

10. Presentation from SCA Design regarding the updated cost estimate to Task 2 for the Aquatic Center Master Plan, B.C. Project No. 17-1013-MC



# City Council Meeting August 8, 2023 Item No. 10 Staff Report

BOULDER CITY  
CITY COUNCIL

MAYOR  
JOE HARDY

COUNCIL MEMBERS:  
COKIE BOOTH  
MATT FOX  
SHERRI JORGENSEN  
STEVE WALTON



MEETING LOCATION:  
CITY COUNCIL CHAMBER  
401 CALIFORNIA AVENUE  
BOULDER CITY, NV 89005

MAILING ADDRESS:  
401 CALIFORNIA AVENUE  
BOULDER CITY, NV 89005

WEBPAGE:  
WWW.BCNV.ORG



CITY MANAGER:  
TAYLOUR TEDDER, ICMA-CM, CECD

CITY ATTORNEY:  
BRITTANY LEE WALKER, ESQ

CITY CLERK:  
TAMI MCKAY, MMC, CPO

ADMINISTRATIVE SERVICES DIRECTOR:  
BRYCE BOLDT

COMMUNITY DEVELOPMENT DIRECTOR:  
MICHAEL MAYS, AICP

PUBLIC WORKS DIRECTOR:  
JAMIE CURRERI

UTILITIES DIRECTOR:  
JOSEPH STUBITZ, P.E.

POLICE CHIEF:  
TIM SHEA

FIRE CHIEF:  
WILLIAM GRAY, CFO

FINANCE DIRECTOR:  
CYNTHIA SNEED, CPA, CGFM

PARKS & RECREATION DIRECTOR:  
ROGER HALL

TO: Taylour Tedder, City Manager

FROM: Jamie Curreri, Public Works Director

DATE: August 8, 2023

## SUBJECT:

Presentation from SCA Design regarding the updated cost estimate to Task 2 for the Aquatic Center Master Plan, B.C. Project No. 17-1013-MC

## Business Impact Statement:

This action will not have a significant economic impact on business and will not directly restrict the formation, operation, or expansion of a business.

## Action Requested:

That the City Council receive the presentation regarding the updated cost estimate to Task 2 for the Aquatic Center Master Plan, B.C. Project No. 17-1013-MC.

## Overview:

- City staff and Municipal Pool Ad Hoc Committee members discussed design features and elements of a new aquatic facility.
- Recommendations of the design elements were provided to SCA Design to obtain cost estimates for rehabilitating the existing municipal pool or the design and construction of a new facility.
- The Municipal Pool Ad Hoc Committee recommended moving forward with construction of a new facility for the Swimming Pool Recreational Project.
- At the February 28, 2023 City Council meeting, the City Manager provided an update on the aquatic facility concepts and financing plan. The City Council directed the City Manager to update the original cost estimates for the project as market conditions have changed.
- Staff requested SCA Design to update the original 2021 cost estimate based on the current construction market.

Background Information:

City Staff and the Municipal Pool Ad Hoc Committee worked together to review alternatives regarding the repair or replacement of the municipal pool. The direction yielded from the committee meetings lead staff to obtain cost estimates for the rehabilitation of the existing municipal pool or the construction of a new facility and the specific design features and elements to be included. In 2021, Public Works worked with SCA Design to investigate the existing facility and provide a cost estimate and final report of what improvements would be required to bring the existing facility up to current Building and Health Department Codes known as Task 1. Staff also worked with SCA Design to obtain conceptual plans, cost estimate and overall master plan for a new aquatic center facility, known as Task 2. SCA Design provided an estimate of the anticipated cost to construct the new facility of \$27,020,916.00. The final recommendation from the committee was moving forward with the construction of a new facility for the Swimming Pool Recreational Project.

At the February 28, 2023 City Council meeting, the City Manager provided an update on the aquatic facility concepts created by SCA Design and the City's current financing plan. The City Council directed the City Manager to obtain an update to the original cost estimates for the project as market conditions have changed.

Staff recently asked SCA Design to update the cost estimate for Task 2 with the same percentages and rates used previously for design, inflation, construction management, and contingency. The new estimate is \$36,767,487.00, which is approximately an increase of 36% compared to the estimate received in 2021.

Boulder City Strategic Plan Goal:

Goal A: Achieve Prudent Financial Stewardship

Department Recommendation: The Public Works Department respectfully requests that the City Council receive the presentation regarding the updated cost estimate to Task 2 for the Aquatic Center Master Plan, B.C. Project No. 17-1013-MC.

Attachment:

PowerPoint Presentation



# Boulder City Community Pool

June 2023

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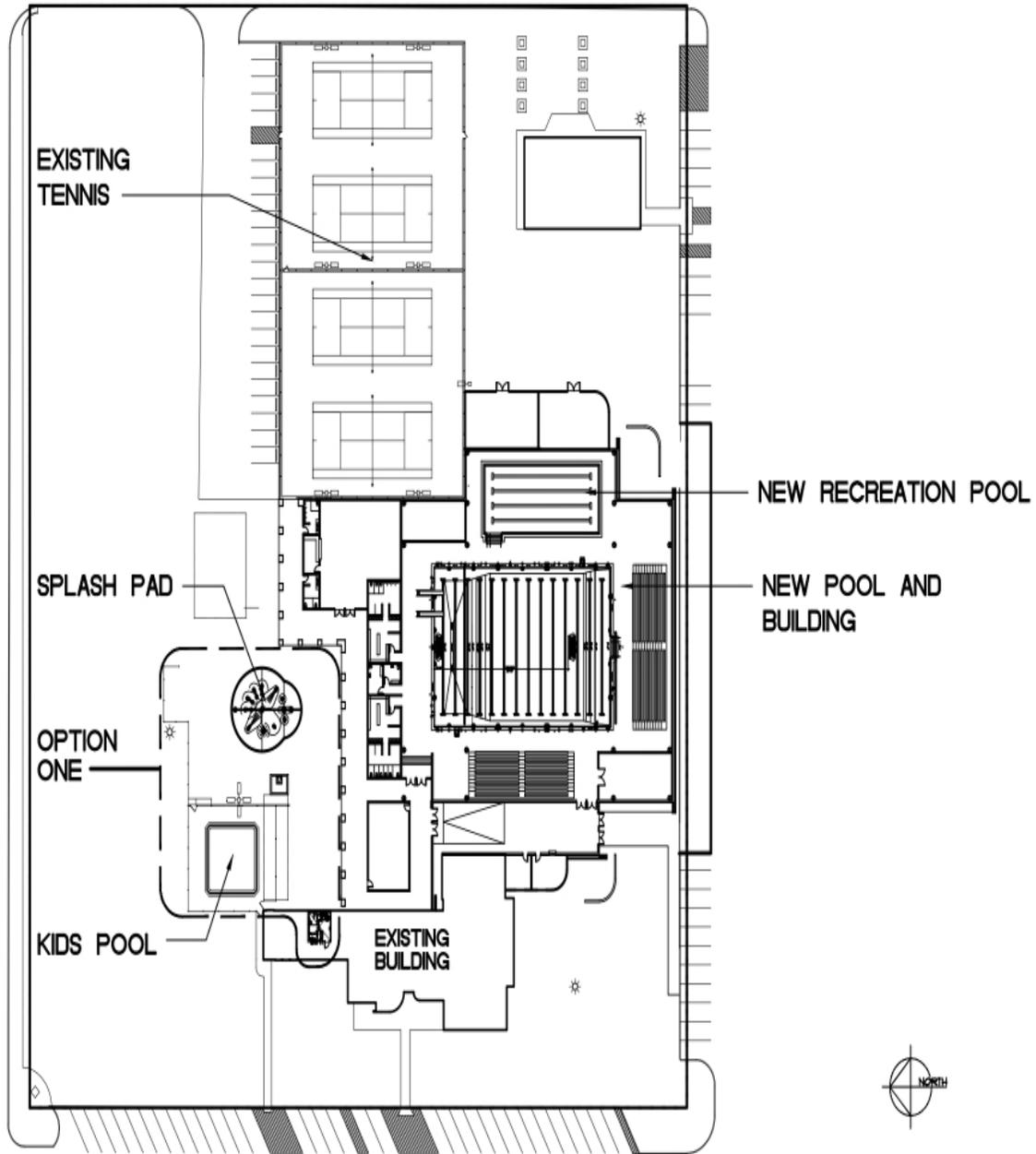
2525 W. HORIZON RIDGE PKWY.  
SUITE 230  
HENDERSON, NEVADA 89052  
PH (702) 719-2020 FX (702) 269-9673

## Boulder City Community Pool

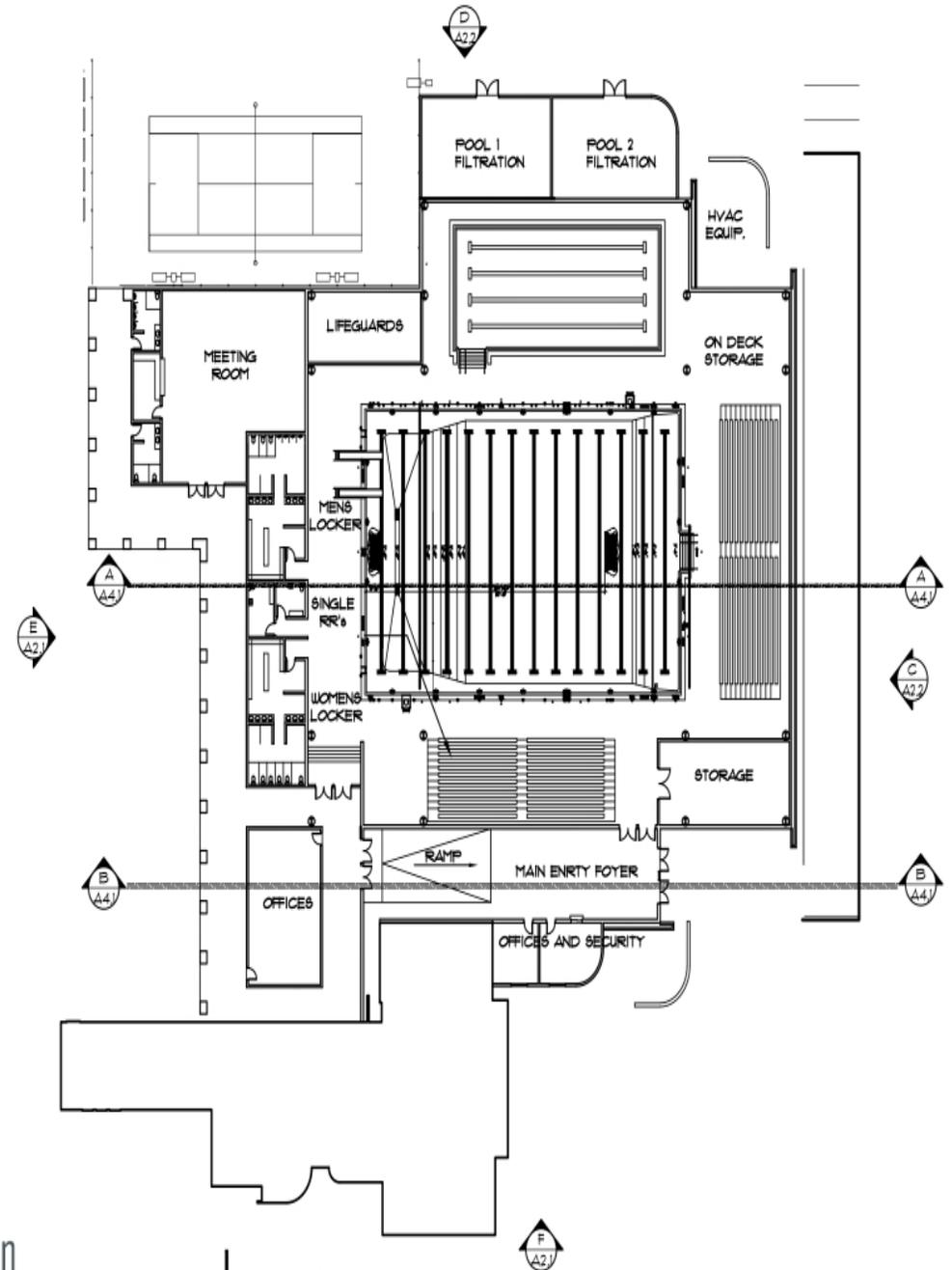


2525 W. HORIZON RIDGE PKWY.  
SUITE 230  
HENDERSON, NEVADA 89052  
PH (702) 719-2020 FX (702) 269-9673

## Boulder City Community Pool



FLOOR PLAN



2525 W. HORIZON RIDGE PKWY.  
SUITE 230  
HENDERSON, NEVADA 89052  
PH (702) 719-2020 FX (702) 269-9673

Boulder City Community Pool

A1.1

# Engineer's Estimate 2021 VS 2023 Cost to Construct New Facility with 2 New Pools



40,668+/- sf.  
Facility w/ 8,600  
sf. 35-Meter Pool  
& 2,250 sf. Rec.  
Pool

Net cost of **\$15,272,500.**

- Inflation Escalation (6% for 5 years)
- Design Costs (15%)
- Construction Management (10%)
- Owner's Contingency (10%)

**2021 Costs Estimated \$27,020,916.**

40,668+/- sf.  
Facility w/ 8,600  
sf. 35-Meter Pool  
& 2,250 sf. Rec.  
Pool

Net cost of **\$21,227,751.**

- Inflation Escalation (6% for 5 years)
- Design Costs (15%)
- Construction Management (10%)
- Owner's Contingency (10%)

**2023 Costs Estimated \$36,767,487.**

## OPTIONS

Splash Pad &  
Reuse of Kids  
Pool

- 1,900 sf. Splashpad and Reuse of 900 sf. Kids Pool with new equipment

**ADD \$913,247.**

Splash Pad &  
Reuse of Kids  
Pool

- 1,900 sf. Splashpad and Reuse of 900 sf. Kids Pool with new equipment

**ADD \$ 1,175,815.**

Sub 25-Meter  
Pool

- Substitute a 6,250 sf. 25-Meter x 25YD Pool for the 35-Meter Pool

**SUBTRACT for COST REDUCTION  
(-\$610,859.)**

Sub 25-Meter  
Pool

- Substitute a 6,250 sf. 25-Meter x 25YD Pool for the 35-Meter Pool

**SUBTRACT for COST REDUCTION  
(-\$ 707,034.)**

Solar

- Solar/ Photovoltaic Panels and Equipment

**ADD \$546,662.**

Solar

- Solar/ Photovoltaic Panels and Equipment

**ADD \$ 710,656.**

Convert Existing  
Lockers  
into Office Space

- Convert Existing Lockers into Office Space

**ADD \$275,503.**

Convert Existing  
Lockers  
into Office Space

- Convert Existing Lockers into Office Space

**ADD \$ 335,094.**

