



## Ray Williamson Pool Renovation FAQ's

### **1. Why are you renovating the Ray Williamson Pool?**

Built in 1970, the Ray Williamson Pool has continued operation for over 50 years. Several studies have investigated options for the pool's renovation or replacement. In September 2022, Stemper Architectural Collaborative was hired to assess the existing facility comprehensively. They recommended a comprehensive renovation project as the most economical and efficient option. This included identifying critical projects to extend the life of the pool to a minimum of 20 years.

### **2. What are the critical elements of the project?**

The renovation project includes:

- HVAC replacement.
- New electrical system and panels.
- Concrete and structural repairs.
- Seismic upgrades.
- Re-roofing of the low-slope roof.
- Fire sprinkler corrections.
- A new pool filtration and pool chemical treatment system.
- Repurposing of support spaces.
- LED lighting upgrades.
- New compliant pool tank drains.
- A new pool tank liner.

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

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 were submitted in 2023. A new building code went into effect in spring 2024. Had the permit application been delayed, the new code would have required 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 mobilizing and managing diverse work under one general contractor per phase.

#### **4. How long will this project extend the life of the pool?**

This project will extend the life of the Ray Pool for a minimum of 20 years. It includes various improvements with specific lifespans and warranties. This is a complete 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, we need to do the project in two phases:

##### Phase 1

- Phase 1 began in summer 2024 and will last through spring 2025.
- Ray Pool closures may occur towards the end of Phase 1.

##### Phase 2

- Phase 2 work could begin in the summer of 2025 and last up to 10 months.
- The Ray Pool will be closed during Phase 2.

#### **6. What are the impacts on ongoing programs and the Don Nakata Pool during this project?**

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

#### **7. What potential funding sources does the Park District envision covering the cost?**

District reserves, loans, and grants will cover costs.

#### **8. Will this project increase operational and maintenance costs?**

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

#### **9. 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.

#### **10. When did the Board approve funding for the base rehabilitation project?**

August 22, 2024

At their March 7, 2024, meeting, the Park Board committed the funding for the base rehabilitation project.

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

**11. The Park District plans to take out a loan for the rehabilitation project. What are the total loan costs for the original project?**

The required loan of approximately \$3.3 million has not yet been negotiated. The Park District is well positioned to keep loan costs low and has estimated that the loan would be paid back with District funds through annual payments of \$350,000 for approximately 15 years.

**12. Is the building (the Natatorium) structurally sound?**

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

**13. Do you know the condition and lifecycle of the Ray Williamson Pool piping system?**

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. There are anticipated adjustments to the piping system with the required new drains.

**14. Can you explain the closure requirements?**

Contractors establish closure requirements 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 Park District.

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

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

**16. What will happen to 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 Park District will work with its customers on this critical issue.

**17. 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.