



Legislation Text

File #: SS 18-194, **Version:** 1

MEMO TO: Members of the City Council

FROM: Mayor John Marchione

SUBJECT:

Redmond Pool Energy Audit Report

I. RECOMMENDED ACTION

Brief the City Council on the Energy Audit of Redmond Pool and provide the City Council with information to inform the decision-making during budget process.

II. DEPARTMENT CONTACTS

| | | |
|-------------------|---------------------------------------|--------------|
| Rachel Van Winkle | Interim Director Parks and Recreation | 425-556-2334 |
| Dave Tuchek | Park Operations Manager | 425-556-2318 |
| Quinn Kuhnhausen | Facilities Operations Supervisor | 425-556-2716 |
| Cathy Beam | Manager of DES Contract | 425-556-2429 |
| Carolyn Hope | Park Planning & Cultural Arts Manager | 425-556-2313 |

III. DESCRIPTION/BACKGROUND

The Redmond Pool at Hartman Park was constructed in 1974 by King County using Forward Thrust bond funding. In 2010, King County transferred the Redmond Pool at Hartman Park to the City of Redmond. At the time of the transfer, the pool was being operated by Northwest Centers, a non-profit organization. In 2010, the City contracted with WAVE Aquatics to operate the pool, which included providing programming, daily operations, supplies, utilities and routine maintenance. Per the contract, City is responsible for major repairs and improvements.

In April 2010, the City contracted with Water Technology, Inc. to assess the condition of the pool, which identified an estimated \$375,000 in recommended corrective measures. During 2010/2011 the City funded and completed approximately \$135,000 in repairs. The work included a major drainage system compliance upgrade, repairs to the roof, restrooms, and exterior fencing. WAVE funded about \$5,000 in additional repairs/improvements related to water chemistry.

In 2013, the City contracted with Meng to evaluate condition of the pool as part of the 2013 Facility Condition Assessment, which identified approximately \$7.5 million in needed repairs and replacements.

In 2016, the City Council authorized \$100,000 in life support related maintenance, which was used to replace the boiler controls, dampers, and a water circulation pump.

In late 2016, the City began the Redmond's Community Centers project, which is a community engagement and planning process to identify the community's priorities for community centers including aquatics, recreation, fitness, and cultural arts. In the fall of 2016, a community stakeholder group was formed to support the community engagement efforts, review data, and make recommendations to the City Council on the community priorities for facility types, location, programs, funding mechanisms and more. In April 2017, the stakeholders presented their recommendations to the City Council and in June 2017, the City Council adopted those recommendations in Resolution 1473. Those recommendations included ensuring continuity of service for aquatics and providing a solution for aquatics within five years.

Between 2016 and 2017, the city contracted with Makers Architecture to conduct a citywide Facilities Strategic Management Plan, which identified the need for major investment or replacement of the pool and identified several critical items that need immediate attention.

In 2017, the City then entered into an agreement with the Washington Department of Enterprise Services (DES) performance-based contracting method to conduct an Investment Grade Audit for energy conservation with McKinstry Essention (McKinstry). The purpose of this audit was to evaluate ways to improve the pool infrastructure and energy efficiency. The outcomes include developing a scope of work for the capital project and costs, estimated operational cost savings, return on investment scenarios, a project schedule and financial package for project implementation.

During the audit, building components and systems were evaluated against a set of pre-determined performance indicators to establish a prioritized list of necessary building improvements. The key performance indicators were:

- Estimated replacement cost
- Life safety priority
- Energy savings impact
- Asset condition
- Remaining system life
- Life expectancy

Based on this evaluation, McKinstry recommends the following improvements be made to the Redmond Pool:

- Pool circulation pump replacement
- Air ventilation and heating, ventilation and air conditioning (HVAC) systems replacement
- Boiler replacement
- Pool filtration equipment replacement
- Domestic hot water system replacement
- Electrical panel upgrade
- Pool cover installation
- Lighting system update
- Roof replacement

- Pool circulation pipe coating
- Pool liner replacement
- Window, skylight, and glazing retrofit
- Plumbing fixture upgrade

These investments result in a the 25-year lifespan investment for the pool, with regular maintenance and capital equipment renewals along the way. If the City chooses to move forward with the recommendations of the audit, the work can be completed using the DES contracting method, which is a cost-effective means to complete the work. McKinstry can prepare final project costs, energy and operational saving guarantees and performance specifications. McKinstry can also work with the City to pursue grant funding from the Washington State Department of Commerce and conservation rebate funding from Puget Sound Energy.

IV. PREVIOUS DISCUSSIONS HELD

On November 12, 2013, the City Council was briefed about the Building Condition Assessment, which included the condition and recommended improvements for the Redmond Pool.

The City Council was briefed about the condition of the pool and maintenance updates in several study sessions and staff reports at regular business meetings between 2016 and 2017 including on January 5, 2016, January 12, 2016, February 9, 2016, July 19, 2016, and April 11, 2017.

Between 2016 and 2018, the City Council was briefed five times about the Facilities Strategic Management Plan, which included updates on the condition of the pool. Those meeting dates included March 8, 2016, April 26, 2016, August 30, 2016, December 12, 2017, and September 11, 2018.

The City Council was briefed several times in the recent past about the Redmond's Community Centers project. Between 2016 and 2018, staff reported to the City Council Parks and Human Services Committee 20 times. On April 17, 2017, the City Council was briefed by the stakeholders about their recommendations report that summarized the community's priorities for the pool. On September 25, 2018, staff briefed the City Council on the implementation plan for those recommendations.

V. IMPACT

A. Service/Delivery:

The City currently provides aquatics services to the community at the Redmond Pool through our partnership with WAVE Aquatics, including swim lessons, open water swim, fitness swimming and classes, and competitive swimming for four high schools and several club teams for youth and adults. WAVE estimates more than 95,000 visits to the pool annually and has wait lists for many programs. During the Redmond's Community Centers outreach, the community prioritized continuity of service for aquatics in Redmond. During this study session, staff will share various options for continuing aquatics services to the community.

The community also encouraged the city to evaluate partnerships. Earlier this year, the City entered a Memorandum of Understanding with King County, Bellevue and Kirkland to evaluate the feasibility of

a regional aquatics partnership. Analysis to date shows that a regional-scaled pool would need to be supported by smaller local pools to meet the demand on the eastside. This work is underway on the feasibility study and results are expected this fall.

B. Fiscal Note:

The 2019-2024 Capital Improvement Plan proposes \$8 million for pool renovations.

VI. ALTERNATIVES TO STAFF RECOMMENDATION

Staff will present short and long-term options for the Redmond pool to the City Council to consider during the study session as outlined in Attachment A.

VII. TIME CONSTRAINTS

The Redmond pool capital investment considerations will potentially affect the continuity of aquatics services. City Council's decision about how to move forward with the Redmond pool will provide direction to the Redmond's Community Centers' stakeholder group and allow the group to continue planning for the future of Redmond's community centers.

VIII. LIST OF ATTACHMENTS

A: Alternatives

B: Presentation