

Dodge City/Ford County CFAB Advisory Board Meeting
Ford County Government Center
Rose Room
Monday, February 9, 2015
5:00 P.M.
Agenda

Welcome: Chair Tom Stanley

Roll Call

Call to Order: Chair Tom Stanley

Visitors

(Limit of five minutes per individual and fifteen minutes per topic. Final action may be deferred until the next CFAB meeting unless an emergency situation does exist).

Consent Calendar

1. Approval of Minutes from January 28, 2015 Meeting

New Business

1. Recommend Guaranteed Maximum Price for Heritage District Site Improvements-
Report by Parks and Recreation Director-Paul Lewis
2. Presentation of Design Development for Regional Aquatics Park -Report by Parks and
Recreation Director-Paul Lewis

Next Meeting Date(s):

1. CFAB Meeting-Wednesday, February 25, 2015 6:00 PM City Commissioners' Chambers,
City Hall

Adjournment

Community Facilities Advisory Board Minutes
City Hall, Commission Chambers
Wednesday, January 28, 2014

City Commission Chambers

6:00 p.m.

WELCOME: Justin Banning, Chair opened the meeting and welcomed Mike Lowosky who will be the new appointee for Dodge City/Ford County Development Corporation and will replace Justin Banning on the CFAB board.

ROLL CALL: Justin Banning, Tom Stanley, Ryan Rabe, Bill Turley, Michael Martinez, Mike Lowosky, Commissioner Rick Sowers, Commissioner Shawn Tasset, City Manager Cherise Tieben and County Administrator Ed Elam

Election of Officers:

- 1. Election of 2015 CFAB Chair-** Justin Banning opened nominations for the 2015 CFAB Chair and nominated Tom Stanley as Chairman. Bill Turley seconded the nomination and the motion passed 5-0.
- 2. Election of 2015 CFAB Vice Chair-**Tom Stanley opened nominations for Vice Chair for CFAB and nominated Ryan Rabe as Vice Chair. The motion was approved 4-0.
- 3. Entertainment Policy Committee Representative-**Chair Tom Stanley stated that Justin Banning had represented CFAB well on the Entertainment Policy Committee for the United Wireless Arena and asked if the other CFAB members would be in agreement with having Mr. Banning continue as the representative if no one else on the CFAB board was interested in the position. It was the unanimous consensus that Justin Banning continue as the representative for CFAB on the Entertainment Policy Committee.

APPROVAL OF CONSENT CALENDAR:

- 1. Approval of Consent Calendar-** Ryan Rabe moved to approve the consent calendar as presented, Bill Turley seconded the motion. The motion carried 5-0.

REPORT:

- 1. Water Park Operations Report-**Melissa McCoy, Project Development Coordinator provided an update on the Water Park and said that the project is still on track for the May 2016 opening date. Ms. McCoy explained that staff and McCown Gordan, the Construction Manager at Risk on the project are in the process of soliciting bids for the dirt work. She stated that the site work part of the project is budgeted through Star Bonds and not Why Not Dodge and will be presented to the City Commission for their approval. She added that at the Joint Commission meeting on February 9, staff will present the Design Development budget for the water park. Ms. McCoy went on to add that it is anticipated that there will be a special meeting for CFAB prior to the Joint Commission meeting at 5:00 pm for their input.

The other significant task for the water park is finalizing the management structure for the facility. Both non-profit and for profit operations will have an opportunity to submit a proposal in response to the Request for Qualifications (RFQ) that is being developed. At the same time, an estimated operating budget and detail administrative costs will be developed if the project is managed internally. This proposal will be compared with the RFQ and will be presented to CFAB for their input.

UNFINISHED BUSINESS:

1. **Ford County Proposal for Horse Stall Building as “Why Not Dodge” project**-Report by Western State Bank Expo Manager-Danielle Crouch. Ms. Crouch presented the project proposal for the Horse Stall Building as a “Why Not Dodge” project. She explained that the goals for the project included new construction to support existing and future Expo Center events and activities. As well as increasing the capability of the Expo to host and support existing and new events held at the Expo Center and Ford County. Ms. Crouch added the new construction would feature a covered livestock exhibit area that would utilize and house the existing portable stalls. The covered facility would have open sides and would promote new 2 to 5 day events.

Ms. Crouch also presented a plan for future additions which included an estimate of \$542,747.46 based on the first phase plan for the horse stall building. She went on to comment that this facility could also increase potential for Ford County Fair activities. The types of events that could be hosted in the phase 1 Horse stall facility were animal breed shows, livestock competitions, and high school and intercollegiate competitions among others.

CFAB members asked if funding was available in the budget for this project. Ed Elam, County Administrator, commented that the County is only seeking funds for construction and not for operations of the building. He added that the Ford County Commission would like an amendment to the Inter-local agreement to be considered whereas the County would manage the Horse Stall Building if approved since the facility would be located adjacent to the County owned Expo Center. At present, per the Inter-Local the City manages all the “Why Not Dodge” projects. Mr. Elam concluded that the CFAB could table the motion until more information was available.

Bill Turley made a motion to table the proposal to make the Horse Stall Building a “Why Not Dodge” project pending additional information. Mike Martinez seconded the motion which passed 5-0.

2. **Amendment for motion of Organizational Funding**-Report by Project Development Coordinator, Melissa McCoy. Ms. McCoy explained that at the CFAB meeting on November 19, it was discussed that 2015 CFAB Funding that was not granted would be carried over for 2016 CFAB Funding. Although this was discussed it was not formalized. Ms. McCoy requested that the CFAB board amend their motion for the

recommendation for 2015 Organizational Funding to include \$43,283.87 of carry over funds to be reserved for 2016 Organizational Funding.

Mike Martinez made a motion to amend the previous motion and Ryan Rabe seconded. The motion passed 5-0

UPCOMING MEETINGS:

1. Joint Commission Meeting-Monday, February 9, 2015 6:00 pm, Rose Room-Ford County Government Center
2. CFAB Meeting-Wednesday, February 25, 2015 6:00 PM City Commissioners' Chambers, City Hall

ADJOURNMENT: Bill Turley made a motion to adjourn the meeting. Mike Lowosky seconded. The motion passed unanimously.



Parks and Recreation

PO Box 880 • Dodge City KS 67801 • Phone: 620/225-8160 • Fax: 620/225-8144

Memorandum

To: Community Facility Advisory Board
From: Paul Lewis, Parks & Recreation Director 
Date: February 5, 2015
Cc: Cherise Tieben, City Manager
Subject: Water Park Design Development Package

RECOMMENDATION: Staff recommends accepting the Design/Development Package from McCownGordon and referring it to the Joint City/County Commission for review and approval.

BACKGROUND: McCownGordon, the Construction Manager at Risk hired for the water park project, has been working closely with staff and the project design team to confirm design parameters and develop preliminary cost information. Using project plans at their current level of development, they have begun contacting suppliers and sub-contractors to provide a more developed project estimate.

A design development package is now ready for your review which includes a comprehensive project description, an estimate summary with additional cost options and a project schedule. Representatives from McCownGordon along with the design team, Water's Edge, SMH Consultants and The Architect will be in attendance to present the package and address any questions you have.

FINANCIAL CONSIDERATIONS: The budget for this project is \$10,000,000. Based on the design, the preliminary estimate from McCownGordon is \$13,145,855. The difference can be attributed to a couple of factors: water surface area was added to extend the lazy river into a potential wave pool component along with enhanced amenities such as play features, rockscape, etc.; secondly, these numbers are based on preliminary inquiries and subject to change with formal bids.

The purpose of the design/development package is to confirm the project design and consider alternatives and options as necessary prior to soliciting formal bids for the project. Based on input received here and from the Joint Commissions, the Construction Manager and the design team will begin to value engineer the project looking for opportunities to achieve the design goals and still bring the project in at budget.

LEGAL CONSIDERATIONS: The design/development package is a first step in establishing a Guaranteed Maximum Price (GMP.) From this point, all parties will work to refine the design which McCownGordon will then use to solicit bids for the project and bring a GMP back for your review and consideration. The GMP is expected to be presented at your April 15th meeting.

ATTACHMENTS: McCownGordon Design Development Package



REGIONAL AQUATICS PARK DESIGN DEVELOPMENT PACKAGE



ORDER OF MAGNITUDE BUDGET
9 FEBRUARY 2015

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PROJECT DESCRIPTIONS

DODGE CITY / FORD COUNTY REGIONAL AQUATICS PARK | DODGE CITY, KS

09 FEBRUARY 2015 | ORDER OF MAGNITUDE

EXHIBIT

Executive Summary

The following Order of Magnitude estimate is for the Regional Aquatics Park to be located SW of the corner of Park Street and 4th Avenue in Dodge City, KS. This facility includes a 25m lap pool, lazy river with slide plunge area, a shallow play area and spray ground area totaling to 19,078sf of water surface area. Also included is a pumphouse building to the west of the site and a bathhouse and ticket/office/concessions building at the west entrance to the park. A new asphalt parking lot with 113ea stalls to the east of the park is also included in this proposal.

This estimate is based upon the following information:

DESCRIPTION	DESIGNER	DATED
Progress Drawings	Water's Edge	1-09-15
Filter Building	The Architect	1-8-2015
Bathhouse Floor Plans A1.1	The Architect	1-23-15
Geotechnical Report	Terracon Consultants, Inc.	10-06-2014

COST SUMMARY

Based on the current direction of the design, the estimated cost to complete the work is:

CONSTRUCTION SERVICES ESTIMATED COST *\$13,145,855

*Reference accompanying Estimate Summary for breakdown of cost and line item totals.

Cost Options:

Option#1 – 50 Meter Pool Upgrade	Add	+ \$458,447
Option#2 – Wave Pool Addition	Add	+ \$1,886,402
Option#3 – 50m Pool & Wave Pool	Add	+ \$2,344,849
Option#4 – Party Building	Add	+ \$298,166
Option#5a – Heating System: 25m Lap Pool, Shallow Pool & Lazy River	Add	+ \$183,343
Option#5b – Heating System – Upgraded for 50m Pool	Add	+ \$235,351
Option#6a – Reduce Rockscape Allowance to: \$500,000	Deduct	<\$530,814>
Option#6b – Remove Rockscape From Project	Deduct	<\$1,120,607>
Option#7 – Wood Bridge Over Lazy River in Lieu of Concrete	Deduct	<\$53,081>
Option#8 – Remove Theming Elements from Play Structure	Deduct	<\$128,575>
Option#9 – Reduce Pool Slide Allowance to: \$1,100,000	Deduct	<\$937,772>
Option#10 – Additive to Option 9: Two Single Drop Slides In Lieu of one Long Drop Slide	Deduct	<\$92,008>
Option#11 – Use 3 Meter Stand in Lieu of Concrete Diving Tower	Deduct	<\$40,672>
Option#12 – Remove Spray Ground Near Entrance	Deduct	<\$53,719>
Option#13 – Reduce Lazy River Size	Deduct	<\$TBD>
Option#14 – Reduce Column Size at Buildings	Deduct	<\$TBD>
Option#15 – Use Standing Seam Metal Roof in Lieu of Concrete Tile Roof at Bathhouse and Concessions Building	Deduct	<\$TBD>
Option#16 – Eliminate Raised Tower at Entry Buildings	Deduct	<\$TBD>
Option#17 – Reduce Concrete Pool Deck Size – Anticipates a Reduction in Fence Area Accordingly	Deduct	<\$TBD>

Reference accompanying Cost Options sheet for additional detail.

PROJECT DESCRIPTIONS

DODGE CITY / FORD COUNTY REGIONAL AQUATICS PARK | DODGE CITY, KS

Project Management

1. General Conditions are included per our proposal dated November 5, 2014.
2. Preconstruction Services

General Requirements

1. Dumpsters, small tools, general clean-up, safety, final clean-up, site surveying, weather protection and temporary fencing

Bathhouse & Concessions Buildings

1. Excavation and Haul-off of unnecessary spoils as needed for building foundations and slabs
2. Infill with general fill, substitute AB3 material and gravel as required. This equates to 4" of crushed ¾" rock (granular fill) with 18" of substitute AB3 below floor slabs
3. 70lf of 6' black steel fence, 1ea 4' fence walk gates, 1ea 8' double swing gate, 1ea 4' swing gate and waist high 3 arm turnstile – two sides
4. 2,880sf of 5" slab-on-grade with rebar reinforcement
5. 2,695sf of exterior 8x8x16 CMU normal weight plain block wall with 4,910sf of brick veneer for the bathhouse
6. 1,925sf of Interior 6x8x16 CMU normal weight plain block walls
7. Foam injected insulation for CMU block in Beer room
8. Moisture barrier and control joints as needed for the masonry walls
9. Concessions building is assumed to be a wood stud and high impact gypsum partitions with a brick veneer and blown insulation above ceiling structure
10. 460lf of 2' precast concrete wall band around the bottom of the building perimeter
11. 342lf of Precast cap stone at roof level
12. 3,190sf of Wood Roof trusses & blocking
13. T111 plywood is assumed for installation on the trusses with ½" coverboard and 60mil TPO for the roof
14. The exterior pitch roof is an assembly of 4x8 timber beams, 2x6-16 cedar beams, T111 plywood, OSB and Concrete roof tiles. There is 3,460sf of this assembly
15. 5ea 3'x7' exterior HM doors and frames
16. 4ea 3'-8"x7' exterior HM doors and frames
17. 1ea 3'x7' interior HM door and frame
18. 28ea ½" 2'-6"x2'-6" of hollow metal window frames with mesh screens for the upper clearstory of the spanning structure between the two buildings
19. 4ea 48"x48" CRL serving sliding windows at the concessions area
20. 3ea 48"x48" Quaker sliding windows at the office
21. 2ea 48"x48" CRL serving sliding windows at the ticket area
22. 1ea stock overhead coiling door between the two buildings
23. 2ea 8'x4" coiling overhead doors for pass through concessions windows only
24. 1200sf of FRP walls panels as needed throughout the concessions building
25. 975sf of Drywall ceiling in the concessions building
26. 1,470sf of freestanding interior wood and drywall partitions with high impact drywall
27. 1,640sf of exterior drywall and 6" wood stud partitions to be constructed with the CMU exterior walls at the concessions building
28. Paint interior and exterior block walls with block filler and 2 coats of epoxy. Drywall surfaces to receive 3 layers of paint
29. Building Signage Allowance of \$2,500
30. 74 lf of 24"x39" stainless steel shelving for the concessions and ticket area
31. 34lf of 9" stainless steel shelving for the bathhouse
32. 50lf of stainless steel corner guards at concessions building

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33. 6ea standard toilet compartments, and 4ea handicap toilet compartments
34. 5ea shower partitions (Adjusted from 10ea shown on plans)
35. 27ea opening of 12" plastic lockers with SS hardware
36. 54ea openings of 24" plastic lockers with SS hardware
37. Misc. toilet accessories to accommodate current design layouts. Owner to provide: napkin dispenser, napkin disposal, paper towel dispensers, soap dispensers and toilet tissue dispensers to be installed by contractor
38. 15ea toilet fixtures, 6ea wall hung lavatories (adjusted to add 4 lavatories in lieu of 2ea Bradley sinks shown on plans) 12ea total showers, 30ea floor drains, 8ea cleanouts, 2ea water heaters and appliance hook-ups
39. The locker building mechanical system is assumed to be an exhaust only type system.
40. The concessions building is assumed to be a split system type air conditioned only mechanical system
41. Electrical service, power and lighting is assumed for the buildings

Filter Building

1. Excavation and Haul-off of unnecessary spoils as needed for building foundations, slabs and pits.
2. Infill with general fill, substitute AB3 material and gravel as required. This equates to 4" of crushed ¾" rock (granular fill) with 18" of substitute AB3 below floor and pit slabs.
3. 12"W reinforced concrete walls at the 5' pit perimeter
4. 12"W and 16"W by 12"H reinforced concrete walls at the main water holding pits
5. 6" thick slab on grade concrete slab with foundations and rebar reinforcement at the chemical & electrical room areas
6. 12" thick slab on grade at the pit areas with rebar reinforcement
7. 5' high Cast-in-Place stair on grade with railing for pit access
8. 3,500sf of 8x8x16 reinforced normal weight split faced integral color CMU block for building walls
9. 400sf of 8x8x16 integral color block for interior walls
10. 60lf of Precast cap stone at roof level
11. 14lf of 42" high hot dipped galvanized steel railing 12" OC
12. Wood Roof trusses & blocking for 3,820sf
13. 3,690sf of 5/8" T111 plywood under roofing and on top of trusses
14. 367lf of Prefinished Aluminum Gutters and Downspouts
15. 3,500sf of Moisture barrier and control joints as needed for the masonry
16. 3,690sf of Wide rib metal building type roof fasteners roof panels
17. 1ea single (3'x7') standard interior HM door and frame
18. 1ea single standard exterior HM door and frame
19. 1ea pair (6'x7') standard exterior HM door and frame
20. 1ea single interior FRP door and frame to chemical room
21. 1ea pair exterior FRP door and frame to chemical room
22. Building Signage Allowance of \$1,000
23. 2ea ABC fire extinguishers
24. 9ea floor drains & associated piping along with 2ea hose bibs
25. Mechanical exhausting for building. Air conditioning in the electrical room is assumed
26. Main electrical service, power and lighting to the building and throughout the building.

East Parking Lot & Sitework

1. This section corresponds to the work outside the perimeter fence and to the south and east of the aquatics park
2. Exterior site lighting allowance of \$50,000
3. Landscaping allowance of \$20,000
4. Hardscaping allowance of \$30,000
5. Single trash enclosure allowance of \$8,000. Includes slab, gate and cedar fencing

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6. Speed table allowance of \$60,000
7. Exterior site furnishings allowance of \$4,000
8. 5,000sy of new 6" asphalt with 6" of subgrade fly-ash manipulation
9. Pavement striping for 113ea new stalls
10. 300lf of storm piping with 1ea manhole, 3ea curb inlets and 4ea ADA ramps
11. Approximately 1,380lf of new curb and gutter
12. 3,150sf of 4"t non-reinforced concrete patio
13. 5,900sf of 4"t concrete sidewalk
14. *Exclusions: Monument and/or building signage*

Aquatics Park – Electrical

1. 18ea lighting poles with attached speakers for a PA system are assumed
2. Costs for site pool electrical are included per surface area of water 19,078sf as an allowance of \$14/sf.
3. Electrical bonding is included
4. *Exclusions: In-pool underwater lighting*

Aquatics Park – Pool Basin & Deck

1. Excavation, spoils haul-off, gravel, AB3 substitute, and fill as needed for the earthwork associated with the pools
2. Structural fill is excluded beneath the 4"t concrete deck.
3. Concrete floors and walls for the pools as shown on the current elevations and details. This includes 3,024sf of 12" Pool floor and 2,457sf of 8" pool floor for the 25m pool. The lazy river, shallow pool and splash fountain slab square footages are based on amount of water surface area.
4. 58,255sf of 4"t pool deck including sidewalks with rebar reinforcement
5. 58,225sf of Sealing and caulking for the concrete pool deck
6. 555lf of 11" PVC gutter grating for the 25m pool and shallow pool

Aquatics Park – Pool Deck Equipment

1. Concrete bridge over Lazy River Allowance of \$85,000
2. 225lf of treated wood posts and rope barriers under main slide area (this in lieu of concrete posts and rope as shown on the drawings)
3. 1ea Hyrdoshot 2, 2ea 6' lifeguard chairs, 7ea 30" lifeguard chairs, 1ea ADA lift, 24ea racing and 12ea cup anchors, starting platforms excluded from pricing – to be provided by swim team, 4ea crossbraced ladders, 1ea 16" duraform diving board, 1ea 3 meter concrete diving platform with railing and stairs as detailed, 1ea 16" Duraform Diving Board, 9ea racing line and 2ea racing lines in opposite direction

Aquatics Park – Pool Finish

1. 21,447sf of sandblast & rub pool walls
2. 40,525sf Tnemec epoxy paint for pool floors and walls

Aquatics Park – Pool Mechanical

1. Piping base on 19,078sf of water surface area
2. Wall inlets, drains, 19ea pump bases, 1ea air blower, 3ea regenerative pool filters, 3ea strainers, 20ea concrete area deck drains, and chlorinators
3. Chlorinators for pool

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Aquatics Park – Safety Equipment

1. 221ea deck depth markings
2. 52ea wall depth markings

Aquatics Park – Site Furnishings

1. Site furnishings allowance of \$50,000 for items such as: Lounge chairs, seating, tables, trash receptacles, etc.

Aquatics Park – Site Work

1. This section corresponds to the work inside the perimeter fence
2. Site utilities budgeted at \$10/sf of water surface area 19,078sf
3. \$25,000 allowance for a Pergola themed shade structure in lieu of Party Building
4. 8,215sf of landscape rock
5. 10ea of 6' to 8' evergreen trees
6. 1050lf of 6' vinyl coated chain link fence with fabric and 3ea 10' gates with 1ea panic bar
7. 1,050lf of 4"t 12"w mow stripe at fence
8. Sprinkler system for 4,136sy of sod
9. 4,136 of fescue or bluegrass sod for inside the fenced pool area
10. Code required signage – 3ea pool rules; wordage TBD by owner

Aquatics Park – Sunshades

1. 12ea 16' diameter sunshades 8'H
2. 11ea 12'x20' 4 post sunshade 8'H
3. 1ea 20' diameter sunshade in zero entry pool
4. Associated footings for all sunshades
5. Engineered drawings for sunshades are excluded

Aquatics Park – Water Features

1. Pool slides and footings as currently shown
2. Rockscape around pool and lazy river areas as shown
3. Vortex and Water Odyssey structures and water features as shown. Theming is included in this base pricing
4. 2ea floatables for 25m pool
5. *Exclusions: Climbing wall*

General Items

1. General liability, builder's risk and subcontractor default insurance costs are included at out standard rates of 2.80% respectively on the total cost of the project
2. Payment & performance bonds are included at a rate of 0.90% of the total contract value.
3. This proposal includes a 3% Construction Contingency which is available for Contractor's exclusive use for costs that are incurred in performing the work that is not included in a specific line item or the basis for a Change Order under the Contract Documents. By way of example and not as a limitation, such costs include; trade buy out differentials, overtime, and acceleration. The Contingency is not intended to be used for any additions or changes in scope or any other item which would enable Contractor to increase the GMP under the Contract Documents.
4. Any cost breakdowns and/or breakouts provided in this document, or separately, are intended to be utilized for accounting purposes only and are not intended to provide line item guarantees.
5. Safety and first aid expenses are included
6. All necessary personal protective equipment is included

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Items not included:

- a. Any and all soft costs including Design and Engineering
- b. Unforeseen subsurface conditions
- c. All testing & special inspections
- d. Geotechnical services and related testing
- e. Taxes
- f. Architectural or engineering costs or services
- g. AB3 for LVC due to limited access to limestone in this geographic location
- h. Tap fees, utility fees, park, traffic, impact or system development fees
- i. Building permits
- j. Owner operational costs
- k. Removal of hazardous materials. This includes, but is not limited to, contaminated soils, asbestos, lead paint, PCB's, etc.
- l. Costs associated with procurement of easements or right of ways and utility easements.
- m. Rock excavation
- n. Traffic study and any related work (i.e. off-site improvements, acceleration / deceleration lanes, traffic signals, etc.) and any associated taxes, permits, fees, etc. as associated with this work.

McCownGordon Construction, L.L.C.

Hourly Rates for Construction, Administration & Supervision

July 1, 2014

Project Staff

Project Executive/Regional Manager	\$140.00
Sr. Project Manager	\$120.00
Pre-Construction Manager	\$120.00
Senior Estimator	\$113.00
MEP Manager	\$120.00
Estimator	\$59.00
Project Manager	\$90.00
BIM Specialist	\$80.00
Project Engineer	\$66.00
Project Coordinator	\$44.00
Safety Coordinator	\$54.00
Safety Director	\$112.00
General Superintendent	\$120.00
Superintendent	\$92.00
Asst. Superintendent	\$85.00

These rates are subject to change but by no more than 5% in a given six month period.

END OF PROJECT DESCRIPTIONS

ESTIMATE SUMMARY

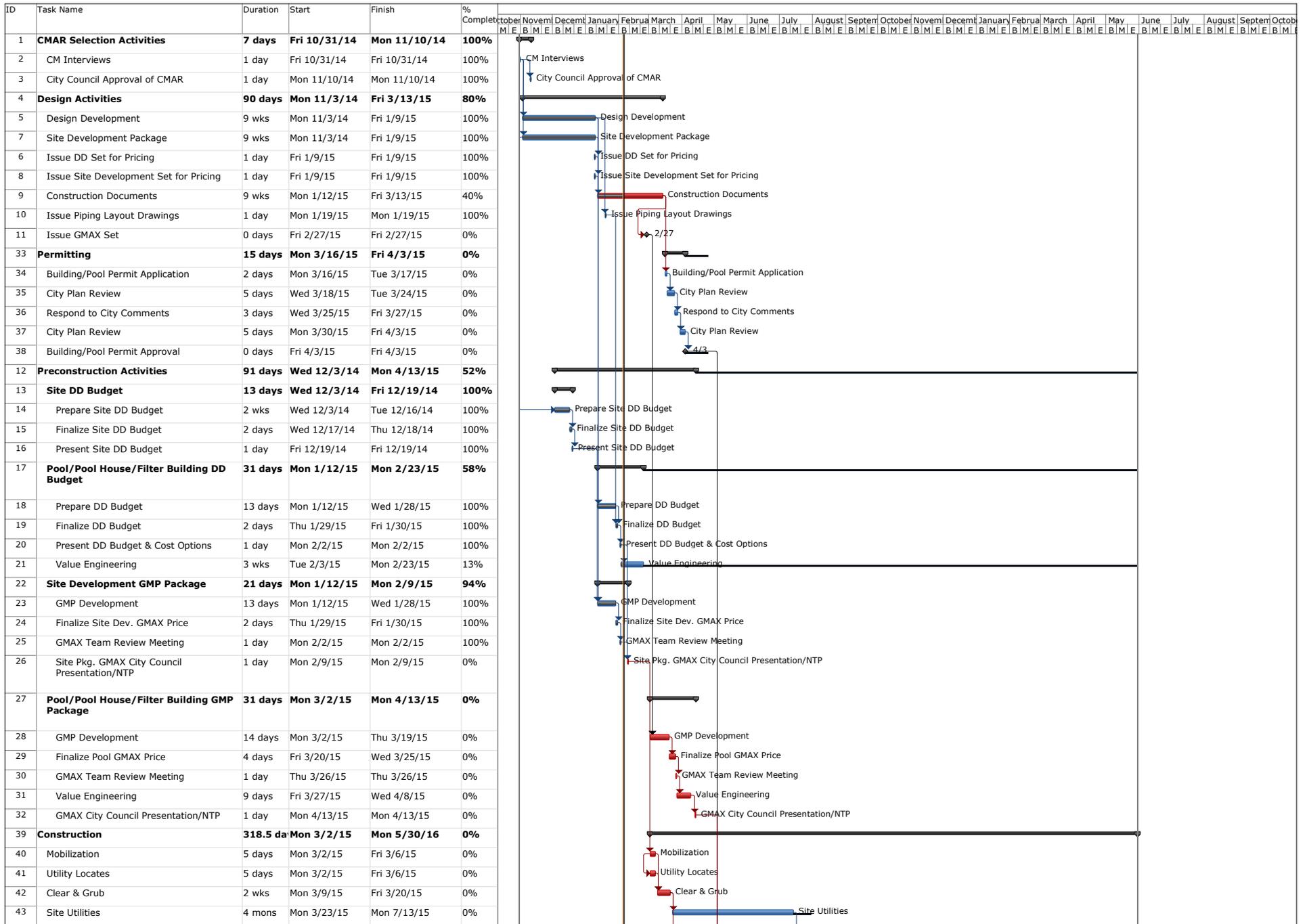
DODGE CITY/FORD COUNTY REGIONAL AQUATICS PARK | DODGE CITY, KS
09 FEBRUARY 2015 | ORDER OF MAGNITUDE

Description	McCownGordon Order of Magnitude 02/09/2015
Bathhouse & Concessions Buildings	\$1,324,093
Filter Building	\$580,798
East Parking Lot & Sitework	\$665,235
Aquatics Park - Electrical	\$529,950
Aquatics Park - Pool Basin & Deck	\$1,978,560
Aquatics Park - Pool Deck Equipment	\$328,006
Aquatics Park - Pool Finish	\$260,782
Aquatics Park - Pool Mechanical	\$2,039,165
Aquatics Park - Safety Equipment	\$6,447
Aquatics Park - Site Furnishings	\$60,470
Aquatics Park - Site Work	\$490,580
Aquatics Park - Sunshades	\$184,662
Aquatics Park - Water Features	\$4,697,107
Aquatics Park Order of Magnitude Total	\$13,145,855

COST OPTIONS

DODGE CITY / FORD COUNTY REGIONAL AQUATICS PARK | DODGE CITY, KS
09 FEBRUARY 2015 | ORDER OF MAGNITUDE

No.	Date Submitted	Decision Date Required	Description	Cost	Accepted	Rejected	Pending	Notes
Aquatics Park Cost Options								
Option#1	2/9/15		50m Pool Upgrade From 25m	Add \$458,447			x	Upgrade the base proposal 25 meter lap pool to a 50 meter lap pool
Option#2	2/9/15		Wave Pool Addition	Add \$1,886,402			x	Add a wave pool at the lazy river. This wave pool will have 4,369sf of water surface area. This pricing does not include a pool heating system for the wave pool.
Option#3	2/9/15		50m Pool & Wave Pool Addition	Add \$2,344,849			x	This is the combination of options 1 and 2.
Option#4	2/9/15		Party Building	Add \$298,166			x	Add a party building south of the bathhouse. This party building will have a footprint of 860sf and include a large party room with foldable partition and restrooms.
Option#5a	2/9/15		Heating System: 25m Lap Pool, Shallow Pool & Lazy River	Add \$183,343			x	Heating system for the 25m lap pool, shallow pool and lazy river only
Option#5b	2/9/15		Heating System - Upgraded for 50m Pool	Add \$235,351			x	Heating system for an upgraded 50m lap pool, the shallow pool and lazy river only
Option#6a	2/9/15		Reduce Rockscape Allowance to \$500,000	Deduct (\$530,814)			x	Reduce the currently designed rockscape amount
Option#6b	2/9/15		Remove Rockscape from Project	Deduct (\$1,120,607)			x	Remove the project rockscape completely from the project
Option#7	2/9/15		Wood Bridge Over Lazy River in Lieu of Concrete Bridge	Deduct (\$53,081)			x	This option is to replace the current concrete bridge over the lazy river with a wood type bridge
Option#8	2/9/15		Remove Theming Elements from Play Structure	Deduct (\$128,575)			x	Remove the theming elements from the play structures in the shallow pool area
Option#9	2/9/15		Reduce Pool Slide Allowance to \$1,100,000	Deduct (\$937,772)			x	Reduce the currently designed pool slides amount
Option#10	2/9/15		Additive to Option 9: Two Single Drop Slides in Lieu of One Long Drop Slide	Deduct (\$92,008)			x	Replace the one long drop slide with two single drop slides
Option#11	2/9/15		Use 3 Meter Stand in Lieu of Concrete Diving Tower	Deduct (\$40,672)			x	Replace the 3 meter concrete diving tower with a 3 meter stand
Option#12	2/9/15		Remove Spray Ground Near Entrance	Deduct (\$53,719)			x	Remove the spray ground and fountains at the entrance and replace with concrete deck
Option#13	2/9/15		Reduce Lazy River Size	Deduct TBD			x	Reduce the lazy river size and water surface area
Option#14	2/9/15		Reduce Column Size at Buildings	Deduct TBD			x	Reduce the brick veneer columns from 2' square to 16" square
Option#15	2/9/15		Use Standing Seam Metal Roof in Lieu of Concrete Tile Roof at Bathhouse & Concessions Buildings	Deduct TBD			x	In lieu of the shown concrete tile use a standing seam metal roof at the exterior pitched roof at the bathhouse and concessions buildings
Option#16	2/9/15		Eliminate Raised Tower at Entry Buildings	Deduct TBD			x	Remove the raised tower structure at the entry to the park between the concessions building and bathhouse. There will still be an roof structure, but it will consist of a revised parapet that will have an elevation similar to the adjacent roof structure
Option#17	2/9/15		Reduce Concrete Pool Deck Size - Anticipates a Reduction in Fence Area Accordingly	Deduct TBD			x	Reduce the overall concrete deck size of the park, and bring in the perimeter fence. This could potentially involve moving various elements of the park to accommodate a smaller concrete footprint



ID	Task Name	Duration	Start	Finish	% Complete
44	Cut & Fill - East to West	8 wks	Mon 3/23/15	Fri 5/15/15	0%
48	City Move Out of Maintenance Building	4 wks	Mon 3/30/15	Fri 4/24/15	0%
45	Rough Grading at Pool Area	2 wks	Mon 4/13/15	Fri 4/24/15	0%
46	Building Pad	2 wks	Mon 4/20/15	Fri 5/1/15	0%
49	Maintenance Building Deconstruction	4 wks	Mon 4/27/15	Fri 5/22/15	0%
47	Building Pad Complete	0 days	Fri 5/1/15	Fri 5/1/15	0%
51	Aquatics Construction	12 mons	Mon 5/4/15	Mon 4/11/16	0%
50	Maint. Bldg. Slab, Foundation & Underground Demo.	9 days	Tue 5/26/15	Fri 6/5/15	0%
52	Lap Pool Construction Start	0 days	Mon 6/8/15	Mon 6/8/15	0%
53	Filter Building Construction	185 days	Mon 6/15/15	Fri 3/4/16	0%
54	Building Layout	4 days	Mon 6/15/15	Thu 6/18/15	0%
55	Footings & Pits	4 wks	Fri 6/19/15	Thu 7/16/15	0%
56	Underground Rough-In	3 wks	Fri 7/17/15	Thu 8/6/15	0%
57	Prep & Pour Slab on Grade	2 wks	Fri 8/7/15	Thu 8/20/15	0%
58	CMU Walls	3 wks	Wed 8/26/15	Wed 9/16/15	0%
59	Roof Structure	2 wks	Thu 9/17/15	Wed 9/30/15	0%
60	Roofing	2 wks	Thu 10/1/15	Wed 10/14/15	0%
61	Windows & Doors	1 wk	Thu 10/15/15	Wed 10/21/15	0%
62	MEP Rough-In	8 wks	Thu 10/15/15	Fri 12/11/15	0%
63	MEP Finishes	6 wks	Mon 12/14/15	Tue 1/26/16	0%
64	Finishes	4 wks	Wed 1/27/16	Tue 2/23/16	0%
65	Inspections	8 days	Wed 2/24/16	Fri 3/4/16	0%
66	Substantial Completion	0 days	Fri 3/4/16	Fri 3/4/16	0%
67	Pool House Construction	181 days	Mon 7/6/15	Mon 3/21/16	0%
68	Building Layout	3 days	Mon 7/6/15	Wed 7/8/15	0%
69	Footings & Pits	4 wks	Thu 7/9/15	Wed 8/5/15	0%
70	Underground Rough-In	4 wks	Thu 7/30/15	Wed 8/26/15	0%
71	Prep & Pour Slab on Grade	2 wks	Thu 8/27/15	Thu 9/10/15	0%
72	CMU Walls	3 wks	Wed 9/16/15	Tue 10/6/15	0%
73	Wall Framing & Sheathing	3 wks	Wed 9/30/15	Tue 10/20/15	0%
74	Roof Structure	2 wks	Wed 10/21/15	Tue 11/3/15	0%
75	Roofing	4 wks	Wed 11/4/15	Thu 12/3/15	0%
76	Brick Veneer	6 wks	Wed 11/4/15	Thu 12/17/15	0%
78	MEP Rough-In	6 wks	Fri 12/11/15	Mon 1/25/16	0%
77	Windows & Doors	2 wks	Fri 12/18/15	Mon 1/4/16	0%
79	MEP Finishes	4 wks	Tue 1/19/16	Mon 2/15/16	0%
80	Finishes	4 wks	Tue 2/9/16	Mon 3/7/16	0%
81	Inspections	2 wks	Tue 3/8/16	Mon 3/21/16	0%
82	Substantial Completion	0 days	Mon 3/21/16	Mon 3/21/16	0%
83	Completion Activities & Punchlist	8.5 wks	Mon 3/28/16	Thu 5/26/16	0%
84	Startup & Commissioning	8.5 wks	Mon 3/28/16	Thu 5/26/16	0%
86	Owner Training	2 wks	Wed 5/11/16	Thu 5/26/16	0%
85	Substantial Completion	0 days	Thu 5/26/16	Thu 5/26/16	0%
87	Memorial Day 5/30/2016	0 days	Mon 5/30/16	Mon 5/30/16	0%