

Bainbridge Island Metro Park & Recreation District
Ray Williamson Pool Project



Will it be the Ray Rehabilitation or Ray Renovation?

MEETING AGENDA

Introductions

Project History

Current Project Status – 2 phases

Alternative Opportunity Description

- Pros/Cons of 2A and 2B
- Funding Scenarios
- Project Summary

Will it be the Ray Rehabilitation or Ray Renovation?

HISTORY:

- 2015 – Discussions began regarding the aging Ray Williamson Pool
- 2016 – Sakai process eliminated Sakai as a potential site for new pool
- 2017 – First study led District to explore new pool options
- 2018 – Second study began to determine cost and feasibility to build a new pool

Will it be the Ray Rehabilitation or Ray Renovation?

HISTORY:

- 2019 – Cost determined to be approximately \$30 to 50 million
- 2020 – Covid halted a lot of work
- 2021 – RFQ for a third study to rehabilitate, to extend life 20 to 50 years.
- 2022 – Stemper Architects Collaborative hired to conduct critical conditions assessment

Current Project, Design and Development

CURRENT PROJECT: Stemper Critical Condition Assessment :

- Critical items identified
 - 2 phases necessary due to high winter water table
 - 2024 Phase 1 – most critical items (HVAC, Electrical, Low Slope Roof, Etc.)
 - 2025 Phase 2 – remaining critical items (Deck, Pool Filtration, Chemical Treatment, Liner, Etc.)
- *Work is more than a band aid, extends the pool and pool components life by 20 to 50 years
- *6 Lane rehabilitation

Current Project, Design and Development

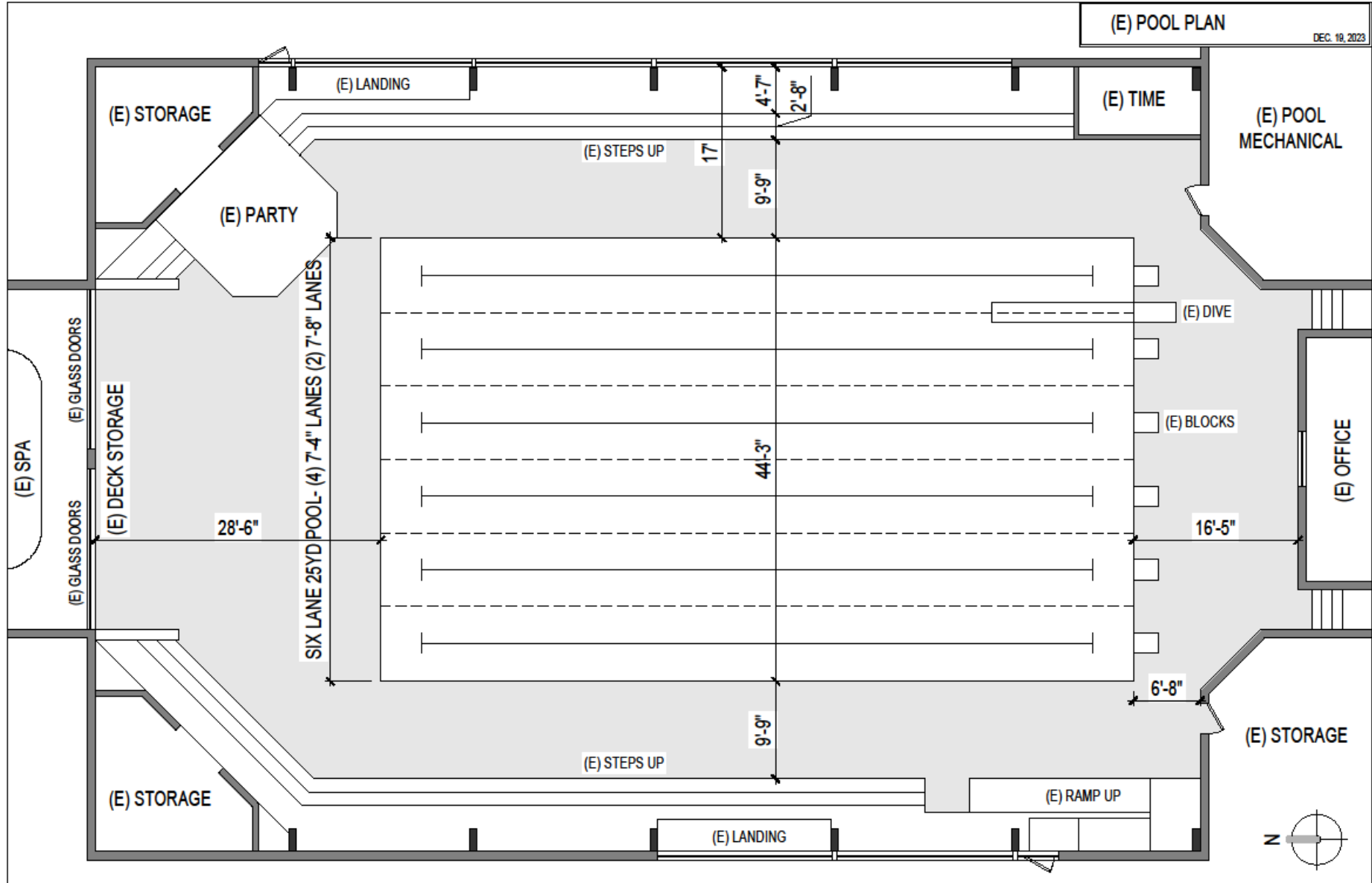
CURRENT PROJECT, Phase 1 Critical Items

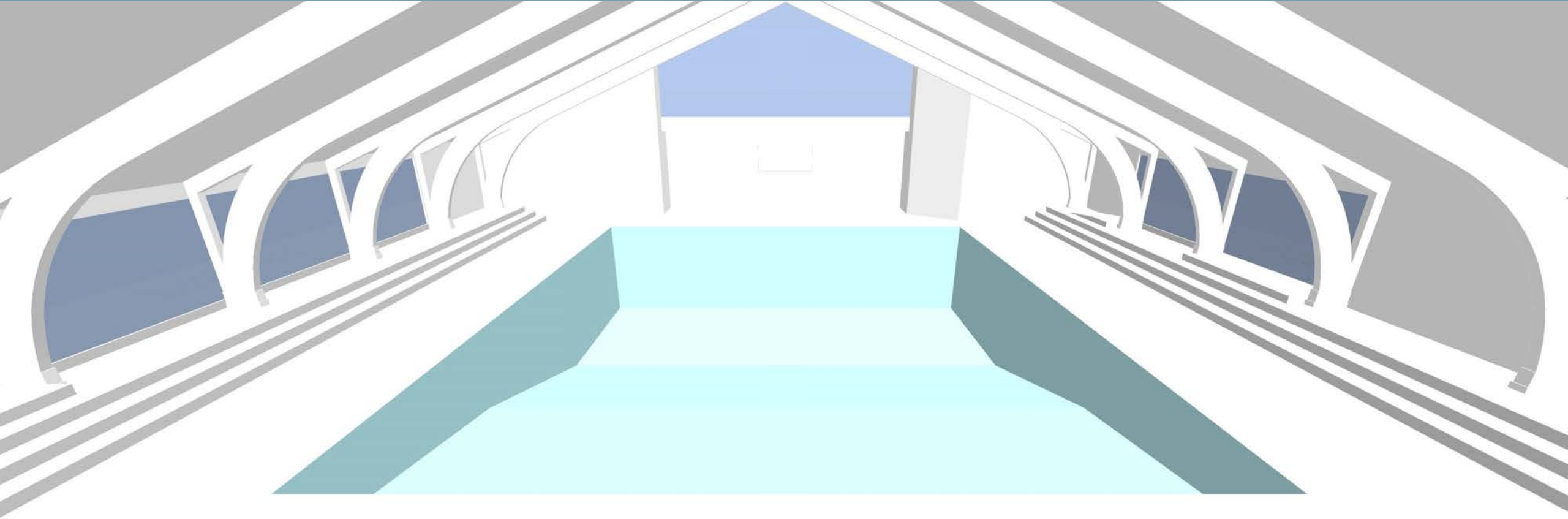
- Low Slope Roof
- Locker Rooms Repurposed
- Concrete Repairs
- Fire Sprinkler Pipes Recoating
- Glu Lam Beam Base Repair
- Electrical Panels
- LED Lighting Upgrades
- HVAC Replacement

Current Project, Design and Development

CURRENT PROJECT, Phase 2 Critical Items:

- Pool Deck Slab Including Linear Drains
- Pool Filtration System
- Pool Chemical Treatment System
- Seismic Upgrades
- Liner Coating

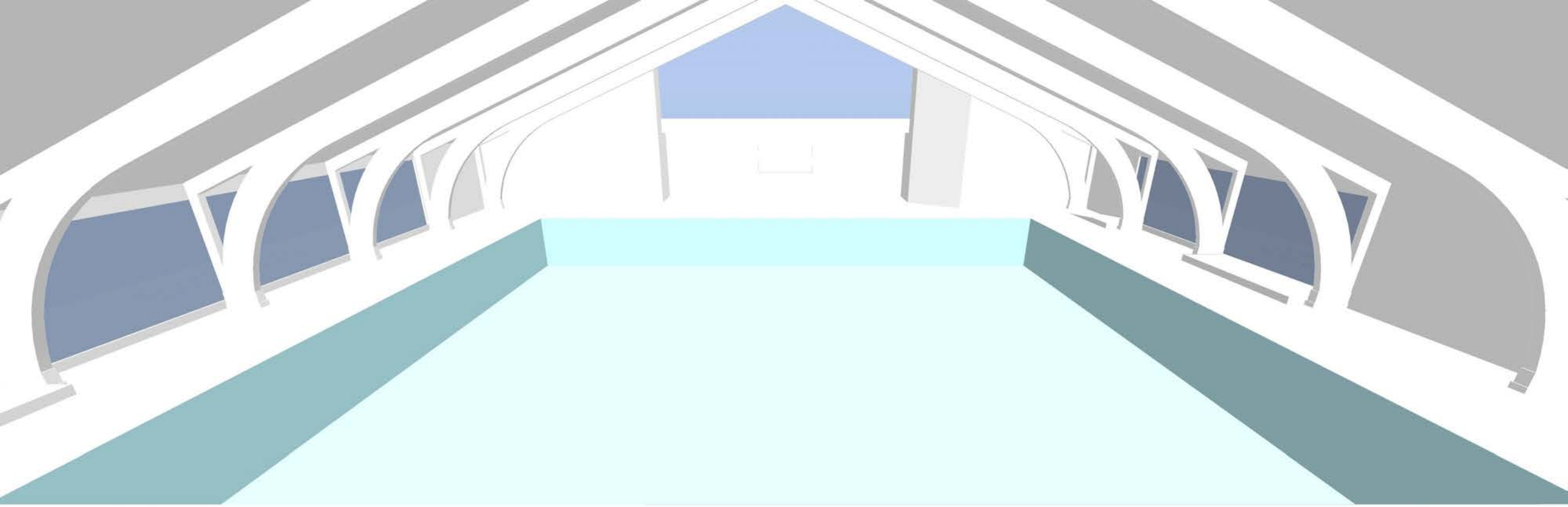


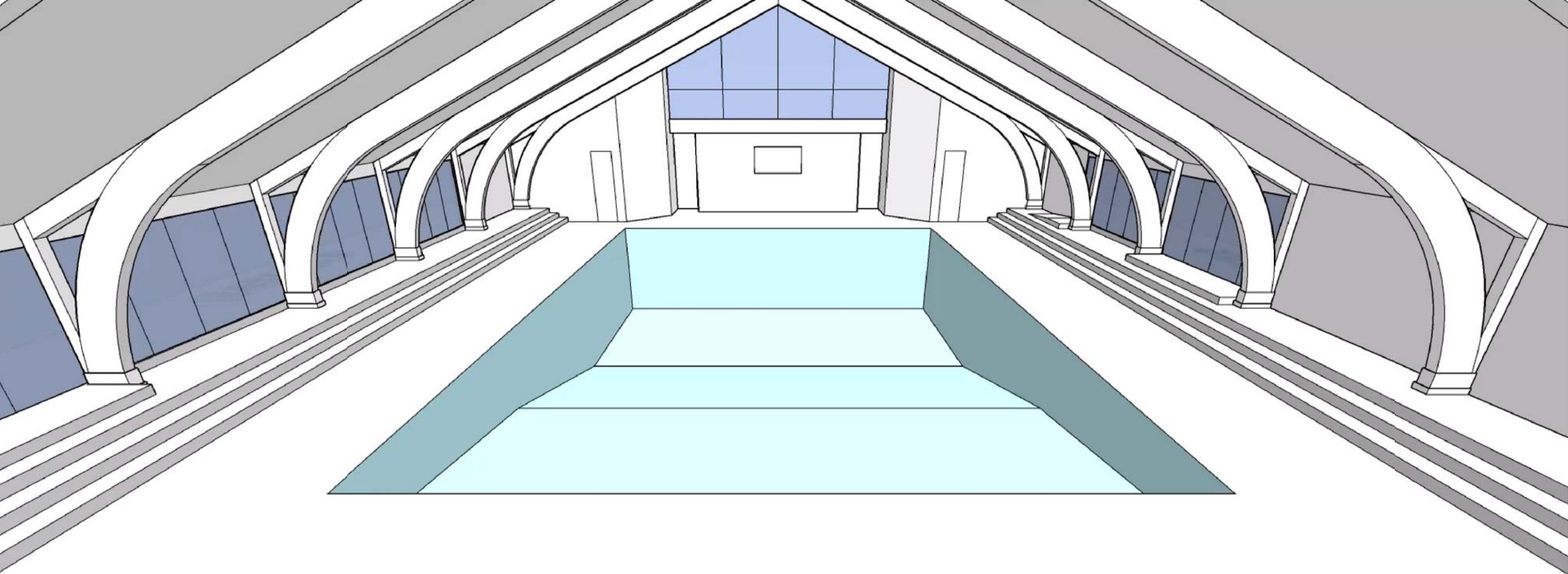


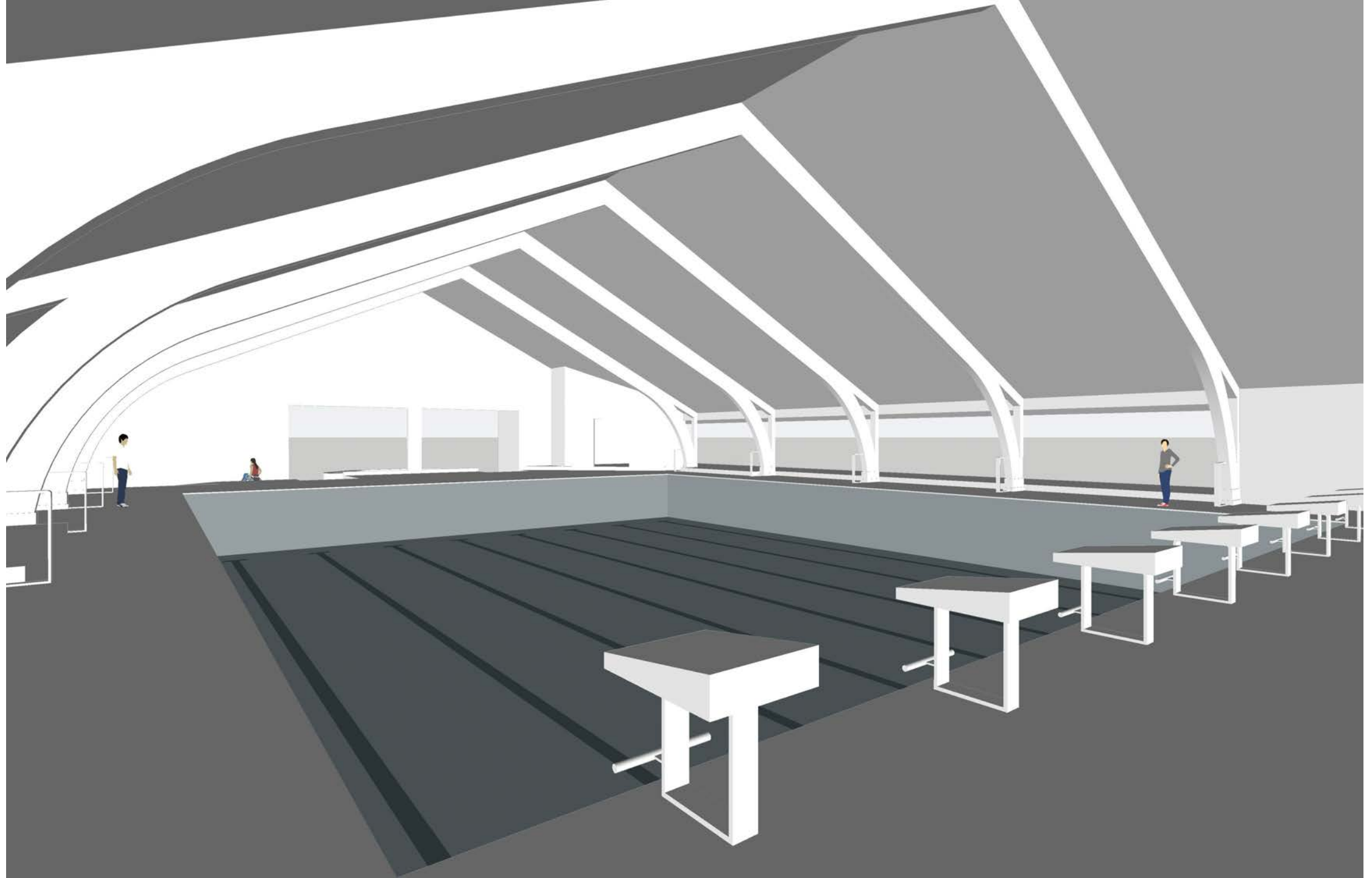
Will it be the Ray Rehabilitation or Ray Renovation?

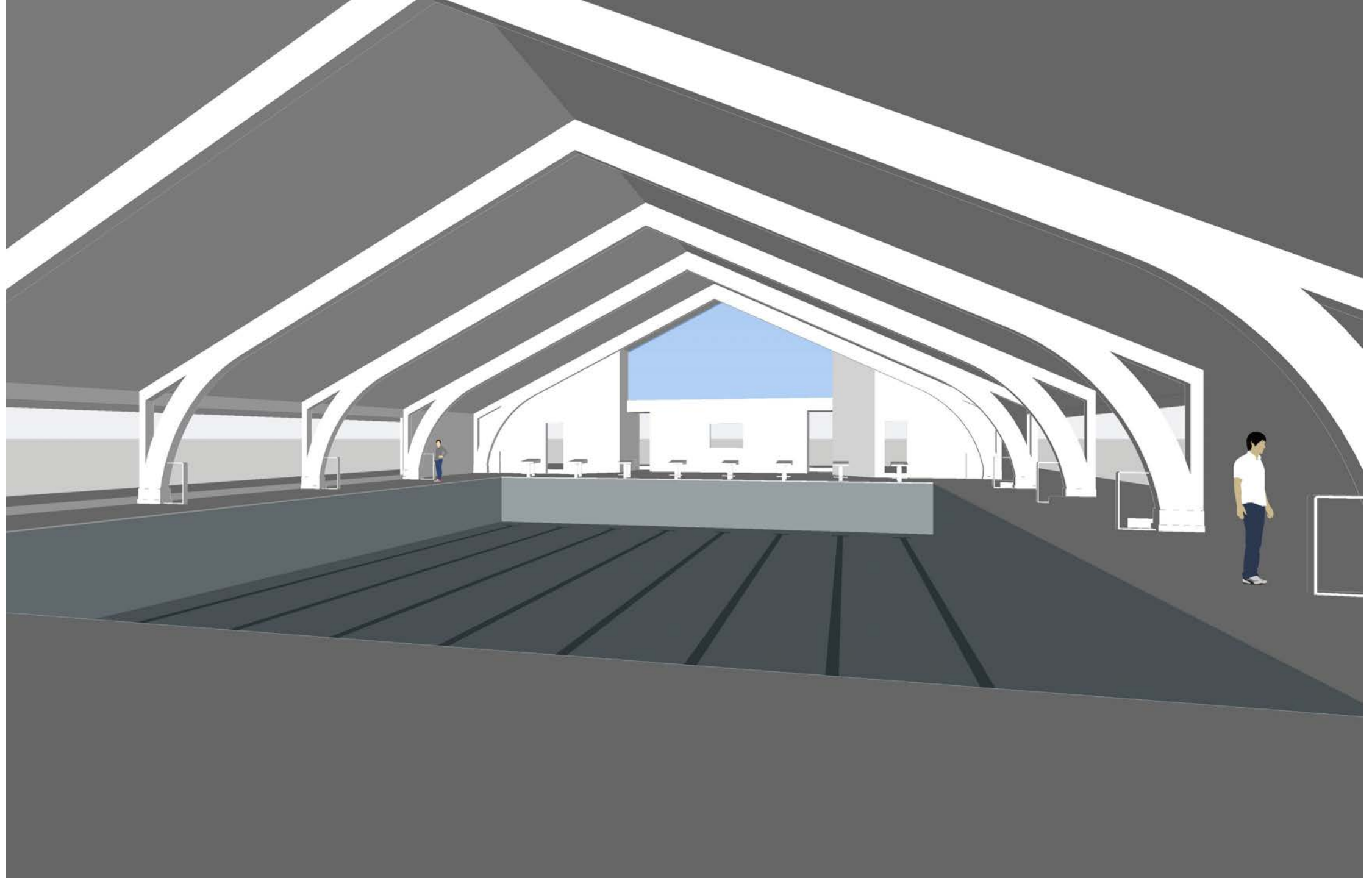
OPPORTUNITY, (Phase 2B)

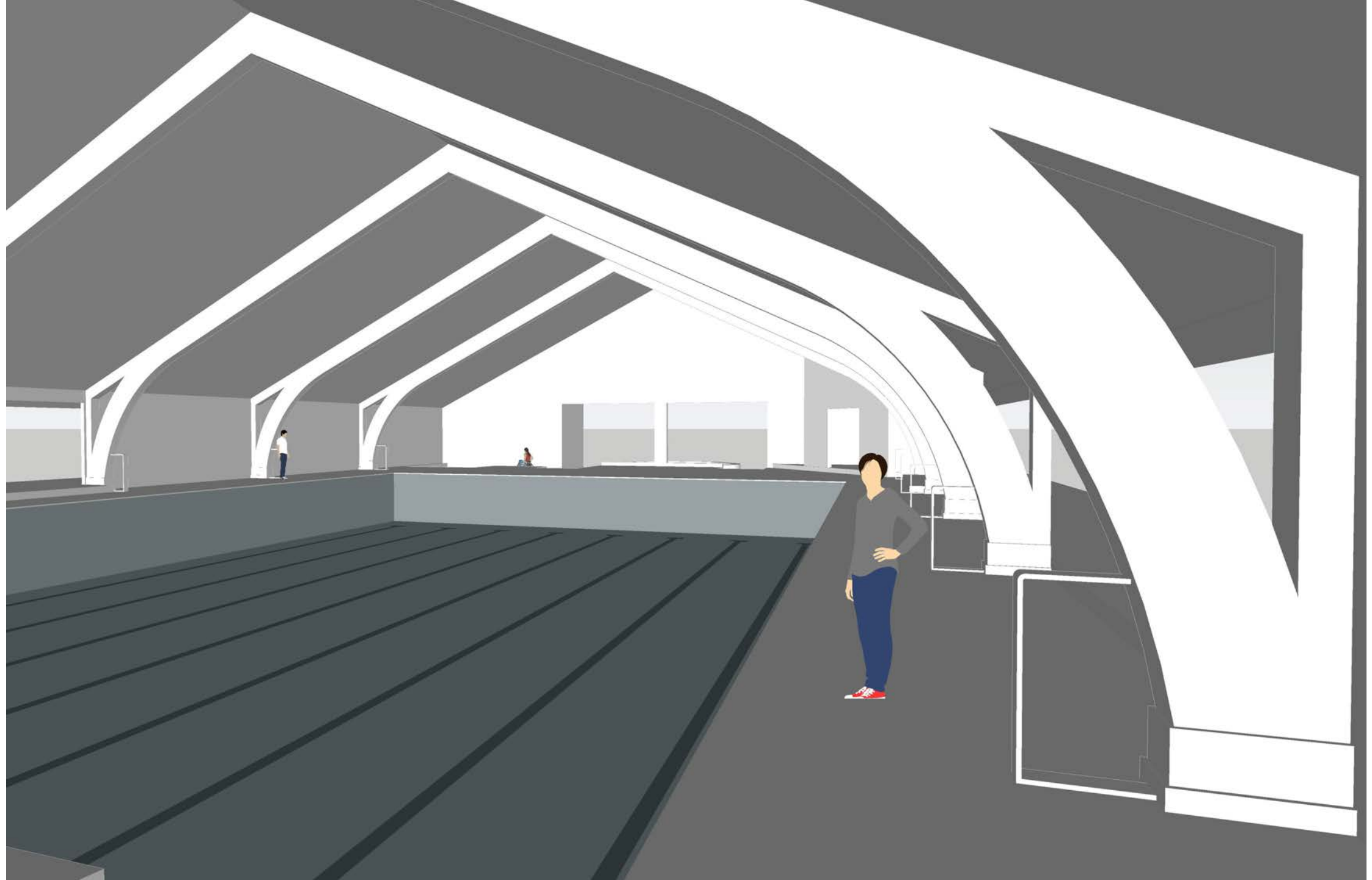
- Same items as 2A plus 2 additional lanes and depth of 5.5 or 6.5 feet
 - Idea generated from aquatic community
 - District asked to consider in Dec of 2023
 - District's Consultant, Stemper, determined pool expansion is feasible
 - Cost estimate requires significant support from aquatics community (more than doubles cost)
 - Decision needs to be quick (To keep project on track for 2024/2025 construction)
 - Impacted by code changes, cost inflation, potential failure of essential components











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6 Lane Rehab Project

- **Pros**

- More affordable
- Design/development underway
- Less risk (uses existing tank)
- Deck Space remains the same
- Spectator seating remains
- Shorter disruption to use in Phase 2

Will it be the Ray Rehabilitation or Ray Renovation?

6 Lane Rehab Project

- Cons
 - No additional pool space
 - No improvements to pool depth
 - No increased program capacity

Will it be the Ray Rehabilitation or Ray Renovation?

8 Lane Renovation Project

- Pros
 - Additional pool space
 - Pool Depth improvement
 - Increased programming space

Will it be the Ray Rehabilitation or Ray Renovation?

8 Lane Renovation Project

- Cons
 - More cost (including design)
 - More risk (due to removal of existing tank)
 - Deck space reduced to minimum required
 - Spectator seating removed
 - Longer Phase 2 user disruption

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What happens during construction

- Staff researching options for additional pool space
- Phase 1 disruption less of an impact
- Phase 2 disruption more critical
- Staff working on minimizing impacts
 - Creative scheduling
 - Extended hours outside of normal operating hours

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FUNDING SCENARIOS:

- Board meetings in March/April will discuss funding options
 - 2A, 6 lanes option (total project cost estimate, \$5.5 Million):
 - Combination of District reserves/CIP funding and fundraising/other funding options

OR

- 2B, 8 lane Option: total project cost estimate, up to \$11 Million)
 - Same Combinations as 2A
 - Critical to have user support and enthusiasm due to potential need for larger community support

Will it be the Ray Rehabilitation or Ray Renovation?

Summary:

- Critical items identified
- 2 phases are needed due to high winter water table
- Permits are under review for 100% Phase 1 items
- Code impacts if project is delayed
- Phase 1 construction planned for summer/fall of 2024
- Life expectancy of 20 to 50 years for all pool components

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Summary:

- Opportunity to engage aquatics community over idea for 2 additional lanes (Construction of Phase 2 could begin in summer/fall of 2025)

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Next Step: Park Board Meeting on Thursday, March 7th, 6pm
-will discuss public questions and how to fund

CONTACT: mattk@biparks.org (Matthew Keough, Senior Planner)

-gathering and posting project questions on project webpage
-posting responses to FAQ's on Monday, with running updates

Establish list of questions

Example Questions?

- What is the funding goal?
- How do I comment or ask a question?
- How do I help?
- What's the rush?

Comments Welcome!

Thank You!

