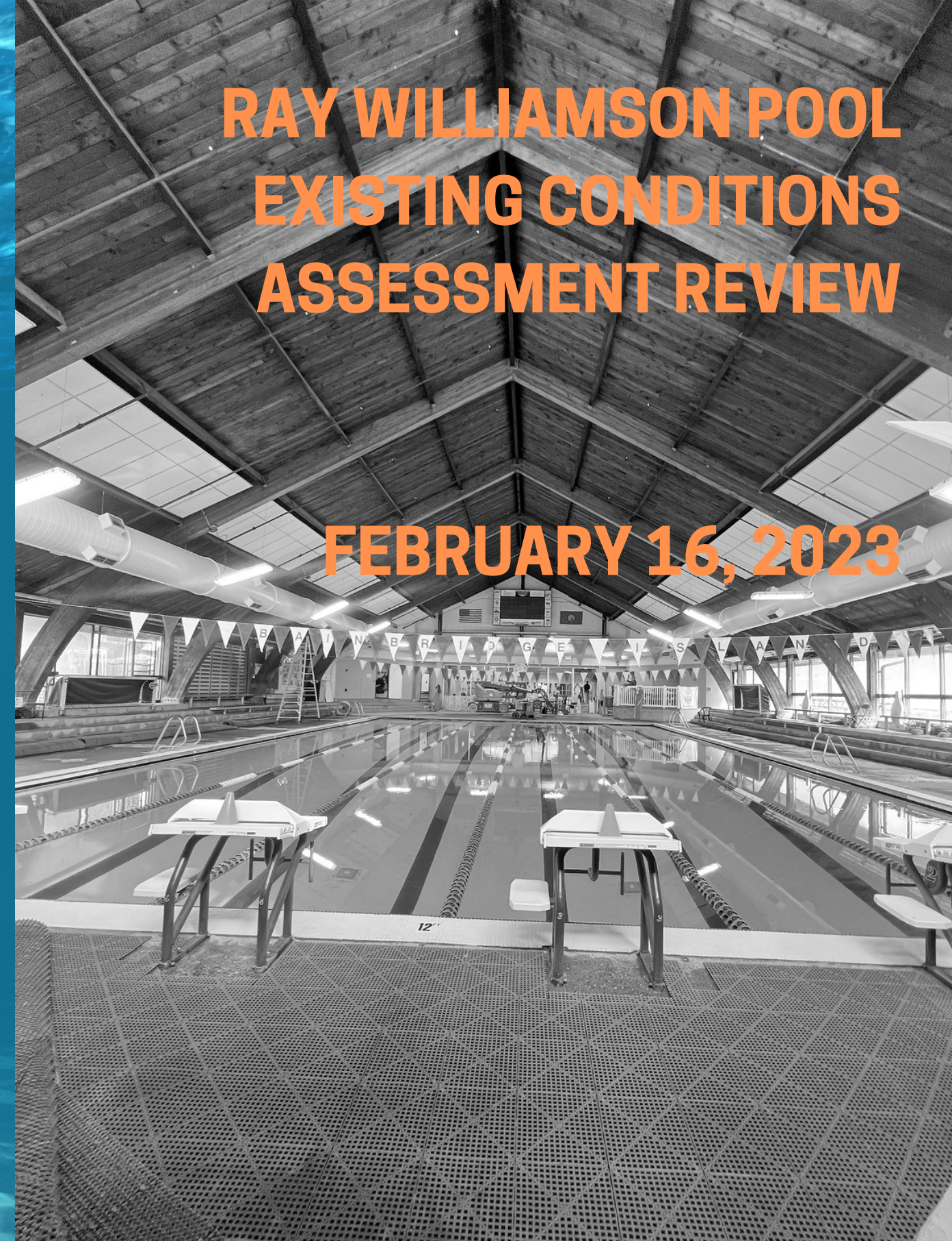




RAY WILLIAMSON POOL EXISTING CONDITIONS ASSESSMENT REVIEW

FEBRUARY 16, 2023



Bainbridge Island
Metro Park & Recreation District

AGENDA

INTRODUCTION

OVERVIEW OF EXISTING CRITICAL CONDITIONS:
ARCHITECTURAL, MEP, STRUCTURAL

RISK ASSESSMENT CONSIDERATIONS

QUESTIONS AND ANSWERS



- FIRCREST POOL AND BATHHOUSE (SEATTLE)
- EASTSIDE COMMUNITY CENTER AND AQUATIC CENTER (TACOMA)
- PROPSTRA AQUATIC CENTER (VANCOUVER)
- SAMENA SWIM CLUB (BELLEVUE)
- MOUNT RAINIER POOL (DES MOINES)
- LOWERY C. MOUNGER POOL (SEATTLE)
- BALLARD POOL (SEATTLE)
- HELENE MADISON POOL (SEATTLE)
- MEADOWBROOK POOL (SEATTLE)
- MEDGAR EVERS POOL (SEATTLE)
- QUEEN ANNE POOL(SEATTLE)
- SOUTHWEST POOL (SEATTLE)



TEAM EXPERIENCE

HELENE MADISON POOL



BEFORE

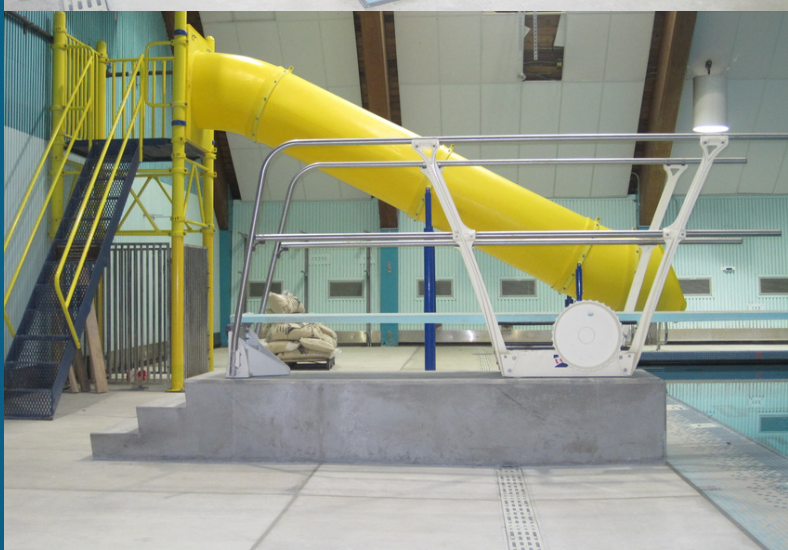


AFTER

BALLARD POOL



BEFORE

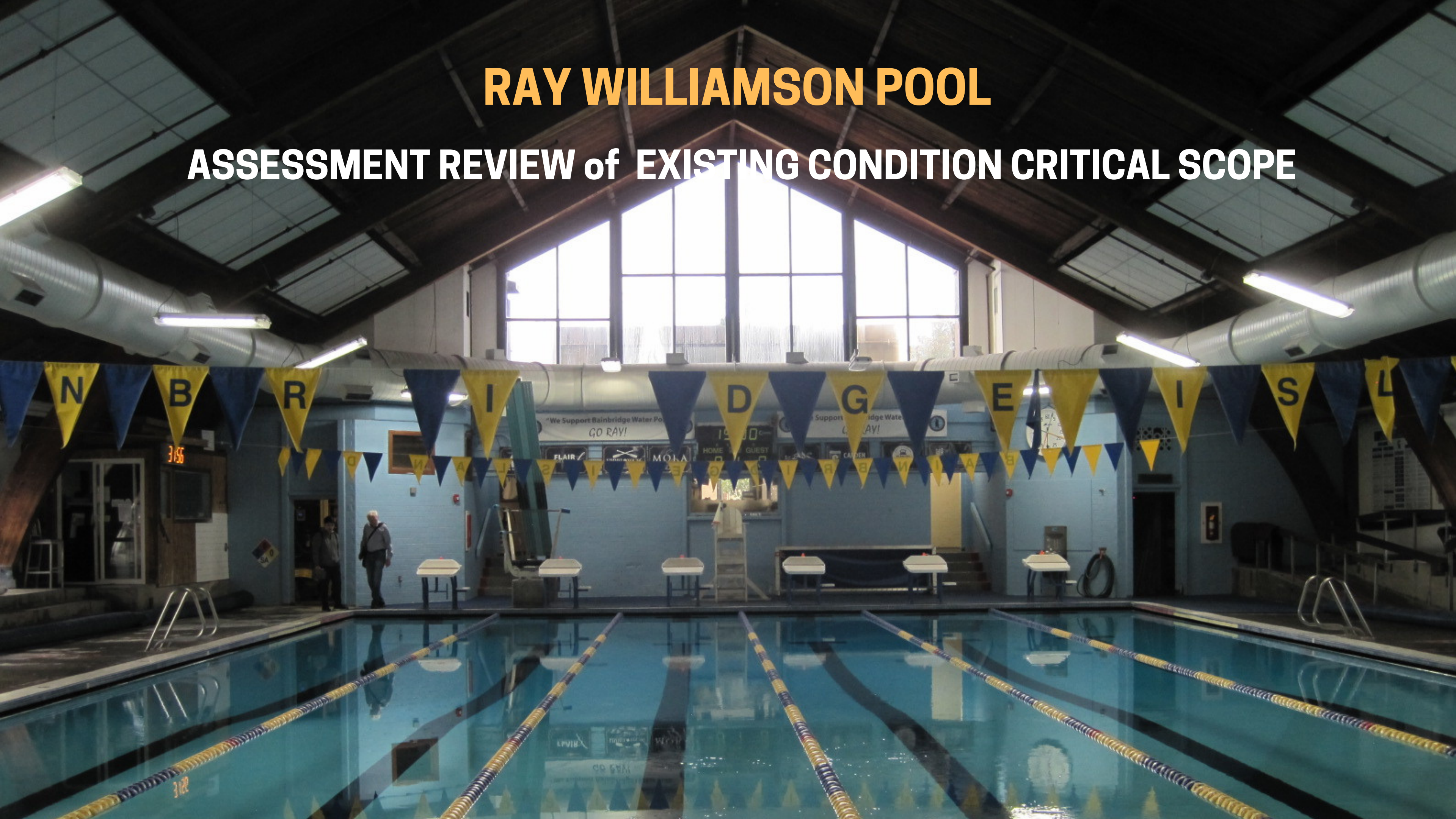


AFTER

PROJECT EXAMPLES

RAY WILLIAMSON POOL

ASSESSMENT REVIEW of EXISTING CONDITION CRITICAL SCOPE





CRITICAL ITEMS

LOW SLOPE ROOF REPLACEMENT

CLERESTORY REPLACEMENT

WINDOWS- STORE FRONT SYSTEM REPLACEMENT

EXTERIOR DOOR REPLACEMENT

LOCKER ROOM REPURPOSING

POOL LINER REPLACEMENT

ARCHITECTURAL AND BUILDING EVNELOPE



CRITICAL ITEMS

POOL HV SYSTEM REPLACEMENT

DOMESTIC PLUMBING SYSTEM REPLACEMENT

POOL CHEMICAL TREATMENT CONVERSION

POOL FILTRATION SYSTEM REPLACEMENT

LOCKER ROOM HV SYSTEM REPLACEMENT

MECHANICAL, PLUMBING, FIRE PROTECTION



CRITICAL ITEMS

PANEL REPLACEMENT

ELECTRICAL RACEWAYS AND FITTINGS

LIGHTING

LIGHTING CONTROLS

COMMUNICATIONS CABLING SUPPORT

ELECTRICAL



CRITICAL ITEMS

BRICK VENEER RESTORATION

POOL DECK REPAIRS

MISCELLANEOUS CONCRETE REPAIRS

GLU-LAM BEAM CONNECTION REPAIRS

STRUCTURAL

RISK ASSESSMENT OF CRITICAL SCOPE ITEMS

CRITICAL SCOPE ITEM		LEAD TIME FOR MATERIAL	INSTALLATION TIME	LIFE CYCLE DURATION	DISRUPTION/IMPACT OF WORK	PRELIMINARY COST ROM	RISK and RECOMMENDATIONS
1	ROOF REPLACEMENT AT THE LOW SLOPE AREA	Rigid Insulation - up to six months; membrane systems is two months	4-6 WEEKS	+ 20-25 YEARS	Building shutdown not necessary, but construction noise will be audible to users and staff	\$179,800.00	
2	REPLACE STOREFRONT WINDOW AND DOOR SYSTEMS AND CLERESTORY WINDOWS	12-15 WEEKS	4-6 WEEKS	+20 YEARS	Pool (and office area) shutdown likely required for overhead clerestory work and office storefront system replacement work; Shutdown not necessary during storefront door replacements;	\$207,200.00	There is a possibility that work can be sequenced such that storefront windows can be isolated from pool activity but will need to discuss with the contractor; shutdown will still be required during clerestory replacement
3	LOCKER ROOM REHABILITATION/REPURPOSE	materials and equipment is readily available	10-12 WEEKS	+20 YEARS	Pool shutdowns will be coordinated with other trade work but will not be required at all times	\$577,125.00	repurposing locker room required if sand filter system is to be implemented
4	NATATORIUM POOL LINER	TBD	1 WEEK	+20 YEARS	pool shutdown required during the installation period	\$100,000.00	
5	POOL HEATING AND VENTILATION	Pool De-humidification unit - 26 weeks.	4-6 WEEKS	20 YEARS	Prior to installation, old unit will need to be demolished, concrete pad expanded and electrical service upgraded.	\$586,000.00	Pool will not be usable during demolition and installation as there will be no ventilation available
6	FIRE SPRINKLER PIPING AND SUPPRESSION SYSTEM	locker room re-configuration: Piping and paint is redily available	4-6 WEEKS	+20 YEARS	cleaning and painting of piping above pool will require special protection and pool shut down.	\$30,000.00	Suggest painting above the pool, be undertaken during time pool is drained.
7	POOL FILTRATION SYSTEM	26 WEEKS	4 WEEKS	+20 YEARS	location of sand filters will need to be in an existing locker room area	\$431,000.00	sand filers are heavy, so structural support will need to be considered for the area selected (most like;ly slab on grade)
8	DOMESTIC WATER PIPING AND PLUMBING	materials and equipment is readily available	4-6 WEEKS	+20 YEARS	considering locker rooms are presently not in use, building shut-down should not be a big problem.	\$38,000.00	Minimal impact since most plumbing will be located in currently non-public spaces.
9	POOL CHEMICAL TREATMENT UPGRADE	4-6 WEEKS	2-3 WEEKS	+20 YEARS	depending on scope (whether other pools will be upgraded) most of the work is outside the public areas. Connection of chemical treatment is relatively non-evasive.	\$43,000.00	Demolition of the chlorine piping and tanks is hazardour work and will require special care and temporay ventilation aparatus.
10	ELECTRICAL PANELS	12-18 WEEKS FOR EATON. 6-10 MONTHS FOR SQUARE D, GE. 1 YEAR FOR SIEMENS.	1 WEEK	30+ YEARS	Power shutdown required	\$110,000.00	Cost includes replacement of all panels; the most critical item will be the main distribution panel as this must occur if pool heating and ventilation upgrades occur.
11	LOW VOLTAGE CABLING	8-10 WEEKS	1 WEEK	+25 YEARS	Pool shutdown might be necessary; there will be lift/ladders on the pool deck	\$20,000.00	
12	BRICK VENEER	6 WEEKS	8 WEEKS	+20 YEARS	Needs to be coordinated with an roof work occuring	\$49,000	Required for protection of Bldg Envelope and maintaining bearing and shear capacity required to resist gravity and seismic loads
13	REPAIR DETERIORATED CONCRETE IN POOL AREA & LINEAR TRENCH DRAIN; REPLACE UPPER 1 INCH OF POOL DECK	4 WEEKS	10 WEEKS	+15-20 YEARS	Local ares of work to be isolated from other construction activities	\$170,000	Railings, steps, and cracks in concrete will continue to deteriorate and become significant safety hazards with increased maintenance costs
14	REPAIR SPALLING AND CRACKED CONCRETE AT FILTER ROOM, EAST SIDEWALK AND SW RAMP	4 WEEKS	10 WEEKS	+15-20 YEARS	Local ares of work to be isolated from other construction activities	\$21,000	Railings, steps, and cracks in concrete will continue to deteriorate and become significant safety hazards with increased maintenance costs
15	REPAIR CORRODED STEEL AT GLU-LAM BEAMS	2 WEEKS	3 WEEKS	+20 YEARS	Person lifst may be required to access upper connections	\$72,000	Extends lif of connections and improves aesthetics

QUESTIONS?

THANK YOU!

