



# Memo

To: Lesley Nalley, CEO  
From: Stacy Hoover, Director of Recreation  
Date: February 20, 2019  
Re: Discussion of Outdoor Pool Replacement Project

---

## Timeline

1972 – Pool built  
2006 – Five-Year Strategic Plan identified DeSoto Pool renovation  
2010 - Pool committee formed to investigate new pool facility  
2011 – Repair estimates top \$500,000 and Board considers pool renovation during Board retreat  
2012 – Pool project cost estimate is \$1,200,000  
2013 – Additional review of project requested  
2015 – Pool opened in 1972, with life expectancy of only 30 years, does not pass inspection for season opening  
2016 – Pool moved out a year due to lawsuit appeal  
2017 – Townhall meeting and roundtables held. Subcommittee formed, Board approved project plan and RFP's requested.  
2018 – RFP amended, Board approved specifications, authorized staff to obtain related conceptual and engineering drawings, requested the development of a draft contract with Carrouthers Construction that ensured approved features and costs delivered, and requested project ACC approval.

## Details

The outdoor pool replacement project includes a pool, decking, clubhouse, shade shelters, and pool equipment area.

A detailed project plan was approved by the Board of Directors at the December 20, 2017 meeting with project deliverables to include a zero-entry pool of approximately 3,000 square feet, sloping to a deeper end of 8½ feet, in the same location as the existing outdoor pool.

The Architectural Control Committee met the first week of February for preliminary plan review. Feedback was provided on submittal of Approved for Construction plans signed by Public Works, Public Utilities and the Fire Department. The Architectural Control Committee will also need color choices for CMU and roof shingles as well as Department of Health approved plans before issuing a building permit.

The Outdoor Pool Subcommittee met the second week of February for preliminary plan review. The subcommittee members said the project provides the requested deliverables, meets the features requested in the roundtable discussions, is an important amenity for the community, and should be approved for replacement.

Next steps: Consideration and approval by the Hot Springs Village Board of Directors, submittal and approval by the Arkansas Department of Health, and submittal and approval of the Hot Springs Village Architectural Control Committee. The project is estimated to take 40-48 weeks, weather permitting.

Three new proformas have been prepared to represent the rise in minimum wage. The three proformas are based on No Lifeguards, Weekend Lifeguards, and Lifeguards available when the facility is open.

**Total Budget (R500-70916):** Approximately \$750,000 of the original \$1,200,000 was carried over from the 2017 Operating and Capital Budget. An additional \$500,000 was budgeted in 2019 bringing the total budgeted amount for this project to \$1,250,000.

Base Pool Construction Proposal - \$1,096,250

Includes pool, equipment, pool deck, clubhouse building, and shade structure

Requested additions to Plans - \$153,750

Pool ADA ramp and rail, fencing upgrades, IT equipment, landscaping, and lighting.

## PROPRIETARY STATEMENT

This document and any attached materials are the sole property of Hot Springs Village Property Owners Association and are not to be disseminated, distributed, or otherwise conveyed to staff or the public without the express written permission of executive management.

### NO LIFEGUARDS

#### OPERATING OVERVIEW

BASIS FOR ESTIMATES	2014	2013	2012	2011	2010	ASSUMPTIONS
Members	2107	2674	1863	2059	1753	
Visitors	1561	2408	3170	3411	3322	
Under 6 Member	357	463	441	327	454	
Under 6 Visitor	397	623	729	813	717	
Annual Passes	9	16	39	42	18	
Pool Rentals	29	30	42	35	24	
Swim Lessons	160	187	206	221	218	

#### PAST REVENUE ASSUMPTIONS

REVENUES	18 Fee	Sales	2014	Sales	2012	Sales	2010	ASSUMPTIONS
Annual Member	\$ 250.00	9 \$	2,250.00	39 \$	9,750.00	18 \$	4,500.00	
Daily Members	\$ 5.00	2107 \$	10,535.00	1863 \$	9,315.00	1753 \$	8,765.00	
Daily Guests	\$ 8.00	1561 \$	12,488.00	3170 \$	25,360.00	3322 \$	26,576.00	
Lockers		NA		NA		NA		
Rentals	\$ 250.00	29 \$	7,250.00	42 \$	10,500.00	24 \$	6,000.00	
Swim Lessons	\$ 35.00	160		206 \$	7,210.00	218 \$	7,630.00	
Vending Income		NA		NA		NA		
Pergola Rental		NA		NA		NA		
<b>TOTAL REVENUE</b>			<b>\$ 32,523.00</b>		<b>\$ 62,135.00</b>		<b>\$ 53,471.00</b>	

#### PROJECTED REVENUES

REVENUES	FEE	2020	FEE	2021	FEE	2022	ASSUMPTIONS
Annual Member	104 \$ 250.00	\$ 26,000.00	257.50 \$	27,583.40	265.23 \$	29,263.23	3% growth
Daily Members	2500 \$ 5.00	\$ 12,500.00	5.15 \$	13,261.25	5.30 \$	14,068.86	3% growth overall
Daily Guests	1750 \$ 8.00	\$ 14,000.00	8.24 \$	14,852.60	8.49 \$	15,757.12	60% above member fee; with 3% growth
Lockers	250 \$ 1.00	\$ 250.00	1.00 \$	257.50	1.00 \$	265.23	3% growth in rentals
Rentals	5 \$ 250.00	\$ 1,250.00	257.50 \$	1,326.13	265.23 \$	1,406.89	3% growth overall
Special Event Admission	250 \$ 10.00	\$ 2,500.00	10.00 \$	2,575.00	10.00 \$	2,652.25	3% growth in attendees
Vending Income	4 \$ 700.00	\$ 2,800.00		2,884.00		2,970.52	3% growth overall
Pergola Rental	25 \$ 50.00	\$ 1,250.00		1,287.50		1,326.13	3% growth overall
<b>TOTAL REVENUE</b>		<b>\$ 60,550.00</b>		<b>\$ 64,027.38</b>		<b>\$ 67,710.22</b>	

#### COST OF GOODS SOLD

COST OF GOODS SOLD	YEAR 1	YEAR 2	YEAR 3	ASSUMPTIONS
Cost of Vending	\$ 1,875.00	\$ 1,931.25	\$ 1,989.19	
<b>TOTAL COST OF GOODS SOLD</b>	<b>\$ 1,875.00</b>	<b>\$ 1,931.25</b>	<b>\$ 1,989.19</b>	

#### GROSS PROFIT

**GROSS PROFIT \$ 58,675.00      \$ 62,096.13      \$ 65,721.03**

#### EXPENSES

EXPENSES	YEAR 1	YEAR 2	YEAR 3	ASSUMPTIONS
Employee Expenses	\$ 33,645.26	\$ 34,654.62	\$ 35,694.26	Check-In 7 Days a Week (2)
70421	\$ 500.00	\$ 515.00	\$ 530.45	
70422	\$ 750.00	\$ 772.50	\$ 795.68	
70426	\$ 1,000.00	\$ 1,030.00	\$ 1,060.90	
70441	\$ 4,000.00	\$ 4,120.00	\$ 4,243.60	
70452	\$ 1,000.00	\$ 1,030.00	\$ 1,060.90	
70491	\$ 1,000.00	\$ 1,030.00	\$ 1,060.90	
70494	\$ 1,500.00	\$ 1,545.00	\$ 1,591.35	
70522	\$ 500.00	\$ 515.00	\$ 530.45	
70618	\$ 500.00	\$ 515.00	\$ 530.45	
70621	\$ 15,000.00	\$ 15,450.00	\$ 15,913.50	
70623	\$ 5,000.00	\$ 5,150.00	\$ 5,304.50	
70624	\$ 2,000.00	\$ 2,060.00	\$ 2,121.80	
70631	\$ 5,000.00	\$ 5,150.00	\$ 5,304.50	
70632	\$ 1,000.00	\$ 1,030.00	\$ 1,060.90	
70642	\$ 750.00	\$ 772.50	\$ 795.68	
70652	\$ 750.00	\$ 772.50	\$ 795.68	
70673	\$ 250.00	\$ 257.50	\$ 265.23	
<b>TOTAL EXPENSES</b>	<b>\$ 74,145.26</b>	<b>\$ 76,369.62</b>	<b>\$ 78,660.71</b>	

#### NET OPERATING INCOME (LOSS)

	YEAR 1	YEAR 2	YEAR 3	ASSUMPTIONS
<b>NET OPERATING INCOME (LOSS)</b>	<b>\$ (15,470.26)</b>	<b>\$ (14,273.49)</b>	<b>\$ (12,939.68)</b>	

#### STAFFING NEEDS

Maintenance                      Hours are currently paid from R150  
 Operations                        1291.5 hours per cashier, 553.77 hours per weekend lifeguard, 1291.5 per all time lifeguard; \$11.00/hour plus FICA

#### NOTES

Pergola rental requires construction of shade shelter for use by all without reservations.  
 Volunteers could also be used to assist with hours of paid staffing.

**PROPRIETARY STATEMENT**

This document and any attached materials are the sole property of Hot Springs Village Property Owners Association and are not to be disseminated, distributed, or otherwise conveyed to staff or the public without the express written permission of executive management.

**WEEKEND LIFEGUARDS**

BASIS FOR ESTIMATES		2014	2013	2012	2011	2010	ASSUMPTIONS
Members		2107	2674	1863	2059	1753	
Visitors		1561	2408	3170	3411	3322	
Under 6 Member		357	463	441	327	454	
Under 6 Visitor		397	623	729	813	717	
Annual Passes		9	16	39	42	18	
Pool Rentals		29	30	42	35	24	
Swim Lessons		160	187	206	221	218	

REVENUES		18 Fee	Sales	2014	Sales	2012	Sales	2010	ASSUMPTIONS
Annual Member	\$ 250.00		9 \$	2,250.00	39 \$	9,750.00	18 \$	4,500.00	
Daily Members	\$ 5.00	2107 \$		10,535.00	1863 \$	9,315.00	1753 \$	8,765.00	
Daily Guests	\$ 8.00	1561 \$		12,488.00	3170 \$	25,360.00	3322 \$	26,576.00	
Lockers			NA		NA		NA		
Rentals	\$ 250.00	29 \$		7,250.00	42 \$	10,500.00	24 \$	6,000.00	
Swim Lessons	\$ 35.00	160			206 \$	7,210.00	218 \$	7,630.00	
Vending Income			NA		NA		NA		
Pergola Rental			NA		NA		NA		
<b>TOTAL REVENUE</b>				<b>\$ 32,523.00</b>		<b>\$ 62,135.00</b>		<b>\$ 53,471.00</b>	

REVENUES		FEE	2020	FEE	2021	FEE	2022	ASSUMPTIONS
Annual Member	104 \$	250.00 \$	26,000.00 \$	257.50 \$	27,583.40 \$	265.23 \$	29,263.23	3% growth
Daily Members	2500 \$	5.00 \$	12,500.00 \$	5.15 \$	13,261.25 \$	5.30 \$	14,068.86	3% growth overall
Daily Guests	1750 \$	8.00 \$	14,000.00 \$	8.24 \$	14,852.60 \$	8.49 \$	15,757.12	60% above member fee; with 3% growth
Lockers	250 \$	1.00 \$	250.00 \$	1.00 \$	257.50 \$	1.00 \$	265.23	3% growth in rentals
Rentals	5 \$	250.00 \$	1,250.00 \$	257.50 \$	1,326.13 \$	265.23 \$	1,406.89	3% growth overall
Special Event Admission	250 \$	10.00 \$	2,500.00 \$	10.00 \$	2,575.00 \$	10.00 \$	2,652.25	3% growth in attendees
Vending Income	4 \$	700.00 \$	2,800.00 \$		2,884.00 \$		2,970.52	3% growth overall
Pergola Rental	25 \$	50.00 \$	1,250.00 \$		1,287.50 \$		1,326.13	3% growth overall
<b>TOTAL REVENUE</b>			<b>\$ 60,550.00</b>		<b>\$ 64,027.38</b>		<b>\$ 67,710.22</b>	

COST OF GOODS SOLD		YEAR 1	YEAR 2	YEAR 3	ASSUMPTIONS
Cost of Vending		\$ 1,875.00	\$ 1,931.25	\$ 1,989.19	
<b>TOTAL COST OF GOODS SOLD</b>		<b>\$ 1,875.00</b>	<b>\$ 1,931.25</b>	<b>\$ 1,989.19</b>	

GROSS PROFIT		YEAR 1	YEAR 2	YEAR 3
<b>GROSS PROFIT</b>		<b>\$ 58,675.00</b>	<b>\$ 62,096.13</b>	<b>\$ 65,721.03</b>

EXPENSES		YEAR 1	YEAR 2	YEAR 3	ASSUMPTIONS
Employee Expenses		\$ 48,071.69	\$ 49,513.84	\$ 50,999.26	Check-In 7 Days a Week (2); Lifeguards Friday - Sunday (2)
70421		\$ 500.00	\$ 515.00	\$ 530.45	
70422		\$ 750.00	\$ 772.50	\$ 795.68	
70426		\$ 1,000.00	\$ 1,030.00	\$ 1,060.90	
70441		\$ 4,000.00	\$ 4,120.00	\$ 4,243.60	
70452		\$ 1,000.00	\$ 1,030.00	\$ 1,060.90	
70491		\$ 1,000.00	\$ 1,030.00	\$ 1,060.90	
70494		\$ 1,500.00	\$ 1,545.00	\$ 1,591.35	
70522		\$ 500.00	\$ 515.00	\$ 530.45	
70618		\$ 500.00	\$ 515.00	\$ 530.45	
70621		\$ 15,000.00	\$ 15,450.00	\$ 15,913.50	
70623		\$ 5,000.00	\$ 5,150.00	\$ 5,304.50	
70624		\$ 2,000.00	\$ 2,060.00	\$ 2,121.80	
70631		\$ 5,000.00	\$ 5,150.00	\$ 5,304.50	
70632		\$ 1,000.00	\$ 1,030.00	\$ 1,060.90	
70642		\$ 750.00	\$ 772.50	\$ 795.68	
70652		\$ 750.00	\$ 772.50	\$ 795.68	
70673		\$ 250.00	\$ 257.50	\$ 265.23	
<b>TOTAL EXPENSES</b>		<b>\$ 88,571.69</b>	<b>\$ 91,228.84</b>	<b>\$ 93,965.71</b>	

NET OPERATING INCOME (LOSS)		YEAR 1	YEAR 2	YEAR 3	ASSUMPTIONS
<b>NET OPERATING INCOME (LOSS)</b>		<b>\$ (29,896.69)</b>	<b>\$ (29,132.72)</b>	<b>\$ (28,244.68)</b>	

STAFFING NEEDS	
Maintenance	Hours are currently paid from R150
Operations	1291.5 hours per cashier, 553.77 hours per weekend lifeguard, 1291.5 per all time lifeguard; \$11.00/hour plus FICA

**NOTES**  
 Pergola rental requires construction of shade shelter for use by all without reservations.  
 Volunteers could also be used to assist with hours of paid staffing.

**PROPRIETARY STATEMENT**

This document and any attached materials are the sole property of Hot Springs Village Property Owners Association and are not to be disseminated, distributed, or otherwise conveyed to staff or the public without the express written permission of executive management.

**LIFEGUARDS**

BASIS FOR ESTIMATES		2014	2013	2012	2011	2010	ASSUMPTIONS
Members		2107	2674	1863	2059	1753	
Visitors		1561	2408	3170	3411	3322	
Under 6 Member		357	463	441	327	454	
Under 6 Visitor		397	623	729	813	717	
Annual Passes		9	16	39	42	18	
Pool Rentals		29	30	42	35	24	
Swim Lessons		160	187	206	221	218	

REVENUES		18 Fee	Sales	2014	Sales	2012	Sales	2010	ASSUMPTIONS
Annual Member	\$ 250.00		9 \$	2,250.00	39 \$	9,750.00	18 \$	4,500.00	
Daily Members	\$ 5.00		2107 \$	10,535.00	1863 \$	9,315.00	1753 \$	8,765.00	
Daily Guests	\$ 8.00		1561 \$	12,488.00	3170 \$	25,360.00	3322 \$	26,576.00	
Lockers			NA		NA		NA		
Rentals	\$ 250.00		29 \$	7,250.00	42 \$	10,500.00	24 \$	6,000.00	
Swim Lessons	\$ 35.00		160		206 \$	7,210.00	218 \$	7,630.00	
Vending Income			NA		NA		NA		
Pergola Rental			NA		NA		NA		
<b>TOTAL REVENUE</b>			<b>\$ 32,523.00</b>		<b>\$ 62,135.00</b>		<b>\$ 53,471.00</b>		

REVENUES		FEE	2020	FEE	2021	FEE	2022	ASSUMPTIONS
Annual Member	104 \$	250.00 \$	26,000.00 \$	257.50 \$	27,583.40 \$	265.23 \$	29,263.23	3% growth
Daily Members	2500 \$	5.00 \$	12,500.00 \$	5.15 \$	13,261.25 \$	5.30 \$	14,068.86	3% growth overall
Daily Guests	1750 \$	8.00 \$	14,000.00 \$	8.24 \$	14,852.60 \$	8.49 \$	15,757.12	60% above member fee; with 3% growth
Lockers	250 \$	1.00 \$	250.00 \$	1.00 \$	257.50 \$	1.00 \$	265.23	3% growth in rentals
Rentals	5 \$	250.00 \$	1,250.00 \$	257.50 \$	1,326.13 \$	265.23 \$	1,406.89	3% growth overall
Special Event Admission	250 \$	10.00 \$	2,500.00 \$	10.00 \$	2,575.00 \$	10.00 \$	2,652.25	3% growth in attendees
Vending Income	4 \$	700.00 \$	2,800.00 \$		2,884.00 \$		2,970.52	3% growth overall
Pergola Rental	25 \$	50.00 \$	1,250.00 \$		1,287.50 \$		1,326.13	3% growth overall
<b>TOTAL REVENUE</b>			<b>\$ 60,550.00</b>		<b>\$ 64,027.38</b>		<b>\$ 67,710.22</b>	

COST OF GOODS SOLD		YEAR 1	YEAR 2	YEAR 3	ASSUMPTIONS
Cost of Vending		\$ 1,875.00	\$ 1,931.25	\$ 1,989.19	
<b>TOTAL COST OF GOODS SOLD</b>		<b>\$ 1,875.00</b>	<b>\$ 1,931.25</b>	<b>\$ 1,989.19</b>	

GROSS PROFIT		YEAR 1	YEAR 2	YEAR 3
<b>GROSS PROFIT</b>		<b>\$ 58,675.00</b>	<b>\$ 62,096.13</b>	<b>\$ 65,721.03</b>

EXPENSES		YEAR 1	YEAR 2	YEAR 3	ASSUMPTIONS
Employee Expenses		\$ 67,290.52	\$ 69,309.24	\$ 71,388.51	Check-In 7 Days a Week (2); Lifeguards 7 Days a Week (2)
70421		\$ 500.00	\$ 515.00	\$ 530.45	
70422		\$ 750.00	\$ 772.50	\$ 795.68	
70426		\$ 1,000.00	\$ 1,030.00	\$ 1,060.90	
70441		\$ 4,000.00	\$ 4,120.00	\$ 4,243.60	
70452		\$ 1,000.00	\$ 1,030.00	\$ 1,060.90	
70491		\$ 1,000.00	\$ 1,030.00	\$ 1,060.90	
70494		\$ 1,500.00	\$ 1,545.00	\$ 1,591.35	
70522		\$ 500.00	\$ 515.00	\$ 530.45	
70618		\$ 500.00	\$ 515.00	\$ 530.45	
70621		\$ 15,000.00	\$ 15,450.00	\$ 15,913.50	
70623		\$ 5,000.00	\$ 5,150.00	\$ 5,304.50	
70624		\$ 2,000.00	\$ 2,060.00	\$ 2,121.80	
70631		\$ 5,000.00	\$ 5,150.00	\$ 5,304.50	
70632		\$ 1,000.00	\$ 1,030.00	\$ 1,060.90	
70642		\$ 750.00	\$ 772.50	\$ 795.68	
70652		\$ 750.00	\$ 772.50	\$ 795.68	
70673		\$ 250.00	\$ 257.50	\$ 265.23	
<b>TOTAL EXPENSES</b>		<b>\$ 107,790.52</b>	<b>\$ 111,024.24</b>	<b>\$ 114,354.96</b>	

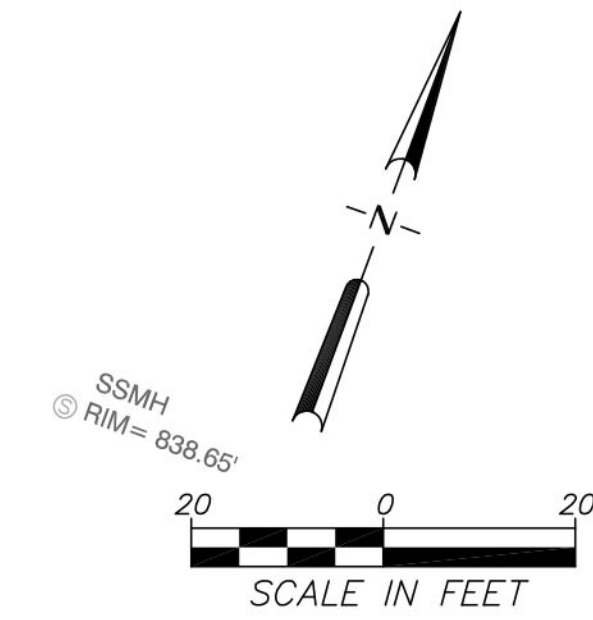
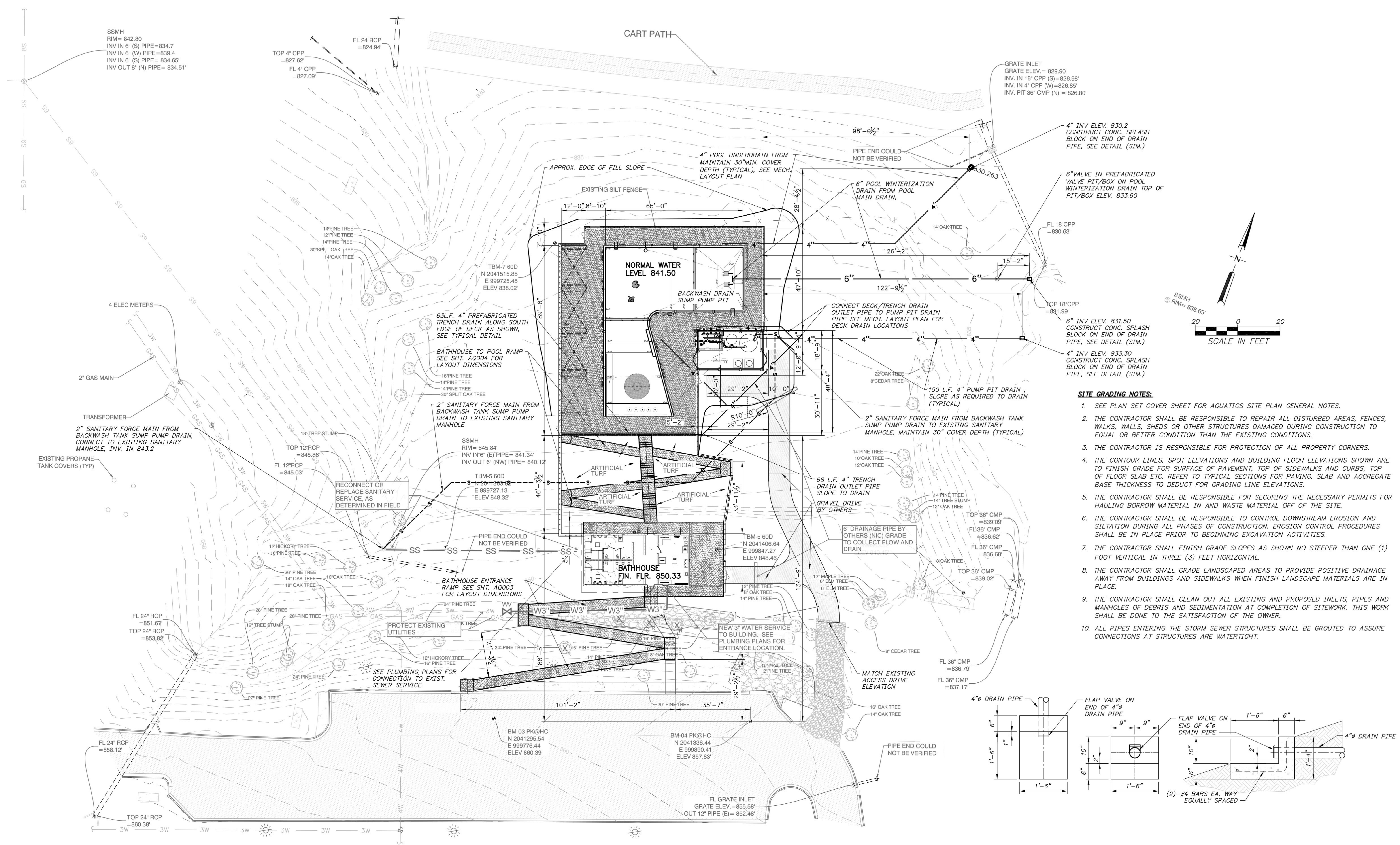
NET OPERATING INCOME (LOSS)		YEAR 1	YEAR 2	YEAR 3	ASSUMPTIONS
<b>NET OPERATING INCOME(LOSS)</b>		<b>\$ (49,115.52)</b>	<b>\$ (48,928.11)</b>	<b>\$ (48,633.93)</b>	

STAFFING NEEDS	
Maintenance	Hours are currently paid from R150
Operations	1291.5 hours per cashier, 553.77 hours per weekend lifeguard, 1291.5 per all time lifeguard; \$11.00/hour plus FICA

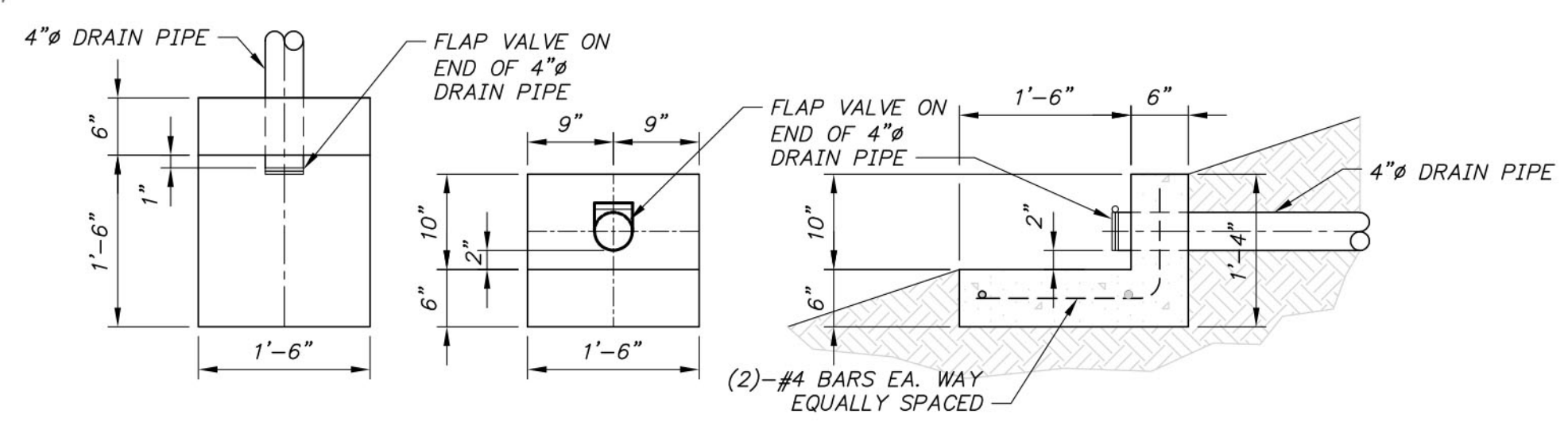
**NOTES**  
 Pergola rental requires construction of shade shelter for use by all without reservations.  
 Volunteers could also be used to assist with hours of paid staffing.



L:\engineering\0318066\carrothers const hot springs village\DRAWINGS\CONSTRUCTION DRAWINGS\Hot Springs Village Pool Site Plan.dwg January 23, 2019 - 9:21am elementer



- SITE GRADING NOTES:**
- SEE PLAN SET COVER SHEET FOR AQUATICS SITE PLAN GENERAL NOTES.
  - THE CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR ALL DISTURBED AREAS, FENCES, WALKS, WALLS, SHEDS OR OTHER STRUCTURES DAMAGED DURING CONSTRUCTION TO EQUAL OR BETTER CONDITION THAN THE EXISTING CONDITIONS.
  - THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS.
  - THE CONTOUR LINES, SPOT ELEVATIONS AND BUILDING FLOOR ELEVATIONS SHOWN ARE TO FINISH GRADE FOR SURFACE OF PAVEMENT, TOP OF SIDEWALKS AND CURBS, TOP OF FLOOR SLAB ETC. REFER TO TYPICAL SECTIONS FOR PAVING, SLAB AND AGGREGATE BASE THICKNESS TO DEDUCT FOR GRADING LINE ELEVATIONS.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING THE NECESSARY PERMITS FOR HAULING BORROW MATERIAL IN AND WASTE MATERIAL OFF OF THE SITE.
  - THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL DOWNSTREAM EROSION AND SILTATION DURING ALL PHASES OF CONSTRUCTION. EROSION CONTROL PROCEDURES SHALL BE IN PLACE PRIOR TO BEGINNING EXCAVATION ACTIVITIES.
  - THE CONTRACTOR SHALL FINISH GRADE SLOPES AS SHOWN NO STEEPER THAN ONE (1) FOOT VERTICAL IN THREE (3) FEET HORIZONTAL.
  - THE CONTRACTOR SHALL GRADE LANDSCAPED AREAS TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND SIDEWALKS WHEN FINISH LANDSCAPE MATERIALS ARE IN PLACE.
  - THE CONTRACTOR SHALL CLEAN OUT ALL EXISTING AND PROPOSED INLETS, PIPES AND MANHOLES OF DEBRIS AND SEDIMENTATION AT COMPLETION OF SITESWORK. THIS WORK SHALL BE DONE TO THE SATISFACTION OF THE OWNER.
  - ALL PIPES ENTERING THE STORM SEWER STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTIONS AT STRUCTURES ARE WATERTIGHT.



**STRUCTURAL ENGINEER**  
Daniel J. Packard, P.E., S.E., D.S.A.  
**PACKARD ENGINEERING**  
10417 INDIANA AVE  
KANSAS CITY, MO 64137  
(816) 767-7222  
FAX (816) 767-6105  
dpackard@kc.com



9001 State Line Rd., Suite 200  
Kansas City, Missouri 64114  
816.361.0440 | P  
816.361.0045 | F  
www.LRA-Inc.com / www.larkin-grp.com

<b>HOT SPRINGS VILLAGE POOL HOT SPRINGS VILLAGE, ARKANSAS</b>		<b>CARROTHERS CONSTRUCTION COMPANY LLC</b>		401 W. WEA P.O. BOX 269 PAOLA, KS 66071 PH (913) 294-2361 Fax (913) 294-2439	
Drawn By	C.RAYA	Job No.	0318066	Drawing No.	AAQ002
Date	1/2/19	Rev.			
Scale:					
SITE LAYOUT PLAN					