



South Burlington Indoor Active
Recreation Center
City Council Update

December 2, 2019

INDOOR RECREATION CENTER PLANNING

Program Development & Design

August 26

**Full Day Stakeholder Meetings including School District
Evening Community Outreach Meeting**

August 27 – September 10

Online Survey (806 responses)

September 12

Design Input from Recreation Staff

September 17

Community Update on Program & Conceptual Approach

October 21

Update to City Council

November

Complete Schematic Design and Opinion of Probable Cost

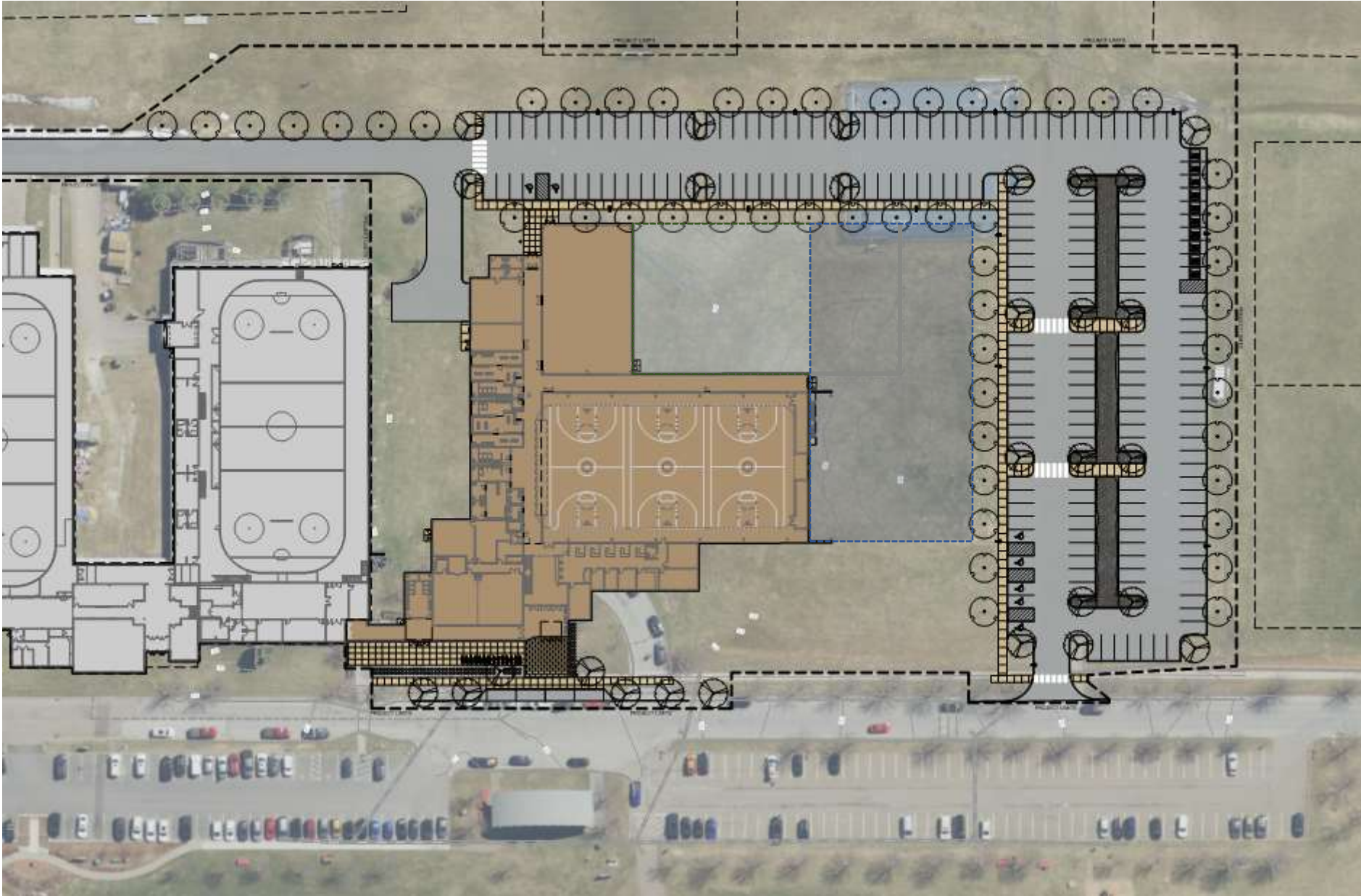
December 2

Update to City Council

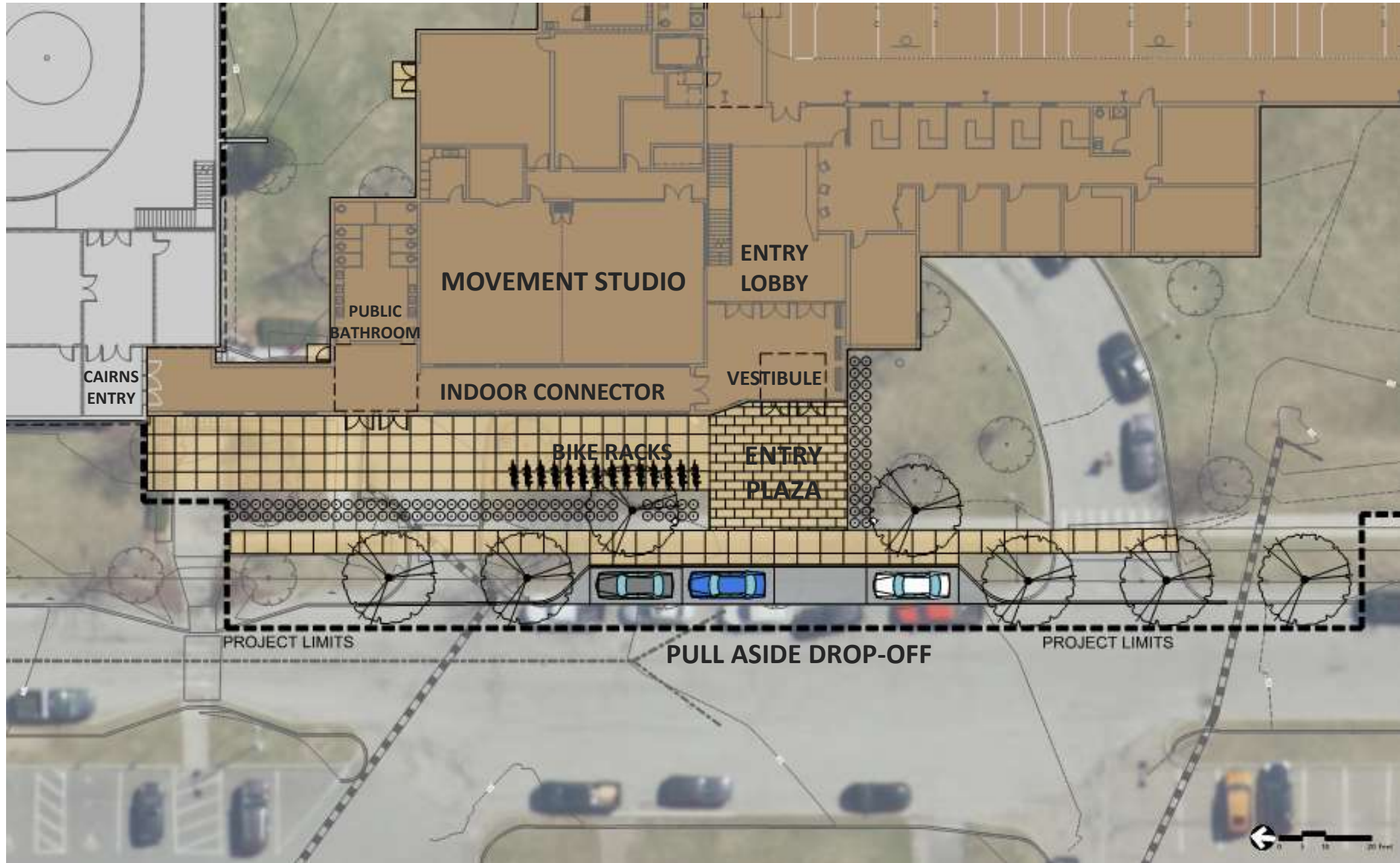
Next Step

Operational Review by Ballard-King

SCHEMATIC SITE PLAN

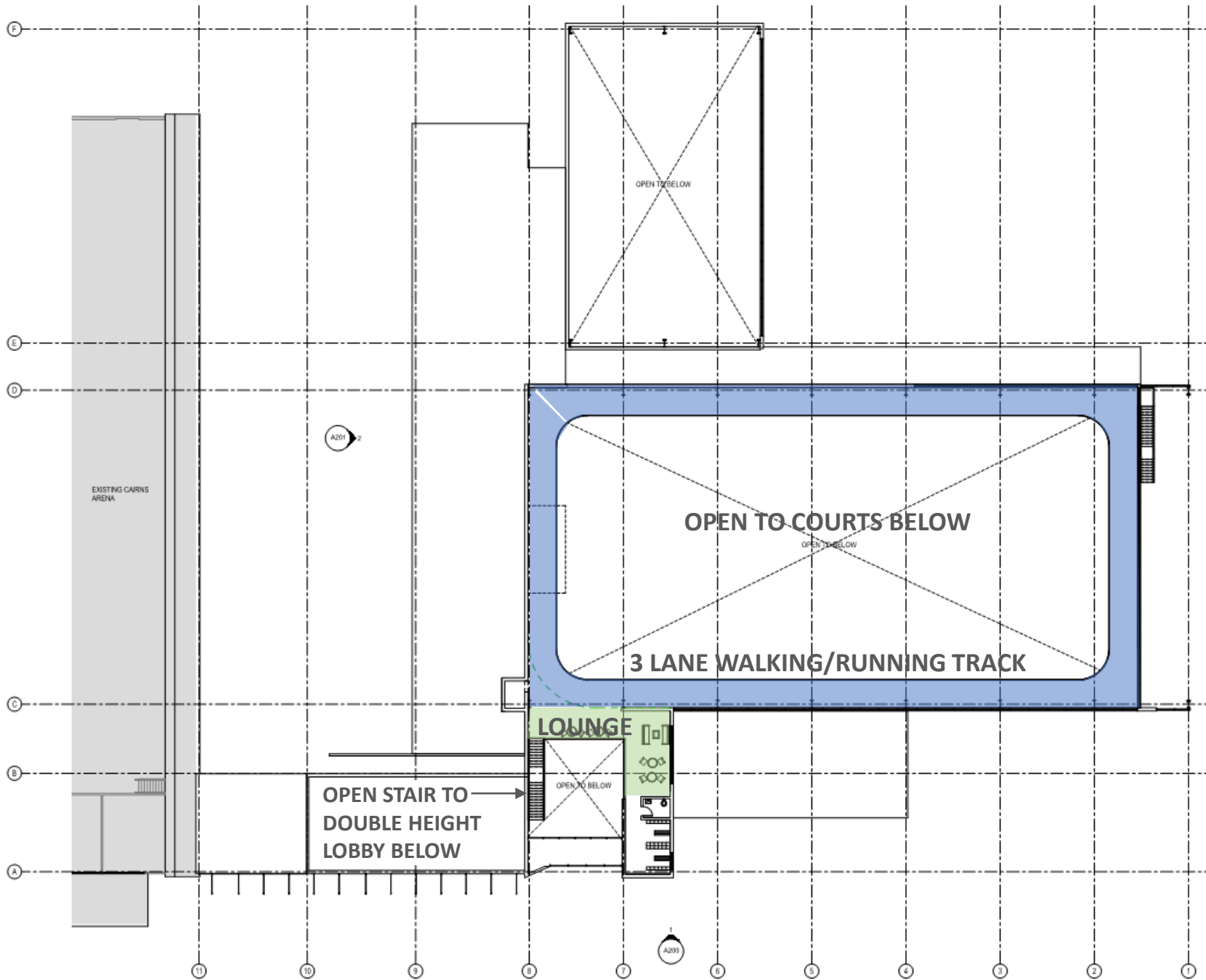


SCHEMATIC ENTRY PLAN



SCHEMATIC DESIGN

Mezzanine



north
←

SCHEMATIC DESIGN

General Forms (Massing)



CONSTRUCTION COST

Cost for projected Construction Manager (CM) Contract -does not include “soft costs”

Developed by Peterson Consulting, Inc. with design team input

\$17,671,000 construction cost

\$326 / SF total based on April 15, 2021 start and 54,250 SF area take-off

(BH+A notes projects in Boston, MA region are running about \$350 / SF)

Based on cost-effective metal panel building system on pre-engineered long-spans

Includes costs for new VT CBES (commercial building energy standard) and stretch code effective March-April, 2020

Does not include solar photovoltaics; any array would be third party owned

OPINION OF PROBABLE COST

Mark-ups, Exclusions and Clarifications

Opinion of Probable Cost

\$17,671,000 Construction Cost Projection Includes:

Direct Mark-ups

Estimating and Design Contingency

Escalation

Owner Costs, developed by City of South Burlington:

Design/Engineering	\$ 1,265,000
Furnishing/Fixtures/Equipment/Security/Etc.	\$ 1,222,950
Permits/Fees/Insurance	\$ 220,370
Oversight/Commissioning/Inspections	\$ 397,000
Project Contingency	\$ 871,000

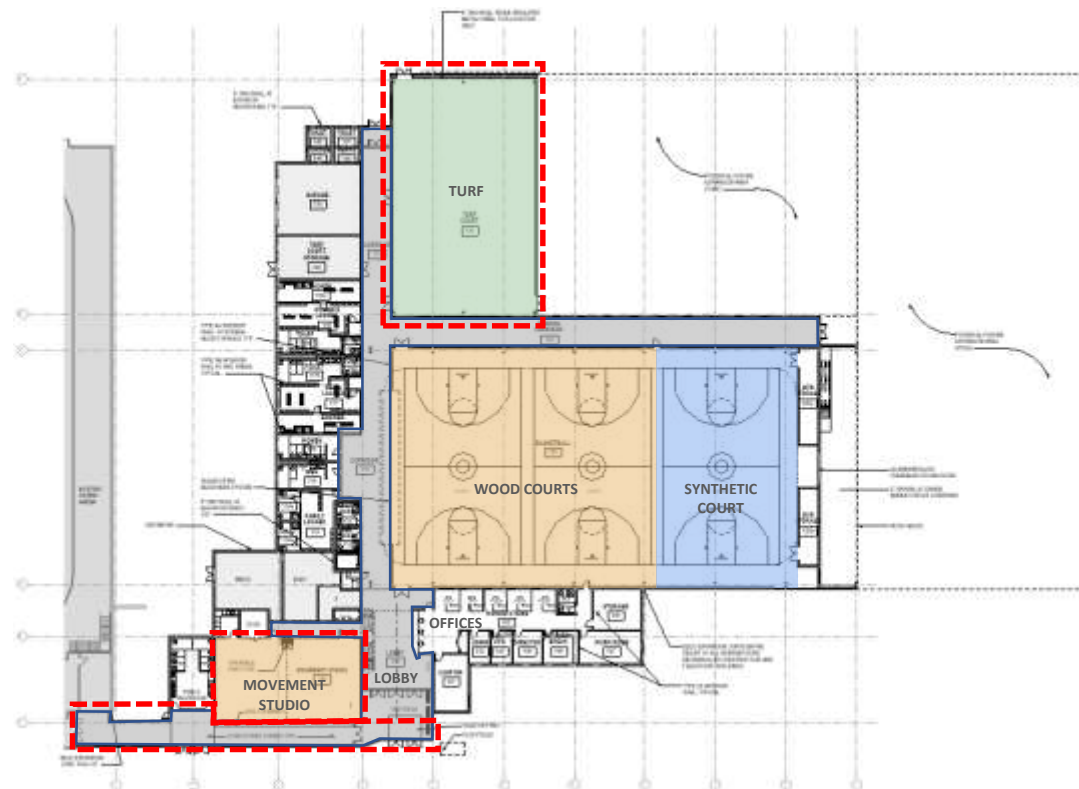
PROJECTED TOTAL PROJECT COST \$21,497,375

POTENTIAL CONSTRUCTION COST REDUCTIONS

Removal of Turf Court Building ~\$1,595,000 construction cost saving

Removal of Indoor Connector ~ \$250,000 construction cost saving

Removal of Movement Studio ~ \$645,000 construction cost saving



ADDITIONAL ENERGY IMPROVEMENTS

A preliminary energy model was created to evaluate system options:

Air sourced heat pump HVAC (VRV) system adds \$119,500 cost

- This option shifts conditioning energy consumption mostly to electric (natural gas domestic hot water and heating back-up)
- Greenhouse gas emissions are cut in half
- Annual energy costs increase 6% or \$5,000/year

A ground loop “geothermal” HVAC system adds \$513,900 cost

- This option has the same energy shift and greenhouse gas advantages as VRV
- Annual energy costs decrease about 6% or \$5,500/year

This model will allow for further system refinements in the next phase of design.

NEXT STEPS

Complete Facility Operations Plan

Council Discussion and Direction

Questions



www.SouthBurlingtonVT.gov

