

JDCC Aquatic Center

John Day Canyon City Community Center

75% CD SET

07/19/2022



OWNER
CITY OF JOHN DAY
450 EAST MAIN STREET
JOHN DAY, OR 97845
541.575.0028
CONTACT: LISA WEIGUM

ARCHITECT
QPSIS ARCHITECTURE
920 NW 17TH AVE.
PORTLAND, OR 97209
503.525.9511
CONTACT: NADA MAANI

STRUCTURAL
CATEMA CONSULTING ENGINEERS
1500 NE IRVING ST. SUITE 412
PORTLAND, OR 97232
503.914.7838
CONTACT: STEFANIE SCHULZE

CIVIL
SISUL ENGINEERING
158 E MAIN ST.
JOHN DAY, OR 97845
541.575.3777
CONTACT: JOE HITZ

MEP
COLEBREIT ENGINEERING
721 SW INDUSTRIAL WAY #110
BEND, OR 97702
503.853.3692
CONTACT: BILL CARON

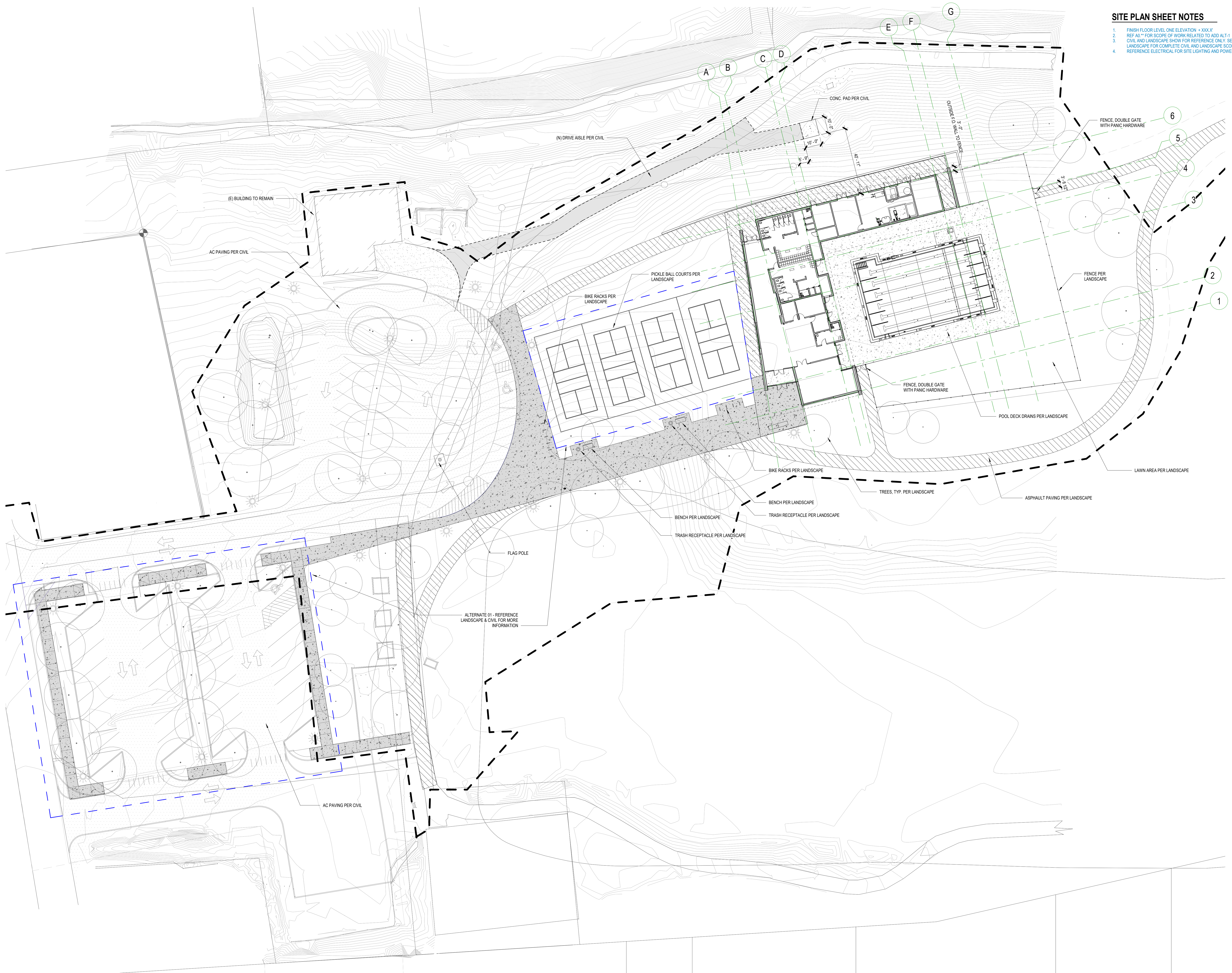
LANDSCAPE
WALKER MACY
111 SW OAK ST #200
PORTLAND, OR 97204
503.425.1147
CONTACT: AARON MAPLES

AQUATICS
COUNSLIMAN HUNSAKER
2888 LOKER AVENUE E, SUITE 110
CARLSBAD, CA 92010
310.734.2282
CONTACT: JEFF PROSSWIMMER

plotted: 7/19/2022 10:43:30 PM
sheet size: 30" x 42"

SITE PLAN SHEET NOTES

1. FINISH FLOOR LEVEL ONE ELEVATION +XXX'X'
2. REF A0" FOR SCOPE OF WORK RELATED TO ADD AL"1
3. CIVIL AND LANDSCAPE SHOW FOR REFERENCE ONLY. SEE CIVIL AND LANDSCAPE FOR COMPLETE CIVIL AND LANDSCAPE SCOPE.
4. REFERENCE ELECTRICAL FOR SITE LIGHTING AND POWER.



www.opsisarch.com

Project Owner:
**John Day Canyon City
Community Center**



Project Name:
JDCC Aquatic Center

Project Address:

Key Plan

**NOT FOR
CONSTRUCTION**

07/19/2022

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Revisions to Sheet

No.	Revision	Date

Status: **75% CD SET**

Date: **07/19/2022**

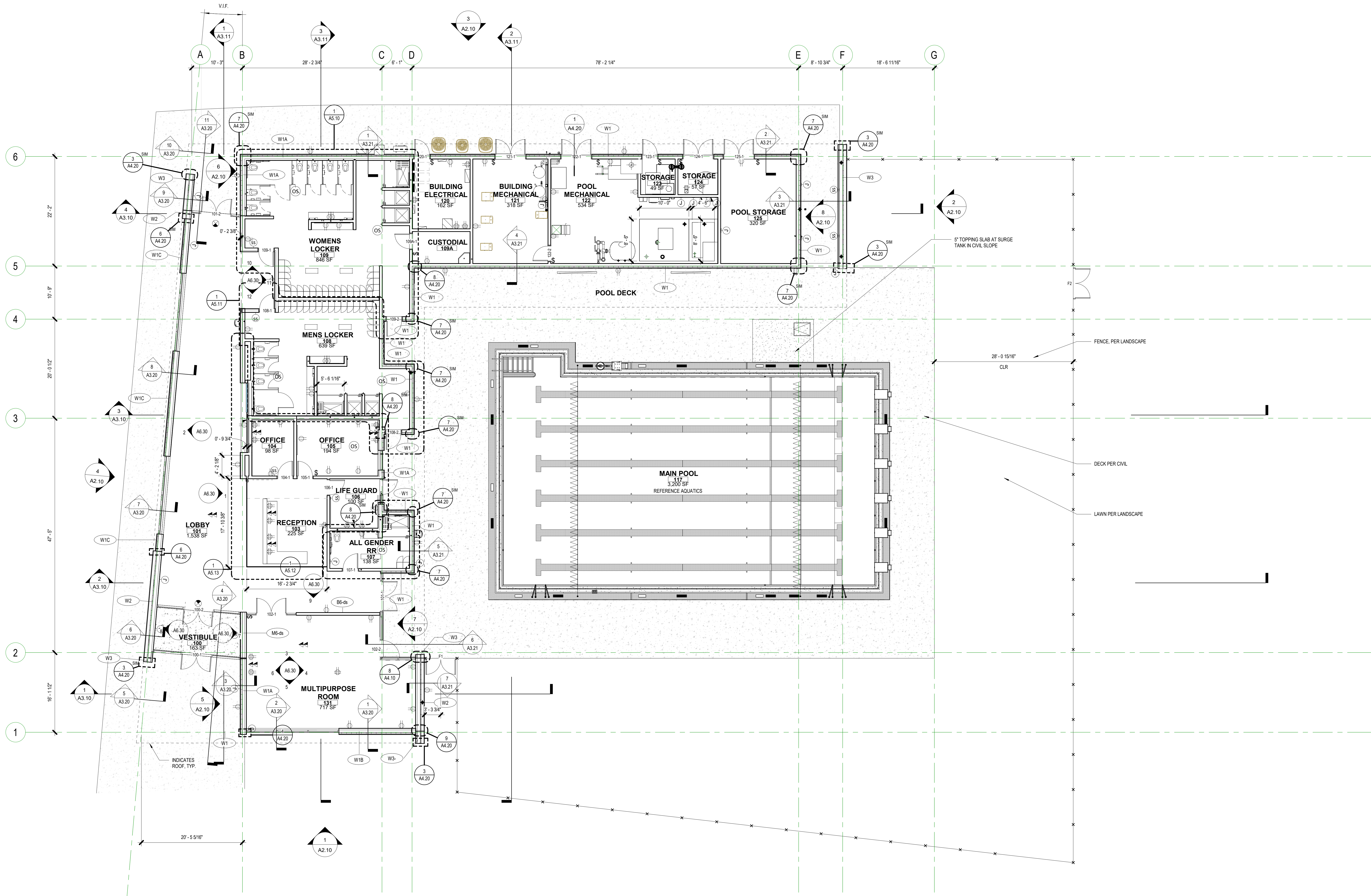
Sheet Title
**ARCHITECTURAL
SITE PLAN**

Sheet No.

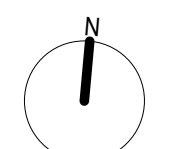
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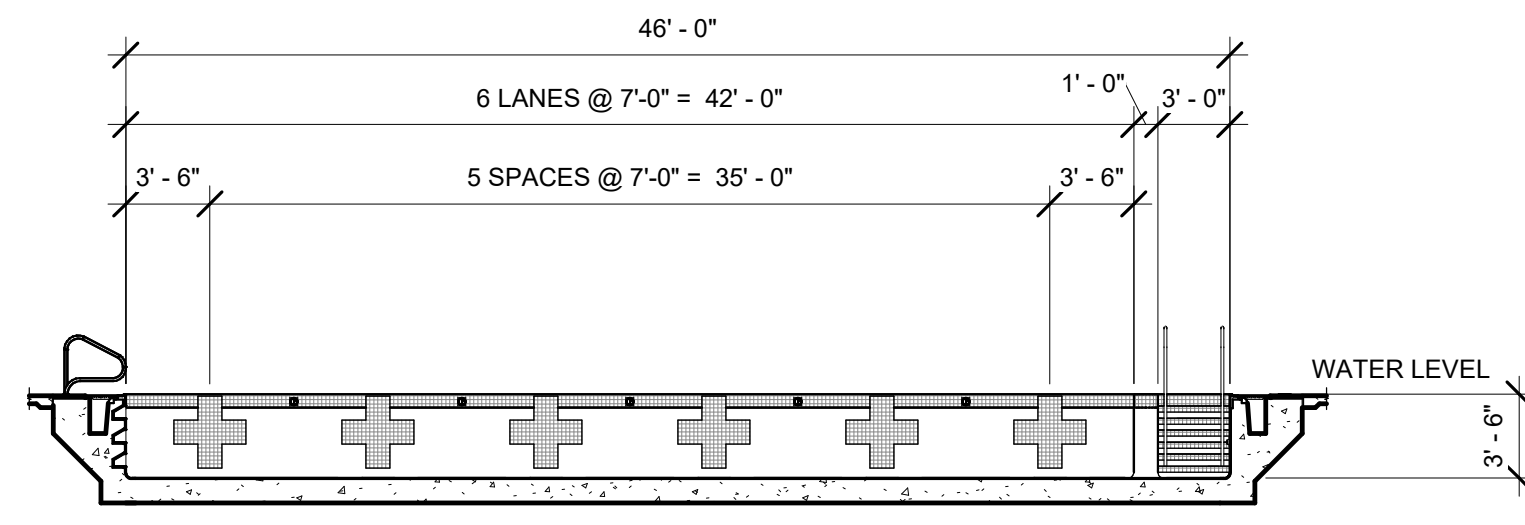
Job No.

4845-01

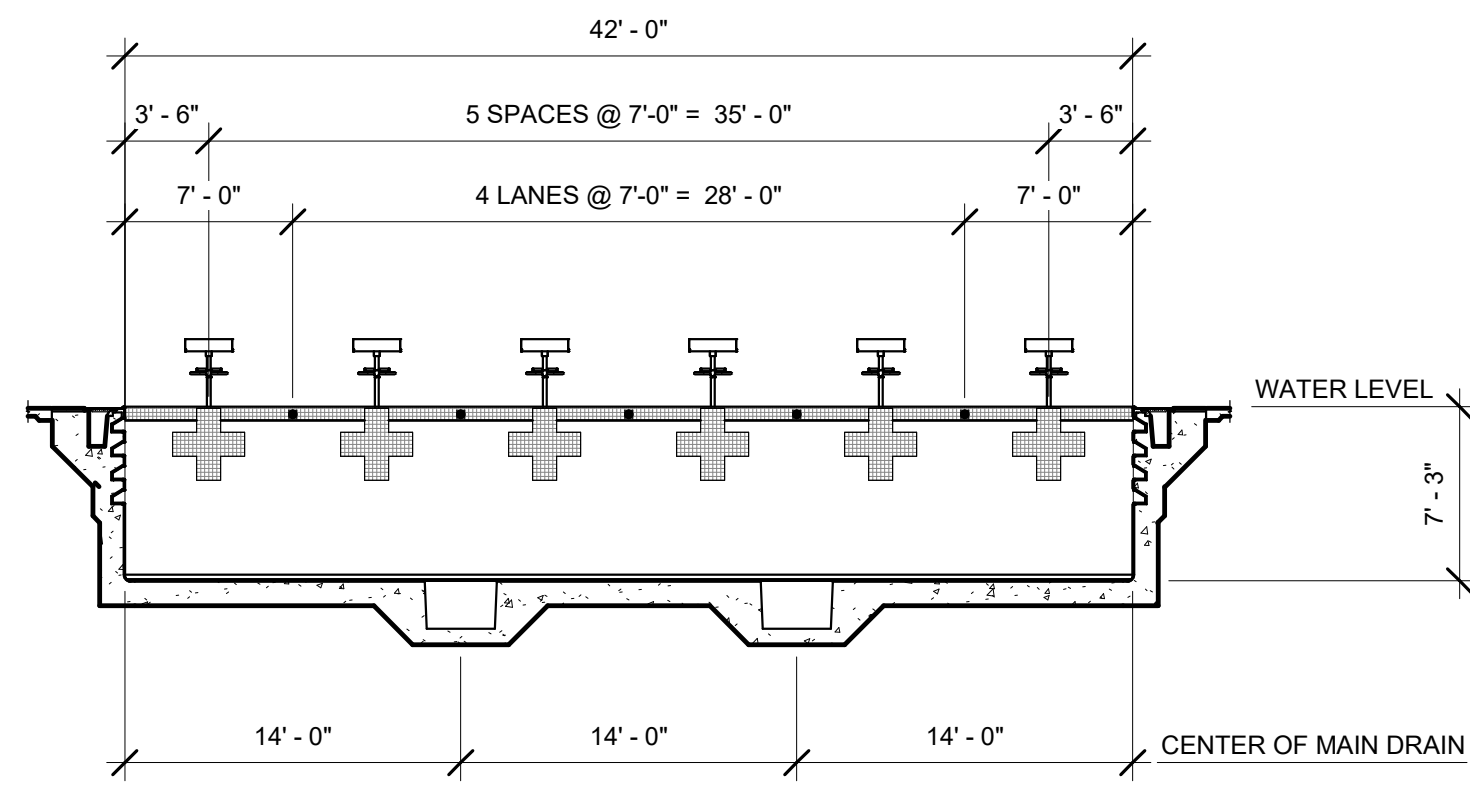


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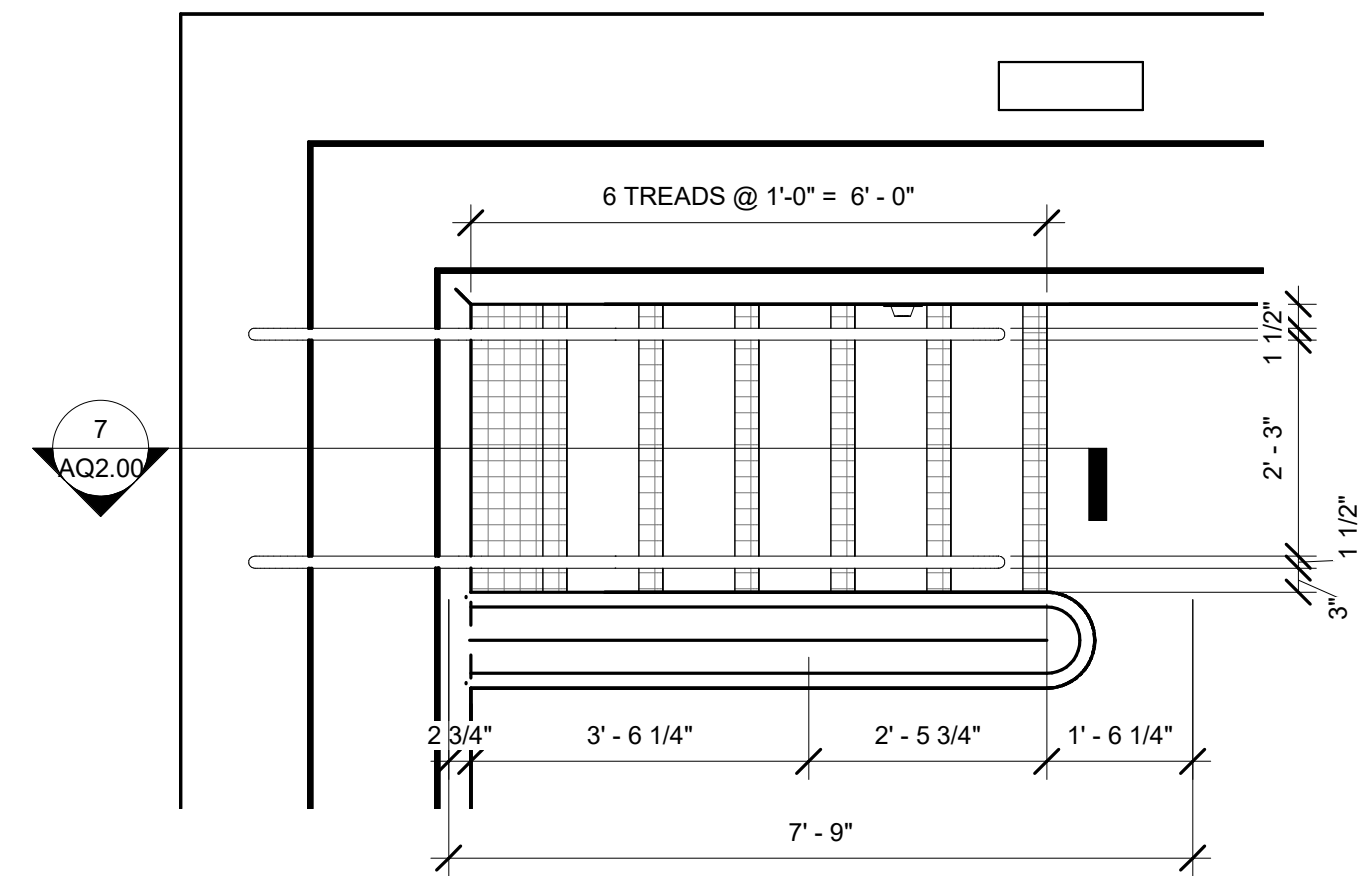




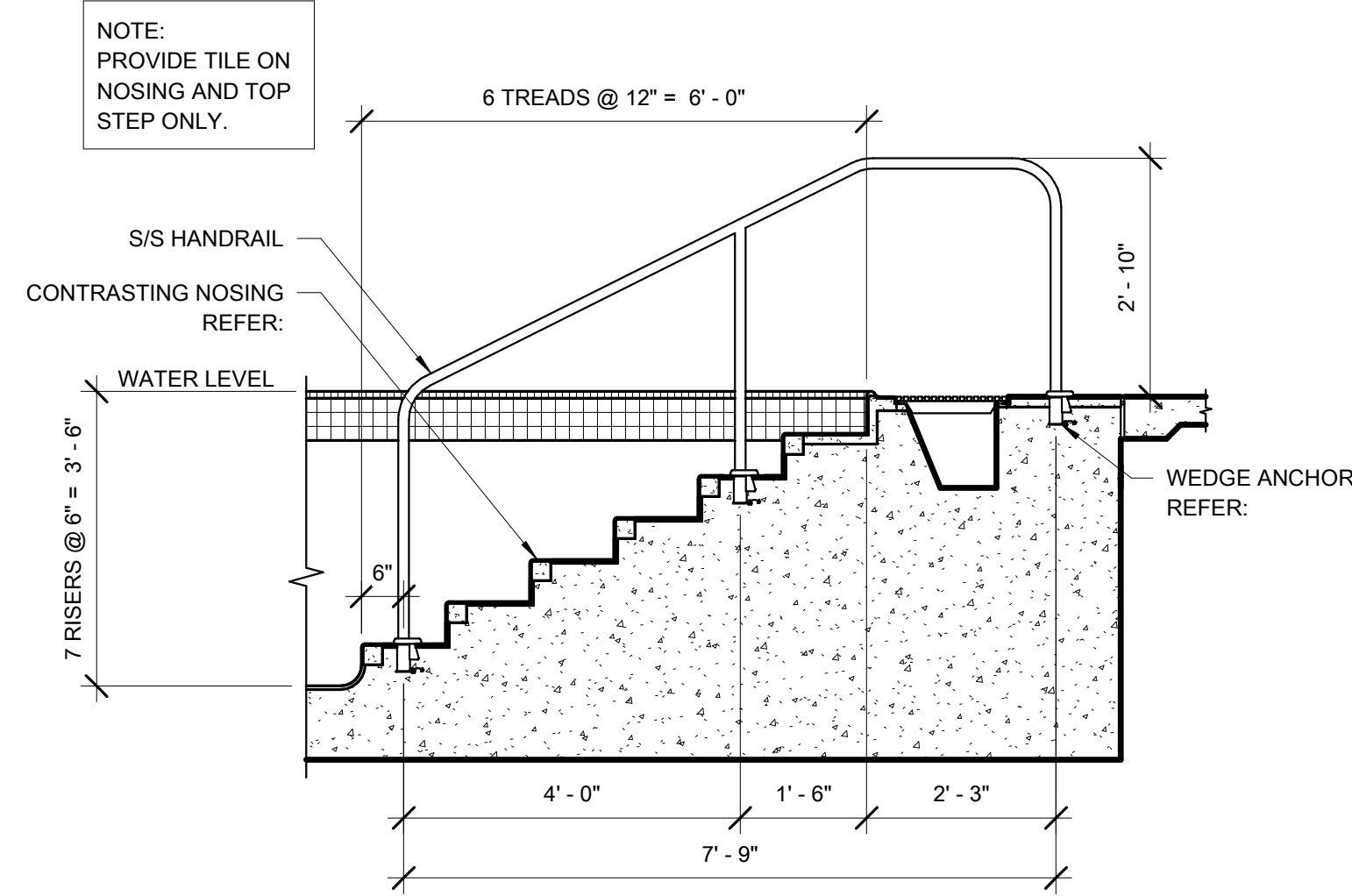
4 POOL SECTION
1/8" = 1'-0"



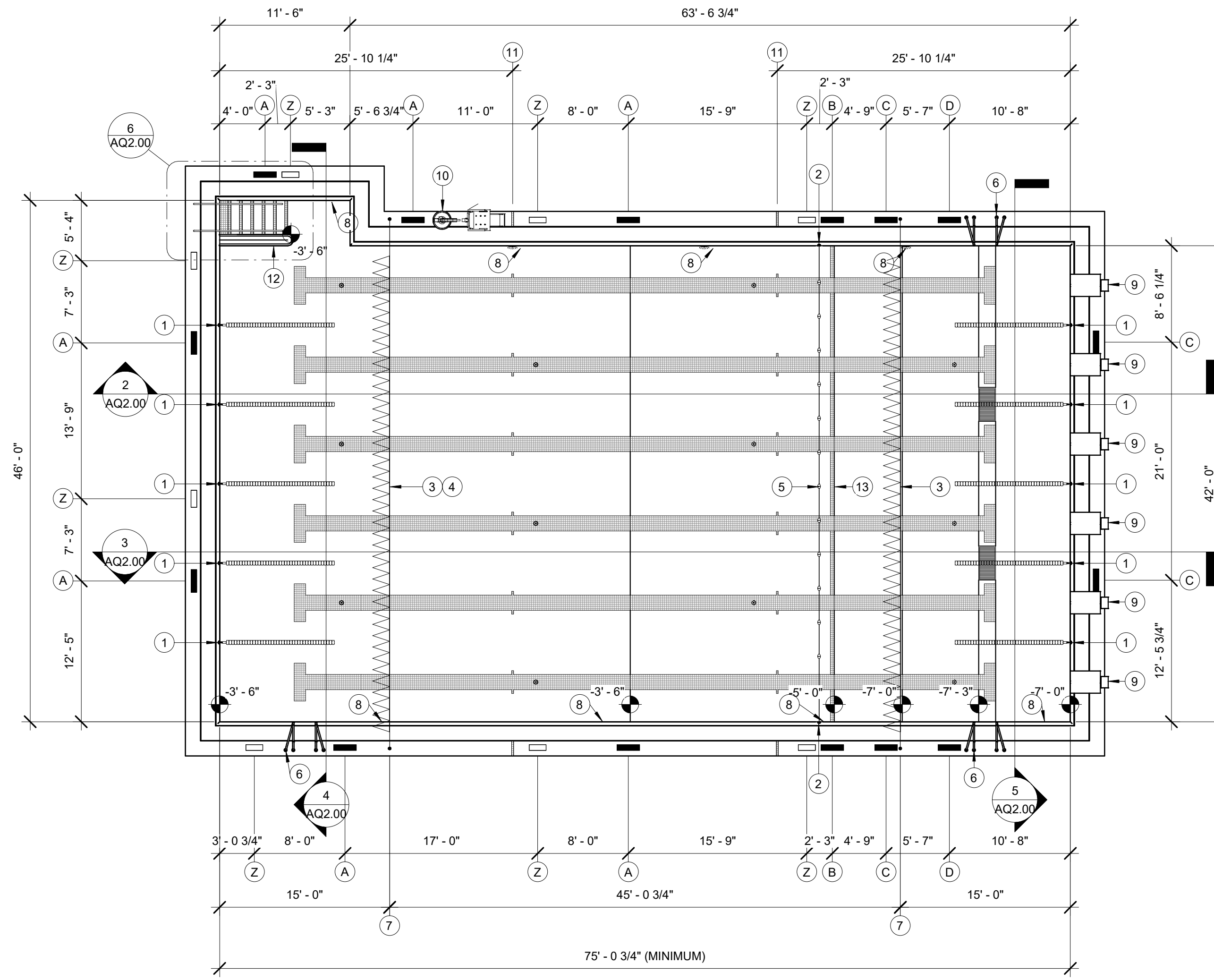
5 POOL SECTION
1/8" = 1'-0"



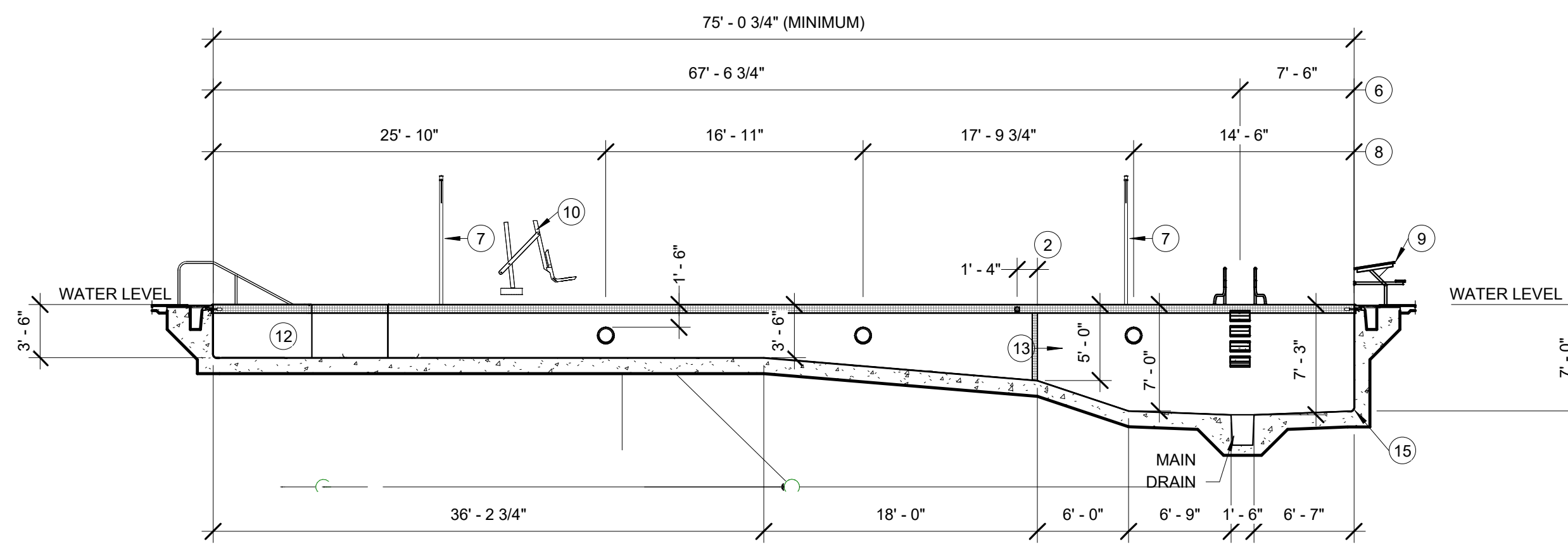
6 ENLARGED STAIR PLAN
1/2" = 1'-0"



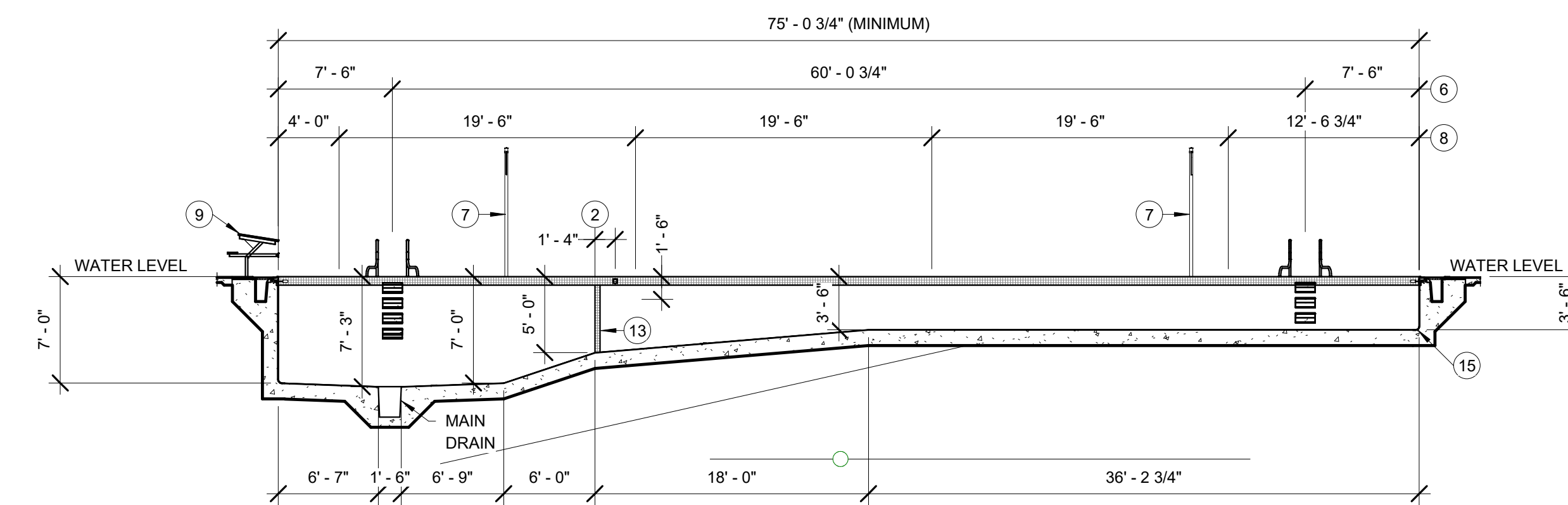
7 STAIR SECTION
1/2" = 1'-0"



1 POOL PLAN
1/8" = 1'-0"



2 POOL SECTION
1/8" = 1'-0"



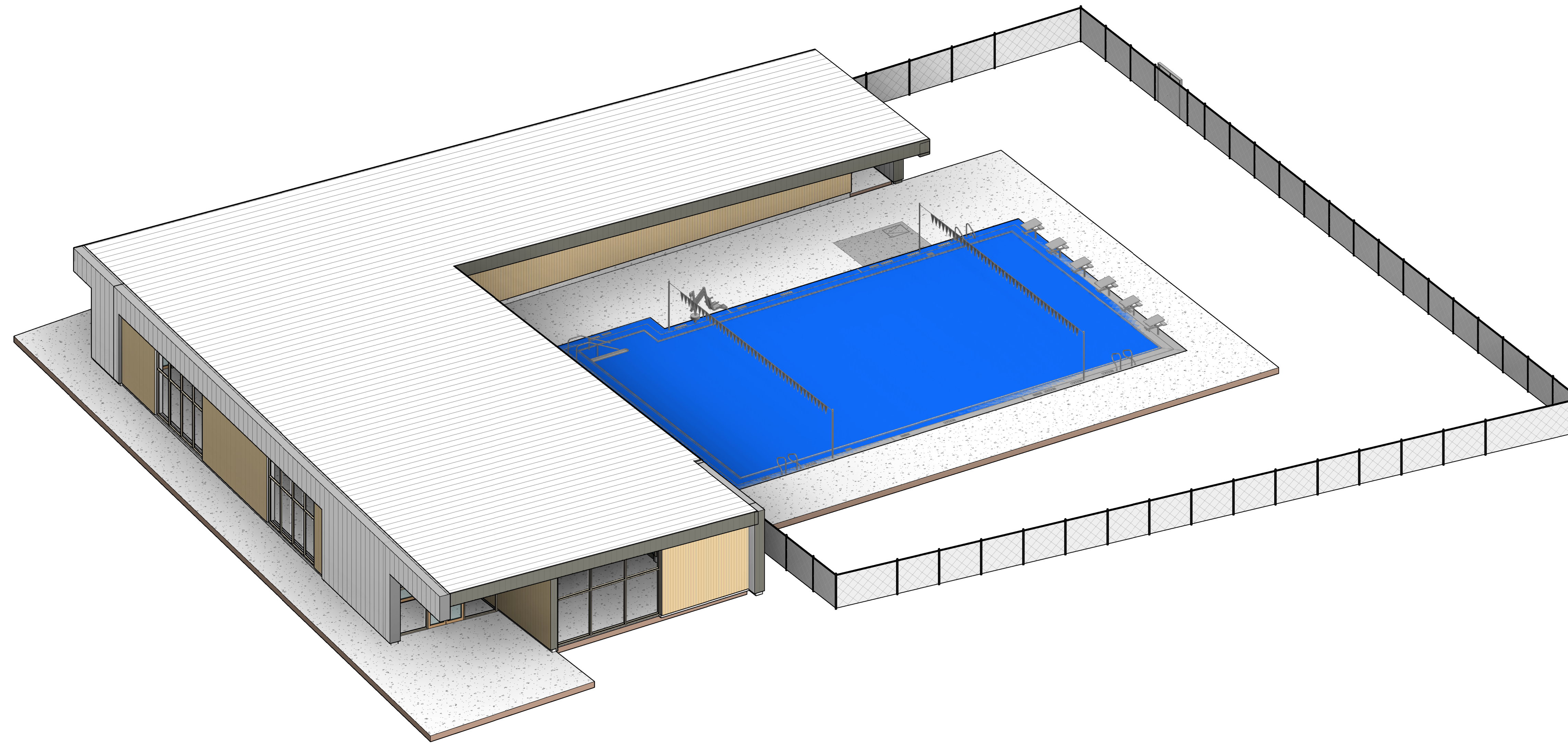
3 POOL SECTION
1/8" = 1'-0"

DEPTH AND WARNING SIGNAGE SCHEDULE	
ID	SIGNAGE
(A)	3FT 6IN
(B)	5FT 6IN
(C)	7FT 6IN
(D)	7FT 3IN
(Z)	NO DIVING Ⓢ

NOTE: REFER: 9/AQ2.01 FOR DETAIL.

POOL EQUIPMENT SCHEDULE	
ID	ITEM
1	LANE ROPE CUP ANCHOR REFER: 2 / AQ2.01
2	SAFETY ROPE CUP ANCHOR REFER: 2 / AQ2.01
3	BACKSTROKE PENNANT
4	FALSE START ROPE
5	SAFETY ROPE
6	GRAB RAILS & RECESSED STEPS REFER: 13 / AQ2.01
7	STANCHION POST & ANCHOR REFER: 11 / AQ2.01
8	UNDERWATER LIGHT REFER: 11 / AQ2.01
9	DECK MOUNTED STARTING PLATFORM & ANCHOR REFER: 10 / AQ2.01
10	POOL LIFT & ANCHOR REFER: 14 / AQ2.01
11	RESURFACING MARKER REFER: 12 / AQ2.01
12	WING WALL REFER: 4 / AQ2.01
13	4" CONTRASTING TILE BAND COLOR BY ARCHITECT
14	WALL TARGET REFER: 12 / AQ2.01
15	POOL COVE REFER: 3 / AQ2.01





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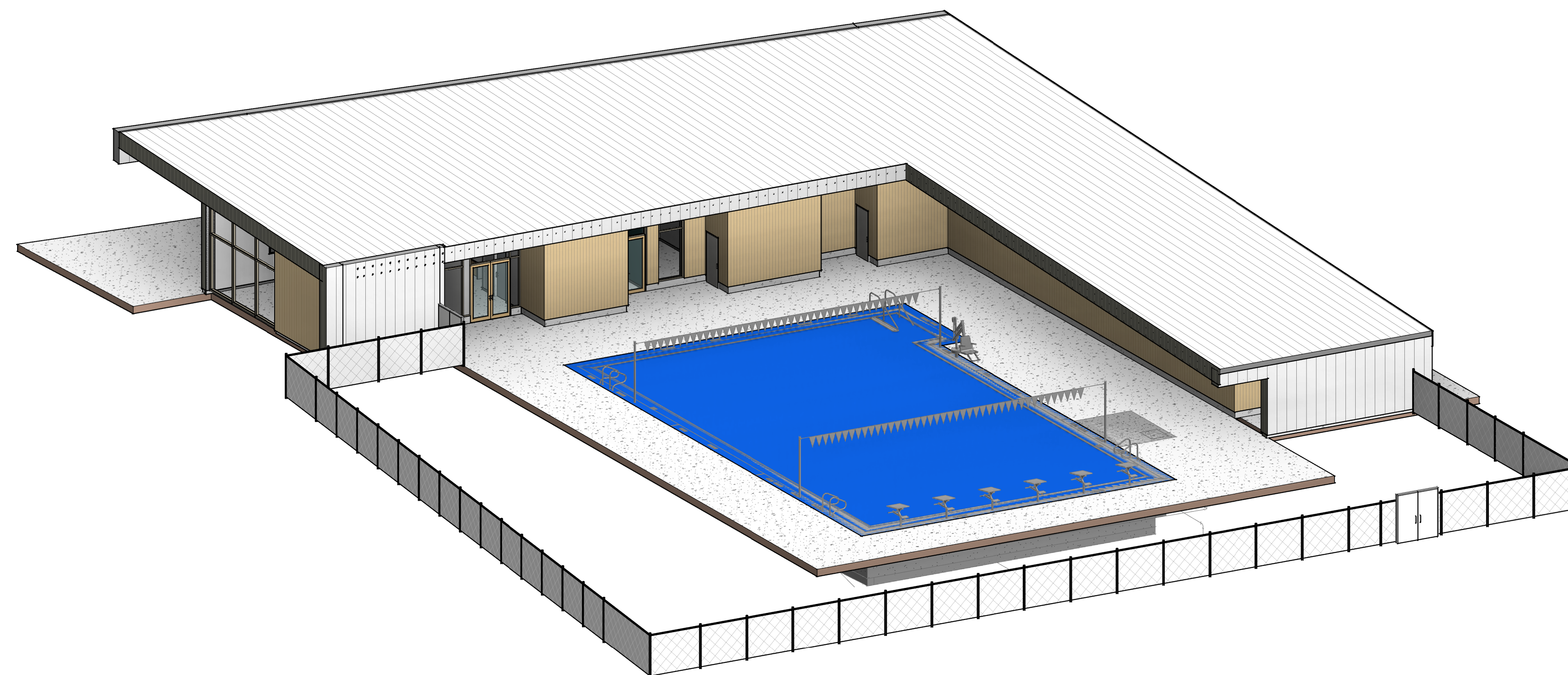
Project Address:

Key Plan

1 | AXONOMETRIC_ARCH SHEETS_01
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07/19/2022

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Revisions to Sheet

No.	Revision	Date

Status: **75% CD SET**

Date: **07/19/2022**

Sheet Title
**EXTERIOR 3D
VIEWS**

Sheet No.

A2.20

Job No.

4845-01

2 | AXONOMETRIC_ARCH SHEETS_02
A2.20

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Project Address:

Key Plan

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06/07/2018

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Revisions to Sheet

No. Revision Date

Status: **75% CD SET**

Date: **07/19/2022**

Sheet Title
**EXTERIOR 3D
VIEWS**

Sheet No.

A2.21

Job No.

4845-01

IEWS FOR REFERENCE ONLY

JDCC Aquatic Center John Day, Oregon opsis Architecture Portland, Oregon Schematic Design Probable Cost Estimate 1.2	ACC Cost Consultants, LLC Seth J. Pszczolkowski 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489 Phone: (503) 718-0075 www.ArchCost.com	Estimate Date: 02-Mar-22 Document Date: 10-Feb-22 Print Date: 02-Mar-22 Print Time: 9:49 AM Constr. Start: Sept. 2022
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DIRECT CONSTRUCTION COST SUMMARY

Component	Area	\$ / SF	Total
Building Estimate	6,600 sf	\$766.85 /sf	\$5,061,191
Site Work Estimate			\$1,599,063
1.5% G.E.T. - Allowance			\$99,904
TOTAL DIRECT CONSTRUCTION COST	6,600 sf	\$1,024.27 /sf	\$6,760,157
Budget			\$6,225,400
Indicated Surplus / (Deficit)			(\$534,757)

JDCC Aquatic Center John Day, Oregon opsis Architecture Portland, Oregon Schematic Design Probable Cost Estimate 1.2	ACC Cost Consultants, LLC Seth J. Pszczolkowski 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489 Phone: (503) 718-0075 www.ArchCost.com		Estimate Date: 02-Mar-22
			Document Date: 10-Feb-22
			Print Date: 02-Mar-22
			Print Time: 9:49 AM
			Constr. Start: Sept. 2022

SUMMARY	Base Building	Site Work	Total
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DIRECT CONSTRUCTION COSTS	\$ / sf	Cost	Cost	
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Area	6,600 sf					
02 EXISTING CONDITIONS	\$0.00	\$0	\$14,261	\$14,261		
03 CONCRETE	28.98	191,249		191,249		
04 MASONRY	11.31	74,665		74,665		
05 METALS	2.96	19,545		19,545		
06 WOOD, PLASTICS & COMPOSITES	54.96	362,709		362,709		
07 THERMAL & MOISTURE PROTECTION	78.75	519,745		519,745		
08 OPENINGS	40.14	264,945		264,945		
09 FINISHES	35.00	231,031		231,031		
10 SPECIALTIES	7.27	47,999		47,999		
11 EQUIPMENT	0.04	275		275		
12 FURNISHINGS	0.49	3,240		3,240		
13 SPECIAL CONSTRUCTION	0.00	0		0		
14 CONVEYING EQUIPMENT	0.00	0		0		
21 FIRE SUPPRESSION	8.41	55,535		55,535		
22 PLUMBING	91.21	601,969		601,969		
23 HVAC	41.73	275,445		275,445		
26 ELECTRICAL	54.48	359,548		359,548		
27 COMMUNICATIONS	2.57	16,983		16,983		
28 ELECTRONIC SAFETY & SECURITY	2.53	16,698		16,698		
31 EARTHWORK	5.30	34,951	207,895	242,846		
32 EXTERIOR IMPROVEMENTS	151.36	998,979	393,317	1,392,296		
33 UTILITIES			613,639	613,639		
SUB-TOTAL		\$617.50	\$4,075,511	\$1,229,112	\$5,304,623	
	Bldg	Site				
Estimating / Design Contingency	5.00%	10.00%	30.88	203,776	122,911	326,687
Index To Construction Start	2.92%	2.92%	18.91	124,813	39,434	164,247
General Conditions / Insurance / Bond	10.50%	10.50%	70.07	462,430	146,103	608,533
General Contractor OH & Profit	4.00%	4.00%	29.49	194,661	61,502	256,164
TOTAL DIRECT CONSTRUCTION COST			\$766.85	\$5,061,191	\$1,599,063	\$6,660,253



July 27, 2022

JDCC Aquatic Center Next Steps – Alternative 1 November 2022 Election

Nov, 2022	Successful Bond Vote
Dec, 2022 – Feb, 2023	Geotech Investigation Complete Bid and Permit Documents
March, 2023 - May, 2023	Project Bidding and Permitting
June, 2023	Construction Start
Summer 2024	Pool open for the season.

JDCC Aquatic Center Next Steps – Alternative 2 May 2023 Election

May, 2023	Successful Bond Vote
June, 2023 - August, 2023	Geotech Investigation Complete Bid and Permit Documents
Sept, 2023 - Nov, 2023	Project Bidding and Permitting
March, 2024	Construction Start
Summer 2025	Pool open for the season.