

# DUNLAP SWIMMING POOL COMMITTEE REPORT

DECEMBER 18, 2019

# MEMBERS OF COMMITTEE

Assistant Superintendent

Damon Hackett

Director of Operations

Tom Grimm

Pool Maintenance Supervisor

Troy Hammer

Athletic Director

Katie Cazalet

Representative of Athletic Leadership Team

Chad Kleine

Representative of Dunlap Dolphins

Sandy Salvorson

Representative of Swimming Parents

Deanna Shively

School Board Member

Tim Wagenbach

School Board Member

Mike Wisdom

# ASSIGNMENT

ANALYZE AND PROVIDE COST ESTIMATES  
FOR FOUR SWIMMING POOL OPTIONS:

1. CLOSE POOL
2. FORM COLLABORATION WITH THIRD PARTY
3. CONSTRUCT NEW POOL
4. REFURBISH EXISTING POOL

# ISSUES WITH EXISTING POOL

Aged HVAC System:

Poor air quality, excessive humidity

Frequent breakdowns

Disperses Debris in Swimming Area

High cost of repairs

Rusting of Structural Girders

Slippery Floor Surface

Leakage of Pool (200-300 gal's/week)

Inadequate Spectator Capacity

Dangerous Protrusions in Floor Surface

Poor Floor Drainage in Locker Rooms

Small, Rusty Lockers in Locker Rooms

Aged Filtration System & Pump

Peeling Paint on Pool & Locker Room Walls

Lack of Natural Light & Storage in Pool Area

Depth and Size of Pool are Not as Large as  
Some Other Locations

Rust on Roof Joists

# PRELIMINARY COST ESTIMATES OF FOUR OPTIONS

## **OPTION 1: CLOSE POOL & REPURPOSE FOR ALTERNATE USE**

Estimated at \$850,000 in 2016 Farnsworth analysis

Estimate for current costs: \$900,000 - \$1million

## OPTION 2: FORM COLLABORATION WITH THIRD PARTY

Challenge: Finding third party to collaborate with.

Coop with another school highly improbable.

Collaboration with corporation, hospital or other entity is uncertain at this time.

Estimated Cost: Unknown at this time.

## OPTION 3: CONSTRUCT NEW POOL

Cost estimate:

Approximately \$2 - 3 million to build new pool in existing location, but deeper.

Approximately \$9 to 10 million to build new pool and building in different location on campus.

# OPTION 4: REFURBISH EXISTING POOL

<u>Work Completed or Underway:</u>	\$457,394
Completed Work:	
Caulking Pool, Repainting Pool,	
Removing Floor Extrusions,	
New Non-slip Deck Surface	
Work in Progress:	
New HVAC System with	
Humidity Controls, new ducts,	
new pad & sidewalk	



## ISSUES ADDRESSED:

### Aged HVAC System:

Poor air quality, excessive humidity

Frequent breakdowns

Dispersion of Debris in Swimming Area

High cost of repairs

### Rusting of Structural Girders

### Slippery Floor Surface

### Leakage of Pool (200-300 gal's/week)

### Dangerous Protrusions in Floor Surface

## ISSUES REMAINING:

Poor Floor Drainage in Locker Rooms

Small, Rusty Lockers in Locker Rooms

Aged Filtration/Pump Systems

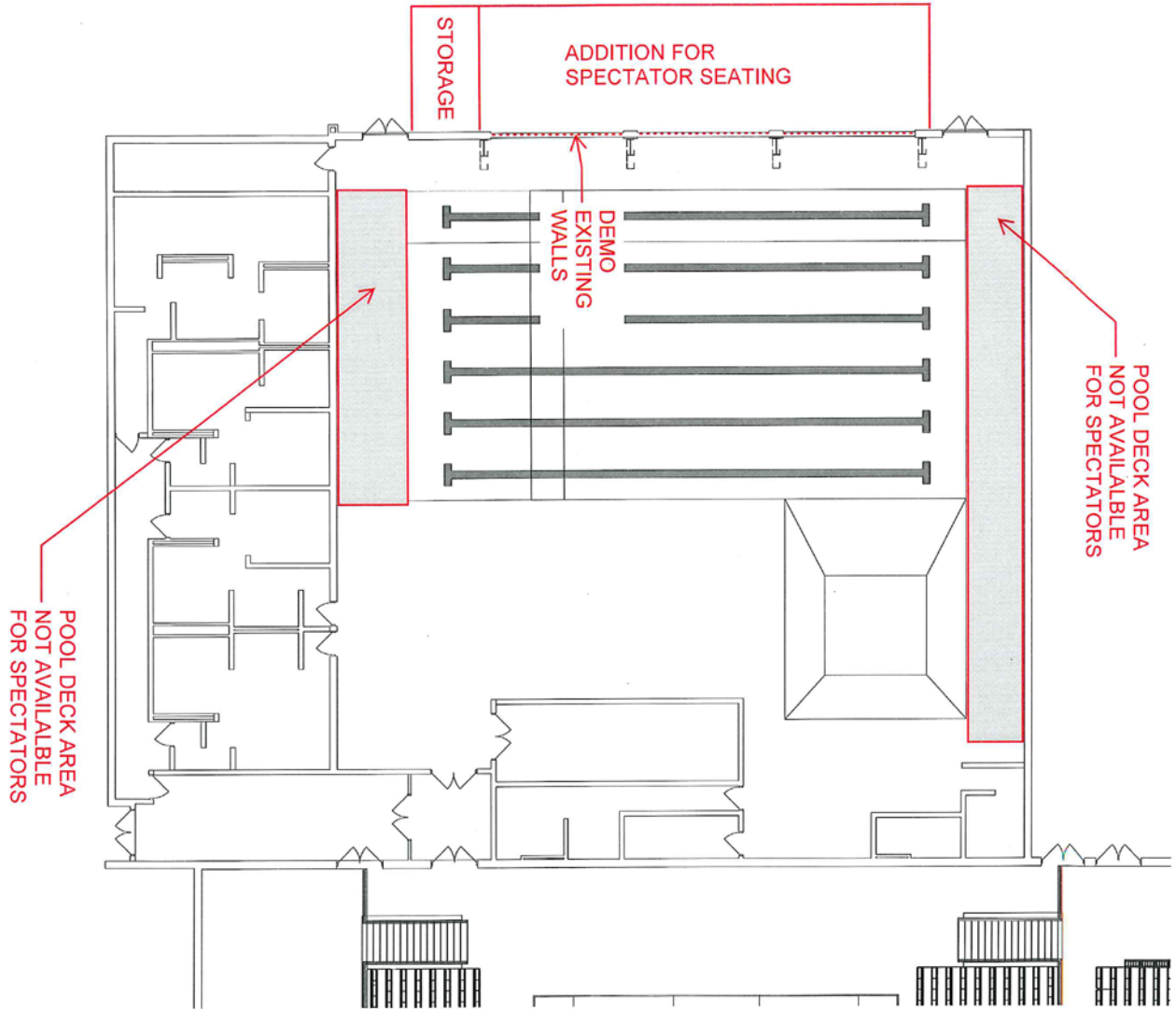
Peeling Paint on Pool & Locker Room Walls & Ceiling

Inadequate Light & Storage in Pool Area

Inadequate Spectator Capacity

Depth & Width of Pool

# POSSIBLE ADDITIONAL REFURBISH ITEMS: PROPOSAL FOR ADDITIONAL SPECTATOR SPACE, LIGHT & STORAGE



# ESTIMATED COST OF ADDITIONAL REFURBISH ITEMS:

<u>WORK ITEM</u>	<u>PRIORITY LEVEL (1-3)</u>	<u>ESTIMATED COST</u>	<u>COMMENTS</u>
1. Addition of spectator seating:			
a) Building (with windows & storage)	3	\$162,000	18' x 75' @ \$120/'
b) New bleachers	2*	\$7,500	*If fits in w/ new HVAC
2. Stripping & painting:			
a) Pool area, walls & ceiling	1	\$90,000	
b) Locker rooms	2	\$35,000	
3. Windows in West Wall to Provide Light	2		\$45,000
4. Locker room renovations			
a) New lockers	2	\$40,000	
b) Drainage for low areas	3	\$10,000	\$4-15,000
c) New fixtures, partitions, shelves, shower heads, faucets	2	\$15,000	
5. New filtration system, pump & boilers	2*	\$200,000	*Insert into 5-yr plan
6. New chemical storage room in existing filtration room	3	\$15,000	
7. New LED Lighting	1*	\$40,000	*If don't lose grandf'g
8. Replace skylight covers	3	\$5,000	
9. Starting block options:			
a) Powder coat stands	2		\$3,900
b) Coat stands w/ truck-bed liner	3		\$1,000
c) New blocks	1	\$35,000	
	TOTAL	\$654,500	

# COST OF TOTAL REFURBISH OPTIONS:

COST OF COMPLETED & PENDING WORK: \$457,394

COST OF ADDITIONAL REFURBISH ITEMS: \$654,500

TOTAL COST OF ALL REFURBISH ITEMS: \$1,111,894

# SUMMARY OF OPTION COSTS:

1. CLOSE POOL & REPURPOSE BUILDING		\$900,000 - \$1M
2. COLLABORATION WITH THIRD PARTY		Unknown
3. CONSTRUCT NEW POOL:	Current Site:	\$2 -3 M
	New Site:	\$9 – 10M
4. REFURBISH EXISTING POOL:	Current Work:	\$ 457,394
	Added Refurb:	<u>\$ 654,500</u>
	Total Refurb.	\$ 1,111,894

# COMMITTEE RECOMENDATIONS

- Choose Option #4 – Refurbish Existing Pool

- Approve #1 Priority Items Now:

Paint pool area	\$90,000
New LED lighting	\$40,000
New starting blocks	<u>\$35,000</u>
Total	\$165,000

- Place #2 Priority Items in Athletic 5-Year Plan:

Replace aged filtrations system, pumps and boilers

Install larger bleachers (if possible with new HVAC system)

Locker room upgrades

# QUESTIONS AND COMMENTS