

VASHON POOL FEASIBILITY STUDY PROPOSAL

9/22/15

TONIGHT'S OBJECTIVE

- **To propose** that a new feasibility study be conducted on the subject of repairs and upgrades to our pool facility. This is a critical step in the decision-making process as we decide the future of the pool. We ask that the study be funded by the parks district to a maximum amount of \$7,500.
- **To be clear**, this request is only that a study be conducted. **It is not a request that the board approve any improvements to the pool at this time.**

BACKGROUND

1. **Wallover Architects** produced a feasibility study for improvements to the King County pool in 2009. That study was based on construction of a permanent enclosure that was larger than the telescoping structure contemplated by FOVP now. It did not contain an analysis of operating costs for the improved pool facility. Its analysis of the condition of the pool as it was in 2009 was superficial, and costs for basic repairs were ignored.
2. **A new study**, based on current FOVP thinking, was discussed, with favorable parks staff reaction, several months ago. With this favorable response FOVP contacted Orca Pacific, a pool consultant used by Seattle Parks Department, for a quote on a new feasibility study. This study was to include a survey of current conditions and repairs needed plus an assessment of upgrades required to bring the pool into compliance with current standards. It was also to include an analysis of the construction of a telescoping pool enclosure that would be installed to allow the facility to be operated year round. All capital acquisition costs and operating costs were to be detailed in the study. Orca Pacific submitted a quote of \$6500. A Parks District solicitation would have to go to multiple bidders.
3. **FOVP decided** later that park district funding of such a study was probably not feasible given the VES fields cost overruns. With early closing of the pool, with a savings to the parks of \$20,000, such funding should now be available.

WHY THIS NEW STUDY IS IMPORTANT AT THIS TIME

1. **The old study** is out of date.
2. **The pool is deteriorating** and needs to be repaired to enable operation in the short term as a seasonal facility.
3. **The Vashon community wants the pool.** It should be brought up to current standards of functional quality and maintainability that will allow it to serve the island for another twenty years or more.
4. **The pool is a valuable Parks asset**, and the Parks District needs data to make decisions about how and when to make the necessary improvements.
5. **Due to the interest** expressed by the community over the years in a year-round facility, we should determine the feasibility and fiscal sensibility of enclosing the pool at some appropriate time in the future.
6. **The new study** should be presented to the board before the end of 2015 so that repair work and additional planning for future improvements can be included in the 2016 budget.

DELIVERABLES

1. **A description of damage repairs** needed to keep the pool in operation for the short term, complete with anticipated costs.
2. **A description of modifications and upgrades** necessary to bring the facility into compliance with today's safety, design and operational standards, complete with capital costs and operating costs associated with the changes. Among other things, these changes would include modifications to the gutter system to deepen the pool so that it complies with safety standards for diving boards and with standards for sanctioned swimming competition and also basic changes to the deck to accommodate a future enclosure.
3. Analysis of capital and operating costs associated with the **addition of a telescoping enclosure** that would provide for year-round operation.
4. **This study would not analyze costs** associated with administration and staffing of the pool, since that is part of a Parks District business plan not available to the contractor.

BENEFITS

The study will:

1. **facilitate strategic decision making.** Board members can only make good decisions about whether or not their actions are in the best interest of islanders if they have the facts.
2. **facilitate priority setting** for short-term repairs and maintenance of the existing facility.
3. **facilitate planning** if it is determined that major upgrades, up to and including a covered year-round pool, are viable.

NEXT STEPS

1. Receive board approval for funding
2. Identify potential consultants/vendors who are capable of conducting the study
3. Conduct the study and generate the report
4. Board decides whether investing in the pool should move forward.
5. If the board decides in the affirmative, the board directs that a comprehensive pool facility plan be developed that will encourage FOVP to initiate fundraising activities.



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Facility: Vashon Island Parks District
Vashon Island Pool

Date: 4/28/2015

Renovation:

Orca Pacific proposes to furnish all materials and labor described herein on the premises according to the following:

Bid Specification:

- Feasibility study for the Vashon Island Pool.
 - Scope of work.
 - Review 2009 feasibility study by Wallover Architects.
 - Perform one site visit to meet with pool staff and key stakeholders to discuss which list and areas of concerns.
 - Prepare plan drawings of upgrade options.
 - Prepare a brief narrative to accompany the drawings.
 - Areas to be addressed are as follows.
 - Explore building enclosure and upgrade options to allow for year-round use.
 - Upgrade the mechanical and HVAC systems to properly control the environment of the year-round pool enclosure.
 - Upgrade the pool to increase the shallow end from 3'-0" to 3'6" min. for competition swimming.
 - Replace existing pool gutter system.
 - Addition of either a wading pool or splash pad area.
 - Verify pool is correct depth for existing diving board.

Total: \$6,500.00

Prices do not include applicable sales taxes.

Prepared by: Lyndon Lengele

Terms: Deposit of ½ down with remaining balance due upon completion

Estimate valid for 30 days.

Note: Permits are not included and would be additional if required.
Warranty does not cover chemical attack, pool draining, and improper water chemistry
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