

MEMORANDUM

Date: November 1, 2021
To: Mayor Pulliam; Members of the Sandy City Council
From: Pool Exploratory Task Force (PETF)
Re: Progress Update

Background

In April 2021, the Council created the Pool Exploratory Task Force (PETF) and tasked it with recommending “a strategic path forward for providing and operating a pool and pool programs for Sandy area residents.” This could involve several potential options, including: “Repairing and re-opening the Olin Bignall Aquatic Center; replacing the existing pool with new pool(s); building a new pool and incorporating parts of the existing pool; and temporarily re-opening the existing pool and transitioning to new construction.” The PETF is also responsible for recommending a preferred operating model and budget outline, and construction timeline.

Assessment of Existing Aquatic Center

The PETF decided to first assess whether it would be feasible to repair and reopen the Aquatic Center in its current state. Brody Anderson, Vice President of Anderson Pools, performed an on-site walkthrough of the facility in July and noted a number of potentially serious deterioration concerns. These involved pool shell expansion joints in need of repair, a gutter surge system with questionable structural integrity, a boiler and filtration system beyond their useful lives, iron pipes and valves in need of replacement, a viewing point at risk of failure, an inoperative chemical control unit, and wading pool filtration issues. Mr. Anderson estimated the cost of these critical internal pool system repairs at approximately \$1.5 million, and advised that the City would not be able to safely reopen the facility without addressing them. His estimate did not include seven-figure building repair needs also known to the City from previous studies (seismic improvements; HVAC, electrical, and plumbing; roof repair; etc.).

In July 2021 the PETF toured the Aquatic Center and reviewed the issues identified by Anderson Pools, and due their scope and cost, subsequently determined that short-term repair and reopening of the existing pool is not a viable option. This decision left the viable choices as: (1) fully renovating the existing pool for the long-term, (2) constructing a new pool that builds upon and incorporates part of the existing facility, and (3) constructing a completely new pool in a different location on the site.

Evaluation of Facility Options

In August, the City re-engaged with OPSIS Architecture to provide professional expertise to assist the PETF with evaluating pool construction and operation options. OPSIS worked with the PETF to refine the task force's guiding principles, and desired aquatic features / programs. The consultant team presented the task force with basic schematics of how a facility might be laid out under the three remaining viable approaches.

Recognizing the importance of recreational swimming space to the community, and drawing upon input from Ken Ballard on the importance of recreational water as a revenue driver, the task force determined that Option 1 (renovate the existing facility as currently configured), with only 2,000 sq ft of recreation pool space, is not a viable choice.

The task force is continuing to work with the consultant to evaluate Options 2 and 3 (above). The OPSIS team is currently conducting a cost evaluation of these options, which will inform draft budget outlines and cost models for consideration. This information will be used by the task force to develop its recommendation by or before its January 31 deadline.

Respectfully submitted,

Kacie Bund, Chair

Meagan Lancaster, Vice Chair

PETF Membership Roster

Kacie Bund, Chair (Teacher; parent; former aquatic center employee)

Meagan Lancaster, Vice Chair (Non-profit executive; parent; dedicated aquatic center user)

Grant Hayball (Principal / Athletic Director; Madras Aquatic Center manager)

Jan Sharman (Lifeguard / aquatics instructor; former aquatic center employee)

Blake Smith (Mental health specialist; lifeguard instructor; former aquatic center employee)

Mark Smith (Former Aquatics Director, Olin Bignall Aquatic Center)

Councilor Carl Exner

Councilor Don Hokanson

Councilor Kathleen Walker

Pool Exploratory Task Force Update

November 1, 2021

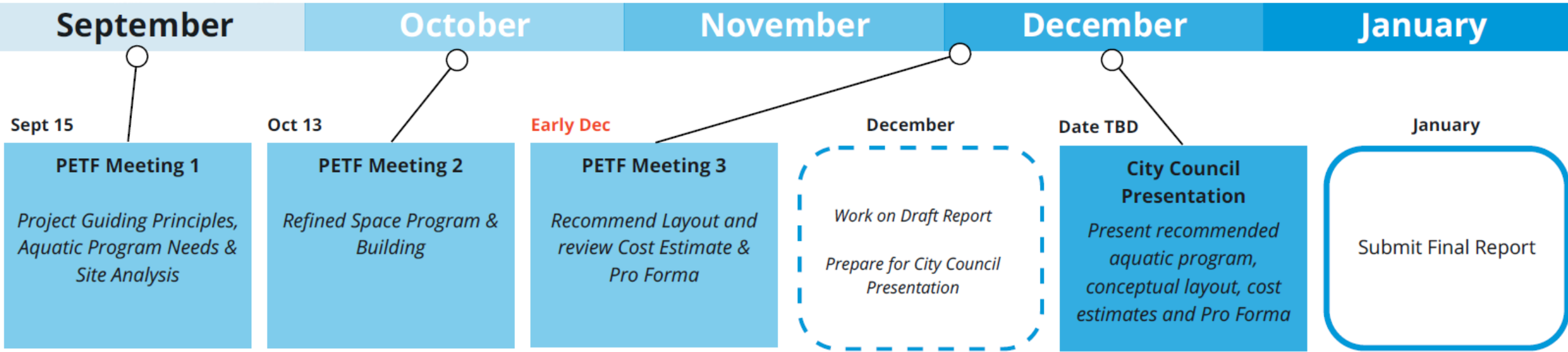


PETF Roster

- Kacie Bund, Chair
- Meagan Lancaster, Vice Chair
- Grant Hayball
- Jan Sharman
- Blake Smith
- Mark Smith
- Councilor Hokanson
- Councilor Walker
- Councilor Exner

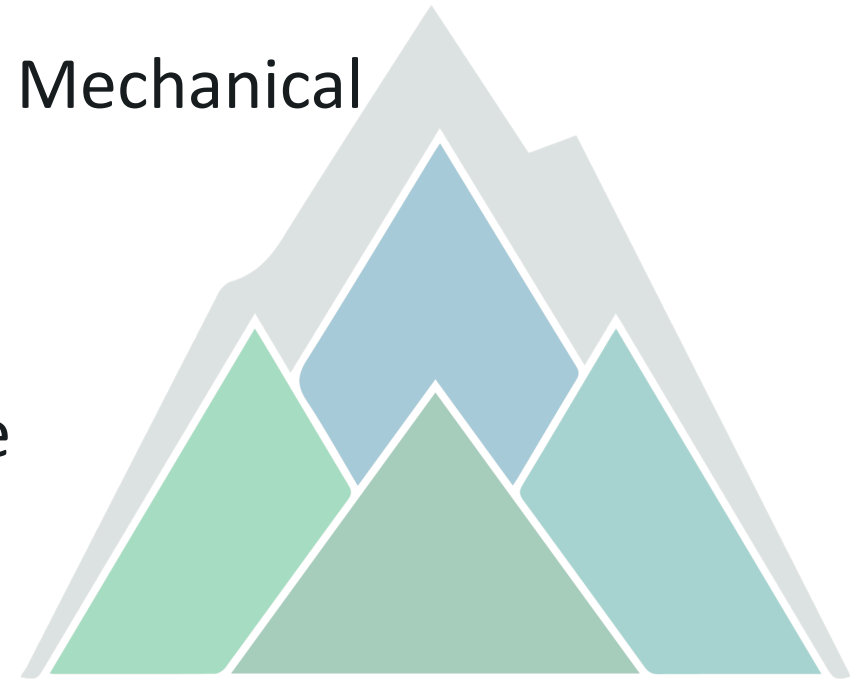


PETF Process



PETF Guiding Principles

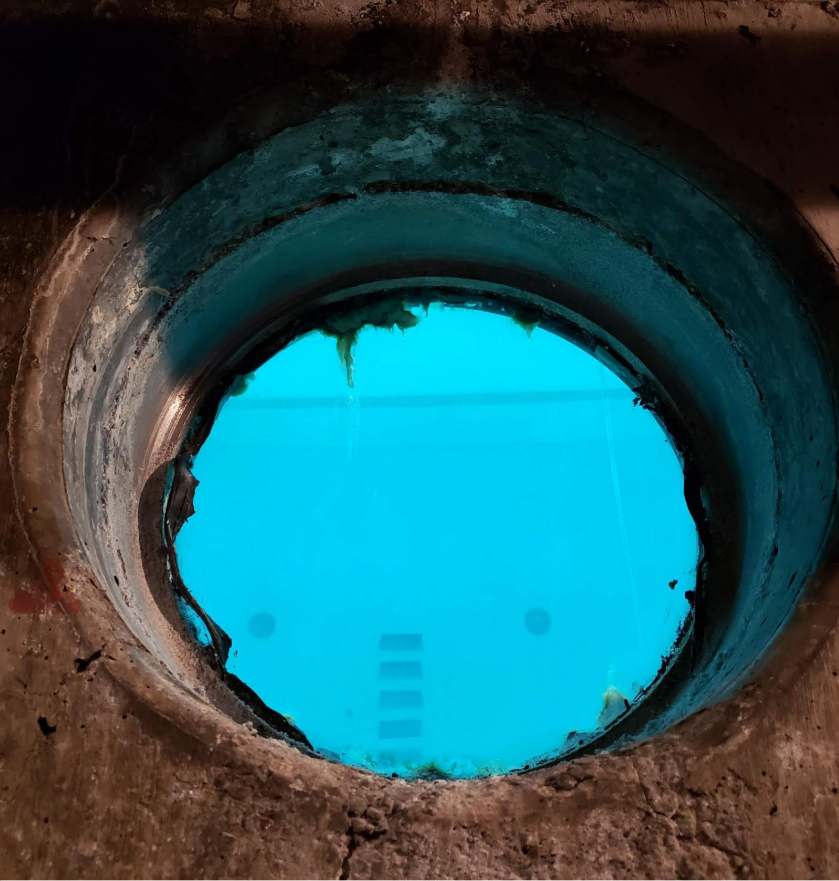
- Accommodate Lap and Recreation Swim Programs
- Provide Operationally Efficient Layout
- Meet Cost Recovery Goals
- Develop Cost Effective Parking Layout
- Integrate Convenient Service Access to Aquatic Mechanical
- Maximize Value of Investment
- Work Within Budget Constraints
- Compelling Vision for Successful Bond Initiative



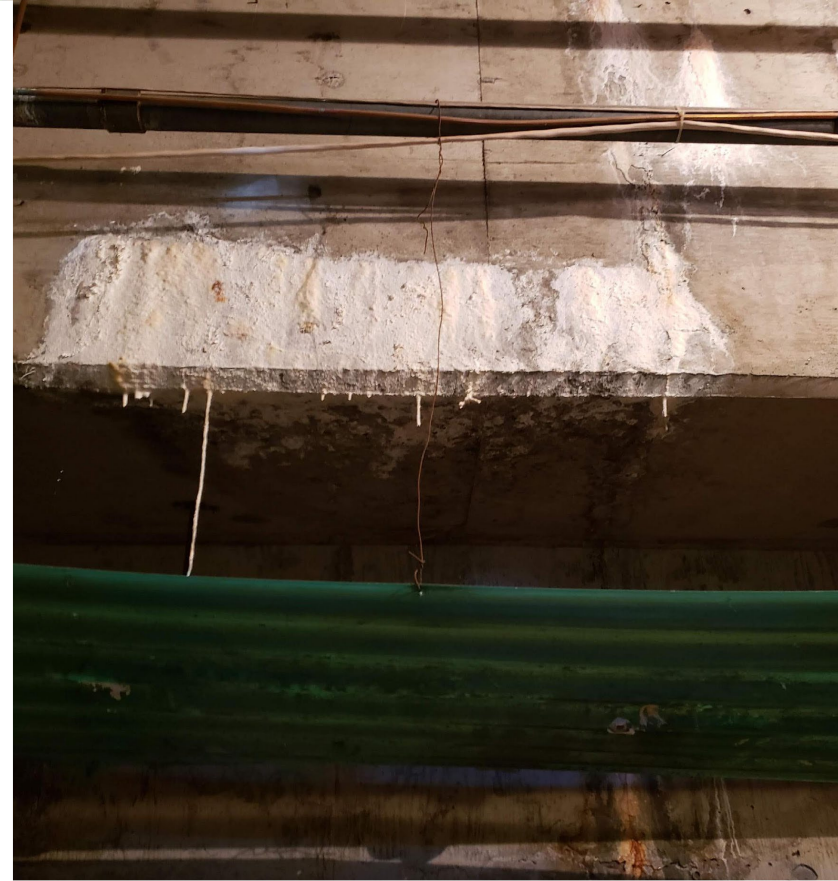


Existing Aquatic Center Assessment

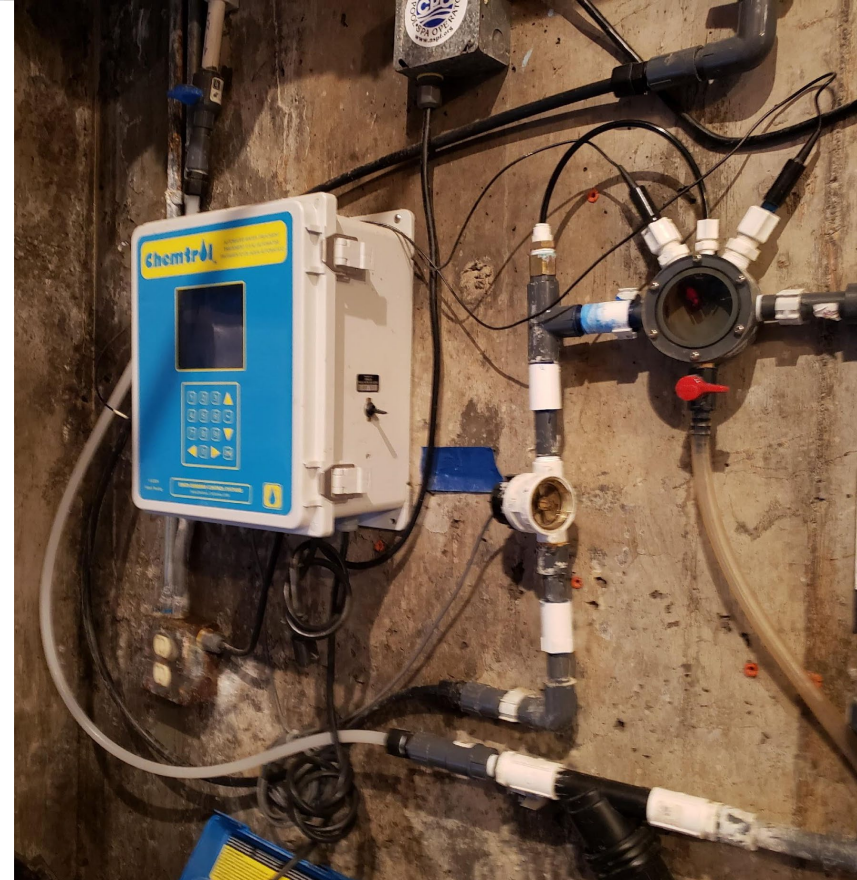
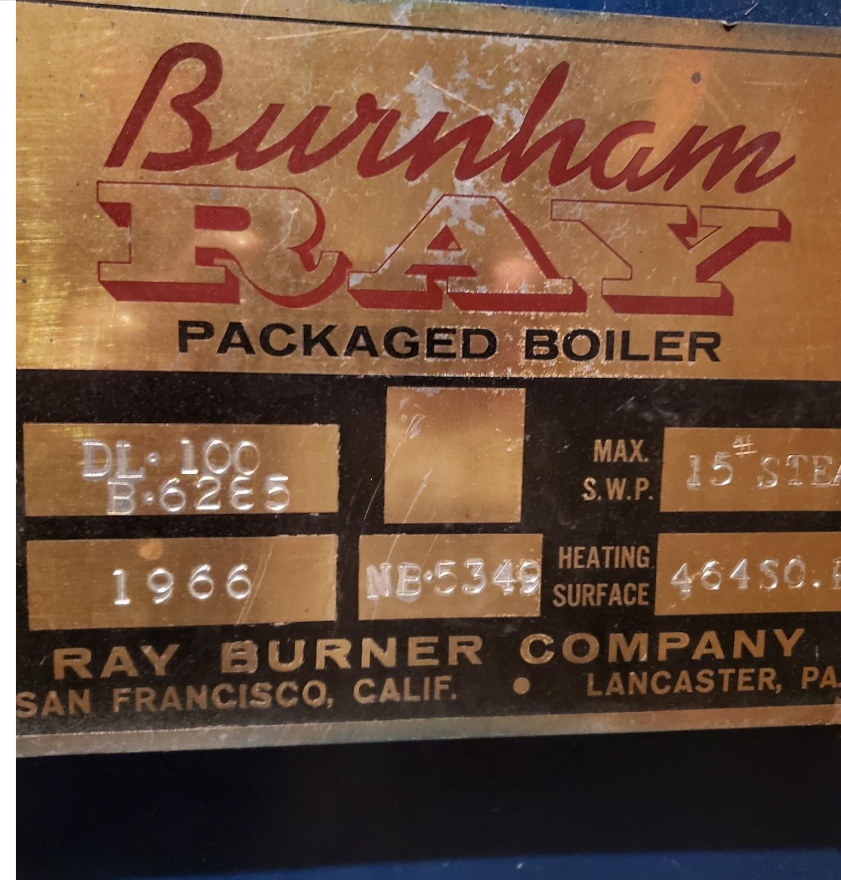
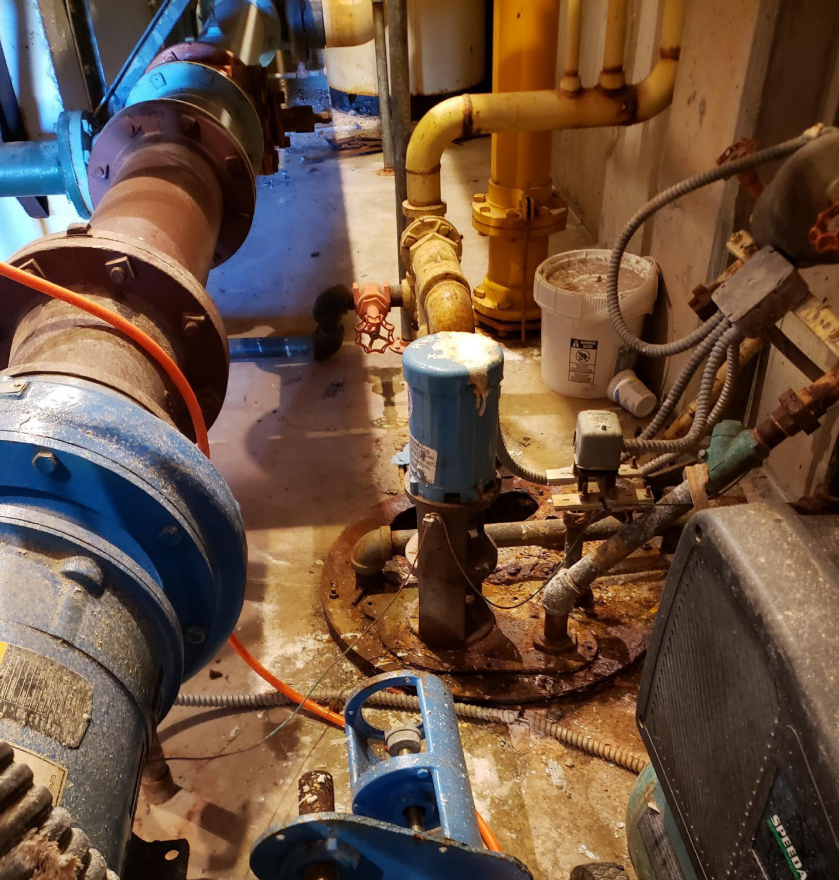
- PETF tour in July 2021
- Existing Aquatic Center has deteriorated significantly, even since last assessment in late 2017.
- Task Force determined that short-term repair and reopening of the existing facility is not a viable option



Assessment Tour Photos



Assessment Tour Photos



Assessment Tour Photos



Facility Feature Priorities

Recreation Pool

- Lazy river
- Slides
- Kid's pool
- Hydrotherapy
- Inflatables

Competition Pool

- Swim team practice & meets
- Bleachers
- Water Polo
- Lap swimming



Facility Feature Priorities

Other

- Hot Tub
- Party rental rooms
- Restrooms / locker rooms
- Universal changing rooms
- Storage for long- term renters
- Aquatic equipment storage
- Lifeguard / office space
- Lobby w/ seating / pool views
- Snack bar / vendors

Pool Options for Evaluation

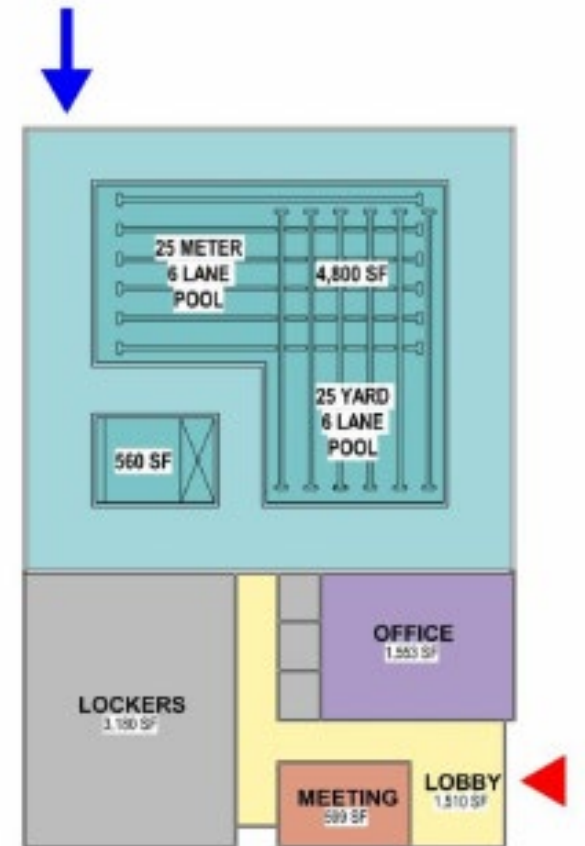
Option 1

Long-term renovation of existing pool facility as currently configured

- 25-yard x 25-meter pool (4,800 sf of water)
- Existing wading pool (560 sf of water)



No recreation pool:
not a viable option



Pool Options for Evaluation

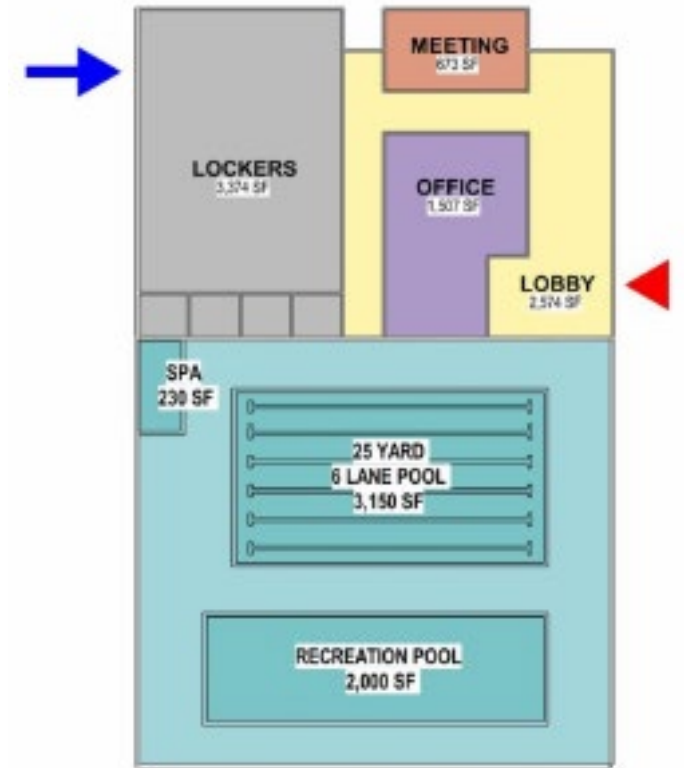
Option 2a

Reconfiguration of existing facility w/ new pools

- 25-yard lap pool (3,150 sf of water)
- Recreation pool (2,000 sf of water)
- Spa (230 sf of water)



Rec pool too small:
not a viable option



Pool Options for Evaluation

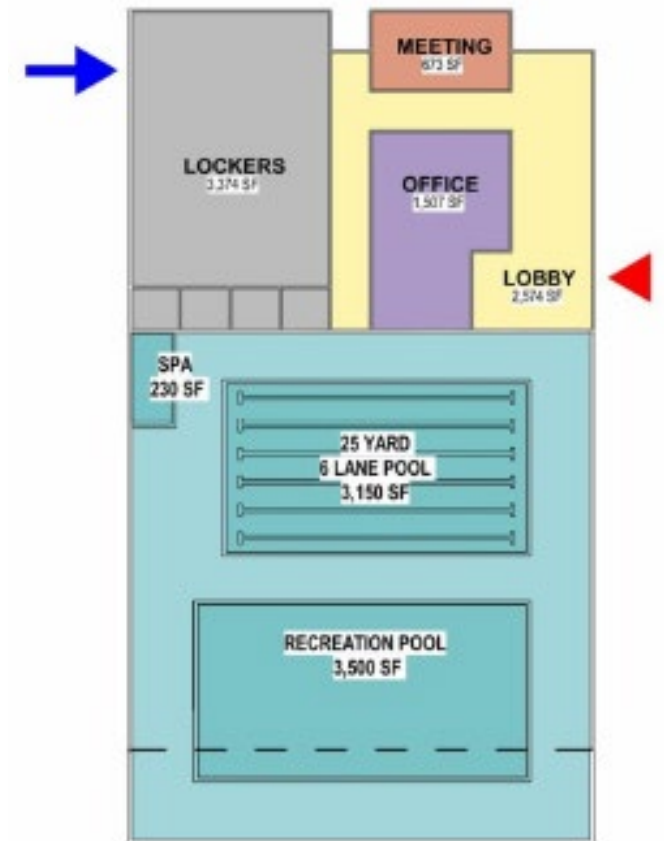
Option 2b

Reconfiguration of existing facility w/ new pools, plus addition to the south

- 25-yard lap pool (3,150 sf of water)
- Recreation pool (3,500 sf of water)
- Spa (230 sf of water)



Viable option: proceeding with further evaluation



Pool Options for Evaluation

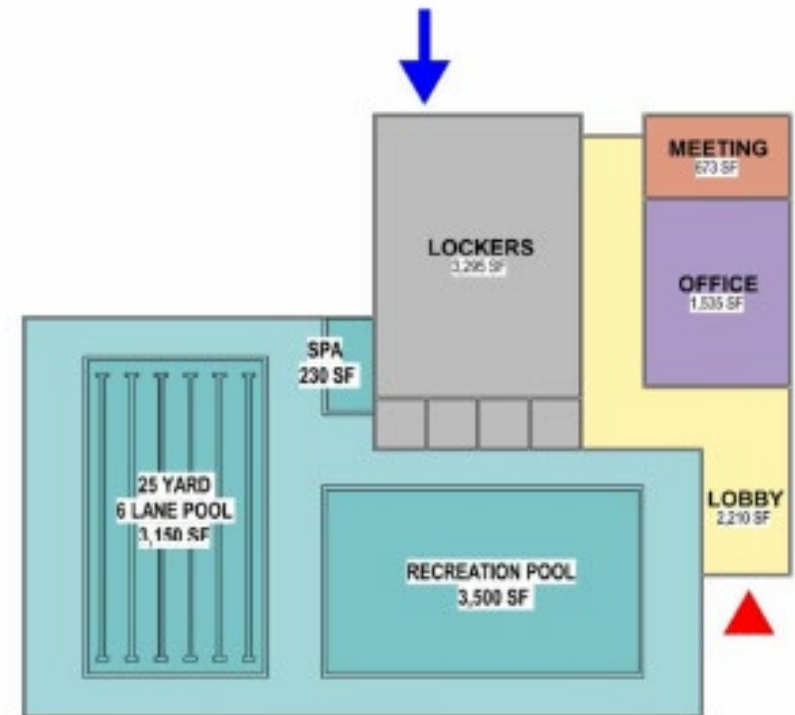
Option 3

New pool facility, elsewhere on Community Campus site.

- 25-yard lap pool (3,150 sf of water)
- Recreation pool (3,500 sf of water)
- Spa (230 sf of water)



Viable option: proceeding with further evaluation



Next Steps

