



PASO ROBLES

JOINT UNIFIED SCHOOL DISTRICT
THE DISTRICT OF EXCELLENCE

Aquatics Complex Reconfiguration Update

PASO ROBLES JOINT UNIFIED SCHOOL DISTRICT

FEBRUARY 22, 2022

October 26, 2021 – Staff provided an a proposal to reconfigure the aquatics complex

- Strong support from the community
- Strong support from Swim Paso
- Strong support from the coaches and high school athletics

November 9, 2021 – Cenergistics proposal (potential operational cost savings)

- Limited interest from the Board

February 2022 – Partnerships with the City

- Challenge relocating the pool
- Measure J (Nov 2020) did not have priority of an aquatics complex. Infrastructure is the City's current priority.

February 22, 2022 – Recommending the district identify the small pool as surplus property

- Small pool purchase price was \$277,839
- There is interest from a private party to buy the pool

Recommended Action Timeline:

February 2022 – Surplus 25 Yard Pool

March 2022 – Update of Measure M Project List and Funding

March 2022 – Update Excess Reserve Resolution

March 2022 – Agreement with Arch Pac Aquatics

March 2022 – RFQ for Lease-Leaseback

April 2022 – RFQ Approval (General Contractor)

August 2022 – Contractor Mobilization (pending project is within budget)

April 2023 – Project Completion

Budget:

COST ESTIMATE: 15FEB2022
PASO ROBLES H. S. AQUATIC COMPLEX



38M BY 25 YD

PERIMETER:	397.00 LF	274.50 LF
AREA: 75.08 BY 123.5 FT	9,305.00 SF	4,225.00 SF
DEPTH: (3'-6" to 12'-6")	8.00 FT AVG	4.50 FT AVG
VOLUME:	556,811.20 GALS	142,213.50 GALS
TURNOVER RATE:	1,546.70 GPM 6HR	395.04 GPM 6HR

BUILDINGS:	AREA	UNIT	COST	EXTENSION
Pool Bathhouse & Mechanical Room	3,070.00	SF	\$550.00	\$1,688,500.00
SUBTOTAL BUILDINGS:				\$1,688,500.00
POOLS:				
123.5 X 75.08FT - competitive pool	9,305.00	SF	\$250.00	\$2,326,250.00
50M Myrtha pool shell (already on site)	3,095.00	SF	\$50.00	-\$154,750.00
75.08FT X 56FT - warm up pool	4,425.00	SF	\$50.00	-\$221,250.00
Diving Apparatus with well	2.00	EA	\$24,000.00	\$48,000.00
Scoreboard/Timing System & Standard	1.00	EA	\$160,000.00	\$160,000.00
SUBTOTAL POOLS				\$2,158,250.00
HARDSCAPE				
Pool Decking	10,000.00	SF	\$24.00	\$240,000.00
Musco Sports Lights (50 ft. poles) - LED	4.00	EA	\$47,000.00	\$188,000.00
Bleachers - tip & roll	2.00	EA	\$10,000.00	\$20,000.00
SUBTOTAL HARDSCAPE				\$448,000.00
SITE WORK				
Extend Utilities	200.00	LF	\$150.00	\$30,000.00
8' Metal Fence	446.33	LF	\$200.00	\$89,266.00
Site grading, excavation & preparation	1.00	LS	\$50,000.00	\$50,000.00
SUBTOTAL SITE WORK:				\$169,266.00
SUMMARY OF COSTS:				
	BUILDING:			\$1,688,500.00
	POOL			\$2,158,250.00
	HARDSCAPE			\$448,000.00
	SITE WORK			\$169,266.00
TOTAL HARD COSTS				\$4,464,016.00
CONTINGENCY	10.00%			\$446,401.60
CONTRACTOR OVERHEAD	12.00%			\$589,250.11
CONTRACTOR PROFIT	8.00%			\$439,973.42
BONDS & INSURANCE	2.75%			\$163,340.13
DSA PLAN CHECK AND PERMIT	1.25%			\$76,287.27
TOTAL				\$6,179,268.53
A&E Fee	8.00%			\$494,341.48
GRAND TOTAL: (assumes no CM in delivery process)				\$6,673,610.01

Current Budget

Original Budget	\$5,700,000.00
Current Expenditures	\$1,964,874.55
Remaining Balance	\$3,735,125.45
Projected Cost	\$6,673,610.01
Unfunded	\$(2,938,484.56)

- This has grown due to escalation ~\$500,000
- Operational Costs
 - \$225,057 + additional FTE for operation
 - Certified Pool Operator