

M E M O R A N D U M

July 1, 2020
Mill Pond Park

To: William DeMaio
From: Mike Fortuna, TLBA
Copy: file

Re: Potential Cost of an Indoor Pool Facility

Bill,

As a follow-up to our phone conversation, I offer the following.

Pinning down the cost of a new year-round, indoor aquatic facility is difficult as there are many variables and several decisions, big and small that will affect both first costs and life-cycle costs. However, in our experience a building of approximately 25,000 gross square feet could range from \$12M to \$17M depending on factors such as pool(s) size and depth, selection of mechanical and electrical systems, sustainability goals, programming goals and site development complexities.

The ultimate solution will need to be a balance between first costs and operating costs for the life of the facility. For example, an approach that includes geo-thermal systems and photovoltaics (solar) panels will significantly increase construction costs while significantly reducing operation costs. Decisions about building materials and assemblies will also impact first and life-cycle costs.

The program goals will determine pool size and depth, as sanctioning high-level competition or high school State Tournament events will require 8-lanes and a diving well, while in-season meets can occur in a 6-lane pool. Training and exercise space and a multi-purpose room are also typical for an indoor facility, and their level of finish can vary a great deal. Other amenities, such as splash pads (indoor or out), lazy river features, etc. can add to the both the programming opportunities and the cost.

In addition to the construction costs, soft cost for Architecture and Engineering, Survey, Wetlands Flagging, Geotechnical Analysis, Special Inspections, Commissioning, bond Costs, etc could add 20% to the cost. As such a total project cost for a project of this type will likely be in the range of \$15,000,000 to \$21,000,000.

Please keep in mind that this is a very broad overview of potential costs, in today's dollars. An escalation of 4 to 4 ½% per year can be anticipated.

Please feel free to call if you have any additional questions or wish to discuss further.

Regards,
Mike

Z:\2017.00 Projects\2017-035_Mill Pond Park Master Plan - Newington\Mill Pond Pool-Potential Cost of Indoor Pool.docx