,000</b>	

<b>Electrical</b>				
	Electrical Distribution Upgrades - Replacement of Panel ML1 Only (Base with minor improvements)	High	\$10,000	\$10,000
	Electrical Distribution And Utility Upgrades (Alternate with significant improvements)	High	\$100,000	\$100,000

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Pool equipment room remodel: New lighting	High	\$5,000	\$5,000
Conduit to Roof for future PV System on Roof	Medium	\$1,500	
Pool Entrance Remodel: Replace exit signage and EM lighting only	High	\$1,000	\$1,000
Pool Deck Remodel: New Power, lighting, and controls	High	\$40,000	\$40,000
General: Relamping and fixture replacement with LED	Low	\$10,000	
Tennis Court Power	Medium	\$5,000	\$5,000
Pool Bonding: Equipment Room	High	\$10,000	\$10,000
Pool Bonding: Deck (if redone or reconfigured)	High	\$20,000	
Signage: Landscape lighting	Low	\$1,000	
Flag Pole lighting	Low	\$3,000	
Security: Access Control at Main Entry and Primary Doors, Headend Upgrade	Medium	\$5,000	\$5,000
<b>Total</b>		<b>\$211,500</b>	

**1 year Total \$1,045,000**

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**2 - 5 year Improvement Recommendations**

#	Description	Priority (High, Medium, or Low)	Anticipated Cost (ROM)	Included in Program
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**Architecture**

#	Description	Priority (High, Medium, or Low)	Anticipated Cost (ROM)	
1	Replace wind screens at tennis courts	Medium	\$20,000	\$20,000
2	New Outdoor Furniture (approx. 90 pieces, tables, chairs, umbrellas) / refinish existing picnic benches	Medium	\$30,000	\$30,000
3	Outdoor vending area upgrades for sinks and ice machine	Medium	\$10,000	\$10,000
4	Additional shade structures on the pool deck / surrounding landscape	Medium	\$30,000	\$30,000
<b>Total:</b>			<b>\$90,000</b>	

**Aquatics**

1	Starting Block Top & Step Resurfacing - Lap Pool	Medium	\$6,000	\$6,000
2	New Pool Covers & Reels - Lap & Diving Pool	Medium	\$30,000	\$30,000
3	New Backstroke Stanchions - Lap pool	Low	\$1,000	\$1,000
4	New lane ropes - lap pool	Medium	\$2,500	\$2,500
5	Pool safety Cover replacements - all pools	Low	\$14,000	\$14,000
6	LED underwater light fixtures & cord - lap pool	Medium	\$6,000	
7	Pool & Mechanical Equipment Replacement (~1,200 SF) - Wading Pool replacement	Medium	\$490,000	\$490,000
8	Dive stand re-installation - diving pool	High	\$35,000	\$35,000
9	Safety padding replacement - diving pool	Medium	\$32,500	\$32,500
10	Replace Recirculation Pumps - Lap and Diving pools	High	\$14,500	\$14,500
11	Recirculation Pump Gauges and Housekeeping pads - lap & diving pools	High	\$3,000	\$3,000
12	Add pump pit	High	\$20,000	\$20,000
13	Replace filters & face piping - lap and diving pools	High	\$65,000	\$65,000
14	Replace pool heaters (standard efficiency) - lap and diving pools	Medium	\$81,000	\$81,000
<b>Total</b>			<b>\$800,500</b>	

**Civil & Landscape**

1	New Trash Enclosure	Low	\$6,000	\$6,000
2	Replace lights \$5,000 (included in electrical scope)	Low		
3	Volleyball Court pole and net replacement and sand refresh	Low	\$4,000	\$4,000
<b>Total</b>			<b>\$10,000</b>	

**Structural**

1	Provide crystalline waterproofing coating on tennis court retaining walls and re-coat (this is included in Arch Item #1 of 1 year improvements)	Medium	N/A	
<b>Total</b>			<b>N/A</b>	

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<b>HVAC</b>				
1	Provide a means of makeup air to the women's and men's locker room to promote airflow for a fresh space when the man doors are closed. This can be done by adding louvers to the existing doors	Medium	\$10,000	\$10,000
2	Add electric unit heaters to the men's and women's locker rooms to temper the raw makeup air for occupant comfort during the colder months when the facility is operational.	Medium	\$10,000	
3	Consider adding ceiling fans to the guard station and administration rooms to promote air flow for space comfort	Medium	\$15,000	\$15,000
4	Replace Sailfish room supply and exhaust air grilles at time of remodel	Low	\$1,000	
5	Replace men's and women's locker room exhaust air grilles at time of remodel.	Low	\$2,000	\$2,000
<b>Total</b>			<b>\$38,000</b>	

<b>Plumbing</b>				
1	Consider replacing existing plumbing fixtures with water savings fixtures. The existing water closets in the ADA restrooms are 1.6 gpf. The other water closets were physically inaccessible, so we were not able to verify the gpf for them. The urinals are either 0.5 gpf or 1.0 gpf. New water closets and urinals would only require 1.28 gpf and 0.125 gpf, respectively. This would certainly help with water savings. The showerheads are 1.75 gpm, and they can be replaced with 1.5 gpm heads for further water savings. Anticipated cost is for replacing all water closets, lavs, urinals, and showerheads	Medium	\$20,000	\$20,000
2	Add Insulation and mixing valves to existing lavs to meet current code	Medium	\$1,000	\$1,000
<b>Total</b>			<b>\$21,000</b>	

<b>Electrical</b>				
1	Pool Entrance Remodel: New Power and Lighting, and controls	Medium	\$12,000	\$12,000
2	Pool Entrance Remodel: New Tele/Data Infrastructure, and Wireless System Modernization and Expansion	Medium	\$8,000	\$8,000
3	New Lighting for Existing Shade Structure	Medium	\$10,000	\$10,000
4	Outdoor Enhancement - Concession Stand: New 60A Panel and Disconnect, New Power Lighting	Medium	\$35,000	
5	Community Room Restroom Remodel: Replace Lighting and Controls with Refinish Work	Low	\$1,500	\$1,500
6	Parking Lot Lighting: New (2) LED Heads + (2) New Locations	Low	\$15,000	
7	Music and Paging System Replacement: Modernize Equipment	Low	\$15,000	\$15,000
8	Security: Access Control at Secondary Entrances, and Gates	Medium	\$12,000	\$12,000
<b>Total</b>			<b>\$108,500</b>	

**2 - 5 year Total      \$1,068,000**

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6 - 10 year Improvement Recommendations				
#	Description	Priority (High, Medium, or Low)	Anticipated Cost (ROM)	Included in Program

Architecture				
1	Replace vinyl windows	Medium	\$45,000	
2	Update lighting in the Sailfish Room	Low	\$6,000	
3	Add solar panels to roof structures. Cost is unknown until further studies on structural capacity of the existing structures can be confirmed.	Low	?	
4	Add pickleball lines and portable net to one tennis court	Medium	\$1,500	\$1,500
5	Accessible vault toilet facility for tennis courts	Medium	\$12,000	\$12,000
6	Drinking Fountain at tennis courts (requires winterization)	Medium	\$6,000	\$6,000
7	Add new pickleball court	Low	\$20,000	
8	Add half basketball court	Low	\$13,000	
9	Mill and overlay asphalt parking lot (10+ years)	Medium	\$100,000	
Total:			\$203,500	


Aquatics				
1	Automatic Sanitizer system (calcium hypochlorite) - Lap & Diving pools	Low	\$21,000	
2	pH Buffer System (Muriatic Acid) - Lap & Diving Pools	Low	\$8,500	
3	Automated Water Chemistry Controllers - Lap & Diving Pools	Medium	\$22,000	
4	Replace all exposed mechanical room piping & supports - lap and diving pools	High	\$45,000	
5	Provide recirculation pump VFDs - lap and diving pools	Low	\$11,000	
6	Add chemical storage rooms (included in Arch and Mech)	Medium	N/A	
Total			\$107,500	

Civil & Landscape				
1	Replace lower playground	Low	\$40,000	
Total			\$40,000	

Structural				
1	None		\$0	
Total			\$0	

HVAC				
1	None		\$0	
Total			\$0	

Plumbing				
1	None		\$0	
Total			\$0	

Electrical				
1	Tennis Court Lighting	Low	\$75,000	
Total			\$75,000	\$75,000

6 - 10 year Total	\$426,000
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*The Architect has no control over the cost of labor, materials, equipment, or over the Contractor's methods of pricing. Opinions of probable cost are representative only. The Architect cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from the provided anticipated opinion of probable costs.*