

City of Alexandria, Virginia

# 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

# Timeline of Process



2011

Hired Kimley-Horn and Counsilman-Hunsaker to evaluate existing conditions and future needs

2011-2012

Consultants met with stakeholder groups to inform their recommendations

Citywide Parks and Recreation Needs Assessment

May 2012

Consultants shared findings with RPCA, Community, and Parks and Recreation Commission

Summer 2012

RPCA Staff used the study as a guide for developing alternative aquatics projects, phasing improvements and to consider incremental changes to the system

Fall 2012

Community meeting to start prioritizing next steps

# City of Alexandria Goal of Aquatics



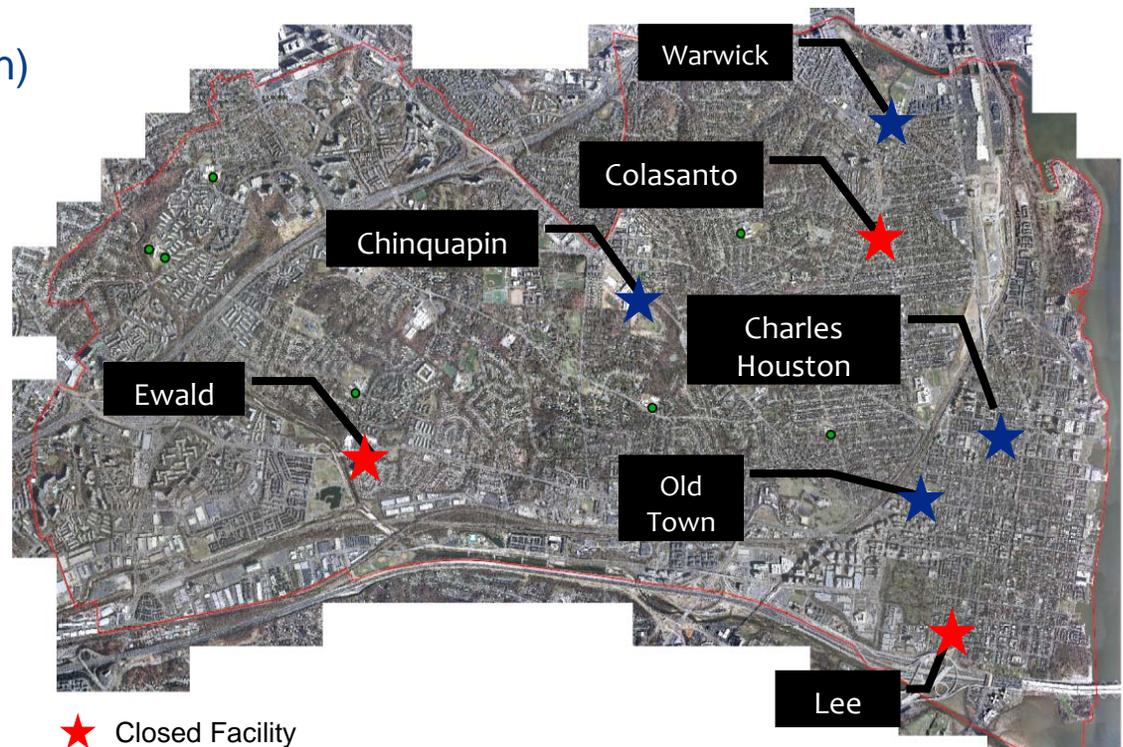
The goal of Aquatics is to promote water safety awareness while providing a broad variety of programs, activities, and services in order to meet the needs and interests of a diverse community and facilitate the development of healthy lifestyles related to aquatic based programming.

(Developed through Aquatics Study, 2012)

# Existing Pool Locations



- 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



	FY13	FY 14	FY 15	FY 16	FY17	FY18	FY19	FY20	FY 21	FY 22
Chinquapin Aquatics facility	\$1,440,000				\$1,000,000	\$2,000,000	\$2,000,000			
Spray Parks							\$2,000,000	\$1,000,000		

# Nannie J. Lee Pool Alternatives



## **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

### Alternative 1

- Construct new community recreation and aquatics center to replace existing center
- Construct adjacent new three tier parking structure for 150 automobiles

#### **Estimated Cost:**

\$29,818,030 - \$31,977,770

### Alternative 2

- Convert existing non-regulation/competition, to lap pool, leisure pool (with size modifications), and new diving well.
- Construct separate new competition natatorium on site to house new full size competition pool with requisite support areas and connect existing and new facilities
- Construct adjacent new three tier parking structure for 150 automobiles

#### **Estimated Cost:**

\$16,815,990 - \$19,479,380

### Alternative 3

- Modify the existing building and structural system by adding 8,000 SF floor area.
- Demolish and remove existing non-regulation/competition pool plus diving well and leisure pool.
- Construct new regulation size pool, new leisure pool and new diving well.

#### **Estimated Cost:**

\$6,313,120 - \$7,795,070

# 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

# Questions?



# Old Town Medium Family Aquatic Center



# Warwick Sprayground



# West Side Medium Family Aquatic Center



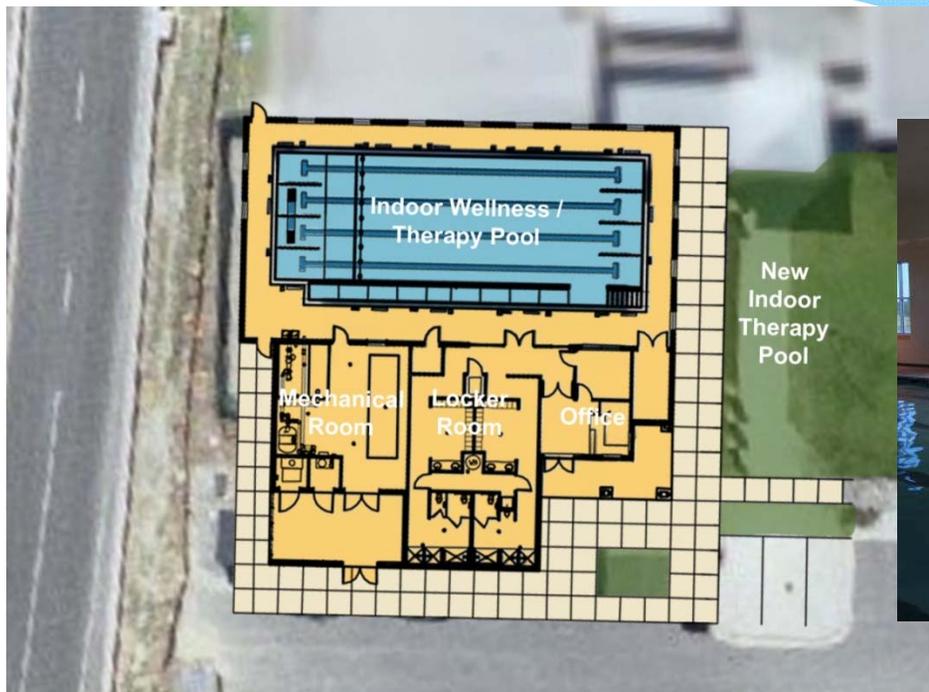
# Ewald Sprayground



# Chinquapin Recreation Center w/ 25Y x 25M Pool and Leisure Pool



# Nannie J. Lee Indoor Wellness and Therapy Pool



# Colasanto Interactive Fountain

