Aquatics Facilities Alternatives

September 19, 2012
Stakeholder Meeting
Goals of Tonight’s Meeting

1. Review the May 2012 Aquatics Study

2. Consider Alternatives

3. Understand community priorities in order to provide guidance on next steps
<table>
<thead>
<tr>
<th>Date</th>
<th>Description</th>
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<tbody>
<tr>
<td>2011</td>
<td>Hired Kimley-Horn and Counsilman-Hunsaker to evaluate existing conditions and future needs</td>
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<td>2011-2012</td>
<td>Consultants met with stakeholder groups to inform their recommendations</td>
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<td>May 2012</td>
<td>Consultants shared findings with RPCA, Community, and Parks and Recreation Commission</td>
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<td>Summer 2012</td>
<td>RPCA Staff used the study as a guide for developing alternative aquatics projects, phasing improvements and to consider incremental changes to the system</td>
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<td>Fall 2012</td>
<td>Community meeting to start prioritizing next steps</td>
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The goal of Aquatics is to promote water safety awareness while providing a broad variety of programs, activities, and services in order to meet the needs and interests of a diverse community and facilitate the development of healthy lifestyles related to aquatic based programming.

(Developed through Aquatics Study, 2012)
30+ Years Old
(Excluding Charles Houston)

Physically and Functionally at end of useful life
- Do Not Meet All Current Standards (ADA/Code)
- Lack of Recreation Amenities
What We Heard through the Aquatics Study

Chinquapin
Need shallow water / warmer water for instruction and therapy, need additional capacity, 25Yx25M pool would be sufficient for competition

Warwick and Ewald
Keep open as long as possible - if replaced, need a meeting room, other uses, and spray ground

Old Town
Keep as an outdoor pool - crowded - need to expand and improve pools and support facilities

Lee
Good location for indoor wellness / therapy pool
Other Considerations in Aquatics Study

- 2011 Park and Recreation needs assessment found an existing citywide unmet need for both indoor and outdoor aquatics

- 500 registered for spring lessons
  - 300 on wait list

- Insufficient capacity and availability for summer day camps

- Recreation is evaluating national trend of user fees supporting operations to maintain a fiscally responsible system
Kimley Horn and Counsilman-Hunsaker Recommendation

Replace old pool system with modern aquatic facilities and relocate or rebuild to better serve the entire community.

Phase I (East Side) $8,792,000
Replace Old Town Pool with Medium Family Aquatic Center ($5,510,000)
Upgrade Warwick Park with Sprayground and community building ($2,450,000)
Make Minimum Repairs to Chinquapin ($832,000)

Phase II (West Side) $7,295,000
Add West Side Pool with Medium Family Aquatic Center ($5,300,000)
Upgrade Ewald Park with Sprayground ($1,995,000)

Phase III (Central/Citywide) $28,366,000
A) Replace Chinquapin Recreation Center with 25x25 Pool and Leisure Pool ($28,366,000)

Phase IV (East Side/Citywide) $4,202,000
A) Replace Lee with Indoor Wellness/Therapy Pool ($3,370,000)
B) Upgrade Colasanto with Interactive Fountain ($832,000)

TOTAL: $48,655,000
## Current CIP Funds

<table>
<thead>
<tr>
<th></th>
<th>FY13</th>
<th>FY14</th>
<th>FY15</th>
<th>FY16</th>
<th>FY17</th>
<th>FY18</th>
<th>FY19</th>
<th>FY20</th>
<th>FY21</th>
<th>FY22</th>
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<tbody>
<tr>
<td>Chinquapin Aquatics facility</td>
<td>$1,440,000</td>
<td></td>
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<td></td>
<td>$1,000,000</td>
<td>$2,000,000</td>
<td>$2,000,000</td>
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<tr>
<td>Spray Parks</td>
<td></td>
<td></td>
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<td></td>
<td></td>
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<td>$2,000,000</td>
<td>$1,000,000</td>
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Aquatic Study
Replace Lee Center pool with indoor Wellness/Therapy Pool
   Estimate cost: $3,370,000

Alternative 1
Demolish and remove existing pool and construct new interactive therapeutic spray ground with overhead canopy
   Estimated cost: $924,130 - $1,109,720

Alternative 2
Demolish and remove existing pool and construct new therapeutic pool with overhead canopy
   Estimated cost: $1,103,130 - $1,329,220
Warwick Pool Alternatives

Aquatics Study
- Upgrade Warwick Park with Spray Ground and Construct Community Building

Estimated Cost: $2,450,000

Alternative 1
- Demolish and remove existing children's pool only
- Construct new interactive spray ground.
- Construct new site access paths with landscaping.
- Renovate and upgrade existing main pool and diving well.
- Renovate existing bathhouse and pool deck

Estimated Cost: $1,928,730 - $2,356,760

Alternative 2
- Demolish and remove existing children's pool and existing main pool
- Construct new interactive spray ground.
- Construct new site access paths with landscaping.
- Renovate existing bathhouse and pool deck
- Construct new minimum park facility building for spray ground support

Estimated Cost: $1,798,180 - $2,097,730

Alternative 3
- Minor repairs to the existing children's pool, main pool, and bathhouse
- Transfer of programming and maintenance to local non-profit organization via sub-lease

Estimated Cost: $843,520 - $1,029,790
**Old Town Pool Alternatives**

**Aquatics Study**
Replace Old Town Pool with Medium Family Aquatic Center and new bathhouse

*Estimated Cost: $5,510,000*

**Alternative 1**
- Demolish and remove existing children’s training pool and construct new leisure pool with play features
- Renovate existing main pool
- Replace and upgrade outdoor pool deck
- Renovate and upgrade existing bathhouse

*Estimated cost: $1,111,560 - $1,217,730*

**Alternative 2**
- Demolish and remove existing children’s training pool and construct new leisure pool with play features
- Demolish and remove existing main pool and construct new competition/lap pool
- Replace and upgrade outdoor pool deck
- Renovate and upgrade existing bathhouse

*Estimated cost: $3,173,880 - $3,720,500*
## Chinquapin Aquatics Center Alternatives

### Aquatics Study
- Make minimum repairs in phase 1, **Estimated Cost:** $832,000
- Replace Chinquapin Recreation Center with 25 x 25 Pool and Leisure Pool, **Estimated Cost:** $28,366,000

<table>
<thead>
<tr>
<th>Alternative 1</th>
<th>Alternative 2</th>
<th>Alternative 3</th>
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<tr>
<td>Construct new community recreation and aquatics center to replace existing center</td>
<td>Convert existing non-regulation/competition, to lap pool, leisure pool (with size modifications), and new diving well.</td>
<td>Modify the existing building and structural system by adding 8,000 SF floor area.</td>
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<td>Construct adjacent new three tier parking structure for 150 automobiles</td>
<td>Construct separate new competition natatorium on site to house new full size competition pool with requisite support areas and connect existing and new facilities</td>
<td>Demolish and remove existing non-regulation/competition pool plus diving well and leisure pool.</td>
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<tr>
<td><strong>Estimated Cost:</strong> $29,818,030 - $31,977,770</td>
<td>Construct adjacent new three tier parking structure for 150 automobiles</td>
<td>Construct new regulation size pool, new leisure pool and new diving well.</td>
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<td><strong>Estimated Cost:</strong> $16,815,990 - $19,479,380</td>
<td><strong>Estimated Cost:</strong> $6,313,120 - $7,795,070</td>
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Group Exercise

1. At your tables, review the Matrix of options
2. As a group, determine a prioritized order of the alternatives for each pool site
3. Determine a three-four-step phasing strategy for implementing the group’s aquatics priorities
4. As a group, decide what your immediate next step would be
5. As a group, decide upon your desired next step for Chinquapin
6. Present strategies
Old Town
Medium Family Aquatic Center

Project Cost: $5,510,000
Warwick Sprayground

Project Cost: $2,450,000
West Side
Medium Family Aquatic Center

Project Cost: $5,300,000
Ewald Sprayground

Project Cost: $1,995,000
Chinquapin Recreation Center w/ 25Y x 25M Pool and Leisure Pool

Project Cost: $28,366,000
Colasanto Interactive Fountain

Project Cost: $832,000