



# Bainbridge Island Metropolitan Park & Recreation District Ray Williamson Pool Informational Meeting





Bainbridge Island Metro Parks & Recreation District  
Ray Williamson Pool Renovation

## Introduction and Agenda

- 1. Pool Renovation Commitment**
- 2. Project Status**
- 3. Phase 2 Scope Options: Rehabilitate or Expand**
- 4. Pool Closure and Programming**
- 5. Proposition No. 1, Decision Point on Phase 2**
- 6. Question and Answers**



# Bainbridge Island Metro Parks & Recreation District

## Ray Williamson Pool Renovation

### Project Background

**1970 - Ray Williamson Pool was built**

**2016 - Park District begins investigation of Renovation/Replacement options**

**2017 - Study by Aquatic Design Group with community Input**

**2018 - Community Input Process lead by Coates Design Architects**

**2019 - Study Results of New Pool Cost = \$40M today's dollars**

**2020 - COVID-19 Pandemic**





# Bainbridge Island Metro Parks & Recreation District

## Ray Williamson Pool Renovation

### Project Commitment

**2021 - Park District revisits Ray Rehabilitation Study**

**2022 - Comprehensive assessment of Ray Pool commissioned**

**2023 - District commits to major rehabilitation (\$5.5M cost estimate)**

- Project Split into 2 Phases, allowing review of Phase 2**
- District asked to consider pool expansion within this renovation**
- Feasibility Study completed affirmed expansion option (2B)**
- Cost Estimates provided for Phase 2A and 2B**



# Bainbridge Island Metro Parks & Recreation District

## Ray Williamson Pool Renovation

### Project Status

- 1. Project Lead: Stemper Architectural Collaborative**
- 2. Phase 1: Critical Items: HVAC, Electrical, Roof**
- 3. Engineered Cost Estimate of Phase 1: \$3.5 M**
- 4. Formal Invitation To Bid: April 25th**
- 5. Commitment to Minimal Closure in Approach**
- 6. Phase 1 Bid Received within Cost Estimate**
- 7. Bid Awarded by Board to F.P.H Construction - June 6th**
- 8. Decision Point: Proposition No. 1, August 6th**



# Bainbridge Island Metro Parks & Recreation District

## Ray Williamson Pool Renovation

### Phase 2 Scope Comparison

- 1. Phase 2A (No Bond): Renovated Pool in Current Configuration**
  - 6 Lanes, Improve existing tank
  - \$5.8 million for construction (updated May)
  - Funding: Loan(s) + District Reserves
  - Up to 1 year closure of the Ray Pool
- 2. Phase 2B (Bond): New Pool, Expanded Width and Consistent Depth**
  - 8 Lanes, Build new tank
  - \$11 - \$12 million for construction
  - Funding: Bond + District Reserves + Fundraising
  - Expecting 1 ½ year closure of the Ray Pool



# Bainbridge Island Metro Parks & Recreation District

## Ray Williamson Pool Renovation

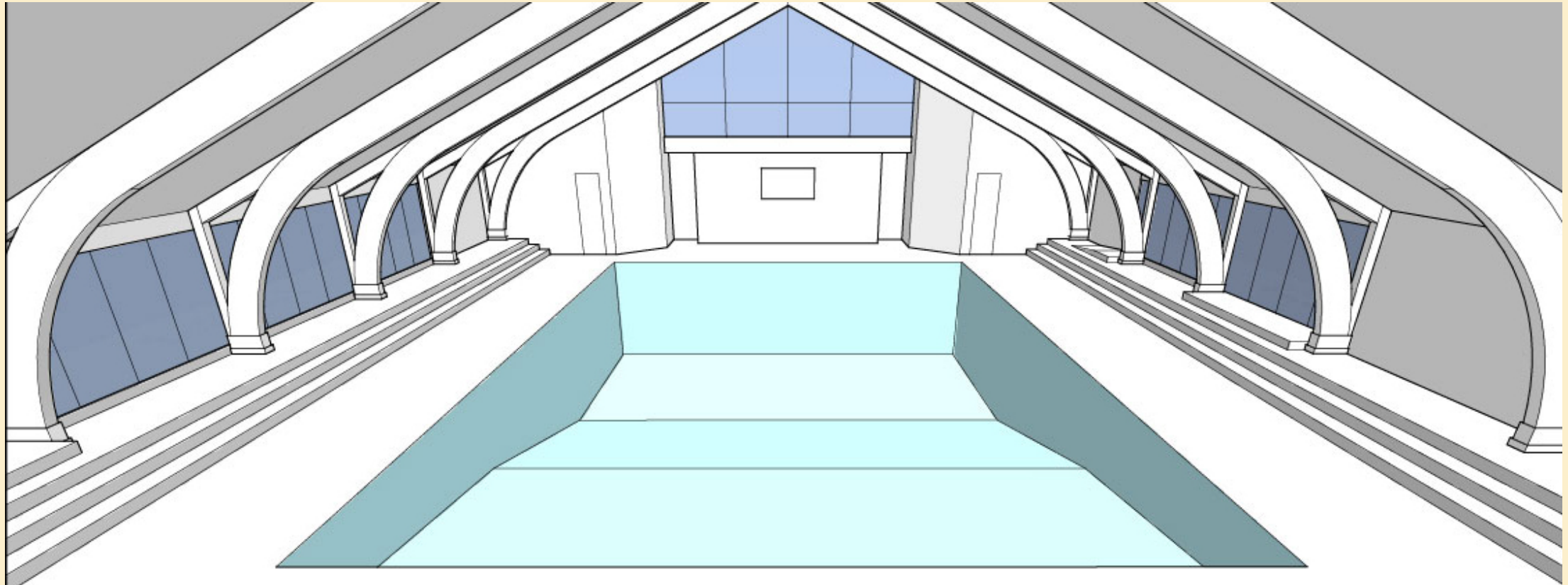
### Comparison of Proposition 1 Passage and Failure

Description	If Proposition 1 Passes	If Proposition 1 Fails
Phase 1: Upgrades to architectural, mechanical, plumbing, electrical, and safety systems. Renovation of offices/utility rooms, new windows	✓	✓
Phase 2: Replace pool deck, new pool liner, new filtration system, new windows/doors in natatorium	✓	✓
Phase 2: Replace pool shell and underlying plumbing	✓	✗
Phase 2: Increase pool size 33% (add two lanes)	✓	✗
Phase 2: Create consistent pool depth	✓	✗
Phase 2: Increase capacity for District programming	✓	✗
Phase 2: Significant closures	Approx. 18 mo.	Approx. 12 mo.
Estimated Total Construction costs (Includes Phases 1 and 2)	\$11 -12M (Includes Phase 1 - \$3.5m)	\$5.8M
Project Funding Plan	Up to \$10M Bond, up to \$2.5M Reserves, and Donations	Up to \$2.5M Reserves and \$3.5M Loan
Estimated bond cost of \$0.06 per \$1000 assessed value (example \$1M)	\$60/yr	\$0/yr
Estimated annual payments for 15 years to pay back loan	\$0/yr	\$350K/yr
Estimated District funds saved over 15 years by avoiding loans	\$5M	\$0

Note: All values are estimates and include contingencies.  
Unknown conditions may impact costs.



## Bainbridge Island Metro Parks & Recreation District Ray Williamson Pool Renovation

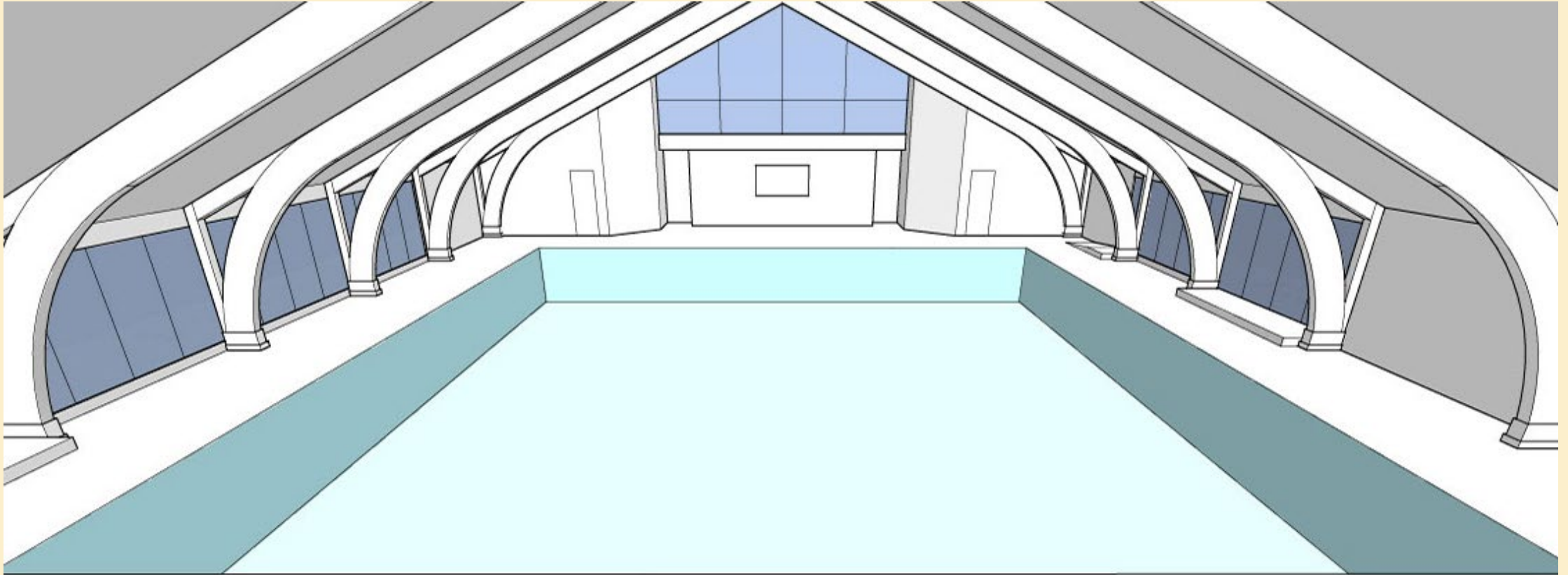


Phase 2A: Existing Pool Configuration, New Drains and Liner





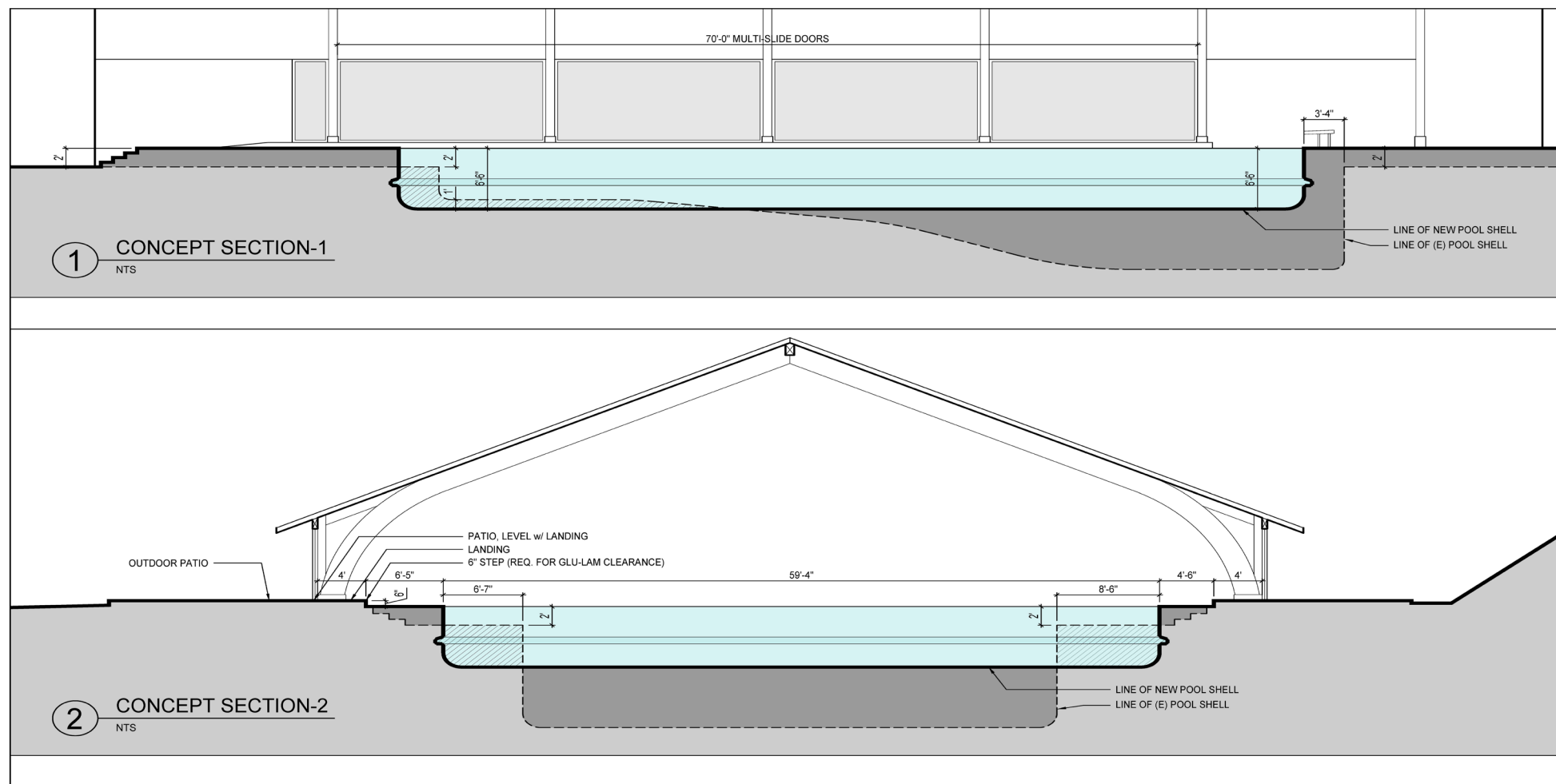
## Bainbridge Island Metro Parks & Recreation District Ray Williamson Pool Renovation



Phase 2B: New Pool Tank, Expanded lanes and Even Depth



# Bainbridge Island Metro Parks & Recreation District Ray Williamson Pool Renovation



Phase 2B: Even Depth



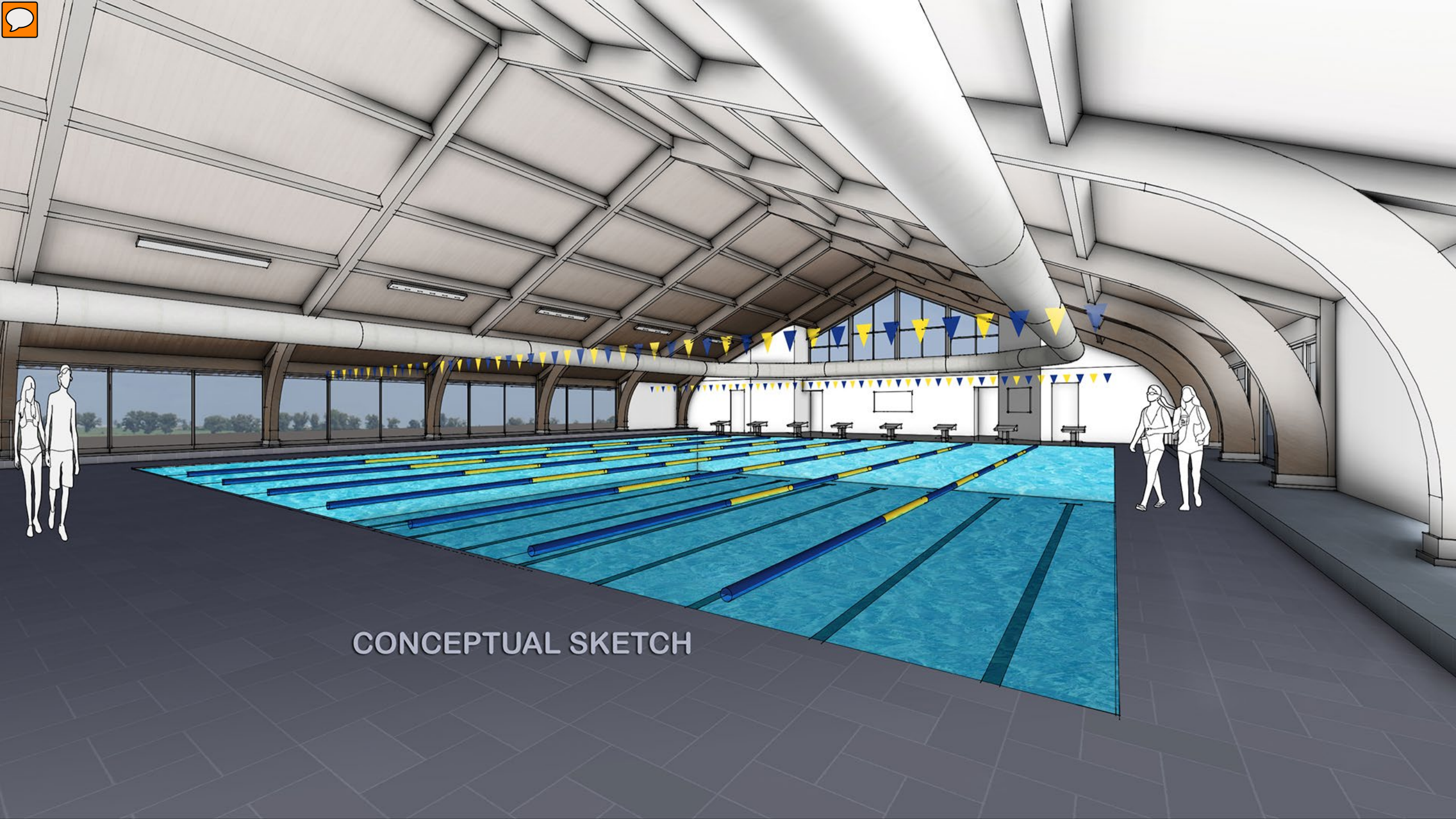
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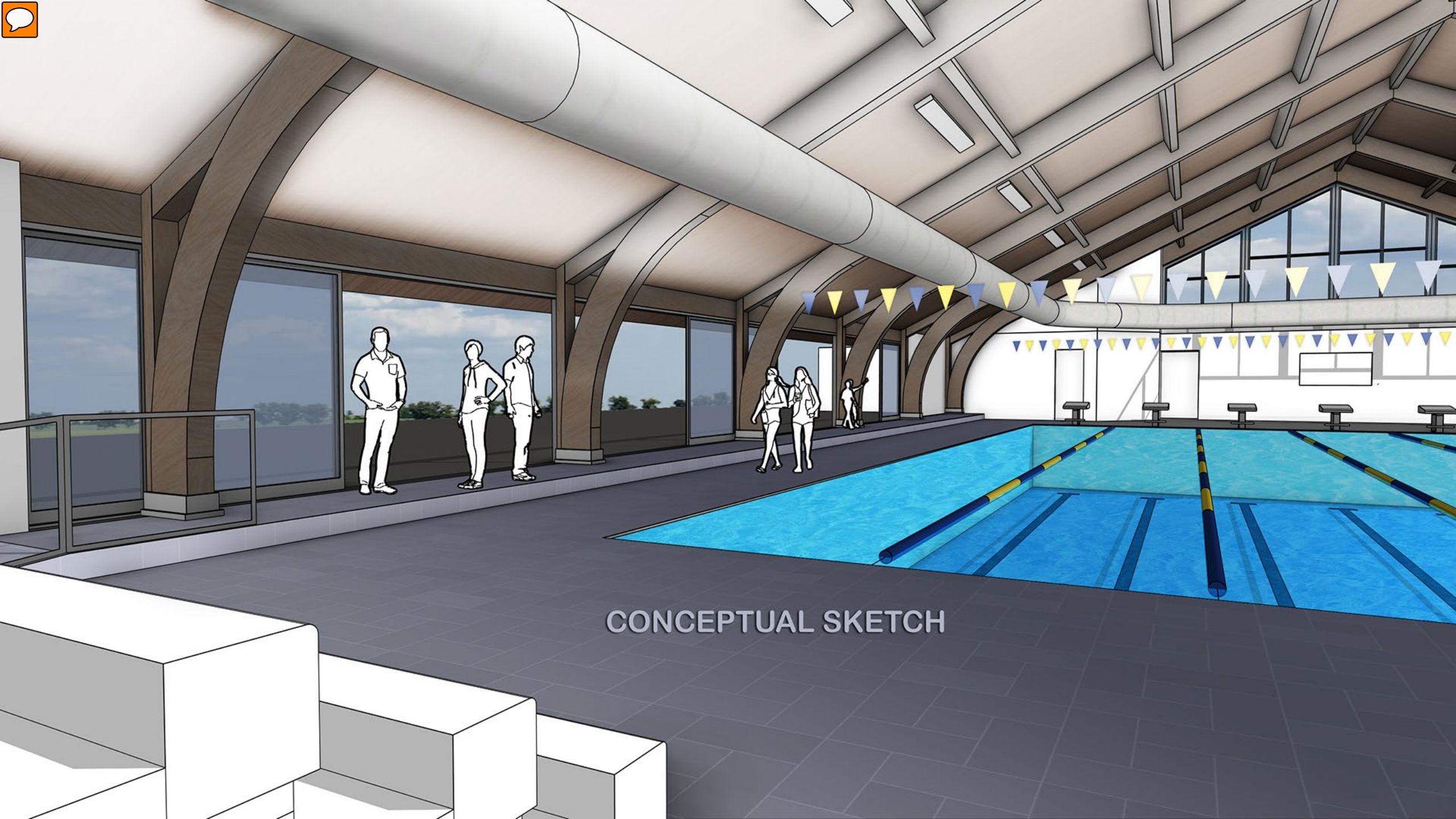






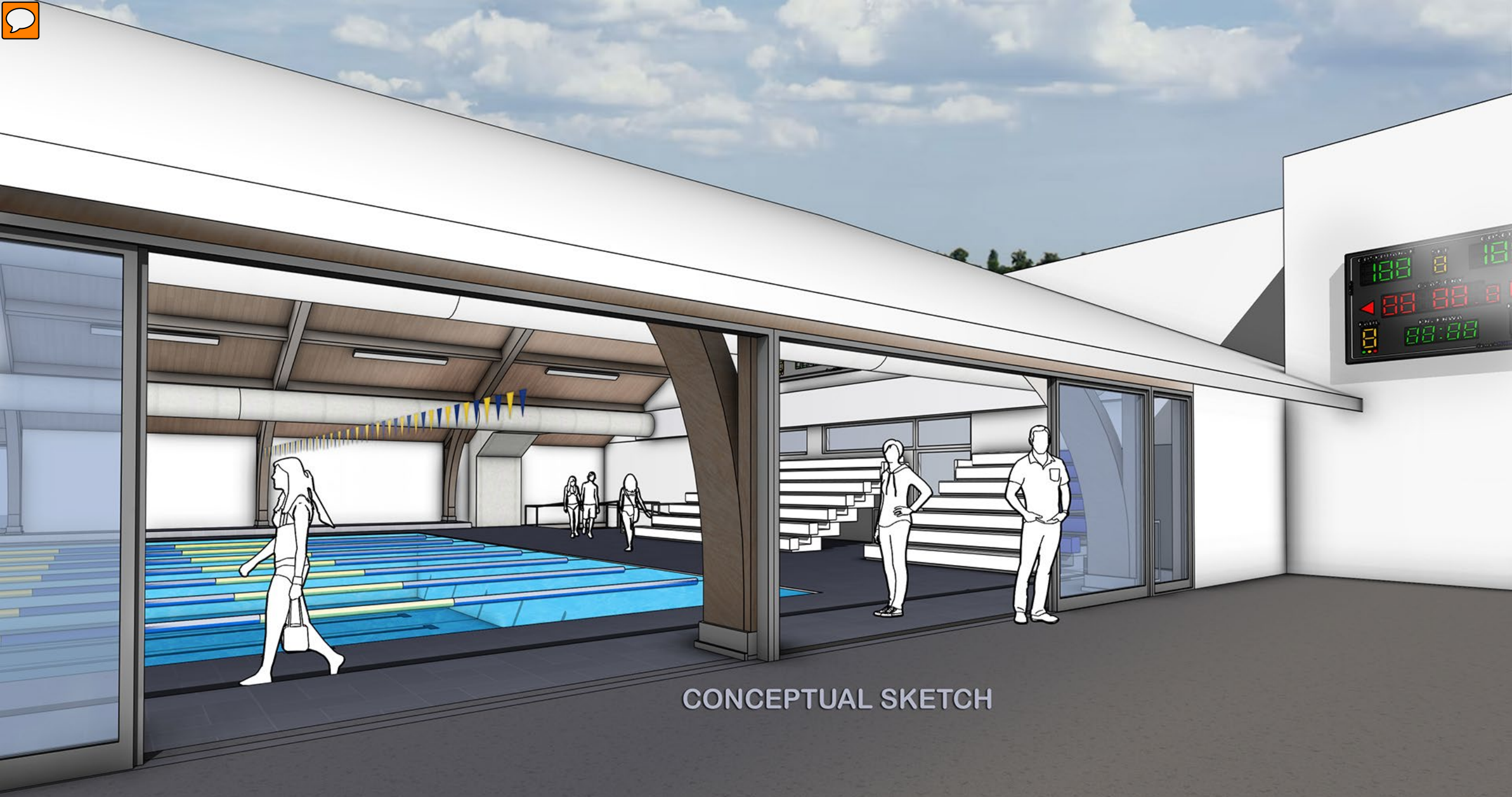
CONCEPTUAL SKETCH





CONCEPTUAL SKETCH





CONCEPTUAL SKETCH





CONCEPTUAL SKETCH



Bainbridge Island Metro Parks & Recreation District  
Ray Williamson Pool Renovation

## Pool Closure and Programming

- **Closely tied to the Contractor timeline**
- **Committed to minimal closure and impact**





Bainbridge Island Metro Parks & Recreation District  
Ray Williamson Pool Renovation

## Proposition No. 1

**Authorize the District to use up-to-\$10 million to improve Aquatic Center**

Most Popular Questions:

*Q1: What does the District plan to do with the funds?*

**A: The Park Board made a motion on May 10<sup>th</sup> that the intent of the bond measure is: “to expand the Ray Williamson pool to an eight-lane width and create an even depth of 6.5 feet, so long as the construction is financially feasible.”**

*Q2: What is the cost to homeowners?*

**A: Owner of a home assessed at \$1 Million would pay an estimated \$60/year or \$5/month.**

(Estimated Bond tax rate of \$0.06 per \$1,000 of assessed property value)

*Q3: What will happen if the proposed bond measure does not pass?*

**A: The pool will be renovated in its current 6 lane configuration.**



# Bainbridge Island Metro Parks & Recreation District Ray Williamson Pool Renovation

## Your Questions?

Scan for FAQ Page:



**THANK YOU FOR YOUR INTEREST and INPUT!**

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## Ray Williamson Pool Renovation

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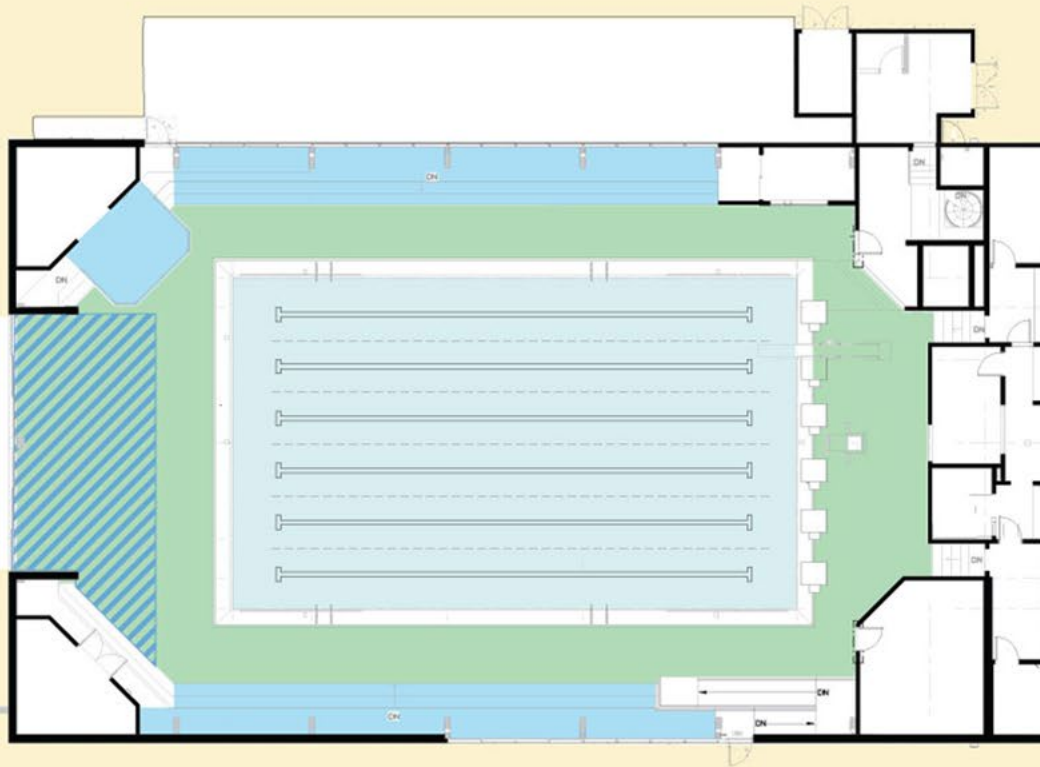
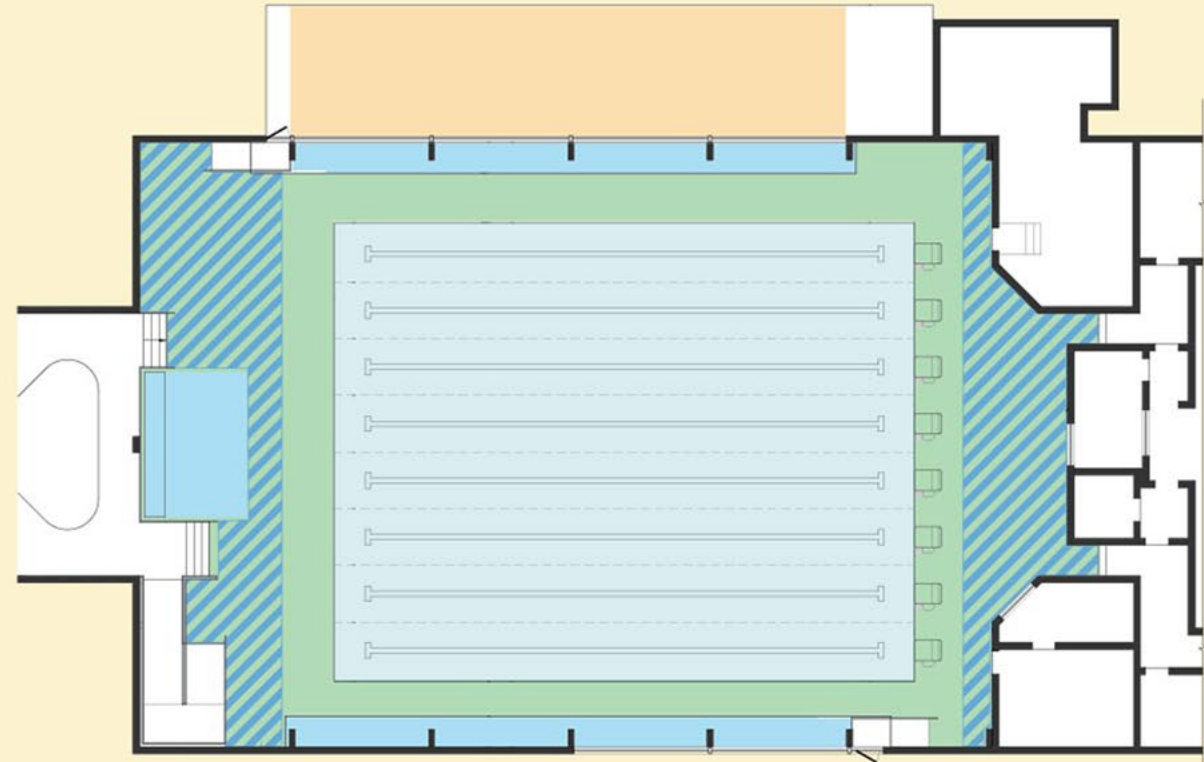
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## Existing 6-lane Configuration



## Expanded 8-lane Configuration



Deck Area = 2270 square feet

Spectator Area = 1230 square feet

Flex Space = 760 square feet



Deck Area

Spectator Area

Flex Space

Outdoor Area