



Ray Williamson Pool Renovation FAQ's

Source: Comments and Questions raised by way of a survey between 2/28-3/20

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. Beginning in 2016, several studies have investigated options for the pool's renovation or replacement. In September 2022, Stemper Architectural Collaborative was hired to do a comprehensive assessment of the existing facility. This included identifying critical projects to extend the life of the pool a minimum of 20 years.

2. What are the critical elements of the project?

The renovation project's key parts are HVAC replacement, new electrical system and panels, concrete and structural repairs, seismic upgrades, re-roofing of the low-slope roof, fire sprinkler pipes recoating, replacement of the pool deck slab and its linear drains, a new pool filtration and pool chemical treatment system, repurpose of support spaces, LED lighting upgrades, tile and fixture improvements, and a new pool tank liner.

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

Answer: "The three 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.

The permits for the project, submitted in 2023, are close to issuance. A new building code went into effect in Spring 2024. If the project were delayed or resubmitted, the new code would require changes that would compromise the benefits of using the existing building. Staying in the existing building provides significant cost savings, forms the basis of the current improvement permits, and meets lease terms with the School District, the landowner.

Construction and aquatic repair costs continue to escalate. The Park District is pursuing the renovation as efficiently as possible. It is reaching beyond its capital funding and dipping into reserve funding to fix critical items in one expedient effort. The strategy

includes the mobilization and management of diverse work under one general contractor per phase.

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

This project will extend the life of the Ray Pool for a minimum of 20 years. The project includes various improvements with specific lifespans and various warranties. In total, this is a full rehabilitation project for the existing 50-year-old pool.

5. What is the proposed timeline for the project?

Due to site constraints and complexities within construction trades, the project must be done in two phases:

- Phase 1 is planned to begin in Summer 2024 and last through Spring 2025.
- Closures are anticipated to occur at the end of Phase 1.

Two options for Phase 2 are under consideration. Phase 2 A would rehabilitate a six-lane pool. Phase 2B would renovate and expand it to eight lanes.

- The Ray Pool will be closed during Phase 2.
- If Phase 2A is selected, work 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 extent of the renovation in Phase 2 is now under discussion and design. The bond measure would allow the opportunity to go beyond rehabilitation in Phase 2 and to expand the existing pool, possibly adding two additional swim lanes and introducing a consistent pool depth to increase safety and meet user needs.

7. What will be the depth of an expanded Ray Pool, per Phase 2B?

The depth of an expanded Ray Pool is under technical review. It could go from its current variable depth to a consistent depth across the pool, per user group needs. A study in December 2023 found that the existing building and pool systems can handle an expanded pool width at a six-and-a-half-foot depth.

8. How will two more lanes and an even pool depth help team sports and the community?

Two more lanes will increase pool space and the reallocation of lap swim space between the [Ray Williamson and the adjacent Don Nakata](#) pools. This will have positive impacts for users across aquatic programming:

- Additional pool space available during peak hours.
- More space for swim lessons in the Nakata pool. It's possible we could expect 35% growth in lessons offered.
- Opportunity for daytime family swim and homeschool swim lessons.
- Increased membership capacity for the Bainbridge Island Swim Club and the Bainbridge Aquatic Masters.
- Greater accessibility for Water Exercise classes, currently almost at capacity. We could see as much as 50% growth in that area.
- Greater availability of water walking and injury treatment for community members who come to the pool for physical therapy.
- Possibility of accommodating private swim lessons.

A deeper and consistent pool depth improves safety and benefits competitive sports, especially water polo and swimming.

9. What is the amount of deck space with the eight-lane option?

The eight-lane layout reduces the east and west sides of the deck, where the spectator stairs are now. It would result in the minimum code-required perimeter deck width in these areas. The preliminary layout shows a varying four – six-foot deck width up to the building support beams. This width only allows for circulation, refereeing, and coaching.

The proposed expansion plan includes the conversion of existing storage rooms into deck space. The resulting deck space will be largely equivalent to the existing space and to the typical aquatic venues.

10. How will spectator needs be met?

Spectator needs can be addressed through a range of options as needs present. Deck space for spectators and for team assembly would be mostly be shifted to the north deck that adjoins the Nakata Pool. It's possible to expand deck space here by reducing storage areas on the northeast and northwest corners. Portable bleachers can be placed here for spectators to circulate from the adjacent Don Nakata Pool to view desired events.

Bleachers can also be placed outdoors on existing concrete pads, under a roof overhang, extended canopy, or within heated tents. The new east-side doors and windows would be selected to minimize spectator obstructions. Garage, accordion and sliding options are under design considerations for this purpose. Accommodations

learned during COVID safety practices may be implemented, such as creative space management and live-streaming in climate-controlled meeting rooms offered onsite.

Competitive events require additional consideration. [Here's a conceptual meet layout.](#)

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

The Park District will work to accommodate all ongoing established programs, working with user groups. We will optimize the mix of creative and expanded scheduling of our available pool spaces (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.

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

If Proposition 1 passes, costs will be primarily covered by the bond, augmented by District reserves and fundraising.

If Proposition 1 fails, costs will be covered by District reserves, loans, and grants.

13. Will this project increase operational and maintenance costs?

This project addresses all critical capital needs for the Ray Pool as identified in the comprehensive conditions assessment. We anticipate little to no increase in maintenance costs.

14. Will this project result in increased user fees?

User fees are assessed and changed yearly based on comprehensive studies of surrounding sites and cost of living increases. There is no plan to work outside of that normal procedure.

15. How much money is needed?

For a break down comparison of costs, see the [Comparison Between Pass and Fail.](#)

16. What happens if the bond fails?

If the bond fails, the District plans to renovate the Ray in the existing configuration utilizing existing District funds. The Park Board has already approved the original six lane renovation. It committed 2.5 million dollars of reserves and would pursue other funding through fundraising, grants, and loans to cover the estimated \$5.8 million project, as approved by motion at the March 7, 2024 board meeting.

July 18, 2024

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

At the March 7th Board Meeting, the Park Board committed the funding for the base rehabilitation project (six-lane renovation) while remaining open to community fundraising for pool expansion (eight-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 other fundraising.

[Minutes from March 7 Board Meeting.](#)

18. What happened at the March 21, 2024 Board meeting?

Recognizing the current opportunity, the Park Board initiated a public bond process that would, if passed by voters, fund pool expansion, through Phase 2B. The Board authorized a bond amount to range between 8 and 10million dollars, acknowledging its use towards the funding gap for Phase 2B as well as the loan amounts required for the Park District to advance the base project.

[Minutes from March 21 Board Meeting.](#)

19. What happened at the April 4, 2024 Board Meeting?

There was evidence that the public campaign group had been formed and presented itself. The staff reported progress on identifying members of the for and against

committee required. The aquatic community in the room showed great enthusiasm for the bond.

[Minutes from the April 4 Board Meeting.](#)

20. What happened at the April 18, 2024 Board Meeting?

At the April 18 board meeting the board reviewed the initial draft of a resolution for a Ray renovation bond measure and provided feedback for a final draft.

[Minutes from the April 18 Board Meeting.](#)

21. What happened at the May 2, 2024 Board Meeting?

The board unanimously passed a resolution that authorizes a bond measure to go before voters. The bond is anticipated to be on the August Primary Ballot.

The board appointed members of the for or against committee.

The proposed resolution was discussed, and it was identified that it allowed for flexibility for the evolution of the best renovation design. The decision was made to allow the Bainbridge Island community to vote on the bond to allow the expansion the renovation project.

[Minutes from the May 2 Board Meeting.](#)

22. What happened at the May 16, 2024 Board Meeting?

The board clarified the intent of going out for a bond.

[Minutes from May 16 Board Meeting.](#)

23. What are the next steps?

The election for Proposition 1 will occur August 6, 2024.

ADDITIONAL RAY POOL BOND QUESTIONS AND ANSWERS

Taken from the public meetings hosted June 17 and July 15, 2024.

24. What is the total cost of the proposed bond?

If passed by the voters, the bond measure allows up to \$10M to be used towards the renovation project. The total cost of the bond depends on several considerations such as realized expenses and the terms of the bond. The Park District is well positioned to keep bond costs low and has estimated a homeowner cost of approximately \$60 per year (for a house valued at \$1M) for approximately 15 years.

June 24, 2024

25. What is required for the bond to pass?

The bond measure on the August 6, 2024, ballot requires a supermajority of 60% support. There's also a voter turnout requirement of 40% of total votes cast in the previous year's General Election, which is approximately 4,000 participating voters.

26. Can you explain how the \$10M in bond funding would be used in the project?

The bond funding would be used for both phases of the renovation project towards the goal of expanding the pool. If passed by the voters, a new project budget would be established that takes into account fundraising and available District funds. It is anticipated a loan will not be required under this funding plan.

27. If the bond were to fail, the District will be required to take a loan for the original rehabilitation project. What are the loan costs in total for the original project?

The required loan of approximately \$3M, associated with what is called "Phase 2A", is not yet negotiated. The Park District is well positioned to keep loan costs low and has estimated that the loan would be paid back by with district funds through annual payments of \$350,000 for approximately 15 years.

[For more details about the project, see the Ray Williamson Pool Renovation FAQ's.](#)

28. Is there any scenario under which the bond passes and the result is still a six-lane pool?

As long as expansion remains financially feasible, the intent is to expand the Ray Williamson pool to an eight-lane width and create an even depth of six-and-a-half feet. This is per a motion by the Board of Commissioners ([made on May 16, 2024](#)),

If the bond passes, the project will advance into final design and then face evaluation at critical moments regarding the scope of work.

29. Are there going to be more operational costs with the potential pool expansion?

There are minimal increases anticipated in operational costs due to the expansion. [For more information see the Ray Williamson Pool Renovation FAQ's.](#)

30. Is the building structurally sound?

Yes, the Natatorium building is sound, per evaluations by structural engineers.

31. Understanding that the Ray Williamson Pool piping system will be replaced if the bond passes, what happens if the bond fails? Do you know the condition and lifecycle?

The piping system supplying and circulating the pool water is original to the pool, making it 54 years old. There is no set life cycle for these pipes. They will be evaluated at the time of construction and appropriately addressed.

32. Are there any other costs not yet included in the project funding plans, such as amenities like the collapsible bleachers shown in the presentation?

The project funding plan primarily focuses on the construction costs but includes critical incidental items such as spectator seating. Non-critical amenities are not guaranteed at this stage but will be considered as funding allows.

33. Why is fundraising needed given that funding sources so far identified appear to be more than cost estimates for the pool expansion?

Fundraising has the potential to decrease the level of reliance on taxpayer funding.

34. Can you explain the closure requirements?

Closure requirements are established by contractors through their construction means and methods. The Park District is committed to minimal closures and makes this goal a consideration in selecting and negotiating with construction contractors. We will work for minimal closures. Closure information will be updated whenever schedules are available to the District.

35. How will this project impact the use of the Don Nakata Pool?

This project will cause minimal impact on the Nakata Pool itself. The Nakata Pool is anticipated to be fully operational during this project and does not face significant closures. The programs and the schedules, however, will be impacted due to less available pool space when the Ray Williamson Pool is closed.

36. What will be done for Aquatic Center users who have paid for entry, such as punch cards, but won't be able to use the Ray Pool when it is closed?

The District will work with its customers on this important issue.

37. What will happen to the coaches during closure?

The Park District intends to keep all full-time coaches as employees, regardless of pool closure periods.

38. Does it really cost \$10M to build just two lanes?

No. The \$10M estimated cost includes the cost of renovating the Ray Williamson Pool, adding two more lanes, creating a consistent depth, and relieves the District from the need to secure loans to complete the original project.