



DEL ORO AQUATIC CENTER

A CAPITAL FUNDRAISING CAMPAIGN FOR A NEW
AQUATIC FACILITY AT
DEL ORO HIGH SCHOOL



FRIENDS OF THE DO POOL COMMITTEE

We are a volunteer organization that was formed to help raise funds and participate in the design and construction process of a new aquatic center for Del Oro High School and the Loomis community. Our expertise includes backgrounds in swimming, water polo, accounting, law, and business, engineering and fundraising.

- Grace Kamphefner
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- Beverly Triplett
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PURPOSE OF PROGRAMMING FEASIBILITY STUDY

1. Develop a feasibility study for an enhanced aquatic facility which would meet the comprehensive needs of DOHS Students, as well as expanding and diversifying opportunities for residents within the area.
2. To demonstrate a variety of design options that are all economically viable given expanded programming opportunities.

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SCOPE OF SERVICES PROVIDED

In general terms, the scope of services provided by TSE to Del Oro High School includes the following:

- Identification of various potential user groups
- Analysis of educational, recreational, and competitive aquatic needs
- Estimate of construction costs
- Analysis of potential funding sources to defray construction and ongoing operational costs
- Projection of potential programs and the personnel necessary to support these activities
- Analysis of facilities in close geographic proximity that have impact on usage and profitability
- Opinion on likely scenarios for income and expense

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SEVEN PLANNING IMPERATIVES

- *Outdoor facility*, augmenting the usage of the current (but inadequate) facility
- *Student-centered*, reflecting Del Oro High School students as the highest priority user group
- *Multi-purpose*, providing a broad range of aquatic programming
- *Centrally located*, on current site, or, if deemed more practical, elsewhere on DOHS property
- *Community-oriented*, recognizing the recreational and instructional needs of area residents, as well as the options currently available within a short driving distance
- *Competition-suited*, enabling some competitive events to be hosted in an accommodating environment
- *Fitness-based*, emphasizing the health-related benefits of exercise

OPEN SWIM





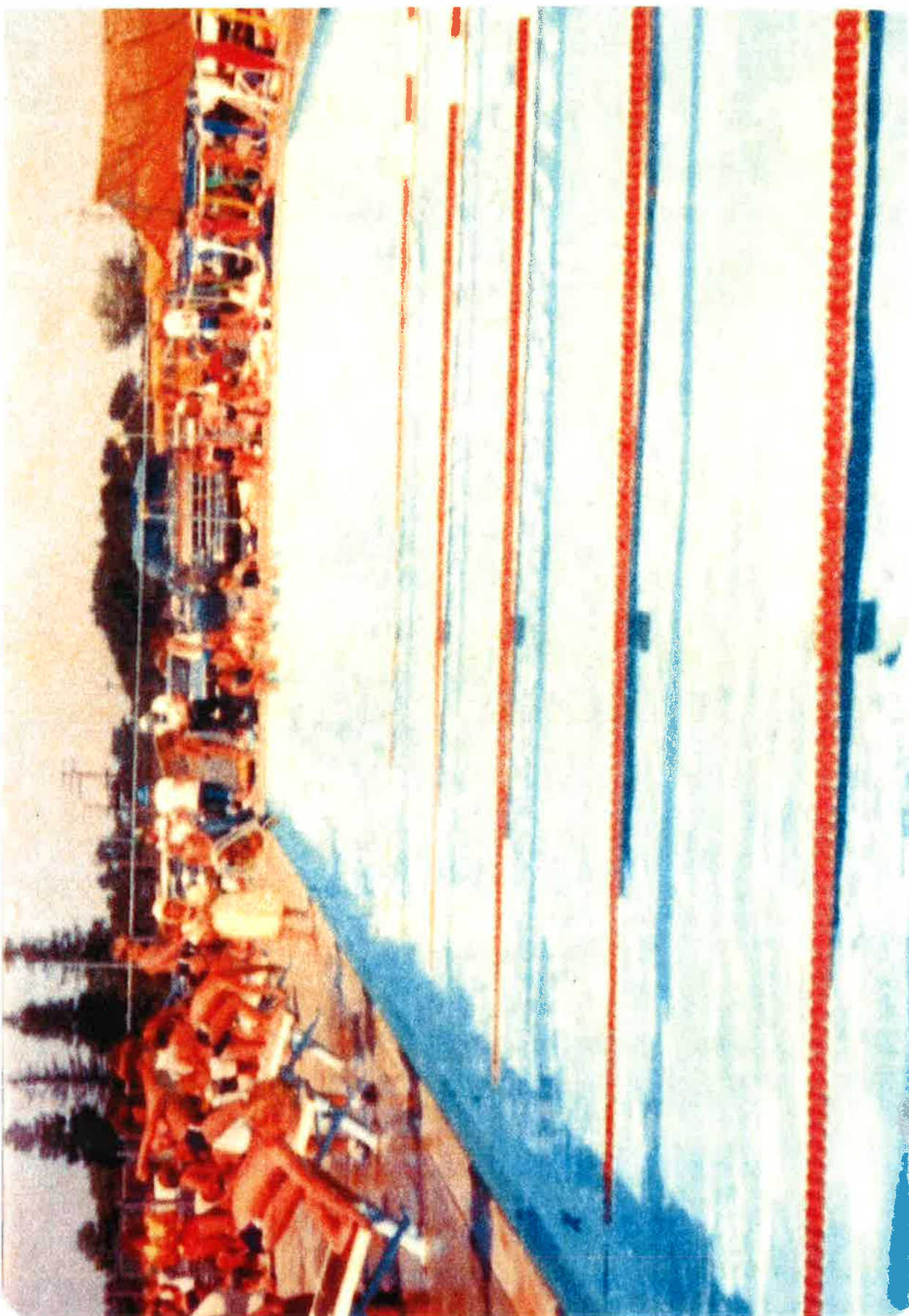
NOODLE BALL



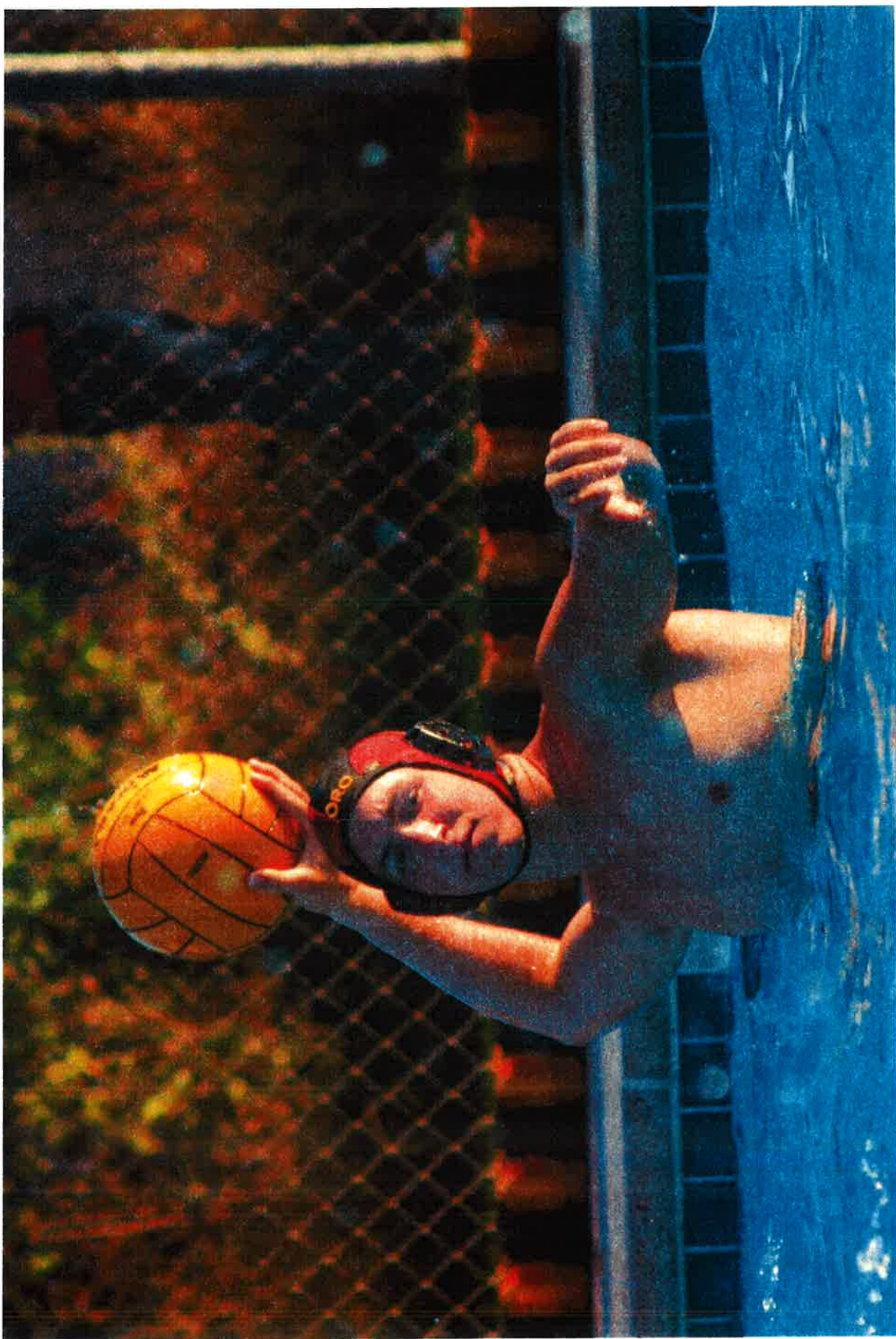
LOOMIS BASIN DOLPHINS



LOOMIS BASIN DOLPHINS



LOOMIS BASIN DOLPHINS – 1980



DEL ORO WATER POLO

PREFERRED CONCEPTUAL PLAN

This is a newly-constructed pool that is geared for competitive team utilization and deep-water instructional activities, with 2 lanes being shallow water for shallow-water instructional activities. This site plan features the following elements:

Main Pool

- Twelve swimming lanes (25 yard, 7-foot deep water course, suitable for high school, collegiate, and swim and water polo practice and competition). With 2 additional shallow-water lanes.
- Multi-directional water polo configurations.
- Spectator bleachers and shaded relaxation areas.

Second Pool

A second pool, approximately 36 feet x 30 feet with shallow water and warm water would enable the following programmatic options:

- Aquatic therapy and rehabilitation for patients of local hospital and private physician groups.
- Swimming instruction for young children, in which a warm water environment is most conducive to learning.
- Various activities including classes for mothers and infants and individuals with handicapping conditions.

Buildings

This option would also provide the following building amenities:

- **Locker Room Building**

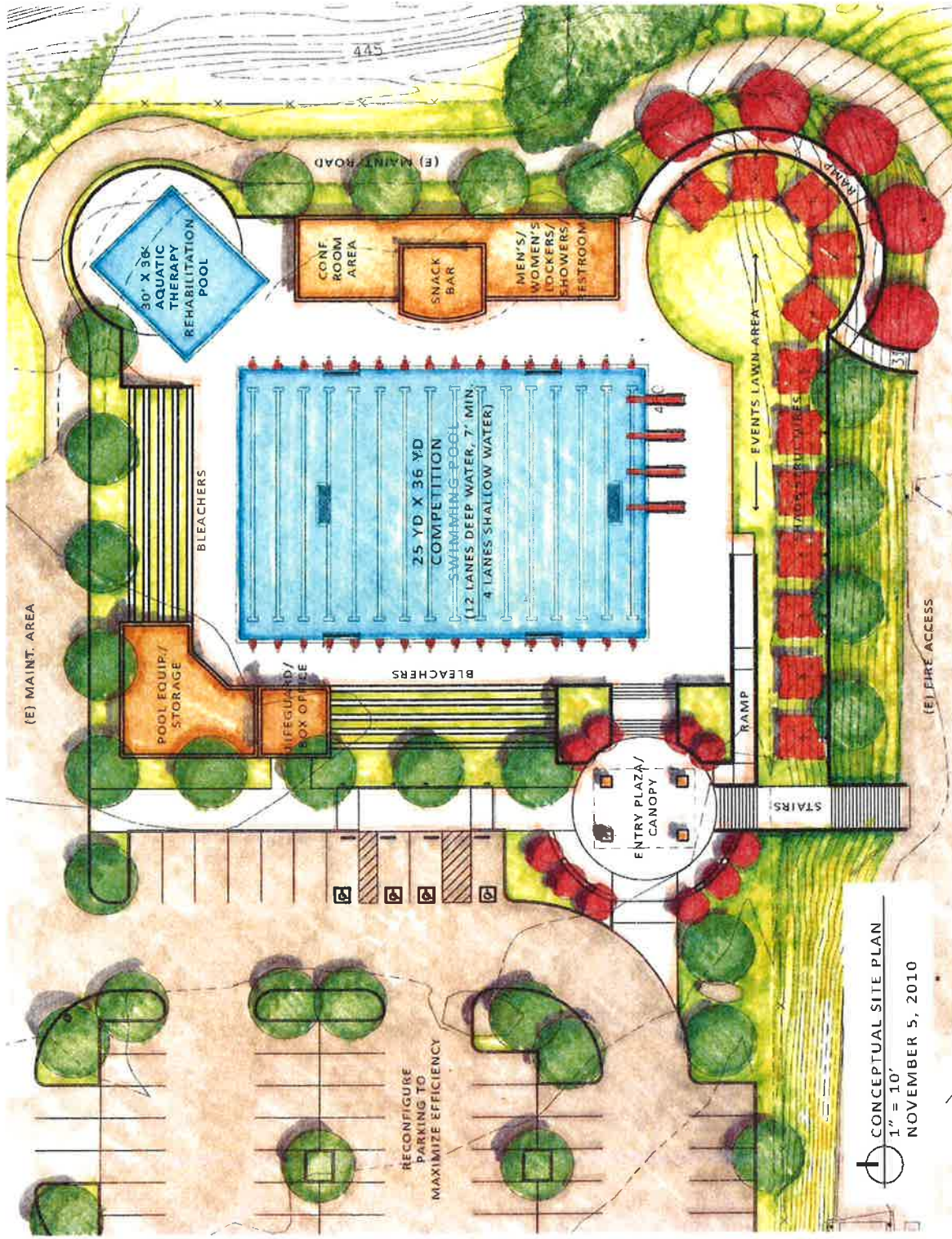
Approximately 30'x67' (2,000 square feet) - 200 sf for changing area, 200 sf for showers, 800 sf for toilets/lavatories, 300 sf for concessions, and 500 sf for conference room.

- **Lifeguard Building**

Approximately 30'x25' (750 square feet) - 150 sf for box office, 150 sf for first aid room, 250 sf for lifeguard office, 100 sf for lifeguard storage, and 10 sf for janitorial.

- **Mechanical Building**

- Approximately 30'x25' (750 square feet) - to house all equipment for the two pools.



williams + paddon
 ARCHITECTS // PLANNERS // PEOPLE

**DEL ORO HIGH SCHOOL
 AQUATICS CENTER**

**PLACER UNION HIGH
 SCHOOL DISTRICT**

PREFERRED CONCEPTUAL PLAN

CONCEPTUAL SITE PLAN
 1" = 10'
 NOVEMBER 5, 2010

OPINION OF PROJECT COSTS

Usage	Square Footage	Opinion of Cost
Pools:		
Competition Pool (25 yd. x 36 yd.)	8,100	\$1,201,500
Aquatic Therapy/Rehabilitation Pool (36'x30')	1,080	118,800
Sub-Total	9,980	\$1,320,300
Buildings		
Locker rooms/toilets/snack bar	2,000	723,333
Life guard/first aid/box office	750	243,750
Mechanical building	750	211,250
Shade structures (2)		33,333
Sub-Total	3,500	\$1,211,667
Features and Hardscape		
Outdoor lighting (one light standard)		20,000
Decking and storm drain	10,000	140,000
Fencing (700 linear feet)		23,333
Sub-Total	10,000	\$183,333
Site Work		
Landscaping	5,000	13,333
Demolition (existing buildings, concrete, pavement)		50,000
Parking lot (paving, AB, striping)	50,000	250,000
Sub-Total	55,000	\$313,333
TOTAL	78,480	\$3,028,633

OPINION OF PROJECT COSTS

Contingency (10%)	\$302,863
Contractor Overhead (8%)	\$242,291
Contractor Profit (8%)	\$242,291
Bonds & Insurance (2%)	\$60,573
Design Feed (8%)	\$242,291
Fees/Permits (5%)	\$151,432
Sub-Total of Overhead Costs	\$1,241,740
Sub-Total of Construction and Site Costs	\$3,028,633
Grand Total	\$4,270,373

NET OPERATING PROFIT (LOSS)

SCENARIO 4	
REVENUES	
Learn to Swim	\$21,600
Open Swim	\$9,000
Aquatic Therapy	\$21,600
Competition Swim Rental	\$30,000
Water Polo Rental	\$12,000
Third Party/Outside Rentals	\$12,000
Dive Team Rental	\$12,000
Masters Team Rental	\$24,000
Adult Program Rental	\$12,000
Concessions	\$5,850
TOTAL REVENUES	\$160,050
OPERATING EXPENSES	
Electricity	\$24,124
Natural Gas	\$30,241
Chemical	\$56,880
Water	\$2,769
Staffing	\$81,360
TOTAL OPERATING EXPENSES	\$195,374
NET OPERATING PROFIT (LOSS)	(\$35,324)
Operating Cost Recovery %	81.92%

OPPORTUNITIES FOR USAGE

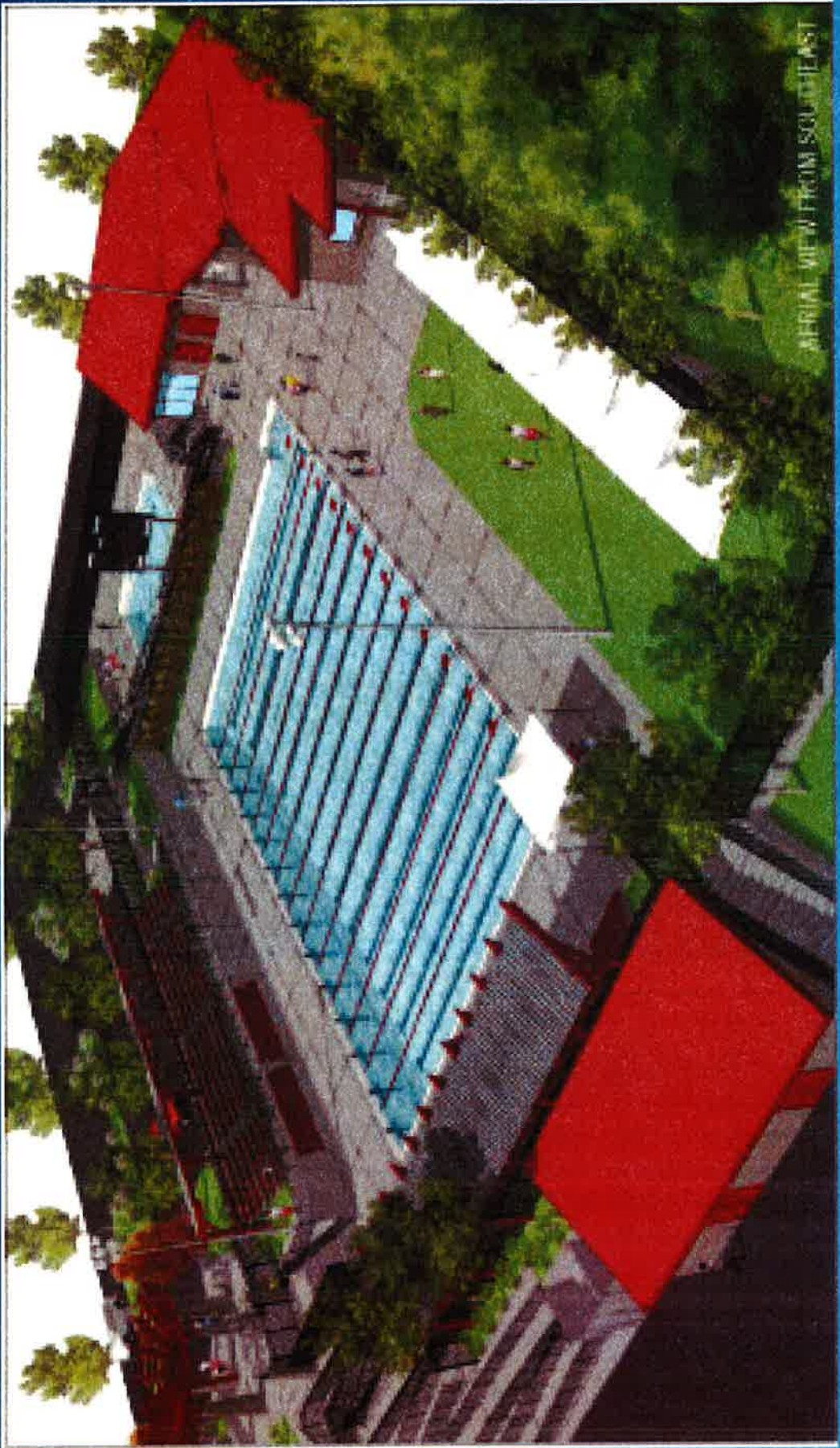
1. Placer Union School District Aquatics Programs
2. Del Oro Aquatics
3. Loomis Basin Dolphins
4. Community Swim
5. Community Swim Lessons
6. Water Aerobics
7. Scuba Lessons
8. Kayak Lessons
9. Fire Department Training
10. Lifeguard Training
11. Placer School for Adults
12. Placer County Aquatic Programs
13. Masters Swim Program
14. Swim & Water Polo Tournaments and Meets

ACCOMPLISHMENTS TO DATE

- The Del Oro Aquatic Center Giving Fund was established in October 2010 as a specific account to be used only for the renovation of the Del Oro Pool.
- Upon approval by the PUHSD Board of a conceptual plan in September 2010, the Friends of the DO Pool started a capital campaign. They raised over \$75,000 in three months which paid for the development of the preliminary designs by Williams + Paddon Architects in the spring of 2011.
- The fund currently has earned over \$200,000 thanks to generous support from individuals and local businesses. A matching grant will match each dollar raised up to one million dollars. The goal to break ground with a Phase One of construction is \$2 million, and a complete project cost of at least \$4 million. Several renderings of the preliminary designs are attached.



AERIAL VIEW FROM SOUTHWEST



AERIAL VIEW FROM SOUTHEAST

