SCOPE OF WORK – VASHON POOL FEASIBILITY STUDY

The feasibility study is to cover three phases of repairs, upgrades and additions to the Vashon Park District swimming pool facility. They are:

1. The repairs that are necessary to continue to operate the pool as a seasonal (summer only) facility safely, efficiently and reliably.
2. The upgrades that are desirable to operate the pool facility in compliance with certain standards, including but not limited to those required by public health code, by public safety code, by the rules of competitive swimming sanctioning authorities, and by commonly applied standards of appearance and cleanliness.
3. The upgrades and facility expansions / improvements that would be desirable and/or required to operate the pool facility year round. A pool enclosure would be part of this phase.

The selected contractor will perform at least one site visit to thoroughly survey the facility as it exists today and to meet with pool staff and key stakeholders to discuss wish list and areas of concern.

The selected contractor will use information from its experience, from thorough research into current pool-facility technology, and from thorough benchmarking of current area facilities as a basis for its recommendations. It will also use the information gained from the review of the 2009 feasibility study by Wallover Architects, which was provided earlier to each prospective contractor.

The selected contractor will propose/describe the repairs, upgrades and additions to the pool and supporting equipment and structures that would be required and/or desirable in each phase of work as these phases are described above. The contractor will prepare drawings as needed to fully describe the changes and upgrades and will provide adequate narratives.

The selected contractor will, for each phase of work, determine the capital cost of the labor and material to be used in conducting the work that they have described for that phase.

The selected contractor will, for each phase of work, determine the increased operating costs of the facility resulting from the results of the work that they have described for that phase.

The selected contractor will, for each phase of the work, construct a probable time line for that phase, considering such factors as weather, water table elevation and normal scheduled pool activities in their suggested schedules.

The Vashon Park District is aware of certain deficiencies that <u>exist now</u>. Others may exist, and are expected to surface during the contractor's survey phase. In any event, the known deficiencies are to be included in the contractor's proposed work scopes for each phase as listed above. They are as follows.

1. Acid room electrical and equipment, condemned by fire marshal, replace by reopening.
2. Filter room inlet and waste drain valves, broken and leaking.
3. Filter room pipe bottom coupling, corroded badly.
4. Flow control valve, corroded.

5. Balancing valve, corroded.
6. Return valve, corroded, and won't move.
7. Filter room piping, ancient and suspect.
8. Boiler room, expansion tank bladder likely collapsed, must drain every day.
9. Boiler emergency shut down systems. boiler inspector approved our boiler operation this spring, but it is a cursory review.
10. Outside security lighting, not working properly.
11. Outside tall lights required for nighttime and early morning -operations not working .
12. In pool lights not working.
13. Pool needs outside front and pool security cameras.
14. Pool deck tile needs replacement.
15. Pool deck cracked in several areas.

The Vashon Park District and certain stake holders have done work over the past year to envision the changes that would be preferred in upgrading the pool facility to make it suitable for year-round operation. The contractor will consider each of these suggestions but not be limited by them in developing its <u>own</u> recommendations for phase three of the improvements. The suggestions are as follows.

1. Explore building enclosure and upgrade options to allow for year-round use.
2. Upgrade the mechanical and HVAC systems to properly control the environment of the year-round pool enclosure.
3. Upgrade the pool to increase the shallow end from 3' to 3'6" minimum for competition swimming.
4. Replace existing pool gutter system, making sure that the resulting depth of water meets current safety and competitive swimming standards.
5. Propose the addition of a wading pool and/or splash pad area as space permits.
6. Verify pool is correct depth for existing diving board.
7. Evaluate revenue potential and operating costs for a year-round pool operation. Increased operating costs are to include potential increases in staffing as well as the costs associated with heating, ventilation, etc.
8. Consider both permanent and removable (partial or complete) enclosures in the evaluation, keeping in mind that an informal survey of pool users indicates a preference for a system that will allow for open-air swimming during warmer months.
9. User groups have received proposals for a telescoping enclosure. These proposals can be made available to the contractor upon request. This type of enclosure seemed to the user groups to be best because it does not require separate storage of the removed structure or parts thereof and because it can be deployed in short order in the event of sudden inclement weather.

The prospective Contractors' proposals will take the following form.

Phase 1 – Repairs

- Description of the work
- Capital cost of accomplishing the work

- Increased operating costs (if any) resulting from the work

Phase 2 – Upgrades

- Description of the work
- Capital cost of accomplishing the work
- Increased operating cost resulting from the upgrades

Phase 2 – Upgrades and Additions for Year-round Operation

- Description of the work
- Capital cost of the accomplishing work
- Increased operating cost resulting from the upgrades and additions

SCOPE OF WORK FOR FEASIBILITY STUDY

POOL REPAIR ASSESSMENT

The pool needs the following facilities and systems reviewed and evaluated professionally with estimates of repairs and represents. Prioritized as follows :

1) Acid room electrical and equipment, condemned by fire marshal, replace by reopening.
2) Filter room inlet and waste drain valves, broken and leaking.
3) Filter room pipe bottom coupling, corroded badly.
4) Flow control valve, corroded.
5) Balancing valve, corroded.
6) Return valve, corroded, and won't move.
7) Filter room piping, ancient and suspect.
8) Boiler room, expansion tank bladder likely collapsed, must drain every day.
9) Boiler emergency shut down systems. boiler inspector approved our boiler operation this spring, but it is a cursory review.
10) Outside security lighting, not working properly .
11) Outside tall lights required for nighttime and early morning operations not working .
12) In pool lights not working.
13) Pool needs outside front and pool security cameras.
14) Pool deck tile needs replacement.
15) Pool deck cracked in several areas.
16) Full assessment of structural and mechanical operations for future repair needs with timeline.

YEAR ROUND POOL ASSESSMENT

1) Review 2009 feasibility study by Wallover Architects.
2) Perform one site visit to meet with pool staff and key stakeholders to discuss wish list and areas of concern.
3) Prepare plan drawings of upgrade options.
4) Prepare a brief narrative to accompany the drawings.
5) Explore building enclosure and upgrade options to allow for year-round use.
6) Upgrade the mechanical and HVAC systems to properly control the environment of the year-round pool enclosure.
7) Upgrade the pool to increase the shallow end from 3' to 3'6" minimum for competition swimming.
8) Replace existing pool gutter system.
9) Addition of either a wading pool or splash pad area.
10) Verify pool is correct depth for existing diving board.
11) Evaluate revenue potential and operating costs for a year-round pool operation.

CITY OF Bellevue

Park Planning and Development

Aquatics Feasibility Study

Aquatics Feasibility Study - full report (large file) or see individual sections below

In 2007, the City Council commissioned an aquatics feasibility study, after a group of area swimmers asked the city to consider building a multi-purpose aquatic complex that could accommodate a wide range of aquatic needs, including competitive swimming events.

After looking at the preliminary feasibility study in March 2009, the council asked staff to find potential partners, including other cities, to help fund the considerable construction and maintenance costs that would be involved.

The Bellevue Aquatic Center near Odle Middle School meets the needs of lap swimmers and children taking lessons. It also provides a warm water therapy pool, but the current facility does not meet length or depth requirements for more serious competitive swimming.

The study confirms great demand for new or expanded swimming facilities throughout the region. However, swimming pools are very expensive to build and maintain. According to the study, the more expensive the facility, the less fees cover the cost of maintenance.

The study was conducted to assist the council in identifying current needs and deciding if, or to what extent, it supports the development of an aquatic center.

The feasibility study:

1. Explored a range of facility options with estimated financial performance;
2. Analyzed the current aquatic market;
3. Conducted some preliminary site analysis; and
4. Explored a range of potential financing options.

Five kinds of swimming facilities were contemplated, from a locally-focused $19 million outdoor leisure pool to an $80 million national indoor natatorium with an Olympic-sized pool and a diving well.

As part of the study, the city conducted extensive public outreach. Staff met with nearby cities, school districts, Bellevue Community College and King County, as well as the Bellevue Chamber of Commerce and the Bellevue Downtown Association. There were focus group meetings with aquatics interest groups and a public interest survey of Bellevue residents.

Significant findings included:

- All groups and organizations identified the need for additional aquatics facilities to serve the Eastside;
- The local competitive swimming community is very active, with 4,277 families being members of private outdoor pools in Bellevue, and 3,640 swimmers participating in 26 Eastside swim clubs;
- Most aquatic facilities are 30 to 40 years old and in need of significant renovation or replacement within the next five to ten years. Some local facilities have already closed or may close in the near future;
- Most area high schools, including all Bellevue schools, do not have their own pools, and rely on other aquatic facilities to serve their competitive swim programs; and

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City of Bellevue WASHINGTON

Customer Assistance

- Growth in many local aquatics organizations/programs is constrained due to a lack of pool time and space.

The public interest survey indicated that nearly half of Bellevue households use swimming facilities and/or programs, with the most popular swimming types being recreational swimming, fitness/lap swimming and swim lessons.

The council reviewed each of the options and asked for more information about facilities that could accommodate local and regional competitions. The council directed staff to return at a later date to further define program needs, site considerations and potential city involvement in this major undertaking, and to seek alternative funding sources, including both capital and operating partners.

At the City Council's March 23, 2009 Study Session briefing, the Council asked staff to further define program needs, site considerations and alternative funding sources, including capital and operating partners for a regional aquatics center.

There was general support for a major aquatic facility to meet the recreational and competitive swimming needs, though there was concern about building and operating costs. The staff has met with SPLASH and several nearby cities and determined that there is a sufficient level of interest to continue evaluating the idea of a multi-city partnership to address regional aquatic needs.

Staff is monitoring the local aquatics community for changes and is keeping in contact with several nearby cities to continue evaluating the idea of a multi-city partnership to address regional aquatic needs.

Bellevue Aquatics Center Feasibility Study:

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- Appendix G - Economic Impact of Aquatic Center Options
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- Appendix L - City of Seattle Preliminary Outdoor Pool Feasibility Study