



**Project Scope:**

- ① Pool pump room remodel: (\$285,000)
  - a. Modify / optimize layout of pump room and storage rooms. Add pump pit.
  - b. Add emergency shower and eyewash fixtures
  - c. Replace water heater and unit heater
  - d. Provide dedicated chemical storage room
  - e. Improve exhaust systems and lighting fixtures
  - f. Provide bonding to pool equipment
  - g. Replace recirculation pumps, pump gauges and housekeeping pads.
  - h. Replace filters & face piping & pool heaters
- ② Resurface dive and lap pools (\$131,500)
- ③ Replace dive well safety padding ( \$32,500)
- ④ Add portable ADA pool lift (\$5,000)
- ⑤ Replace baby pool and upper playground with new 800 sf zero-depth kiddie pool: (\$400,000)
- ⑥ Dive pool safety improvements: (\$50,000)
  - a. Existing dive pool to be grandfathered in and remain as is.
  - b. Move dive stands closer together, and as close to pool edge as possible.
  - c. Provide 16' dive boards (longest possible) to allow for further extension into deeper part of the pool.
  - d. Replace guardrails on dive stands to meet current codes and extend to water edge.
- ⑦ Pool repairs and upgrades: (\$10,500)
  - a. Replace VGB grates.
  - b. Water tightness testing.
- ⑧ Pool entrance remodel: (\$30,000)
  - a. Update electrical distribution (\$10,000)
  - b. ADA upgrades, including countertops and casework modifications
  - c. New solid entry doors with panic hardware
- ⑨ Locker room remodel: (\$40,000)
  - a. ADA upgrades, including grab bars at toilets and pipe insulation at sinks)
  - b. Modify showers to be ADA compliant with curbless entry
  - c. Structural improvement to floor slab issues between men and women's locker room.
  - d. Add a shower tower to the pool deck
- ⑩ Facility ADA improvements: (\$6,000)
  - a. ADA compliant signage
  - b. Clearance protection for protruding objects (fireplace exhaust)
- ⑪ Piping insulation to Sailfish room and bathroom (\$5,000)
- ⑫ Keycard entry system upgrades (\$17,000)
- ⑬ Add egress gates to pool area fence (\$12,500)
- ⑭ Tennis wall repair (\$28,500)
- ⑮ Repair drainage between pool and tennis courts (\$30,000)
- ⑯ Irrigation replacement / repair (\$75,000)
- ⑰ Playground mulch refill and repair (\$10,000)
- ⑱ Reseal and restrip parking lot. Add one ADA space (\$9,000)
- ⑲ Add a wood fence trash enclosure to parking lot (two options) (\$6,000)
- ⑳ Repair cracking sidewalks and exposed rebar at foundation (\$5,000)
- ㉑ Landscape improvements at entry. Mulch replacement & add sidewalk (\$5,000)
- ㉒ New furniture for Sailfish room (\$25,000)
- ㉓ Upgrade lighting in shade pavilion (\$10,000)
- ㉔ Replace pool deck speaker system (\$15,000)
- ㉕ Update playground equipment at lower playground (\$40,000)
- ㉖ Add a fenced in porta-john near tennis courts (\$5,000)
- ㉗ New windscreens at tennis court (\$20,000)
- ㉘ New pool deck furniture (\$30,000)

TOTAL = \$1,338,500  
 + \$669,250 (GC Profit & Overhead, Contingency, & Escalation)  
 + \$213,455 (Soft Costs - Design Fees & Permits)

PROJECT TOTAL = \$2,221,205 (Budget = \$2,190,000)

**Future Project Scope (if funding is available):**

- (A) Pickleball Court
- (B) Retaining wall modifications with new stairs
- (C) Fence between pool and volleyball court

