



MEMO TO: Mayor and Members of the City Council

FROM: Carrie Hite, Director of Parks and Recreation

DATE: December 3, 2019

SUBJECT: Redmond Pool

I. RECOMMENDED ACTION

None, this is a project informational update only.

II. DEPARTMENT CONTACTS

| | | |
|-------------------|---|--------------|
| Carrie Hite | Director of Parks and Recreation | 425-556-2326 |
| Rachel Van Winkle | Deputy Director of Parks and Recreation | 425-556-2334 |
| Dave Tucheck | Park Operations Manager | 425-556-2318 |
| John Mork | Project Manager | 425-556-2713 |
| Bethany Kennedy | Engagement Manager | 425-556-2366 |

III. DESCRIPTION/BACKGROUND

The Redmond Pool improvements project was identified in the Facilities Strategic Management Plan that was adopted by Council in January 2019. Through extensive stakeholder involvement to gather input on the Future of Redmond's Community Centers, aquatics facilities were ranked as the highest priority by the community.

The City Council adopted the 2019 – 2025 Capital Improvement Program (CIP) as part of the 2019-2020 budget. The CIP allocated \$8M for the pool improvements in the 2019-2020 timeframe. The improvements address essential and high-priority systems and make structural improvements to allow the pool to operate for an additional 25-30 years.

Phase I – Essential Systems Improvements

McKinstry is under contract to complete approximately \$5.4M in system repair and replacement that will improve the overall pool facility efficiency and operation. The pool lining and UV Filtration system brought this total to \$5.9M. This work will result in lower utility use and costs along with improved building system performance and occupant experience. The following improvements are currently being performed.

- Boiler system
- Pool circulation system
- Pool heat exchanger

- Lighting
- Electrical service and panels
- Domestic hot water tanks
- Glazing
- Roofing
- Skylights
- Air handler units
- Relining the pool
- Asbestos abatement
- Acoustical tile removal
- Repairs to pool concrete substructure

The contractor was almost complete with Phase 1 in late October, but in the process of demolishing the old liner, the contractor discovered parts of the deep end wall substructure were compromised. There were areas where concrete had deteriorated leaving aggregate and rusting rebar exposed. Upon further evaluation from a structural engineer, it was determined that we would need to remove all damaged concrete, tie in additional rebar, and pour additional concrete to the wall to stabilize the structure. The contractor is estimating that it will take 2-3 months to correct this issue and finish the pool lining.

Phase 2 – Project Description and Timeline

Phase 2 will focus on making \$2.6M of additional improvements to the building/site that were not eligible to be covered under the phase 1 energy improvement design/build contract with McKinstry. ARC Architects is performing design services for phase 2. The planned improvements for the second phase of the project are listed below.

- Fire protection upgrades
- ADA improvements
- Plumbing upgrades
- Pool decking
- Lobby and locker room upgrades
- Asbestos abatement and mold remediation (if necessary)
- Bulkhead replacement

ARC is currently completing designs for Phase 2. City staff have held one public meeting and stakeholders meeting in October and will be holding another public meeting and stakeholders meeting in January to engage the public during the final design of Phase 2.

Public Outreach/Communication

There has been extensive outreach, involvement and engagement with the community, stakeholders, and partners such as Lake Washington School District and WAVE Aquatics. A robust Communication Plan has been implemented.

- Project education – Articles in the Focus newsletter, info boards displayed at all community centers, social media outreach, dedicated project page (redmond.gov/pool) and partner engagement.

- Temporary pool closure – Social media and website updates to inform the community on the progress of work with photos and improvement updates. Partner outreach to share information regarding project timelines, new systems operations, and logistics.
- Continued closure and re-opening of Redmond Pool – Focus article, press release, social media outreach, and celebration of pool improvements.

IV. PREVIOUS DISCUSSIONS HELD

The City Council has been briefed multiple times over the past several years regarding the Redmond Pool. Recent City Council discussions regarding the pool include the Planning and Public Works Committee on January 8, 2019, and the Parks and Human Services Committee on May 7, June 4, and September 3, 2019.

V. IMPACT

A. Service/Delivery:

After discussions with operational partner Wave Aquatics, it was determined that it would be best to keep the pool closed and complete both phase 1 and phase 2.

Staff is expediting Phase 2 as much as possible and will continue to manage the timeline. Staff still need to finalize the design with the public and stakeholders. Once that is complete, staff will have ARC work on the construction documents, permitting, and bid documents. The City will need to go out to bid, complete an award of bid, and contract for the services. April/May is now the estimated timeframe to begin construction on phase 2.

The pool is now expected to reopen in Fall 2020, ultimately completing the full renovation earlier than expected.

B. Fiscal Note:

| | | |
|---|--|---------------------|
| <u>Current Project Budget:</u> | | |
| Parks CIP | | \$ 7,020,000 |
| Department of Commerce Grant | | \$ 980,000 |
| | | <u>\$ 8,000,000</u> |
| | | |
| <u>Estimated Project Cost:</u> | | |
| Redmond Pool Phase I | | \$ 5,917,967 |
| Redmond Pool Phase II | | <u>\$ 2,542,896</u> |
| | | \$ 8,460,863 |
| | | |
| *Budget Difference | | \$ 460,863 |
| | | |
| | | |
| *Wave, Inc Contribution | | \$ 100,000 |
| *Savings from Hartman Park Turf project | | \$ 200,000 |
| *Transfer from Parks CIP | | <u>\$ 160,863</u> |
| | | \$ 460,863 |

The initial amount set aside for the pool renovation was \$8M. Phase 1, including the lining fix and UV filtration system, totals \$5,917,967. The lining fix is still an estimate, so this could change as well. That leaves a total of \$2,082,033 for Phase 2.

Currently, Phase 2 projected budget is \$2,542,896 (including the percent for art for the full project and a \$486,934 contingency). This leaves the gap of \$460,863.

Capital funds have been identified from other Parks projects that have come in under budget, and we are working with our community partners to offset the remainder of the shortfall. Currently, we have secured \$100,000 from Wave, our operational partner. Additionally, we have completed Hartman Park fields under budget by \$200,000. We have identified the Parks CIP to cover the remaining balance.

VI. ALTERNATIVES TO STAFF RECOMMENDATION

This is informational only.

VII. TIME CONSTRAINTS

Target Dates:

Phase 1 – Construction completion

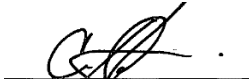
Phase 2 – Construction timeline

February 2020

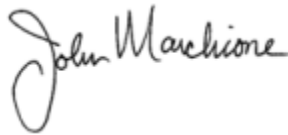
April/May – Aug/Sept 2020

VIII. LIST OF ATTACHMENTS

Attachment A: PowerPoint presentation

A handwritten signature in black ink, appearing to read "CH", followed by a period and a horizontal line.

Carrie Hite, Parks and Recreation Director

A handwritten signature in black ink that reads "John Marchione".

Approved for Agenda _____
John Marchione, Mayor