

Holmes Aquatic Center Building Options

Options	Est. Costs	Advantages	Disadvantages
A. Construct east & west buildings after redesigning foundation, structural walls, and MEP.	\$5.2 million	<div><div>1</div>Economies of scale allow for overall costs savings with buildings completed at the same time.</div> <div><div>2</div>Construction coincides with University Park Elementary.</div> <div><div>3</div>Matches community expectations set by various communications from City (Arbor, website, public engagement process, & Parks Advisory Committee).</div> <div><div>1</div>Requires complete redesign of buildings - need to renegotiate architectural and engineering fees.</div> <div><div>2</div>Redesign efforts will delay start of construction. High probability of pool not opening on Memorial Day Weekend - 2018. Unexpected construction delays could close pool entire 2018 season.</div> <div><div>3</div>Overall costs are high.</div>	
B. Construct east building with existing foundation and structural design, with minor design changes to reduce construction costs where available.	\$2,450,502	<div><div>1</div>Project is ready for bid, and construction could begin immediately following end of 2017 pool season. Pool likely to be open on schedule in 2018.</div> <div><div>2</div>Construction coincides with University Park Elementary.</div> <div><div>3</div>Minimizes impact to Capital Projects fund by spreading costs over multiple years with improvements to western building pushed to a future project.</div> <div><div>4</div>Improvements address most critical needs associated with structural deficiencies of existing building and the improvements to concessions and bathrooms address highest number of patron complaints.</div> <div><div>1</div>High costs per square foot.</div> <div><div>2</div>Construction of western building does not coincide with University Park Elementary.</div> <div><div>3</div>Does not allow for economies of scale with west building. Future construction of western building will duplicate many costs at an unknown date.</div> <div><div>4</div>Need to modify existing contract with Construction Manager at Risk (CMAR) since scope of original project has changed.</div> <div><div>5</div>Need to reset community expectations, since scope of project is not what had been previously communicated.</div>	
C. Construct east building after redesigning foundation, structural walls, and MEP.	\$2.1 - 2.3 million	<div><div>1</div>Project coincides with University Park Elementary.</div> <div><div>2</div>Minimizes impact to Capital Projects fund by spreading costs over multiple years with improvements to western building pushed to a future project.</div> <div><div>3</div>Improvements address most critical needs associated with structural deficiencies of existing building and the improvements to concessions and bathrooms address highest number of patron complaints.</div> <div><div>1</div>Construction of western building does not coincide with University Park Elementary.</div> <div><div>2</div>Requires complete redesign of buildings - need to renegotiate architectural and engineering fees.</div> <div><div>3</div>Redesign efforts will delay start of construction. High probability that eastern building not completed by start of 2018 pool season - baby pool and concessions not available until constructed completed.</div> <div><div>4</div>Need to modify existing contract with Construction Manager at Risk (CMAR) since scope of original project has changed.</div> <div><div>5</div>Does not allow for economies of scale with west building. Future construction of western building will duplicate many costs at an unknown date.</div> <div><div>6</div>Need to reset community expectations, since scope of project is not what had been previously communicated.</div>	
D. Complete redesign of east and west buildings with construction delayed one year.	Unknown	<div><div>1</div>Additional time for redesign will allow for reconsideration of original master plan for pool as conceived by Parks Advisory Committee. Total project costs should decrease.</div> <div><div>2</div>Higher probability of pool opening on time for 2019 pool season.</div> <div><div>1</div>Need to reset community expectations, since project is being delayed for a second time.</div> <div><div>2</div>Construction costs continue to escalate, and overall unit costs will increase. Might offset any savings from redesign efforts.</div> <div><div>3</div>Construction does not coincide with University Park Elementary.</div> <div><div>4</div>Does not address immediate concerns associated with structural deficiencies of buildings.</div>	

1

Requires complete redesign of buildings - need to renegotiate architectural and engineering fees.

2

Redesign efforts will delay start of construction. High probability of pool not opening on Memorial Day Weekend - 2018. Unexpected construction delays could close pool entire 2018 season.

3

Overall costs are high.