



Richfield City Council Agenda
July 22, 2025 -- 5:30 PM
Richfield Municipal Center
Council Chambers
6700 Portland Avenue South

- 1. Call to Order**
- 2. Item Discussion**
 - a. I-494 Phase 2 Discussion
 - b. Pool Project Update
- 3. Adjournment**

Auxiliary aids for individuals with disabilities are available upon request. Requests must be made at least 96 hours in advance to the City Clerk at 612-861-9739.

Includes Materials - Materials relating to these agenda items can be found in the Council Chambers Agenda Packet book located by the entrance. The complete Council Agenda Packet is available electronically on the City of Richfield website.



City Council Meeting 7/22/2025
Agenda Section: Item Discussion
Agenda Item: 2.a.

Report Prepared By: Matt Hardegger, Transportation Engineer, Kristin Asher, Public Works Director

Item for Consideration:
I-494 Phase 2 Discussion

EXECUTIVE SUMMARY AND HISTORICAL CONTEXT

1A. Executive Summary

MnDOT representatives will be presenting information on Phase 2 of the I-494 Corridor Vision project, as a follow-up to the May 27th Work Session with the City Council. Expected topics include:

Follow-ups on action items identified at the May work session

- 2nd Avenue Pedestrian Bridge
- 73rd Street Pedestrian Bridge
- Local System Traffic Impacts
- Noise Update
- Air Quality Update

Public Engagement for Phase 2

- Summary of Project 1 engagement
- Phase 2 Plan

Scope Changes

- 24th Avenue

Framework Progress

- Air Quality Analysis
- Benefit Cost Analysis

- Greenhouse Gas Emissions Analysis
- Continued Discussion on Project Items between Council and MnDOT staff

1B. Historical Context

The Policy Advisory Committee (PAC) approved I-494 Corridor Vision and identified 9 project elements to construct on I-494 between Highway 77 and Highway 169.

Phase 1 of the project constructed/is constructing:

- The 35W Interchange Flyover
- E-ZPass lanes between Hwy 100 and I-35W
- Reconstruction of the Nicollet, Portland, and 12th Avenue Bridges plus construction of the Chicago Avenue Pedestrian Bridge

Phase 2 proposes to complete the remaining project elements:

- E-ZPass Lanes from Hwy 169 to Hwy 100
- E-ZPass Lanes from I-35W to Hwy 77
- Reconstruction of the Pleasant Avenue railroad bridge over I-494
- 82nd Street interchange and grade raise on I-35W

MnDOT staff and their consultants are still completing the environmental documentation work for Phase 2. The Hybrid Environmental Assessment document from Phase 1 will be revised and updated for Phase 2. This is expected to include an analysis of air quality and greenhouse gas emissions as a result of the E-ZPass expansion.

RECOMMENDED ACTION

Discuss Council perspective on municipal consent and provide feedback to MnDOT on items related to the upcoming Phase 2 of the I-494 construction project.

EQUITABLE OR STRATEGIC CONSIDERATIONS OR IMPACTS

Equitable Considerations: Council should consider whether they find the proposed public engagement activities for Phase 2 to be equitable. Other impacts are expected to be analyzed by staff once traffic, greenhouse gas, and air quality impacts are estimated.

Strategic Considerations: Council should consider how this project affects the city's sustainable infrastructure targets of 1) city infrastructure that meets service needs and 2)

climate resilience as a priority.

POLICIES (RESOLUTIONS, ORDINANCES, REGULATIONS, STATUTES, ETC.)

Richfield's Regional Project Evaluation Framework will be used to evaluate the I-494 Corridor Vision once the full environmental document has been completed, since the framework includes analysis of greenhouse gas and air quality impacts.

CRITICAL TIMING ISSUES

MnDOT is currently in the process of revising their Hybrid Environmental Assessment for the project corridor in 2025 and will be writing the Design-Build contract prior to summer 2026. Letting for the Design-Build contract is currently scheduled for Fall 2026.

FINANCIAL IMPACT

Unknown at this time. MnDOT has preliminarily indicated the city will not have a cost-share for the base project, but the city would be responsible for any items requested outside the scope of that base project.

The project is largely funded by a Federal INFRA grant that was awarded in 2024, as well as a state Corridors of Commerce grant.

LEGAL CONSIDERATIONS

ALTERNATIVE RECOMMENDATION(S)

ATTACHMENTS

MNDOT Presentation



I-494: Airport to 169

Corridors of Commerce Project Limit
Study Area

miles 0 .5 1



mi DEPARTMENT OF TRANSPORTATION

I-494 Corridor Vision City of Richfield Council Work Session

Amber Blanchard | Metro District Major Projects Manager

Ryan Wilson | Metro District West Area Manager

City of Richfield Council Workshop

mi DEPARTMENT OF TRANSPORTATION

July 22, 2025

mndot.gov

Agenda

- Review Action Items – May 27, 2025 Council Workshop
- Public Engagement
- Scope Changes
- Regional Framework - Revisited

Review Action Items - May 27, 2025 Council Workshop

Follow-up action items:

- **2nd Avenue Pedestrian Bridge**
 - Remaining service life of 20+ years, light use
 - Partners recommended to keep bridge
 - Evaluate need and funding for potential future replacement in future
- **73rd Ave Pedestrian Bridge**
 - Outside vision area but recognize importance
 - Will continue to advocate for funding
 - Funding possible in FY 2030

Review Action Items - May 27, 2025 Council Workshop

Follow-up action items:

- Local system traffic impacts:
 - Nicollet Ave (CR 52) 66th St to 77th St reconstruction – 2026
 - Nicollet Ave (CR 52) American Blvd to 89th St reconstruction – 2027
 - Penn Ave (CR 32) 75th St to Hwy 62 – 2028
- City projects
 - 77th Joint Repair (35W to 77) - 2027
 - 76th Street (Xerxes to Sheridan) - 2028
 - 76th/Knox Intersection - 2029
 - 76th/77th Signal Replacements – 2027-2032 (1 per year, order not determined)

Review Action Items - May 27, 2025 Council Workshop

Follow-up action items:

- MnDOT projects
 - Hwy 77 bridges in Bloomington 2026-2027
 - Hwy 62 pavement in Minneapolis 2027
 - Hwy 13 in Savage and Burnsville 2027-2029
- Tentative I494 Phase 2 work in 2027:
 - Design completion
 - Railroad bridge at 494
 - 82nd Ave over I35W

Review Action Items - May 27, 2025 Council Workshop

Follow-up action items:

- Noise update
 - Noise analysis has just started
 - Updating to 2050 traffic volumes for entire vision, not revisiting work in Project 1
 - Mitigation implementation will be per typical process:
 - Evaluate feasibility and cost effectiveness
 - Property owners/residents who experience 5-decibel reduction can vote

Review Action Items - May 27, 2025 Council Workshop

Follow-up action items:

- Air quality update
 - Green House Gas analysis just started
 - Will provide more information prior to Municipal Consent request

Corridor Vision Public Engagement

- What did we hear?
 - Comments during Purpose and Need development aligned with needs supported by FHWA and MnDOT
 - Engagement, discussions, and analysis led to the need for a crossing east of Portland (Chicago ped/bike bridge)
 - Businesses mostly focused on construction impacts
 - Overall support for the corridor vision
 - Comments incorporated into Purpose and Need, design, and aesthetics

Project 1 Public Engagement

- 24 in-person events held between 2018-2023
- Virtual meetings 2020-2022 due to COVID19
- Engagement included project website updates, virtual open house, listening sessions, in-person open houses, pop-up workshops, online surveys, online interactive mapping activity, virtual meetings, and informational flyers
- 4500 on email list and 9800 individuals visited virtual open house website
- Meetings developed and then explained corridor vision and Project 1

Phase 2 Public Engagement

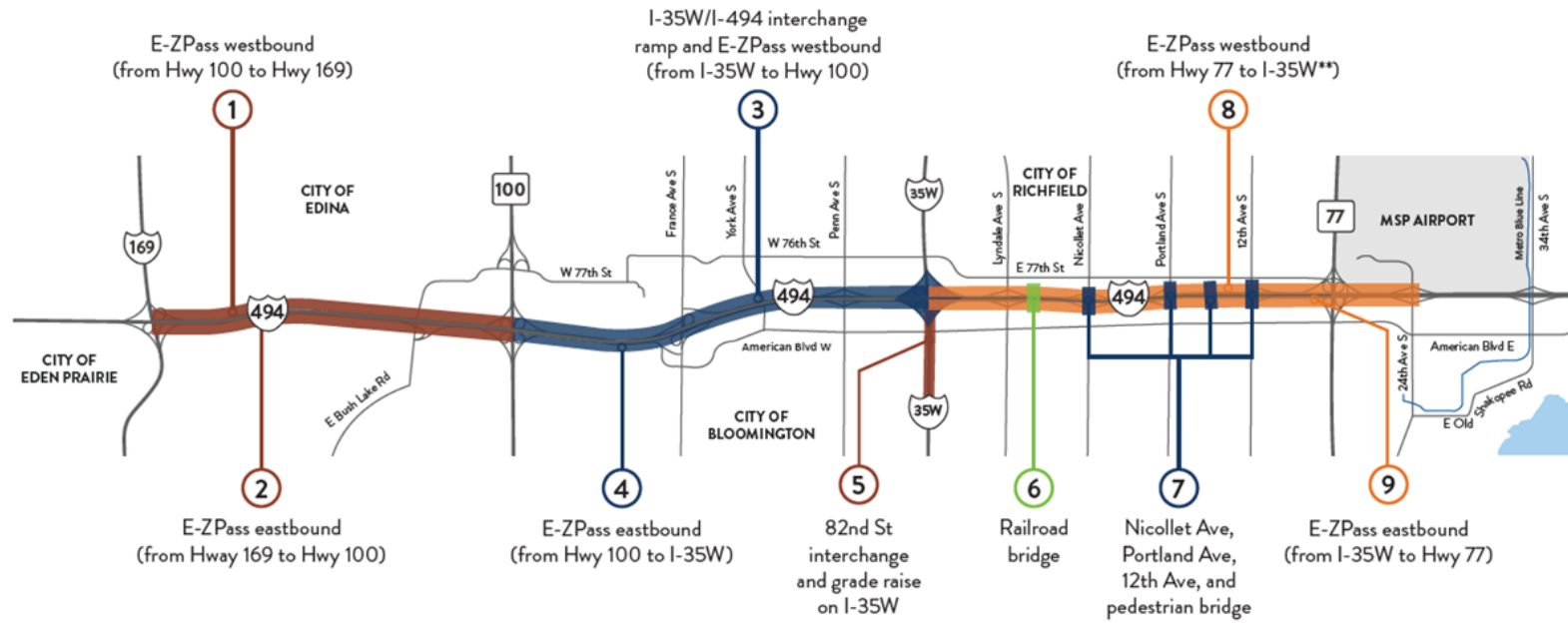
- Focus is informational, restating vision, connecting to Project 1
- Open House in person at Richfield HS on July 30 4:30-6:30
- Business outreach started July 21
- Pop-ups completed: Bloomington Pride
- Pop-ups scheduled: Centennial Lakes Park (Edina), Night to Unite (Richfield), Little Mermaid (Bloomington), Unity in the Community (Richfield),
- Pop-ups pursuing: Richfield Chamber, Richfield Farmer's Market
- Municipal Consent phase begins in August or September
- Construction engagement like Project 1

- Removing 24th Ave signal and bridge work
 - Not in grant application
 - Remains in environmental document for clearance
 - Will include in separate project (TBD)

Regional Framework - Revisited

Implementation Plan

<p align="center">Project 1</p> <p align="center">Elements 3, 4, 5 (partial) and 7</p> <p>Letting date - April 2023 Construction duration - 2023 to 2026 \$320M construction let budget \$419M Remaining priority issues - EA, ROW</p>	<p align="center">Project 2</p> <p align="center">Element 6</p> <p>Letting date - TBD but no earlier than 2024 Construction duration - TBD Cost range - \$10M to \$20M Remaining priority issues - cost estimate, design (to be done by Fall 2023), ROW, RR coordination, funding</p>	<p align="center">Project 3</p> <p align="center">Elements 8 and 9</p> <p>Letting date - TBD Construction duration - TBD Cost range - \$60M to \$100M Remaining priority issues - project development, cost estimate, funding</p>	<p align="center">Project 4</p> <p align="center">Elements 1, 2, and 5</p> <p>Letting date - TBD Construction duration - TBD Cost range - \$50M to \$90M Remaining priority issues - project development, cost estimate, funding</p>
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(E-ZPass is formerly known as MnPASS)

**Added capacity begins at 24th Ave with E-ZPass designation just west of TH 77

Regional Framework - Revisited

Consideration Factor	Description	Vision Outcomes
Air Quality Improvements	Improved for residents in close proximity	<ul style="list-style-type: none"> • Analysis in process
Cost-effective (low cost/high benefit)	Cost-effective solution providing safety, congestion, mobility benefits	<ul style="list-style-type: none"> • Benefit/cost analysis in process • Found cost effective in federal INFRA grants
Fills a Gap or Need	As documented in (1) local and (2) regional planning documents	<ul style="list-style-type: none"> • Local: ped access, trail gaps and lighting • Regional: reconstruct assets, improve travel time reliability, expand E-ZPass
Funding	Aligns with known opportunities and adjusts as need	<ul style="list-style-type: none"> • Project 1: INFRA \$60M, COC \$215M • Project 2: INFRA \$138M, COC \$114M

Regional Framework - Revisited

Consideration Factor	Description	Vision Outcomes
Local Congestion/Mobility Improvements	Provides congestion relief to local system	<ul style="list-style-type: none"> • I-494 imprvts. attract vehicles from local system and improve freight mobility • New and improved ped/bike infrastructure including bridge, sidewalk, and trails • Three signal reconstructions and one removal in Richfield
Local Safety Benefits	Mitigates safety issues and conflicts between users on local system	<ul style="list-style-type: none"> • New and improved ped/bike infrastructure including bridge, sidewalk, and trails • Reduce local system crash rates • Improved drainage to reduce risk of local flooding • Improved safety on Nicollet and 12 via access consolidation • Portland redesigned

Regional Framework - Revisited

Consideration Factor	Description	Vision Outcomes
Ownership and Major Maintenance	City will not take on for regional infrastructure components	<ul style="list-style-type: none"> • MnDOT to own
Project Support	Received community support (e.g., Municipal Consent) and/or approval from relevant agencies	<ul style="list-style-type: none"> • PAC Support for corridor vision from Edina, Bloomington, Richfield, Hennepin County, Met Council, FHWA
Promotes Multimodal Transportation Options	Enhances multimodal transportation options	<ul style="list-style-type: none"> • E-ZPass provides carpool and future transit advantage • New and improved bike and ped facilities • Accommodates D-line and adds new/reconstructed bus shelters

Regional Framework - Revisited

Consideration Factor	Description	Vision Outcomes
Reduces Inequities	Improves quality of life for underrepresented populations	<ul style="list-style-type: none"> • New and improved access in areas of low income • Reduce in hours of congestion on highway and local streets • Noise mitigation with proposed noise walls • Potential air quality impvts. with reduced corridor congestion
Reduction Greenhouse Gas Emissions	Provides net decrease	<ul style="list-style-type: none"> • Analysis in process
Property Impacts	Use flexible design to eliminate (ideally) or minimize, including public parks	<ul style="list-style-type: none"> • Project 1: acquisitions along Portland Ave • Project 2: temporary easements

- Feedback or action items from this meeting
- Discuss remaining regional framework items
 - Air Quality, Benefit-Cost Analysis, Greenhouse Gas Emissions
- Municipal consent timeframe to begin in August/September

Thank you again!

Amber Blanchard, P.E.

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651-234-7770



City Council Meeting 7/22/2025
Agenda Section: Item Discussion
Agenda Item: 2.b.

Report Prepared By: Karl Huemiller, Recreation Director

Item for Consideration:

Pool Project Update

EXECUTIVE SUMMARY AND HISTORICAL CONTEXT

1A. Executive Summary

The Pool project team has been working with JLG architects to develop the scope and schedule for the Richfield Outdoor Pool improvements. The architectural and engineering team completed a comprehensive assessment of the facility and reviewed the findings with City staff to refine the project scope.

1B. Historical Context

The Richfield Outdoor Pool was originally constructed in 1961. In 2002 improvements were made to pool plumbing and the zero depth pool was added to the facility. In 2006 the bathhouse was rebuilt. Since these improvements staff have completed annual maintenance to keep the facility running. This year a free public splash pad was added to the space. The rest of the facility now needs major updating to keep the facility running another 20 -30 years, especially the pool liner which is original to the facility.

Local Option Sales Tax

During 2022 budget discussions, staff and City Council noted the need for additional long-term funding for future large-scale public parks projects. The use of a Local Option Sales Tax (LOST) was identified as a potential funding method.

The City of Richfield was granted the authority by the Minnesota Legislature in 2023 to bring a Local Option Sales Tax of 0.5% (one-half percent) lasting up to 20 years to Richfield voters for three projects. These projects are the Wood Lake Nature Center Building (\$11M), the Richfield Community Center (\$45M), and Veterans Park Improvements (\$9M).

In November 2024 voters approved a LOST to place a tax on certain product sales or services within the municipality. All goods or services that are otherwise exempt from taxation are exempt from LOST.

RECOMMENDED ACTION

Staff is seeking input on the scope and the priority of potential add-ons for the project.

EQUITABLE OR STRATEGIC CONSIDERATIONS OR IMPACTS

Equity: This project improves a facility that is a low cost option for residents during the summer. The pool is an important amenity for families to stay cool in the summer and is a place where residents of all income levels can develop community.

Strategic Plan: This project best aligns with the strategic plan priority of Sustainable Infrastructure addressing all sub-initiatives of asset management, comprehensive funding, and sustainability efforts.

POLICIES (RESOLUTIONS, ORDINANCES, REGULATIONS, STATUTES, ETC.)

None

CRITICAL TIMING ISSUES

None

FINANCIAL IMPACT

Total Project Budget - \$4.25 million

- Architectural, engineering and pre-construction fees - \$300,000
- Construction and soft costs - \$3,760,000
- Owner Contingency 5% - \$190,000

LEGAL CONSIDERATIONS

None

ALTERNATIVE RECOMMENDATION(S)

None

ATTACHMENTS

Pool Presentation

RICHFIELD AQUATICS IMPROVEMENT

July 22, 2025 | City Council Project Update

Schematic Design July 2025



PROJECT TEAM

CITY OF RICHFIELD
OWNERSHIP & STAKEHOLDER GROUP



Design Team



reengineered



Construction Management Team



Will Forbord, CPE, V Brewer | Brett Letschke, Estimator

ZACH FINSTROM
PROJECT ARCHITECT
JLG ARCHITECTS



KALLE KUTSCHERA
JOB CAPTAIN | JLG ARCHITECTS



JEFF PIEHL
ELECTRICAL ENGINEER
NELSON-RUDIE



TREVOR GRUYS
CIVIL ENGINEER
LOUCKS



NICK NOWACKI
SENIOR AQUATICS ENGINEER
REENGINEERED



ADAM BARNETT
PRINCIPAL-IN-CHARGE
POINT-OF-CONTACT | JLG ARCHITECTS

SUPPORT
STAFF

FREDERIC DECOURT
MECHANICAL ENGINEER
NELSON-RUDIE



ERIC NELSON
STRUCTURAL ENGINEER
NELSON-RUDIE



NATE EKHOFF
LANDSCAPE ARCHITECT
LOUCKS



JEFF HUBER
AQUATICS ENGINEER
REENGINEERED



PROJECT GOAL

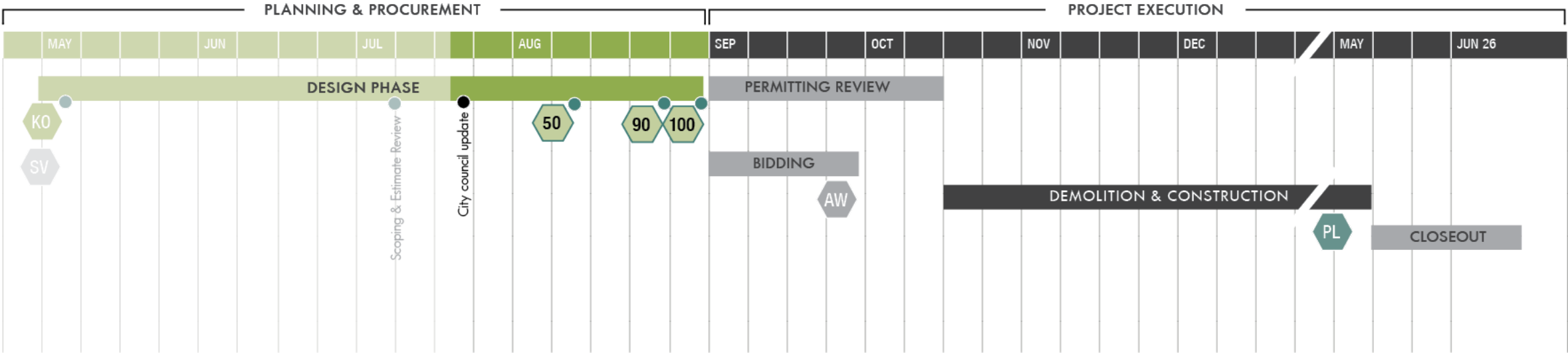
To make vital updates that invest in the long-term health, safety, and enjoyment of one of Richfield's most cherished community assets, including:

- Pool finish renovation
- Mechanical systems replacement
- Slide/Play feature restoration
- User experience upgrades to the bathhouse
- Code compliance improvements in concessions

SCHEDULE

Key

- KO** PROJECT KICK-OFF MEETING WITH DESIGN TEAM AND OWNER
- SV** SITE VISIT WITH DESIGN TEAM AND OWNER
- 50** 50% DESIGN MILESTONE AND CITY COUNCIL UPDATE
- 90** 90% DESIGN MILESTONE AND REVIEW MEETING
- 100** 100% DESIGN MILESTONE AND CITY COUNCIL UPDATE
- AW** APPROVAL AND AWARD OF CONSTRUCTION CONTRACT (COUNCIL APPROVAL)
- PL** CONSTRUCTION PUNCH LIST
- CITY COUNCIL MEETING/UPDATE
- OWNER DESIGN MEETING



BUDGET

CONSTRUCTION COSTS **\$ 3,760,000**

- Includes:
 - Direct labor & material costs

SOFT (INDIRECT) COSTS **\$ 490,000**

- Includes:
 - Contractor, Architecture & Engineering Fees
 - Legal & Accounting Expenses
 - Financing Costs
 - Permits & Special Inspections
 - Insurance
 - 5% Construction Contingency

TOTAL PROJECT BUDGET **\$ 4,250,000**

POOL BASE SCOPE

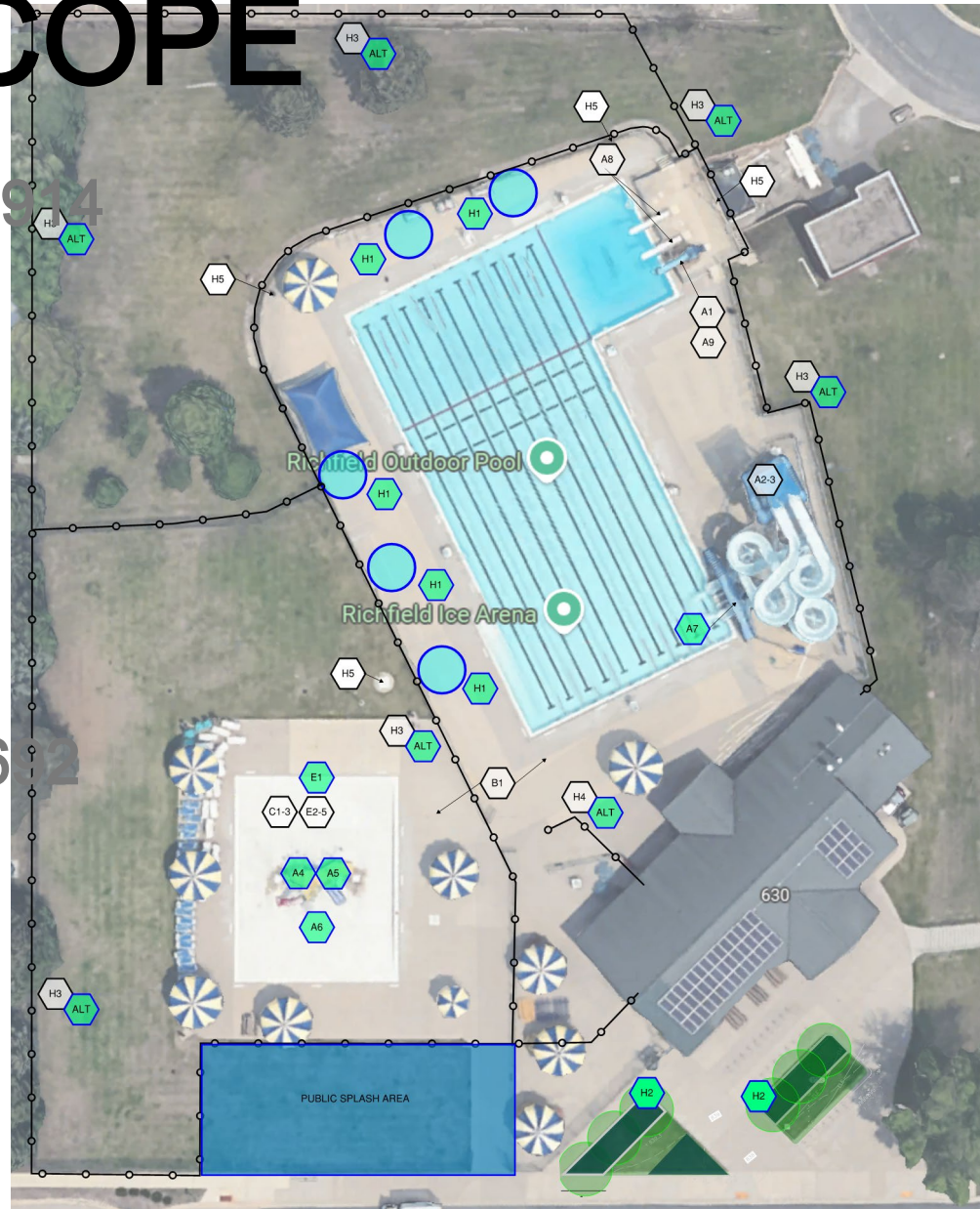
DIRECT COSTS \$ 1,902,914

- General Requirements
- Swimming Pool Scope Adjacent
- Site Lighting
- Fences & Gates

INDIRECT COSTS \$ 712,606

- Design & Construction Contingencies
- Contractor Fee
- Soft Costs

TOTAL \$ 2,615,606



#	Description	Notes
A. Slides/Activity Play Features		
1	Remove Dropslide	
2	Restore waterslide tower	
3 Interior & exterior restoration slides		
4	Restore APU	ALTERNATE
5	Replace APU	ALTERNATE
6	Add above ground features	ALTERNATE
7	Replace walk bridge	ALTERNATE
8	Diving boards and stands	
9	New deep area feature	
B. Pool Deck		
1	Recaulk pool coping joints	
C. General		
1	Waterproof gutter	
2	Crack repair (epoxied carbon fiber staples - unit price bid - \$/l.f.)	
3	Spalling repair (unit price bid - \$/l.f.)	
D. Lap Pool		
1	Plaster (paint removal)	
2	Ceramic tile accents and lane line striping	
3	PVC strip at floor joints (replaster scope)	
4	Replace main drains at deep end	
5	Replace main drains at slide	
6	Replace lane line anchors	
E. Kiddie Pool		
1	Replaster (full removal)	ALTERNATE
2	Repair joints, replace with PVC strip	
3	Repair/replace floor inlets	
4	Replace main drains	
5	Repair gutter	
H. Civil Scopes		
1	New shade umbrella to match existing	ALTERNATE
2	Landscape enhancements	ALTERNATE
	- Raised planter beds, shrubs & perennials	
	- New trees	
	- Modified irrigation	
3	8' black vinyl coated chain link fence	
	- ALTERNATE: 8' OMEGA 80 Security & Screen Fence	
4	4' black vinyl coated chain link fence	
	- ALTERNATE: 4' Ornamental aluminum picket fence	
5	New/updated site lighting	

BATHHOUSE BASE SCOPE

DIRECT COSTS \$ 914,148

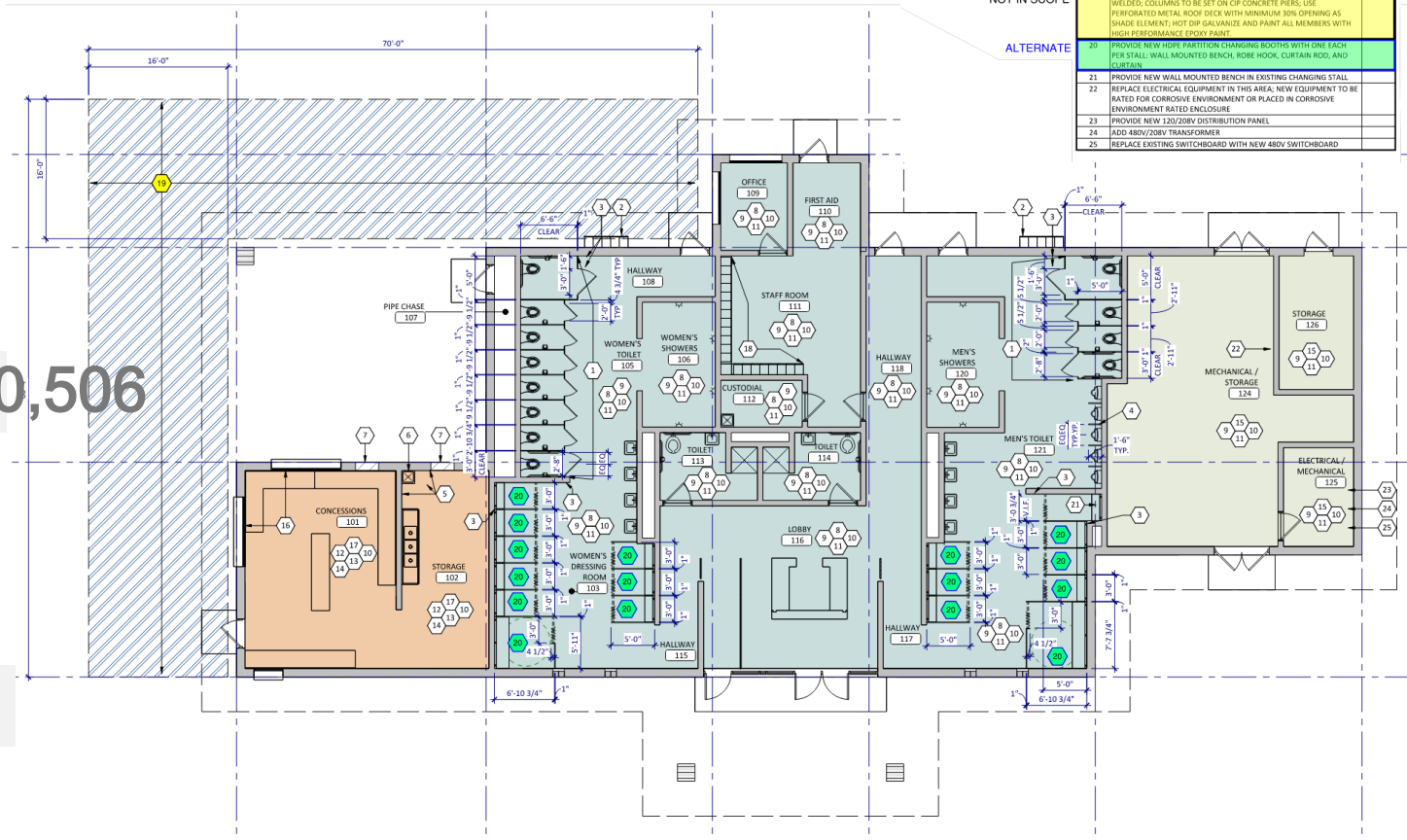
- General Requirements
- Bathhouse Scope Adjacent
- Electrical Upgrades
 - LED Lighting
 - NEMA rated equipment & panels
- Mechanical Upgrades
 - A/C in staff areas & concessions
 - Water Heaters
 - Exhaust fans in mech spaces

INDIRECT COSTS \$ 270,506

- Design & Construction Contingencies
- Contractor Fee
- Soft Costs

TOTAL \$ 1,184,654

KEYNOTES - FLOOR PLAN		
NO.	NOTE	REV.
1	PROVIDE NEW HOPE EXTRA HIGH (2" HIGH PANELS, 4" OFF GROUND, 84" TOTAL HEIGHT TO OVERHEAD BRACE) TOILET COMPARTMENTS IN-PLACE. INCLUDE PANELS, GAB-BLOCKING, PRIVATE STRIPS, TYP.; REINSTALL SALVAGED TOILET ACCESSORIES IN-PLACE	
2	REPLACE DECK LOCKERS WITH NEW FIVE-TIER HOPE LOCKERS	
3	PATCH WALL, CEILING, AND FLOOR TO MATCH EXISTING WHERE CMU WALL WAS REMOVED; FIELD VERIFY EXTENTS	
4	PROVIDE NEW HOPE URINAL SCREENS CENTERED BETWEEN EXISTING URINALS	
5	PATCH WALLS & FLOOR AS REQ'D TO MATCH EXISTING WHERE CIP CONCRETE MAINTENANCE PAD WAS REMOVED	
6	NEW MOP SINK, BUCKET FAUCET, AND ACCESSORY SHELF/HOOKS	
7	PATCH WALL TO MATCH EXISTING WHERE THRU-WALL AIR CONDITIONER WAS PREVIOUSLY LOCATED; FIELD VERIFY EXTENTS; TOOTH IN BLOCK AND PAINT TO MATCH EXISTING	
8	NEW FLUID APPLIED EPOXY FLOORING THROUGHOUT WITH INTEGRAL 6" HIGH COVE BASE, TYP. U.N.O.	
9	REPAINT EXISTING CEILING THROUGHOUT; TYP. U.N.O.	
10	REPAINT ALL WALLS THROUGHOUT WITH HIGH PERFORMANCE EPOXY PAINT; TYP. U.N.O.	
11	REPLACE EXISTING LIGHT FIXTURES IN PLACE WITH NEW LED FIXTURES; FIELD VERIFY QUANTITIES AND LOCATIONS; REFER TO ELECTRICAL SCOPES, TYP. U.N.O.	
12	PROVIDE NEW 2x2 VINYL COATED ACT CEILING IN THIS SPACE IN LIEU OF PAINTING EXISTING CEILING; MOUNT AT 8'-0" AFF	
13	PROVIDE NEW LAY-IN LED LIGHT FIXTURES AT NEW ACT CEILING; REFER TO ELECTRICAL SCOPES	
14	PROVIDE NEW CEILING MOUNTED MINI-SPLIT A/C UNITS IN THIS SPACE; REFER TO MECH SCOPING DOCUMENTS	
15	THROUGHOUT THIS ROOM SEAL CONCRETE FLOORS AND REINSTALL SEALANT AT FLOOR TO WALL TRANSITION AROUND ROOM PERIMETER IN LIEU OF NEW EPOXY FLOOR	
16	MOUNT COILING DOOR SHROUD ABOVE NEW ACT CEILING; PROVIDE OPENING IN CEILING FOR DOOR & TRACK	
17	AT THIS SPACE, IN LIEU OF EPOXY FLOOR, PROVIDE NEW QUARRY TILE FLOOR WITH INTEGRAL COVE BASE INCLUDING ALL REQUIRED TRIMS AND TRANSITIONS	
18	REINSTALL SALVAGED LOCKERS AND BASES IN PLACE	
19	PROVIDE NEW STEEL FRAMED SHADE TRELLIS; PRIMARY AND SECONDARY STRUCTURAL MEMBERS TO BE HISS TUBE STEEL, FULLY WELDED; COLUMNS TO BE SET ON CIP CONCRETE PIERS; USE PERFORATED METAL ROOF DECK WITH MINIMUM 30% OPENING AS SHADE ELEMENT; HOT DIP GALVANNEZ; AND PAINT ALL MEMBERS WITH HIGH PERFORMANCE EPOXY PAINT	
20	PROVIDE NEW HOPE PARTITION CHANGING BOOTHS WITH ONE EACH PER STALL; WALL MOUNTED BENCH, ROBE HOOK, CURTAIN ROD, AND CURTAIN	
21	PROVIDE NEW WALL MOUNTED BENCH IN EXISTING CHANGING STALL	
22	REPLACE ELECTRICAL EQUIPMENT IN THIS AREA; NEW EQUIPMENT TO BE RATED FOR CORROSIVE ENVIRONMENT OR PLACED IN CORROSIVE ENVIRONMENT RATED ENCLOSURE	
23	PROVIDE NEW 120/208V DISTRIBUTION PANEL	
24	ADD 480V/208V TRANSFORMER	
25	REPLACE EXISTING SWITCHBOARD WITH NEW 480V SWITCHBOARD	



FUTURE CONSIDERATION - NOT IN SCOPE
ALTERNATE

POOL & BATHHOUSE ALTERNATES

(REFER TO SCOPES HIGHLIGHTED IN GREEN ON PREVIOUS DIAGRAMS)

POOL ALTS \$ 1,457,632

- Zero depth pool play structure
 - Restoration or Replacement
- Zero Depth Pool Above Ground Features
- Replace Walk Bridge with Prefab Aluminum Bridge
- Replaster Zero Depth Pool
- 8' OMEGA 80 Perimeter Fence
- 4' Ornamental Aluminum Picket Fence
- Additional Umbrella Shade Structures
- Landscape Enhancements

BATHHOUSE ALTS \$ 53,969

- New changing room partitions



TOTAL \$ 1,511,601

POOL ALTERNATE EXAMPLES

- Replace Walk Bridge with Prefab Aluminum Bridge



- 8' OMEGA 80 Perimeter Fence



- Additional Umbrella Shade Structures



- 4' Ornamental Aluminum Picket Fence

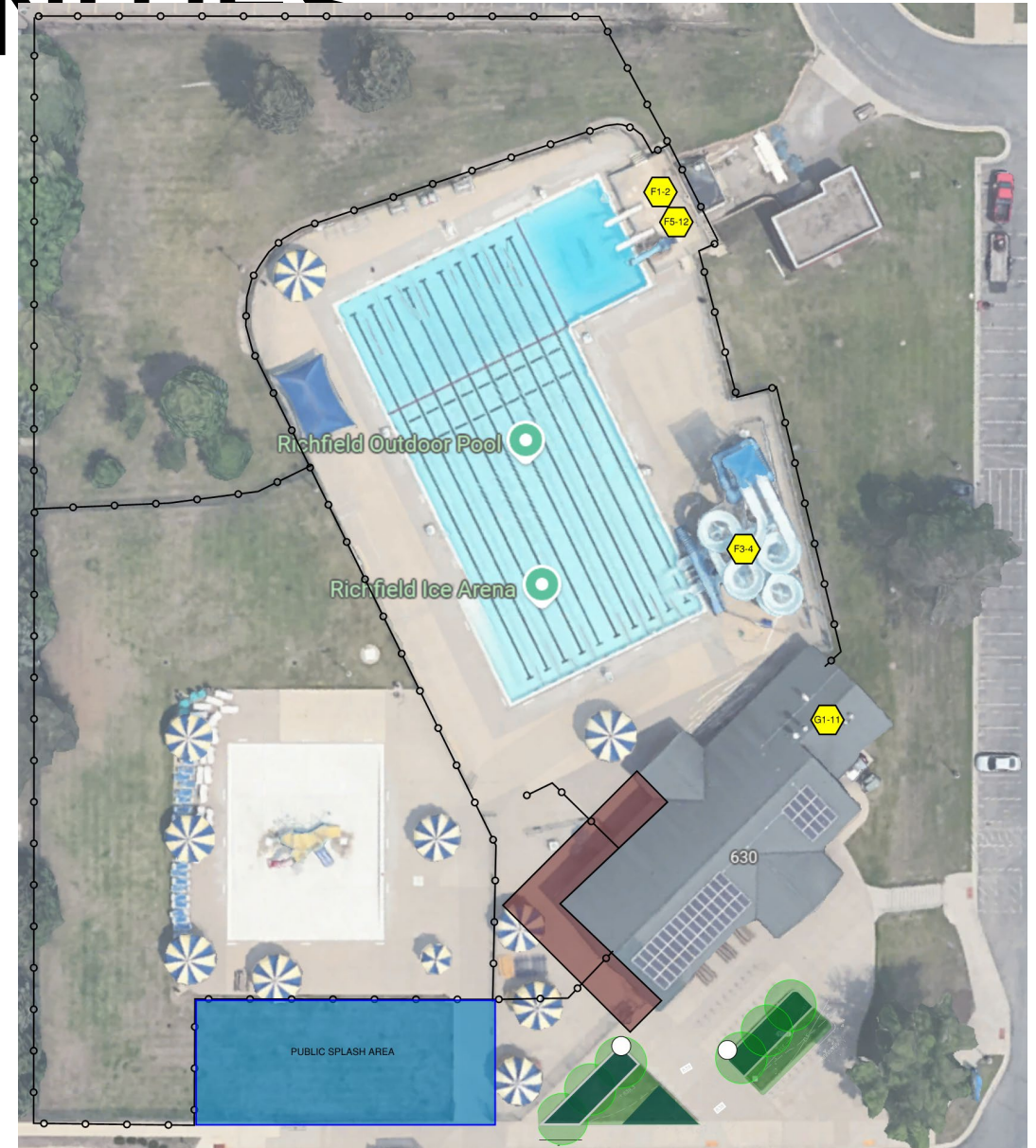


FUTURE OPPORTUNITIES

MAINTENANCE (NOT PRICED)

- Pool Equipment Replacement
 - Lap Pool (Scopes ~~F2~~1)
 - Kiddie Pool (Scopes ~~13~~1)
- Design Team suggests tackling these items independently of the project as needed/desired.
- Working directly with service companies to replace/restore equipment will avoid contractor markups associated with project.
- Typical approach for community pools

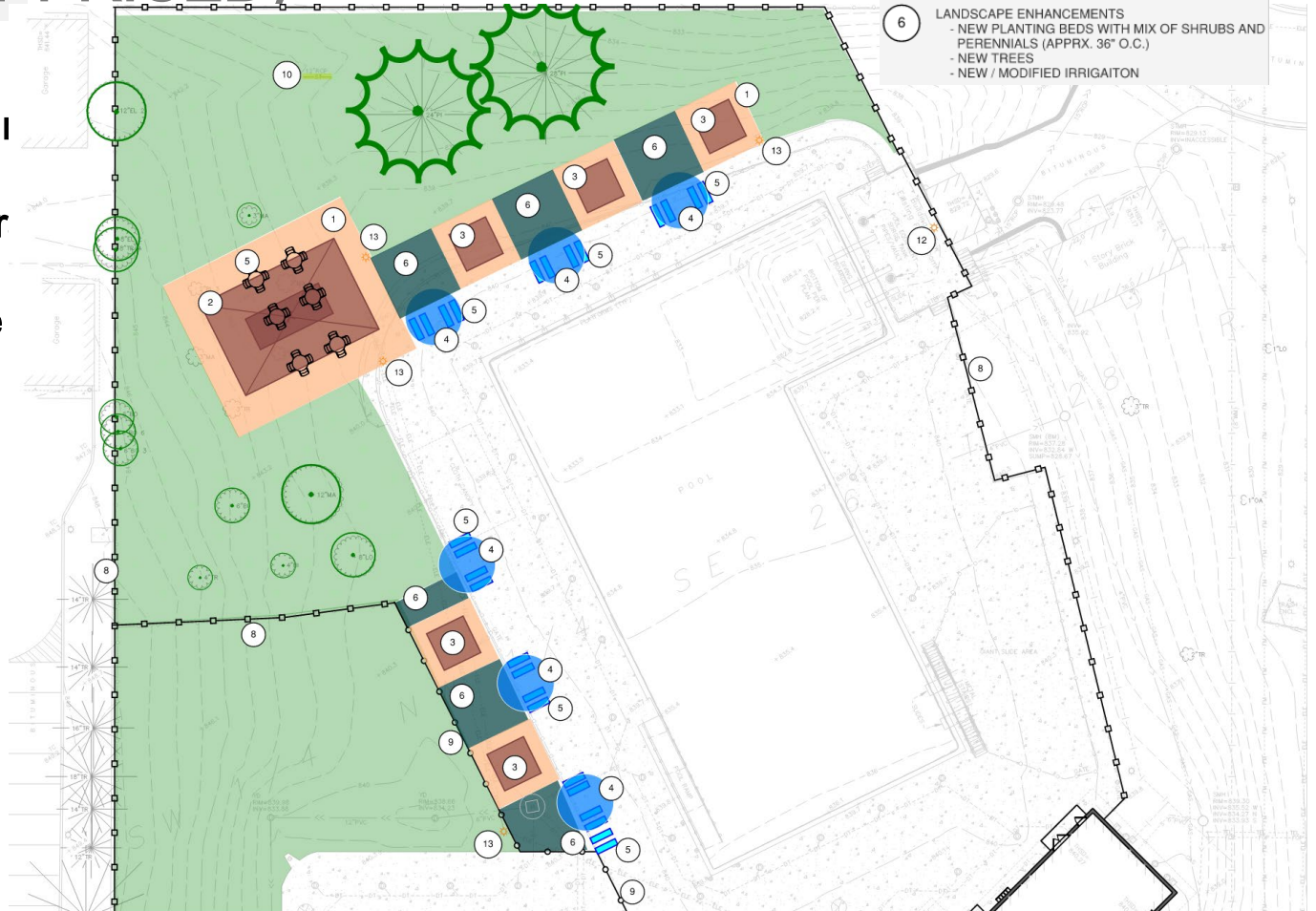
F.	Lap Pool Equipment
1	Recirculation pump, 1,500 gpm @ 65', 35 hp.
2	Recirculation pump variable frequency drive (VFD), 35 hp.
3	Slide pump, 20 hp.
4	Slide pump variable frequency drive (VFD), 20 hp.
5	Filtration system.
6	Piping, gauges, thermometers, flow meter.
7	Pool heater.
8	Cal-hypo chlorine feeder.
9	Acid feeder
10	Water level controller, complete system
11	Upgrade automated chemical controller.
12	Actuated valve at surge tank, 10"
G.	Kiddie Pool Equipment
1	Recirculation pump, 300 gpm @ 65', 7.5 hp.
2	Recirculation pump variable frequency drive (VFD), 7.5 hp.
3	Feature pump, 25 hp
4	Feature pump variable frequency drive (VFD), 25 hp
5	Filtration system.
6	Piping, gauges, thermometers, flow meter.
7	Pool heater.
8	Cal-hypo chlorine feeder.
9	Peristaltic chemical feed pump - pH.
10	Water level controller, complete system
11	Actuated valve at surge tank, 6"



FUTURE OPPORTUNITIES

FOR CONSIDERATION (NOT PRICED)

- Expand pool deck
 - Open fence to bring landscaped area in pool deck boundary
- Provide shaded alcoves off pool deck separated by landscaping islands
- Provide larger permanent reservable shade structure
 - Ideal for birthday parties
- Concessions Shade Pergola



TOTAL PROJECT ESTIMATE

TOTAL BASE SCOPE **\$ 3,800,260**

- Includes Construction & Soft Costs:
 - Pool Base Scope Direct Costs \$ 1,902,914
 - Bathhouse Base Scope Direct Costs \$ 914,148
 - Total Indirect Costs \$ 983,198
 - 10% Design Contingency
 - 5% Construction Contingency
 - Contractor Fee
 - A&E Fee

ALTERNATES **\$ 1,511,601**

- Zero depth pool play structure
 - Restoration or Replacement
- Zero Depth Pool Above Ground Features
- Replace Walk Bridge with Prefab Aluminum Bridge
- New changing room partitions
- Replaster Zero Depth Pool
- 8' OMEGA 80 Perimeter Fence
- 4' Ornamental Aluminum Picket Fence
- Additional Umbrella Shade Structures
- Landscape Enhancements

TOTAL WITH ALTERNATES **\$ 5,311,861**