

Long Center Natatorium Options

Option 1: Execute Project per Legistar

- a. Total= \$15.8M CMAR + design+ misc costs (doesn't include \$1.2M B&M planned AHU replacements that are separate and part of rest of building).
- b. Note: if decision is delayed from this month's Council meeting- AHU price increase is 5-10% increase (negotiated keeping 2024 prices through Jan- \$50k-100k savings)

Option 2: Descope sun deck

- a. Savings- \$870k due to some design work already completed on utilities relocation.
- b. Total= \$14.9M

Option 3: Redesign to make exterior pool

- a. Sunk costs from original design= \$1.085M (design, repairs, AHU submittals, Geotech...)
- b. New design for exterior pool rough estimate = \$850k
- c. Estimated costs= TBD as building envelop needs to be investigated. Likely in \$8-10M range for demo, pool rework issues, building envelop issues and additional scope below.
- d. Total design/construction cost= \$10-12M range (does not include operational impacts/costs) (rough order due to no good details on full scope of work that will be required).
- e. Considerations:
 - 1) What do we need if we turn this into an outdoor pool?
 - Pool Equipment – Install the new equipment as noted in the current plan.
 - Deck – Install a cool deck around the pool.
 - Perimeter Fencing – Install a perimeter fence and a ½ wall around the north and eastside of the pool.
 - Removal of Trees and Landscape
 - Lighting – Install outdoor lighting on the north side of the natatorium.
 - Shade canopies – Install some shade canopies around the pool deck.
 - Pool heater – Install 2 additional pool heaters(we currently have 3 pool heaters, but there will be more of a strain of these units.
 - Pool blanket – Purchase 3-4 pool blankets.
 - 2nd Floor – Install a small roof with gutters and an epoxy floor above the seating area.
 - Widen the deck – Expand the deck on the north side of the pool to accommodate 3-4 pool blanket reels.
 - 2) Impacts of an outdoor pool?
 - Cost of utilities (electric, water, etc.) – We are looking to see if St. Pete can share their costs with us, but we believe that our electric might double if we try and stay open all year and our water might increase 25% b/c of evaporation in the summertime.
 - Programs – As a whole, we will not be able to support a variety of programs b/c we will not be indoors.
 - Swim lessons – We will have to reduce our swim lesson offerings by 25% b/c of the outdoor temperatures in the fall and winter months and in the summer b/c of inclement weather(LC has a lighting protection system).

- Swim Meets - We currently host 6 out of the 12 swim meets during the fall and winter months, which could be impacted if we decide to move forward with an outdoor pool.
- CAT Program – Our youth swim program will lose swimmers, b/c they specifically train at the LC b/c it's an indoor pool.
- Therapy Pool Drop-in and Programs – We could lose some of our senior customers during the fall and winter months b/c the outdoor temperatures will not be unacceptable.
- College Teams – We annually have 8-12 swim teams annually and there is a strong possibility that we lose these teams, b/c they want to in an indoor pool.
- Annual Passes and Drop-ins – A very high percentage of our passes sold at the Long Center are from community members that swim.