



1. Why are you renovating the Ray Williamson Pool?

Built in 1970, The Ray Williamson Pool has been in continual operation for over 50 years. Recent years have seen increased maintenance requirements at the pool. In September 2022, Stemper Architectural Collaborative was hired to do a comprehensive facility assessment. This includes evaluating critical items to extend the life of the pool an additional 50 years.

2. What are the critical elements of the project?

The project's key parts are: electrical panels, LED lighting upgrades, HVAC replacement, concrete repairs, glulam beam base repair, low slope roof, locker rooms repurposed, fire sprinkler pipes recoating, pool deck slab with linear drains, pool filtration system, pool chemical treatment system, seismic upgrades, and new pool liner/tank improvements.

3. What is the urgency for this project and decision making?

Answer: "The 3 C's: Closure, Code, and Cost"

The electrical and heating/cooling systems have reached the end of their lives. They pose real threats of failure and permanent pool closure.

This spring, a new building code goes into effect. It will require upgrades that will compromise the benefits of using the existing building. These benefits go from its buried base to the roof. The roof stretches across the existing wood structures, which will be preserved. The project must stay within the existing building. This protects the basis of the City permit and the arrangements with the School District, the land owner.

Construction and aquatic repair costs continue to escalate. The Park District is reaching beyond current capital funding to fix critical items. They are doing it as efficiently as possible. They are capturing the benefit of project scaling. This includes things like singular project mobilization and management.

4. How long will this project expand the life of the pool?

The project includes separate improvements. Each has a specific lifespan, estimated at 20-50 years. Improvements will come with warranties, like a home. A full rehab is needed for the existing 50-year-old pool.

5. What is the proposed timeline for the project?

The Park District plans to complete renovation of the Ray Pool in two Phases.

- Phase 1 is planned for Summer 2024 and is planned to last up to six months with intermittent closures of the Ray Pool. The pool could re-open before Phase 2 commences.
- Phase 2 is planned to begin in Summer 2025.

Two options for Phase 2 are under consideration. The Ray Pool will largely be closed during Phase 2. Phase 2 A would rehabilitate a six-lane pool. Phase 2B would renovate and expand it to eight lanes.

- If selected, Phase 2A could begin in Summer 2025 and last up to 10 months.
- If Phase 2B is selected, work could begin in Summer 2025 and last up to 18 months.

6. What is the scope of work for Phase 2?

The project must be done in two Phases due to site complexities. The scope of work for Phase 2 is now under discussion. But the Park District remains committed to starting rehabilitation this year. Construction documentation is underway while permits are already submitted and under active review. There is a current opportunity at hand to expand the Ray Pool in Phase 2, adding two additional swim lanes and introducing a consistent pool depth that meets user needs.

7. What will be the depth of the renovated Ray Pool?

The depth of the renovated Ray Pool is under discussion and technical review. It could go from its current variable depth to a consistent depth across the pool, per user group needs. This winter's study looked at the new design. It found that the existing building and system could handle a pool 5.5 to 6.5 feet deep.

8. What are the impacts to ongoing programs and to the Nakata Pool during this project?

The Park District will try to accommodate all ongoing established programs. We will work with user groups. We will optimize the mix of creative and expanded scheduling of our pool space (Ray, Nakata, and the Bainbridge Island Recreation Center (BIRC)). We will also coordinate use of offsite locations. During the Ray's closure, we will fit many participants into the Nakata and BIRC spaces while being respectful of current uses.

9. What are the potential funding sources that the Park District envisions to cover the cost?

The Park District is addressing the costs of the project now. A funding discussion will be appearing on the agenda of regular business items for the March 2024 Park Board public meetings. The Board has asked staff to look at options that go beyond existing capital funds. They expect combination proposals. Staff is looking into a combination of reserve funds, grants, loans, partnerships, private fundraising, and public bonds.

10. Will this project increase operational costs, future capital costs, or user fees?

This project addresses all critical capital needs. It does so within existing management and operation levels. These levels cover staff, utilities, and revenues. The aquatic fee structure will continue to be based on a “per hour in the water” analysis. We have no plans to change fees after the expansion. This is true even if the experience or lane options improve. The only changes will be the normal yearly increase, unless the time in the water or participation numbers change a lot.

11. How much money is needed now?

The Park District has identified the funding necessary to move Phase 1 forward quickly. Phase 2 has constraints on Park District funding. But it also has the opportunity for community funding to expand the project.

The project costs vary in detail. This depends on the evolving design status and input from industries and pricing indices. This is especially true due to the required public construction bidding process. The cost estimate for Phase 1 is most specific at \$3.5 million. Phase 2 work faces a rough order of magnitude estimate of \$2-7 million, dependent on the scope of the work, now under discussion.

Pursuing the base project, the Park District has committed \$5.5 million.

The cost estimates account for risk, contingency, and inflation. But the Phase 2B option would likely double the cost to \$11 million. This option would add two lanes to the pool and set a consistent pool depth. Therefore, the gap in funding to expand the Ray, per Phase 2B, is a minimum of an additional \$5.5 million.

12. What did the Park Board decide at the March 7, 2024 meeting?

At the March 7th Board Meeting, the Park Board committed funding for the base rehabilitation project (6-lane renovation) while remaining open to community fundraising for pool expansion (8-lane renovation.) Specifically, the Board authorized the use of \$2.5 million from Park District reserve funds for the Ray Pool project. The remainder of the project would be funded by a loan to the Park District, reduced by grants or fundraising.

At the March 21st Board meeting, the Park Board will evaluate the community interest and fundraising options to address the additional \$5.5 million estimated for the expense to expand the pool in the Phase 2B option. This meeting is well timed to consider the viability of a potential bond measure to augment the base rehabilitation project.