

HONEY LAKE VALLEY RECREATION AUTHORITY

GOVERNING BOARD

BRIAN WILSON, PRESIDENT
JIM CHAPMAN, VICE PRESIDENT
LARRY WOSICK, BOARD MEMBER
NICK MCBRIDE, BOARD MEMBER
DAVID MESERVE, BOARD MEMBER

STAFF

JARED G. HANCOCK, EXECUTIVE OFFICER
HEIDI WHITLOCK, PROJECT MANAGER
NORMA SCHEETZ, TREASURER

HONEY LAKE VALLEY RECREATION AUTHORITY GOVERNING BOARD MEETING

City Council Chambers
66 North Lassen Street, Susanville, CA 96130

December 2, 2014 - 3:00 p.m.

Addressing the Board

- Any person desiring to address the Board shall first secure permission of the presiding officer.
- Matters under the jurisdiction of the Board, and not on the Agenda, may be addressed by the public at a time provided in the Agenda under Public Comment
- The Board of Directors will not take action on any subject that is not on the Agenda

1 **CALL TO ORDER**

2 **ROLL CALL BOARD OF DIRECTORS**

3 **AGENDA APPROVAL**

4 **APPROVAL OF MINUTES:** Approval of minutes from the September 16, 2014, and October 21, 2014, meetings.

5 **CORRESPONDENCE:** None.

6 **PUBLIC COMMENT**

(any person may address the Board at this time to comment on any subject not on the agenda. However, the Board may not take action other than to direct staff to agendize the matter at a future meeting.)

7 **MATTERS FOR BOARD CONSIDERATION:**

- A. Discuss Financing Options
- B. Review results – Phase I & II
- C. Review Preliminary Site Design Option

8 **BOARD MEMBER ISSUES/REPORTS:**

9 **PUBLIC COMMENT ON CLOSED SESSION ITEMS** (if any): Any person may address the Board at this time upon any discussion item under consideration during Closed Session.

10 **CLOSED SESSION:**

- A. PUBLIC EMPLOYMENT – pursuant to Government Code §54957:
Legal Counsel Services
- B. Conference with Real Property Negotiator:
1a) Location – a portion of APN# 107-160-03, 720 Richmond Road - parking lot area behind County Health & Human Services (Old Roosevelt School) , Susanville, CA; b) Negotiator – Jared G.

Hancock; c) Subject – provide direction to Property Negotiator regarding price and terms of potential site; d) Negotiate with – Lassen County.

- **The next meeting will be held on December 16, 2014 at 3:00 p.m.**

I, Heidi Whitlock, certify that I caused to be posted notice of the regular meeting scheduled for December 16, 2014, in the areas designated on December 12, 2014.


Heidi Whitlock, Project Manager

Submitted By: Jared G. Hancock, Executive Officer

Action Date: December 2, 2014

AGENDA ITEM

SUBJECT: Minutes of the HLVRA September 16, 2014, and October 21, 2014, meetings.

SUMMARY: Attached for the Board's review are the minutes of the HLVRA September 16, 2014, and October 21, 2014 meetings.

FISCAL IMPACT: None.

**ACTION
REQUESTED:** None.

ATTACHMENTS: Minutes: September 16, 2014.
October 21, 2014.

**HONEY LAKE VALLEY RECREATION AUTHORITY
GOVERNING BOARD MEETING
Regular Meeting Minutes
September 16, 2014 – 3:00 p.m.
City Council Chambers 66 North Lassen Street Susanville CA 96130**

Meeting was called to order at 3:05 p.m. by President Brian Wilson.

Roll Call of Board of Directors present: David Meserve, Jim Chapman and Brian Wilson. Absent: Nick McBride and Larry Wosick.

Staff Present: Jared Hancock, Executive Officer, Heidi Whitlock, Project Manager.

APPROVAL OF AGENDA: Motion by Board member Meserve, second by Vice President Chapman to approve the agenda as posted; motion carried. Absent: McBride and Wosick.

APPROVAL OF MINUTES: Motion by Vice President Chapman, second by Board member Meserve to approve the minutes from the August 5, 2014, meeting; motion carried unanimously. Absent: Wosick and McBride.

5 **CORRESPONDANCE:** None.

6 **PUBLIC COMMENT:** None.

7 **MATTERS FOR BOARD CONSIDERATION:**

7A **Update on Roosevelt Pool**

Mr. Hancock opens by stating that he would like to direct people to the City website to view the timeline for the JPA. He then proceeds to go through the timeline with the Board and members of the public. In regards to property acquisition, the JPA is in the process of acquiring two properties, the old Roosevelt Pool site and a portion of the South Street parking lot behind the old Roosevelt School. We received comments back from the County and we have opened escrow with the Elementary School District for the Roosevelt Pool site. We are moving forward with the site design and we have contacted Tim Purdy for the historic use analysis and are looking for a qualified firm for the Phase 1 analysis and soil analysis.

We have a special meeting scheduled for September 30, 2014 for the preliminary design workshop with Aquatic Design Group. We wanted to make sure the date worked and wanted to inquire about the best time for the workshop. We are starting to put RFP's together for the abatement and demolition of the Roosevelt Pool and we have already started the CEQA review. We intend on conducting the workshop this month, at 6p.m. President Wilson responds that he will not be present, the Board decides to move the meeting to October 7, 2014, after the regular meeting at 6p.m. Mr. Hancock shared that he has already been in discussions with the Aquatic Design Group and is excited to have them walk us through the design process.

Charles "Moose" Mueller (public) inquires as to whether or not it will be held in the City Council chambers because he's hoping that a lot of people will want to attend to discuss the options. Mr. Hancock responds that it will still be held in the Council chambers.

Mr. Hancock continues that these are the primary items we are currently working on to keep on task. In the next few months we will be seeing quotes coming in, RFP's etc...

Noelle Riggs (public) inquires as to when the ground breaking will be. Vice President Chapman responds that it looks like February 2015 at this point.

Tony Jonas (public) stated that there was mention on generating funds to raise money for the demolition of the old pool. He then states that it was his understanding that the JPA was fully funding the demolition. Can there be or has there been any collaboration efforts made? Vice President Chapman stated that we can't really do anything until we have legal title on October 3, 2014. We cannot do anything until then. President Wilson adds that, due to our timeline, whether they help with the demolition or the construction portion, we just need help. I don't know that we can hold up the process in hopes that we find partners. Bill Feierabend inquires as to whether or not we can have volunteers assist in raising the pool.

Noelle Riggs then adds that we also want to start advertising the pool and inquired as to how much was in the Pennies for the Pool account. Vice President Chapman responded that Susanville Supermarket has been continuously collecting for the pool and are probably ready to cut another check for monies collected. He then suggests making the check presentation a public session, a special event for recognizing both the Pennies for the Pool and IGA for collecting funds. He then adds that Noelle's idea to relight the Pennies for the Pool spark could be launched from that meeting.

Board member Wosick arrives at 3:26 p.m.

Mr. Hancock responds that we can continue to refer people who would like to make a contribution to the Pennies for the Pool fund. Vice President Chapman believes that we should take the check and make it a photo opportunity and use that to promote the pool. Noelle then suggests that the Board start a facebook page so people can stay up to date on the progress. Mr. Feierabend repeats that he would need both the site and a design prior to raising any money through a non-profit. Ms. Riggs suggests that the collection of monies be constant and "in their faces". Vice President Chapman suggests that the Board not miss any opportunities that he can be present on October 7, 2014. Mr. Hancock responds that when we start the demolition of the Roosevelt Pool, it will be the first tangible thing people will see and that we can use that as the opportunity to get everyone involved. Vice President Chapman states that he wants to break ground on the anniversary of the closure of the old pool. When people see that it's really happening, they will be willing to help.

Tony Jonas states that the Board needs a financing plan before people donate higher amounts as there have been concerns that there is no financing plan. Vice President Chapman states that hopefully all those pieces will be put together before the end of the year. He then states that we need to decide whether outside or inside financing will be chosen and it had to be chosen prior to January 2015 as Board members may change. President Wilson asked when financing options were set to be discussed and was given the answer of October 7, 2014.

7B Expense Reimbursement Request

Motion by Vice President Chapman, second by Board member Wosick, to approve the reimbursement amount of \$6,365.66 as requested by the City of Susanville for professional services rendered; motion carried unanimously.

8 BOARD MEMBER ISSUES/REPORTS: None.

PUBLIC COMMENT TO CLOSED SESSION ITEMS: (if any): Any person may address the Board at this time upon any discussion during Closed Session.

CLOSED SESSION: At 3:38 p.m. the Honey Lake Valley Recreation Authority recessed to closed session to discuss the following:

- A. 1a) PROPERTY NEGOTIATIONS – Roosevelt School site, APN # 107-160-03, 720 Richmond Road. Negotiator – Jared Hancock. Negotiation with Lassen County.
- B. CONFERENCE WITH LEGAL COUNSEL

10 RETURN TO OPEN SESSION: At 4:00 p.m. the Honey Lake Valley Recreation Authority reconvened in open session. No reportable action taken.

ADJOURNMENT: Meeting adjourned at 4:02 p.m.

Respectfully Submitted by

Heidi Whitlock, Project Manager

Brian Wilson, President

**HONEY LAKE VALLEY RECREATION AUTHORITY
GOVERNING BOARD MEETING
Regular Meeting Minutes
October 21, 2014 – 3:00 p.m.
City Council Chambers 66 North Lassen Street Susanville CA 96130**

Meeting was called to order at 3:11 p.m. by President Wilson.

Roll Call of Board of Directors present: Brian Wilson, Nick McBride, Jim Chapman and Larry Wosick.
Absent: Dave Meserve.

Staff Present: Jared Hancock, Executive Officer, Heidi Whitlock, Project Manager.

APPROVAL OF AGENDA: Motion by Board member Wosick, second by Board member McBride to approve the agenda as posted; motion carried unanimously. Absent: Meserve.

APPROVAL OF MINUTES: Motion by Board member Wosick, second by Board member McBride to approve the minutes from the October 7, 2014, meeting; motion carried unanimously. Absent: Meserve. Abstain: Chapman.
Motion by President Wilson to table the September 16, 2014 minutes pending the determination of quorum requirements per public discussion.

5 CORRESPONDANCE:

5A Historical Analysis

Mr. Hancock opens that Tim Purdy, our local historian, was asked to provide the JPA with a historical analysis on the property known as the Old Roosevelt Pool. The analysis is now complete and we found some things of interest. The site was originally envisioned for a hospital and cemetery. However, because of population growth it was instead used for an elementary school and pool. In modern history, a pool is the only real development that has existed on the site.

Tony Jonas (public) offered a short story about how the pool came to fruition.

5B Legal Opinion: Provided by County Counsel – Robert M. Burns

Mr. Hancock states that the question had been raised regarding the ability to expend funds for the Roosevelt Pool analysis. We have now received a legal opinion from Robert Burns, County Counsel, including government code references and he outlines that wording in those codes gives the JPA permission to perform and expend funds for the analysis.

6 PUBLIC COMMENT:

Eileen Spencer (public) gives handouts to the Board and encourages adjustments and housekeeping of the documents available online such as one mislabeled agenda and missing minutes.

7 MATTERS FOR BOARD CONSIDERATION:

7A Update on Creation of a Non-profit

Mr. Hancock states that we have been discussing the non-profit and Tony Jonas was the one person willing to step up for this item.

Mr. Jonas states that it will take approximately 60 days for the 501C3, there is interest to form a Board for the non-profit. However, they want to have the site acquired, the design and an outline of what we want to fundraise for. Not just the basic pool but other elements. He then shares that he has a projector and would like to share his ideas on what he feels is a "basic pool". President Wilson indicated that he felt that would be more appropriate for a future meeting.

President Wilson asks if, once the 501C3 application is turned in, can we start to operate it before it comes back. Mr. Jonas replies that they have one calendar year. President Wilson inquires as to what would happen to donations accepted etc... if it is not accepted. Eileen Spencer (public) states that she was able to get a 501C3 in thirty (30) days but also knows that you have to wait to get your determination letter prior to collecting any money or pledges.

It was requested that we find out this information and bring it back to a future meeting.

8 BOARD MEMBER ISSUES/REPORTS:

It was requested that Mr. Hancock update the Board on multiple items

Mr. Hancock continued that we have contracted with the Aquatic Design Group for the design of the community pool. We conducted a public workshop on September 30th and the purpose was to allow the public to share what their primary needs were. Over the last two weeks, the ADG has been putting schematics together as well as construction and operational cost estimates. Another workshop will be held on November 4th for the Board to review the ideas when ADG returns to present what they came up with for the Board.

Mr. Hancock then discusses property acquisition. The two we are currently entered into are with the Elementary School District and Lassen County. The Board of Supervisors took action on their side before entering escrow. He stated that on October 27th, there would be a meeting between the Director Health & Human Services, Sheriff Dean Growden, Lassen County CAO, Richard Egan and himself about access needs, the sheriff's shed and to determining the lot lines. Once we have a final determination, then we will complete 1-2 hours of actual surveying to complete. Fencing is also needed, which we have looked into, and the County may want to review. We are also conducting a Phase 1 and possibly a focused Phase 2. For those who don't know what a Phase 1 assessment determines, they look for the possibility of contamination. Usually places like orchards, fuel storage facilities etc... could be residual contamination. We are pretty confident that this site will be rather clean. We are confident the tanks on the County lot were abandoned correctly. Phase 1 typically consists of a records search, looking for spills. Based on those findings, we will determine whether or not a Phase 2 is recommended. Once a Phase 1 is performed. If during construction or at a later date overflows or other potential contamination is found, we can be eligible for Brown Fields funding to with clean-up costs. We have also requested a focused Phase 2 soil analysis. As part of this, I will be working with the County to perform the trenching and sampling around the tanks. Once these tasks are completed, we can continue with the escrow process.

Board member Wosick inquires as to who is paying for the Phase 2 portion. Mr. Hancock responded that, as it is focused, and we know exactly the underground storage tanks are located, it is cheaper than a traditional Phase II. Both portions are projected to be less than \$10,000.

CLOSED SESSION: None.

ADJOURNMENT: Meeting adjourned at 3:44 p.m.

Brian Wilson, President

Respectfully Submitted by

Heidi Whitlock, Project Manager

Submitted By: Jared G. Hancock, Executive Officer

Action Date: December 2, 2014

AGENDA ITEM

SUBJECT: Discussing Financing Options

SUMMARY: The Honey Lake Valley Recreation Authority has been looking into financing options and securing funds for the purpose of constructing the new community swimming pool. Staff has been looking into several different financing options, including discussions with both USDA and the State CDBG representatives. An update on the information acquired to date will be given at the meeting.

FISCAL IMPACT: None.

**ACTION
REQUESTED:** None.

ATTACHMENTS: None.

Submitted By: Jared G. Hancock, Executive Officer

Action Date: December 2, 2014

AGENDA ITEM

SUBJECT: Update on Phase I analysis & soil testing

SUMMARY: The Honey Lake Valley Recreation Authority, at the November 4, 2014 meeting, approved using Holdrege & Kull (H&K) to perform the Phase I analysis and soil testing for the property being considered for the use of the future community pool. We anticipate that the results will be available for the December 2nd meeting but they were not available prior to distribution of the agenda.

FISCAL IMPACT: None.

**ACTION
REQUESTED:** None.

ATTACHMENTS: To be provided at meeting if available.

Submitted By: Jared G. Hancock, Executive Officer

Action Date: December 2, 2014

AGENDA ITEM

SUBJECT: Preliminary Design Options

SUMMARY: The Honey Lake Valley Recreation Authority has received four preliminary design options from the Aquatic Design Group. Justin Caron has included the requested "L" shaped pool option(s) along with the estimated cost breakdowns for each design.

FISCAL IMPACT: None.

**ACTION
REQUESTED:** Direction to staff.

ATTACHMENTS: Preliminary Design Options from ADG.

NO.	DESCRIPTION	QTY.	UNIT	UNIT COST	EXTENSION
1.0	Site Work:				
1.1	General Conditions	1	LS	\$30,000	\$30,000
1.2	Site Clearing/Grubbing	1	LS	\$75,000	\$75,000
1.3	Site Grading Cut/Fill	1	LS	\$20,000	\$20,000
1.4	Parking/Fire Access (30 paved, 2 HC, 35 DG)	1	LS	\$80,000	\$80,000
1.5	Site Access Road	1	SF	\$20,000	\$20,000
1.6	Pool Decks	3,870	SF	\$18	\$69,660
1.7	Deck Drainage	420	LF	\$10	\$4,200
1.8	Concrete Walkways & Patio	1,600	SF	\$10	\$16,000
1.9	Landscape & Irrigation	1	LS	\$30,000	\$30,000
1.10	Perimeter Fencing	300	LF	\$80	\$24,000
1.11	Site Lighting Fixtures	6	LS	\$5,000	\$30,000
1.12	Bleachers	1	LS	\$3,500	\$3,500
1.13	Site Furnishing	1	LS	\$2,500	\$2,500
1.14	Footings for Future Bldg.	1	LS	\$100,000	\$100,000
	Subtotal- Site Work				\$504,860
2.0	Site Utilities:				
	Water, Sewer, Gas, Electrical Hookup and				
2.1	Conduit	1	LS	\$75,000	\$75,000
	Subtotal- Site Utilites				\$75,000
3.0	Buildings:				
3.1	Main Bathhouse Building	2,080	SF	\$350	\$728,000
	Subtotal- Buildings				\$728,000
4.0	Swimming Pools:				
4.1	25 Y x 6 Lane Pool	3,400	SF	\$175	\$595,000
4.2	Timing System / Scoreboard	1	LS	\$40,000	\$40,000
4.3	Competition Equipment	1	LS	\$20,000	\$20,000
4.4	Warm Water Pool	1,125	SF	\$135	\$151,875
	Subtotal- Swimming Pools				\$806,875

SUMMARY OF COSTS:

1.0	SITE WORK	\$504,860
2.0	SITE UTILITIES	\$75,000
3.0	BUILDINGS	\$728,000
4.0	SWIMMING POOLS	\$806,875

TOTAL HARD COSTS	\$2,114,735
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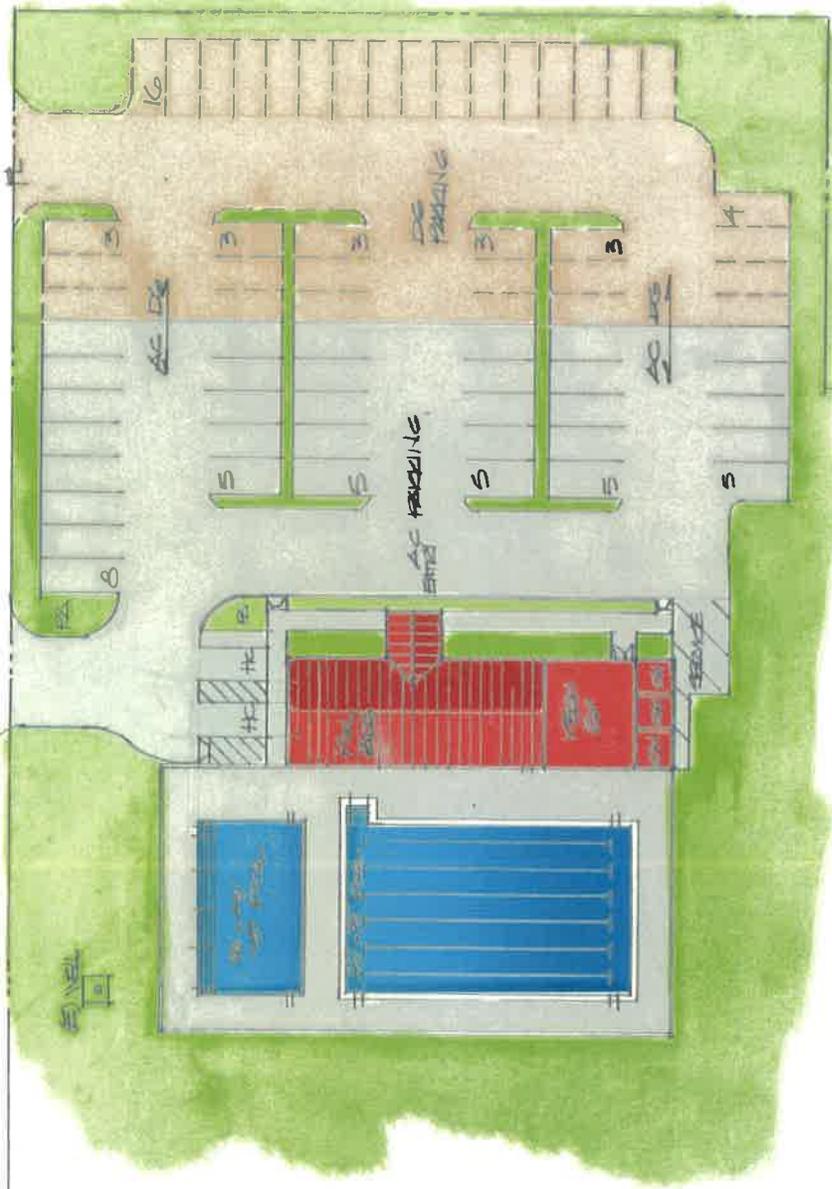
PLUS GENERAL CONTRACTOR O/H & PROFIT AT 15%	\$317,210
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PLUS BONDS & INSURANCE AT 2%	\$42,295
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PLUS SOFT COSTS AT 25%	\$528,684
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GRAND TOTAL**Option 1A: \$3,002,924**

4 SOUTH STREET



AQUATIC CENTER OPTION B
1" = 30'-0"



FL

NO.	DESCRIPTION	QTY.	UNIT	UNIT COST	EXTENSION
1.0 Site Work:					
1.1	General Conditions	1	LS	\$30,000	\$30,000
1.2	Site Clearing/Grubbing	1	LS	\$75,000	\$75,000
1.3	Site Grading Cut/Fill	1	LS	\$20,000	\$20,000
1.4	Parking/Fire Access (33 paved, 2 HC, 35 DG)	1	LS	\$84,000	\$84,000
1.5	Site Access Road	1	SF	\$20,000	\$20,000
1.6	Pool Decks	3,870	SF	\$18	\$69,660
1.7	Deck Drainage	420	LF	\$10	\$4,200
1.8	Concrete Walkways & Patio	1,600	SF	\$10	\$16,000
1.9	Landscape & Irrigation	1	LS	\$30,000	\$30,000
1.10	Perimeter Fencing	300	LF	\$80	\$24,000
1.11	Site Lighting Fixtures	6	LS	\$5,000	\$30,000
1.12	Bleachers	1	LS	\$3,500	\$3,500
1.13	Site Furnishing	1	LS	\$2,500	\$2,500
1.14	Footings for Future Bldg.	1	LS	\$100,000	\$100,000
Subtotal- Site Work					\$508,860
2.0 Site Utilities:					
Water, Sewer, Gas, Electrical Hookup and					
2.1	Conduit	1	LS	\$75,000	\$75,000
Subtotal- Site Utilites					\$75,000
3.0 Buildings:					
3.1	Main Bathhouse Building	2,080	SF	\$350	\$728,000
Subtotal- Buildings					\$728,000
4.0 Swimming Pools:					
4.1	25 Y x 6 Lane Pool	3,400	SF	\$175	\$595,000
4.2	Timing System / Scoreboard	1	LS	\$40,000	\$40,000
4.3	Competition Equipment	1	LS	\$20,000	\$20,000
4.4	Warm Water Pool	1,125	SF	\$135	\$151,875
Subtotal- Swimming Pools					\$806,875

SUMMARY OF COSTS:

1.0	SITE WORK	\$508,860
2.0	SITE UTILITIES	\$75,000
3.0	BUILDINGS	\$728,000
4.0	SWIMMING POOLS	\$806,875

TOTAL HARD COSTS \$2,118,735

PLUS GENERAL CONTRACTOR O/H & PROFIT AT 15% \$317,810

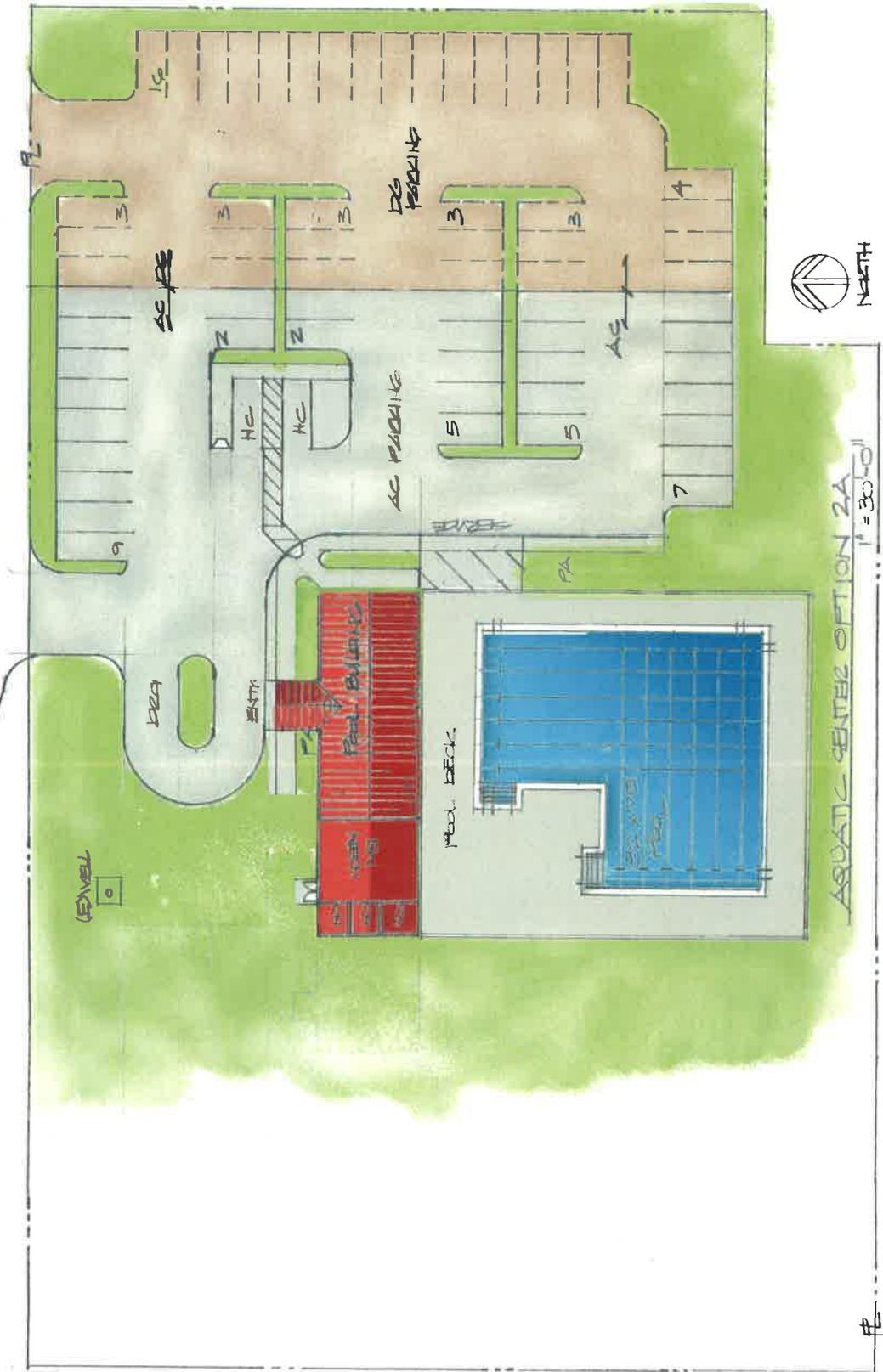
PLUS BONDS & INSURANCE AT 2% \$42,375

PLUS SOFT COSTS AT 25% \$529,684

GRAND TOTAL

Option 1B: \$3,008,604

4 SOUTH STREET



AQUATIC CENTER OPTION 2A

1" = 30'-0"

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NO.	DESCRIPTION	QTY.	UNIT	UNIT COST	EXTENSION
1.0 Site Work:					
1.1	General Conditions	1	LS	\$30,000	\$30,000
1.2	Site Clearing/Grubbing	1	LS	\$75,000	\$75,000
1.3	Site Grading Cut/Fill	1	LS	\$20,000	\$20,000
1.4	Parking/Fire Access (30 Paved, 2 HC, 35 DG)	1	LS	\$80,000	\$80,000
1.5	Site Access Road	1	SF	\$20,000	\$20,000
1.6	Pool Decks	5,487	SF	\$18	\$98,766
1.7	Deck Drainage	370	LF	\$10	\$3,700
1.8	Concrete Walkways & Patio	1,600	SF	\$10	\$16,000
1.9	Landscape & Irrigation	1	LS	\$30,000	\$30,000
1.10	Perimeter Fencing	330	LF	\$80	\$26,400
1.11	Site Lighting Fixtures	6	LS	\$5,000	\$30,000
1.12	Bleachers	1	LS	\$3,500	\$3,500
1.13	Site Furnishing	1	LS	\$2,500	\$2,500
1.14	Footings for Future Bldg.	1	LS	\$110,000	\$110,000
Subtotal- Site Work					\$545,866
2.0 Site Utilities:					
Water, Sewer, Gas, Electrical Hookup and					
2.1	Conduit	1	LS	\$75,000	\$75,000
Subtotal- Site Utilites					\$75,000
3.0 Buildings:					
3.1	Main Bathhouse Building	2,080	SF	\$350	\$728,000
Subtotal- Buildings					\$728,000
4.0 Swimming Pools:					
4.1	25 Y x 25M L-Shaped Pool	5,140	SF	\$175	\$899,500
4.2	Timing System / Scoreboard	1	LS	\$40,000	\$40,000
4.3	Competition Equipment	1	LS	\$20,000	\$20,000
Subtotal- Swimming Pools					\$959,500

SUMMARY OF COSTS:

1.0	SITE WORK	\$545,866
2.0	SITE UTILITIES	\$75,000
3.0	BUILDINGS	\$728,000
4.0	SWIMMING POOLS	\$959,500

TOTAL HARD COSTS	\$2,308,366
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PLUS GENERAL CONTRACTOR O/H & PROFIT AT 15%	\$346,255
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PLUS BONDS & INSURANCE AT 2%	\$46,167
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PLUS SOFT COSTS AT 25%	\$577,092
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GRAND TOTAL**Option 2A: \$3,277,880**

NO.	DESCRIPTION	QTY.	UNIT	UNIT COST	EXTENSION
1.0	Site Work:				
1.1	General Conditions	1	LS	\$30,000	\$30,000
1.2	Site Clearing/Grubbing	1	LS	\$75,000	\$75,000
1.3	Site Grading Cut/Fill	1	LS	\$20,000	\$20,000
1.4	Parking/Fire Access (33 Paved, 2 HC, 35 DG)	1	LS	\$84,000	\$84,000
1.5	Site Access Road	1	SF	\$20,000	\$20,000
1.6	Pool Decks	5,487	SF	\$18	\$98,766
1.7	Deck Drainage	370	LF	\$10	\$3,700
1.8	Concrete Walkways & Patio	1,600	SF	\$10	\$16,000
1.9	Landscape & Irrigation	1	LS	\$30,000	\$30,000
1.10	Perimeter Fencing	330	LF	\$80	\$26,400
1.11	Site Lighting Fixtures	6	LS	\$5,000	\$30,000
1.12	Bleachers	1	LS	\$3,500	\$3,500
1.13	Site Furnishing	1	LS	\$2,500	\$2,500
1.14	Footings for Future Bldg.	1	LS	\$110,000	\$110,000
	Subtotal- Site Work				\$549,866
2.0	Site Utilities:				
	Water, Sewer, Gas, Electrical Hookup and				
2.1	Conduit	1	LS	\$75,000	\$75,000
	Subtotal- Site Utilites				\$75,000
3.0	Buildings:				
3.1	Main Bathhouse Building	2,080	SF	\$350	\$728,000
	Subtotal- Buildings				\$728,000
4.0	Swimming Pools:				
4.1	25 Y x 25M L-Shaped Pool	5,140	SF	\$175	\$899,500
4.2	Timing System / Scoreboard	1	LS	\$40,000	\$40,000
4.3	Competition Equipment	1	LS	\$20,000	\$20,000
	Subtotal- Swimming Pools				\$959,500

SUMMARY OF COSTS:

1.0	SITE WORK	\$549,866
2.0	SITE UTILITIES	\$75,000
3.0	BUILDINGS	\$728,000
4.0	SWIMMING POOLS	\$959,500

TOTAL HARD COSTS	\$2,312,366
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PLUS GENERAL CONTRACTOR O/H & PROFIT AT 15%	\$346,855
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PLUS BONDS & INSURANCE AT 2%	\$46,247
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PLUS SOFT COSTS AT 25%	\$578,092
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GRAND TOTAL

Option 2: \$3,283,560