



Department of Parks and Recreation

515 West Boulevard
Rapid City, SD 57701
(605) 394-4175

October 24, 2023

To: Legal and Finance Committee, City Council

Re: Request Authorization to Seek Proposals for Professional Services for
Roosevelt Pool Enclosure

During the 2021 Vision Fund application process, the Rapid City Racers and G.R.E.A.T. swim teams advocated for the seasonal enclosure of the outdoor 50-meter pool at the Roosevelt Swim Center. After consideration by the Vision Fund Committee and City Council, the project was awarded \$1,015,000 to be dispersed in 2024.

Parks and Recreation is requesting authorization to seek professional design proposals for the Roosevelt "Dome" project. A consultant team would be hired first and foremost to determine the feasibility of this plan as there are concerns about the additional funding this project is likely to require. The costs that were excluded from the Vision Fund proposal include, but are not limited to, the following:

Upfront or one-time costs that were not included in proposal:

- Professional services (i.e. architect, electrical engineer, civil engineer, mechanical engineer, structural engineer)
- Utility modifications: The outdoor pool deck drains into Roosevelt retention pond (storm sewer system). If the pool is enclosed there is a higher chance that pool or cleaning chemicals would end up on the deck and therefore, drainage may need to be directed into the sanitary sewer system.
- Utility modifications: Preparation of jobsite including plumbing, mechanical piping, networking, and electrical hook-up
- Construction equipment: lift and tools required for installation of the air structure and components
- Permit fees: Pool is within the 100-year floodplain and parcel is located in Flood Hazard Zoning District. The installation of this pool enclosure (structure) would necessitate a Conditional Use Permit, Floodplain Development Permit, and Building Permit.
- Additional security cameras
- Cooling system for warm days in shoulder season
- Unit heaters for chemical room and exterior bathrooms not designed to be year-round facilities (2022 estimate: \$42,000)
- Fire sprinkler and alarm system (not sure if required)

Ongoing costs that were noted in proposal but not included in project estimate:

- Additional staff wages
- Labor required to set up and tear down dome between seasons (Vision Fund application suggests this would take one day with 20-30 people)
- More pool chemicals
- Higher utility costs for running a larger indoor area (i.e. HVAC, boilers, water, power)

It is important to note that increased revenues from more year-round pool space would offset a portion of these costs. However, inflation has impacted nearly every aspect of our purchasing power. At the time of application (July 2021), the Recreation Division estimated that the additional operations costs could amount to about \$385,000. In early 2023, that estimate was up to \$455,000 per year. At the time of application, the dome base package from Arizon Building Systems was quoted at \$518,365. Just five months later, the base price quote had increased almost \$30,000. Then in 2022, Arizon informed us that the base package plus the optional items presented in the proposal would be closer to \$1,136,000, putting the project at least \$120,000 under budget, before additional inflation and the costs described above.

The feasibility study and updated estimate of probable cost will be brought to a future Legal and Finance Committee and City Council meeting for further consideration at which time our Department will be seeking direction on this project.

If the project is authorized to move forward, Consultant would create construction documents, coordinate with the dome vendor, and help administer the project. Consultant may also be responsible for providing bidding services, construction administration and observation, and project closeout but those services would be negotiated at a later date.

Thank you for your consideration,

Jeff Biegler, Department Director

Doug Lowe, Recreation Division Manager

Cliff Zechiel, Recreation Facility Supervisor

Melissa Petersen, Landscape Architect