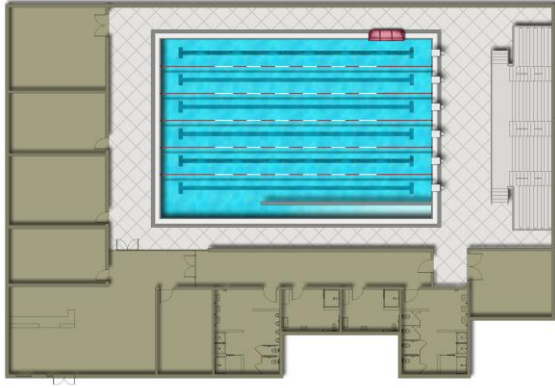




**Counsilman · Hunsaker**  
AQUATICS FOR LIFE

City of John Day  
Aquatic Center Study  
October 2018

# OPTION 1



## INDOOR FEATURES

- Lobby
- Locker Rooms
- Family Restrooms
- Classroom/Party Room
- Meet Management
- Storage

## AQUATIC ELEMENTS

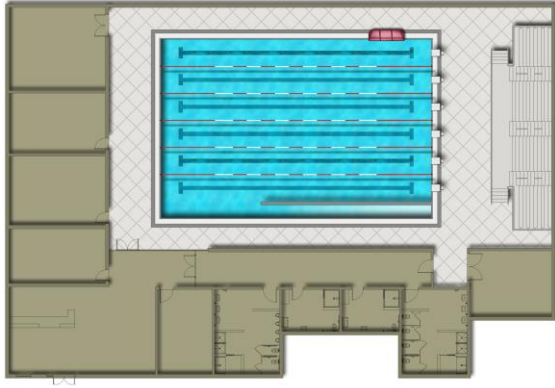
### 3,670 SQ. FT. TRAINING POOL

- 6 – 25 Yard Lap Lanes
- Ramp Entry
- Spectator seating for approx. 200

**COST:      \$9.7M**

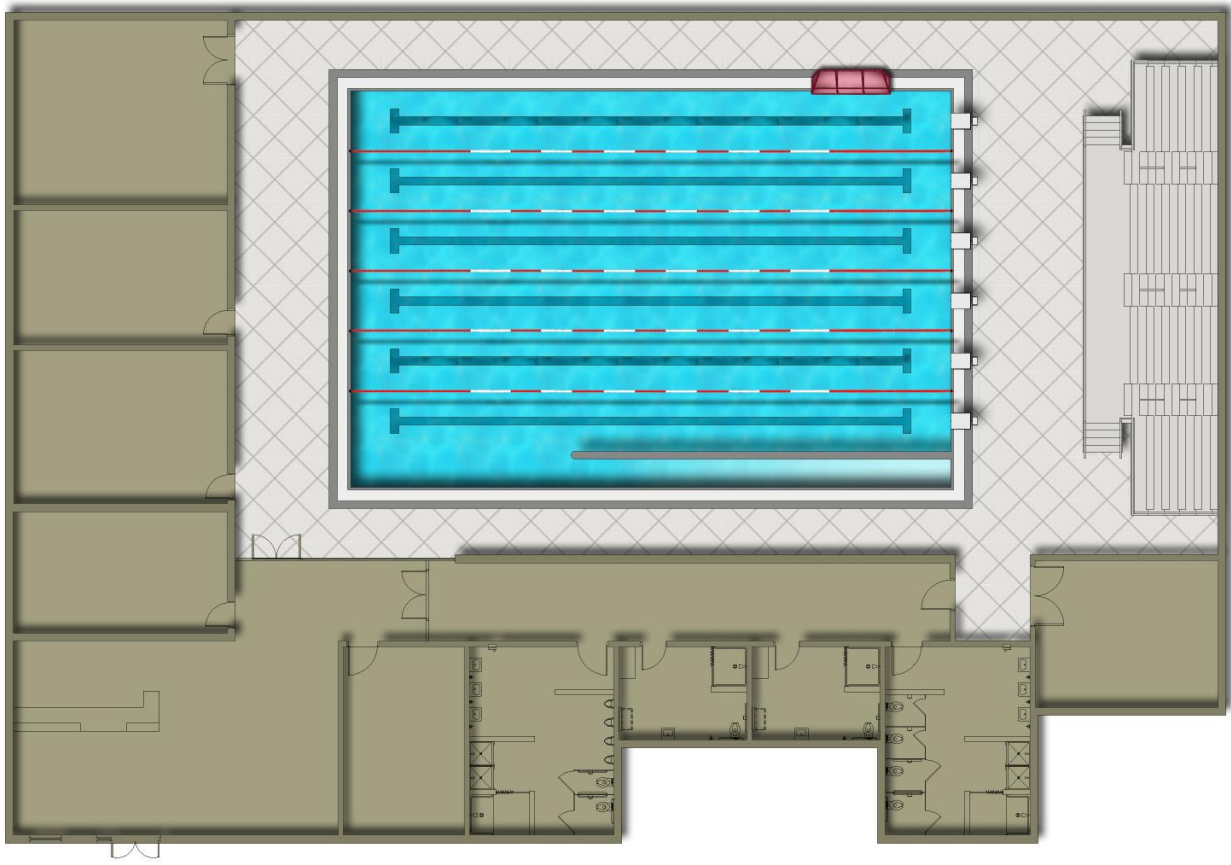


# OPTION 1



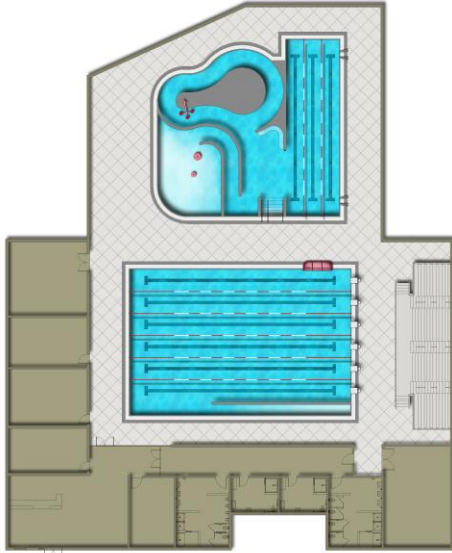
OPINION OF PROJECT COST: OPTION 1			
Description	Unit	Amount	Opinion of Cost
Offices/Support Spaces		4,930	\$1,376,550
Lobby	Sq. Ft.	1,030	
Offices	Sq. Ft.	400	
Office storage	Sq. Ft.	300	
Family Changing	Sq. Ft.	300	
Locker Rooms	Sq. Ft.	800	
Pool Mechanical Room	Sq. Ft.	500	
Pool Storage	Sq. Ft.	650	
Meet Management	Sq. Ft.	450	
Classroom/Party Room	Sq. Ft.	500	
Aquatic Center		8,800	\$4,598,880
6 Lane Competition Pool	Sq. Ft.	3,668	
Climbing Wall	Allowance	1	
Competitive Natatorium	Sq. Ft.	8,200	
Spectator Seating	Sq. Ft.	600	
Efficiency		2,746	\$549,200
Circulation and Walls (20%)		2,746	
Unit		Sq. Ft.	Opinion of Cost
Total Building Construction Costs		16,476	6,524,630
Site Construction Costs (parking, landscaping, utilities, walks)			\$617,850
Furniture, Fixtures, Equipment			\$115,332
<b>Subtotal</b>			<b>\$7,257,812</b>
Inflation (1 year)		10.0%	\$725,781
Contingency		10.0%	\$798,359
Indirect Costs		10.0%	\$878,195
<b>Opinion of Probable Cost</b>			<b>\$9,660,148</b>
<b>Total Estimated Project Costs:</b>			<b>\$9,660,148</b>
<b>Say</b>			<b>\$9,700,000</b>

Source: Counsilman-Hunsaker





# OPTION 2



## INDOOR FEATURES

- Lobby
- Locker Rooms
- Family Restrooms
- Classroom/Party Room
- Meet Management
- Storage

## AQUATIC ELEMENTS

### 3,670 SQ. FT. TRAINING POOL

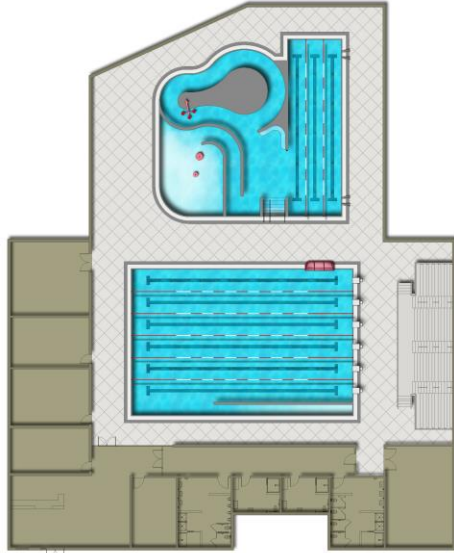
- 6 – 25 Yard Lap Lanes
- Ramp Entry
- Spectator seating for approx. 200

### 2,852 SQ. FT. RECREATION POOL

- Zero Entry with Spray Features
- Current Channel
- Recreation Lanes/Instruction Area



# OPTION 2

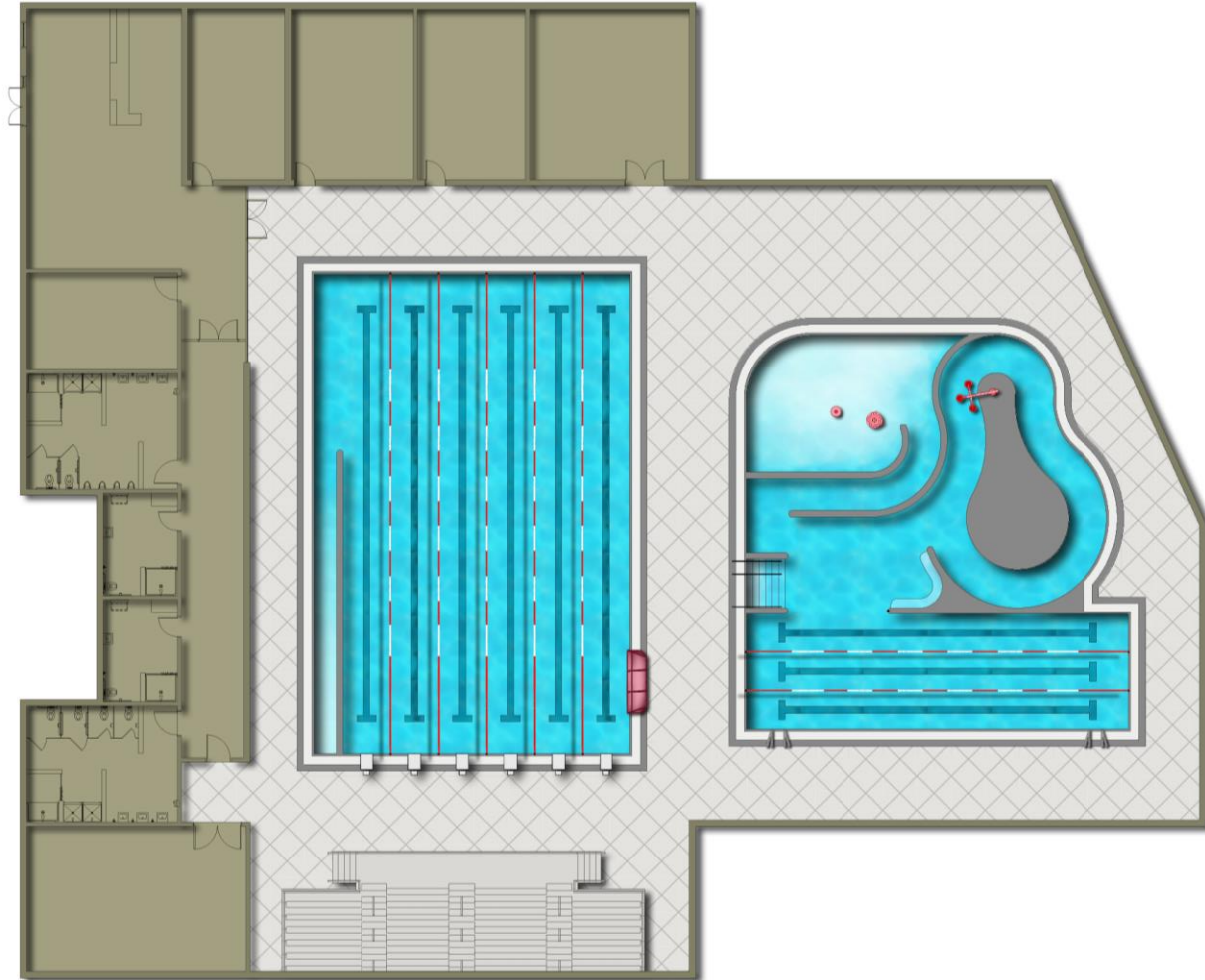


Councilman-Hunsaker

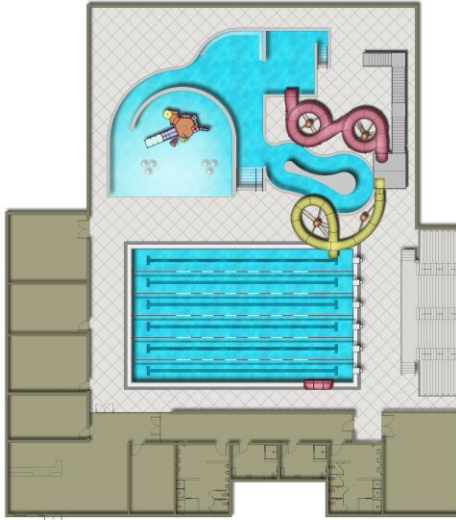


OPINION OF PROJECT COST: OPTION 2			
Description	Unit	Amount	Opinion of Cost
Offices/Support Spaces		5,230	\$1,444,050
Lobby	Sq. Ft.	1,030	
Offices	Sq. Ft.	400	
Office storage	Sq. Ft.	300	
Family Changing	Sq. Ft.	300	
Locker Rooms	Sq. Ft.	800	
Pool Mechanical Room	Sq. Ft.	800	
Pool Storage	Sq. Ft.	650	
Meet Management	Sq. Ft.	450	
Classroom/Party Room	Sq. Ft.	500	
Aquatic Center		15,700	\$8,798,510
6 Lane Competition Pool	Sq. Ft.	3,668	
Leisure Pool	Sq. Ft.	2,852	
Spray Features	Allowance	1	
Current Channel	Allowance	1	
Competitive Natatorium	Sq. Ft.	15,700	
Spectator Seating	Sq. Ft.	600	
Efficiency		1,046	\$209,200
Circulation and Walls (20%)		1,046	
Unit		Sq. Ft.	Opinion of Cost
Total Building Construction Costs		21,976	10,451,760
Site Construction Costs (parking, landscaping, utilities, walks)			\$824,100
Furniture, Fixtures, Equipment			\$132,000
<b>Subtotal</b>			<b>\$11,407,860</b>
Inflation (1 year)		10.0%	\$1,140,786
Contingency		10.0%	\$1,254,865
Indirect Costs		10.0%	\$1,380,351
<b>Opinion of Probable Cost</b>			<b>\$15,183,862</b>
<b>Total Estimated Project Costs:</b>			<b>\$15,183,862</b>
<b>Say</b>			<b>\$15,200,000</b>

Source: Councilman-Hunsaker



# OPTION 3



## INDOOR FEATURES

- Lobby
- Locker Rooms
- Family Restrooms
- Classroom/Party Room
- Meet Management
- Storage

## AQUATIC ELEMENTS

### 3,378 SQ. FT. TRAINING POOL

- 6 – 25 Yard Lap Lanes
- Spectator seating for approx. 200

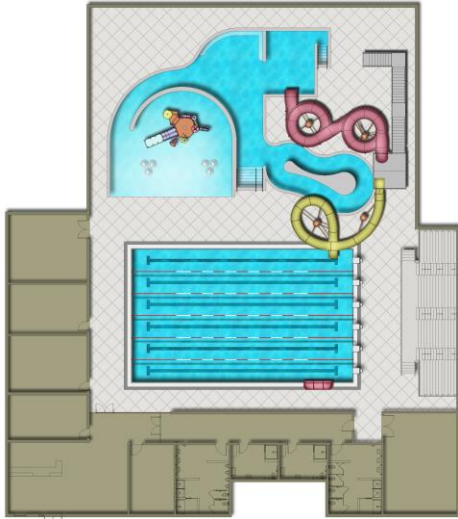
### 3,151 SQ. FT. RECREATION POOL

- Zero Entry with Play Structure
- Drop Slide and Flume Slide
- Current Channel





# OPTION 3



OPINION OF PROJECT COST: OPTION 3			
Description	Unit	Amount	Opinion of Cost
<b>Offices/Support Spaces</b>		5,240	\$1,446,300
Lobby	Sq. Ft.	1,030	
Offices	Sq. Ft.	400	
Office storage	Sq. Ft.	300	
Family Changing	Sq. Ft.	300	
Locker Rooms	Sq. Ft.	800	
Pool Mechanical Room	Sq. Ft.	810	
Pool Storage	Sq. Ft.	650	
Meet Management	Sq. Ft.	450	
Classroom/Party Room	Sq. Ft.	500	
<b>Aquatic Center</b>		16,090	\$9,326,770
6 Lane Competition Pool	Sq. Ft.	3,378	
Leisure Pool	Sq. Ft.	3,151	
Play Structure	Allowance	1	
Current Channel	Allowance	1	
Slide	Allowance	1	
Competitive Natatorium	Sq. Ft.	16,090	
Spectator Seating	Sq. Ft.	600	
<b>Efficiency</b>		1,048	\$209,600
Circulation and Walls (20%)		1,048	
<b>Unit</b>	Sq. Ft.		Opinion of Cost
Total Building Construction Costs		22,378	10,982,670
Site Construction Costs (parking, landscaping, utilities, walks)			\$839,175
Furniture, Fixtures, Equipment			\$135,000
<b>Subtotal</b>			<b>\$11,956,845</b>
Inflation (1 year)	10.0%		\$1,195,685
Contingency	10.0%		\$1,315,253
Indirect Costs	10.0%		\$1,446,778
<b>Opinion of Probable Cost</b>			<b>\$15,914,561</b>
<b>Total Estimated Project Costs:</b>			<b>\$15,914,561</b>
<b>Say</b>			<b>\$16,000,000</b>

Source: Counsilman-Hunsaker



# CAPACITY

	Option 1	Option 2	Option 3
<b>WET-SIDE CAPACITY</b>			
<b>Training (Available 25-Yard Lanes)</b>			
Indoor Lap	6	6	6
Indoor Leisure	0	3	0
<b>Total</b>	<b>6</b>	<b>9</b>	<b>6</b>
Estimated Training Holding Capacity	30	45	30
Daily Training Capacity	90	135	90
Spectator Seating (Square Feet)	600	600	600
Spectator Seating Capacity	100	100	100
<b>Recreation (Surface Area Sq. Ft.)</b>			
Indoor Lap	3,668	3,668	3,378
Indoor Leisure	0	2,852	3,151
<b>Total</b>	<b>3,668</b>	<b>6,520</b>	<b>6,529</b>
Shallow Water	2,934	5,216	5,223
Deep Water	734	1,304	1,306
Estimated Recreation Holding Capacity	125	222	222
Daily Recreation Holding Capacity	312	554	555
<b>Total Holding Capacity</b>	<b>155</b>	<b>267</b>	<b>252</b>
<b>Total Daily Facility Capacity</b>	<b>402</b>	<b>689</b>	<b>645</b>



# EXPENSES

	Option 1	Option 2	Option 3
Expenses	\$600K - \$700K	\$800K - \$900K	\$900K - \$1M
Cost Recovery	40% - 50%	30% - 50%	30% - 50%

