

Aquatic Concept Research

City of Hopkinsville
Committee of the Whole
August 20, 2026

Indoor Aquatic Facility Concept Design



Aquatic Concept - Indoor Aquatic Facility

Estimated Project Cost

Building Construction Budget	
Red Iron Building (220' – 120')	\$600,000.00 - \$700,000.00
Architect/Engineering Service	\$310,000.00 - \$410,000.00
Site Preparation/Earthwork	\$200,000.00
Geological Core Drilling	\$50,000.00 - \$80,000.00
Office, Shower/Bathroom, and Party Room	\$125,000.00
Concrete Footers Slab Apron	\$325,000.00
Insulation	\$120,000.00
Electrical	\$425,000.00
HVAC System/Dehumidification	\$475,000.00
Sprinkler System	\$125,000.00
Furnishings	\$100,000.00 - \$125,000.00
Permits	\$2,000.00
Parking lot	\$75,000.00
Contingency	\$310,000.00
Low End Cost \$3,242,000.00	
High End Cost \$3,497,000.00	

Aquatic Concept - Indoor Aquatic Facility

Estimated Project Cost

Olympic Pool Construction Budget

164' x 82' Pool Shell	\$1,000,000.00 - \$1,750,000.00
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Mechanical Pumps/Filtration System/Plumbing	\$150,000.00 - \$200,000.00
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Contingency	\$110,000.00
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Low End Cost \$1,260,000.00

High End Cost \$2,060,000.00

TOTAL FACILITY COST \$4,502,000.00 - \$5,557,000.00
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Aquatic Concept - Indoor Aquatic Facility

Operating Budget

Budget Category	Annual Budget
Employee/Staff	\$250,000.00
Utilities	\$120,000.00
Sanitation	\$4,000.00
Chemicals	\$80,000.00
Equipment Maintenance	\$20,000.00
Building Maintenance	\$25,000.00
Professional Fees	\$2,000.00
Pest Control	\$1,500.00
Small Equipment	\$15,000.00
Uniforms	\$1,500.00
Supplies	\$10,000.00
Miscellaneous	\$1,000.00
ESTIMATED TOTAL ANNUAL OPERATING BUDGET	\$540,000.00

Splash Pad Concept Design



Size of Concrete Pad:

Dimensions: 141' 9" x 132' 0"

Total Area: 12,537 sqft.

Spray Features:

50+ experiences

Splash Pad Budget:

\$798,600.00 - \$838,300.00

Zones:

Gentle Zone – Infant/Toddler

Universal Zone – All Ages

Dynamic Zone – 7+ years

* Budget includes product, mechanical system, and construction drawings.

* Budget DOES NOT include UV System, earthwork, concrete, plumbing, electrical, product installation, required utilities, shade structures, and other amenities.

*This example assists in creating a design direction based on scale of project and number of water elements being considered.

Aquatic Concept -
Splash Pad

Estimated Project Cost

Splash Pad Construction Budget	
Demolition Deck Infrastructure	\$250,000.00 - \$450,000.00
Design and Permitting	\$300,000.00 - \$350,000.00
Splash Pad Equipment and Controls	\$798,600.00 - \$838,300.00
Concrete, drainage and underground utility	\$900,000.00 - \$1,000,000.00
Electrical	\$275,000.00 - \$300,000.00
Contingency	\$230,000.00 - \$250,000.00
UV System	\$7,500.00 - \$10,000.00
Amenities:	
Shade Structure	\$85,000.00
Benches	\$25,000.00
Accessible Picnic Tables	\$20,000.00
Covered Waste Receptacles	\$7,500.00
Outdoor Rinse Stations	\$15,000.00
Signage	\$18,000.00
Low End Cost	\$2,931,600.00
High End Cost	\$3,368,800.00

Aquatic Concept -
Splash Pad

Operating Budget

Budget Category	Annual Budget
Labor	\$90,000.00
Utilities	\$70,000.00
Chemicals/Water Testing	\$35,000.00
Janitorial	30,000.00
Maintenance	\$45,000.00
Startup and Winterization	\$15,000.00
Landscaping	\$15,000.00
Pest Control	\$500.00
Miscellaneous Supplies	\$5,000.00
Equipment Reserve	\$60,000.00
ESTIMATED TOTAL ANNUAL OPERATING BUDGET	\$365,000.00

Aquatic Concept – Summary

PROJECT TOTALS	
Indoor Aquatic Facility Concept Total Cost:	\$4,502,000.00 - \$5,557,000.00
Splash Pad Concept Total Cost:	\$2,931,600.00 - \$3,368,800.00
Concept Total Cost:	\$7,433,600.00 - \$8,925,800.00
PRELIMINARY ANNUAL BUDGET	
Indoor Aquatic Facility Concept:	\$540,000.00
Splash Pad Concept:	\$365,000.00
Annual Budget:	\$905,000.00
The estimates included in the report are preliminary and are intended for recreational-use planning purposes only. Actual project costs will depend on the final facility design, scope, features, and intended use.	

Indoor Aquatic Center/Waterpark

Preliminary Cost Comparison

COST COMPARISON

- Bellevue Bay, Omaha Nebraska
(indoor facility; currently under construction)
 - 100,000 sqft., **\$60,000,000.00** (\$600.00 sqft.)
- Soundwave, Nashville, Tennessee
(outdoor and indoor facility)
 - 217,000 sqft., **\$90,000,000.00** (\$414.00 sqft.)

BLUEGRASS SPLASH FAMILY AQUATIC CENTER

- BSFAC Complete Facility Enclosure
 - 88,000 sqft., **\$52,800,000.00** (\$600.00 sqft.)
- BSFAC Water Feature Enclosure
 - 45,000 sqft., **\$27,000,000.00** (\$600.00 sqft.)

Aquatic Concept - Lazy River Expansion

A planning-level estimate to construct a new lazy river (11,550 sqft.) approximately double the size of the existing Bluegrass Splash lazy river, while utilizing the existing bathhouse, admissions area, restrooms, concession facilities, parking, and supporting utilities, is approximately \$2.5 million. This estimate includes site preparation and demolition, construction of the new lazy river, hydraulic propulsion and circulation systems, filtration and water treatment upgrades, expanded deck areas, ADA accessibility improvements, professional design and engineering services, and a 15% contingency to account for unforeseen conditions and project cost fluctuations.

Lazy River Expansion Estimate	
Construction	\$1,963,500.00
Professional Services	\$200,000.00
Contingency	\$294,525.00
Build New River (reuse existing support buildings)	\$2,458,025.00
Estimated Annual Operational Budget	\$450,000.00



QUESTIONS

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