

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 exist now. 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 own 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.