

## **Pool Committee Summary report of Pool Project**

The current pool was built in 1975, making it 41 years old. The average life of a pool is 25 years. Our neighboring parks have updated their pools in the last few years. In 2010 TCCMI refurbished their pool, which was initially built in about 1978, at approximately \$200,000. In 2011 Carefree replaced their pool, which was initially built in 1981, and added a kiddie pool and hot tub for approximately \$400,000. In 2009 we were required to install an unblockable drain. At the same time we sandblasted the entire pool, installed a blue diamond finish on the bottom of the pool, put new tile around the edge, and sandblasted and replaced the pool deck surface for a total of 33,078. This was paid by lot assessments of \$115 in the year 2010. In 2011-12 we started having problems with the tile popping off the corners of the pool and when re-glued they would pop off again. We were also having problems with the pool level dropping and were concerned about a possible leak. The Park Manager and a few members investigated by drilling a few holes in the pool deck. They found various void areas. Also a crack along the foundation was filled along the entire length of the clubhouse. To resolve the pool deck voids it was investigated and found that it would cost \$46,000 to remove the deck, fill the voids and replace the concrete, and there would be no guarantee that the pool would not be affected. Another concern is the original pool operating pipe system is located under the clubhouse which could be a major concern if something broke. Currently the heater and chlorinator are located by the clubhouse instead of by the pool. This is problem because of heat loss and lack of efficiency. This summer we had someone introduce gravel into the filtration system which has caused major problems and will need future major repair as well as possible future replacements of heater, pumps, and filters due to age.. This summer we did do some repairs to the heater and had difficulty finding the parts because of the age of the equipment. The time has come, just like with an old car, do we continue to put more money into a piece of equipment that has gotten more than its life time use. Therefore at the May annual meeting the Board updated the membership on the status of the pool and asked for a hand vote to move forward with forming a pool committee to pursue bids for a pool. The members voted in favor of moving forwards with gathering bids.

Meanwhile the finance committee has been proactively planning for anticipated repairs to our roads and pool due to their age and use. For the last 3 years the committee has designated \$5,000 in 2014 and \$10,000 in 2015 and 2016 to build up the contingency plan to off set the need for member assessments when the time was needed. The plan is to keep \$50,000 in the contingency fund and the excess along with member assessment to be able to move forward with replacing the pool in the spring of 2018. To help manage the assessment required from the membership the board has pursued a loan so the assessment can be divided over a three year period with interest or can be paid in one payment without interest. These amounts are yet to be determined as we work with the bank and the pool company to determine when we have to make payments and borrow money.

This summer the pool committee consisting of the following members: Charlie Harding, Cathy Jarosh co-chairs; Darrell Waseen, Teresa Jerome, Beth Tupy, Jessi Carlson,

Jocelyn Meyer, Dick Kingsbury, Dave Reurink and Mike McGuire began meeting to determine what are the general membership needs or wants for the pool project. The discussion included talking about who are the current user of the pool and the future users of the pool. Currently we have the aerobic group that meets Monday-Saturday. This group primarily uses the 3.5 foot end. The volleyball group meets 2 times a week and also uses the 3.5 end. There are various members that daily use the deeper end to do deep water exercises/hanging stretches as well as relaxation. We have many young families that are joining the park or visiting grandparents that use the 3.5 end and the stairs area which is shallower. Based on the current use it was determined that there is a need to expand the size of the 3.5 foot area as well as to maintain a deeper end and look into a shallower end for our tots.

Due to the number of participants in both the aerobic and volleyball groups it was determined that additional square footage in the 3.5 area would be desired. Thus the committee recommended increasing the length and width of the pool from its current size of 20' by 50'. Various size increases were investigated. It was found additional size beyond 25' by 55' would double the cost of equipment required to operate the pool, as well as the challenge of having a limited footprint area available for the pool. Therefore the pool committee recommended pursuing bids for 25' by 55'. The additional 5' in length would be designated to the shallower end leaving the same length in the deeper end. Both ends would benefit from the 5' width increase.

Concurrently the discussion of the depth of the pool was discussed. Our current depth of 8.5' was originally needed as there used to be a diving board and slide. Due to safety reason as well as insurance reasons those amenities were removed a long time ago. The additional volume of water to heat at 8.5' is also not fiscally responsible. Therefore the discussion started with asking, "How deep does the deep end need to be?" The discussion began with looking at a depth of 5-6 feet. However, because we have many members that use the deep end for exercising and are over 6' tall, the committee agreed upon 7'6".

The more difficult task was how to meet the needs for our youngest pool participants. We did pursue bids on a kiddie pool (depth 18") but found the cost (\$25,700) prohibitive. There were also concerns about the amount of use it would get, safety of less parent monitoring, additional maintenance expense of filters and chemical, and the size of the footprint we have to work in for the pool development. Therefore it was asked if we could go shallower than 3', possibly 18". Zero entrance was looked at for both wheelchair access and small children but we do not have enough footprint to graduate the depth as required. The Park Manger suggested having a shelf, similar to the small one we have next to the steps, the width of the shallow end. The committee liked this idea and decided they would like the shelf width to be 3'. When this was discussed with the pool company they said they could build this without cost difference however they did not think the State would approve this plan. Other shelf/stair options such as a pool sun deck were discussed with the pool company as alternatives to try to meet this need. Ultimately it will be determined by the State. The committee decided the shallow end will remain at 3' as well as what ever the State will allow us to do for an area for our youngest swimmers.

ADA requirements were discussed. This involved investigating what our pool is considered; private or public and what requirements are required. The State department was contacted and we learned all pools, whether private or public/commercial, have to meet the same building requirements (MN rule 4717.2350) the difference comes in the health and safety monitoring. We are considered a private pool with additional requirements because we have more than 14 users at a time. Therefore at this time we are not required to provide wheelchair access either through zero entry or a wheelchair lift. However, because we do not know the future requirements regarding wheelchair access, we are having the ADA sleeves for the ADA chair lift installed.

After discussing our “needs” we also discussed any additional “wants”. It was suggested it would be nice to have a hot tub. Therefore when we were getting bids we also got a bid on a pool spa (pool industry term). Again the cost of \$47,200 made this option cost prohibited. There were also concerns about health and safety use, as well as additional maintenance cost. Many pools at member’s winter parks are going to salt water hence we asked MN pool builders about this option. Because we are an outdoor pool and only open a few months they said it would not be a viable option.

Pool liners were discussed as a cost saving option and we did receive 2 bids for a pool liner. However, when that pool company contacted the State they were told because of the number of people that use our pool that was not an option the State would approve.

As we pursued bids we learned there were different sources of heat: heat pumps or propane heater. There was a significant cost difference between the two options, heating pumps being more expensive. The majority of the pool companies, based on the length our pool is open as well as it being an outdoor pool, recommended a propane heater. We are taking their recommendation and going with propane heater.

Throughout this process several bids were sought. We contacted a total of 9 pool companies. We contacted 3 companies that chose not to bid. We received bids for liners from Feet First and Wellbergpro. We received bids from Sawatzky Pool, Gerold Pool, Aqua Logic and Quality Pools. Part of the bids was the cost of excavating the current pool. The committee investigated if we could save cost by subcontracting an excavation company to remove the existing pool and fence. We received bids for this task from Steve’s Excavating, Kasper Excavating and the Quality Pool’s contractor. The cost saving was not significant enough to go with an outside contractor. The committee felt more confident in going with Quality Pool contractor because of their established working relationship and as well as the challenge of us trying to coordinate working with an outside contractor. The 7 of 10 committee members present (absent, Beth Tupy, Jessi Carlseon, Jocelyn Meyer) reviewed and discussed all the options and unanimously chose to accept the bid from Quality Pool of \$245,128.25. This bid includes not only the pool and pool deck replacement but the replacement of the fence to meet State standards, a new access road, a 10 x 10 shed for housing of the pool infrastructure equipment, winter cover and mechanical pool cover, dual-main drain system, drain from sump pit and 4” drain line to daylight.

Originally we were hoping to save the current fencing around the pool but were informed that we had to install new fencing that has smaller holes in it. The fencing will be taller, 6' tall and is black PVC coated chain link fence instead of grey metal. The shed will house the pool infrastructure and will be located next to the current retaining wall. A mechanical pool cover was included to help save money by keeping in the heat at night, keeping out debris, as well as an additional safety feature for when the pool is not in use.

The need for a road is multifold. Because of the expansion of the pool width the current windy road around the propane tank will no longer be functional. Also there needs to be access for the heavy equipment to do the work in the pool area. Therefore a 151' long by 10' wide road, 6' deep packed with class 5 rock will be constructed next to the clubhouse activity room. This road will serve as the new access to the pool as well as provide better emergency vehicle access to the pool, as well as disability access to the pool area.

Upon voting to accept the Quality Pool bid we contacted Quality Pool and the owner came out and met with the committee to review all the terms and answer any additional questions. The committee then took this information to the board for their approval. The board unanimously approved the pool committee's recommendations.