



**Des Moines Pool Metropolitan Park District  
22015 Marine View Drive South**

March 28, 2017  
4:00 p.m.  
Des Moines Yacht Club

**MINUTES  
SPECIAL MEETING  
WORKSHOP #1**

**CALL TO ORDER/ROLL CALL**

President Overmyer called the meeting to order at 4:00 p.m. Present were Commissioners Dusenbury, Kasnick, and Martinson; DGM Deschenes and District Clerk Linda Ray. Commissioner Kuehnoel was absent. President Overmyer moved to excuse; Commissioner Kasnick 2<sup>nd</sup>. Passed 4-0.

**PLEDGE OF ALLEGIANCE** -- Commissioner Kasnick led the flag salute.

The Special Meeting was led by Barker Rinker Seacat Architects (BRS) and present were Steve Hayes, Carmen Arriaga-Bucher, Ryan Nachreiner of Water Technology Inc., and Ken Ballard of Ballard, King and Associates.

The purpose of the meeting was to confirm the Board's visions and goals for the feasibility study, to consider survey questions, market analysis, building program elements and site evaluation. BRS presented "game cards" as a means to focus program elements.

As stated by BRS, the desired outcome of the workshop was to determine a preliminary program, budget and confirm the potential sites to 4 or 5 sites for further detailed investigation.

Carmen offered a meeting agenda to the Board for review.

BRS reviewed the timeline for future workshops and public meetings:

- Survey questions nailed down (workshop #1)
- Workshop #2 w/ Public Meeting #1 day after
- Workshop #3 w/ Public Meeting #2 day after
- Workshop #4 w/ Public Meeting #3 day after

Proposed meeting with Ron Vine of Ron Vine and Associates, survey sponsor on or around April 4.

Review of questions posed to the Board:

- a. What are your hopes and dreams for the project? *A new facility.*
- b. What are your fears about renewing, expanding or building a new aquatic center? *Low attendance, uncertainty, sustainability.*
- c. What is the greatest value of building a new aquatic center for the district residents? *Fun, social center for the City and District, lots of light from windows, exercise area, pursue financially positive activities accessibility for local residents, incorporating current trends.*
- d. What is your overall vision for the project? *Something good happening in Des Moines, vision and investment, improve livability in the area.*

**22015 Marine View Drive South, Suite 2B**

**Des Moines WA 98198**

To enhance our community's quality of life by providing access to and promoting participation in aquatics programs

The Des Moines Pool Metropolitan Park District is committed to compliance with both the Washington Law Against Discrimination and the Americans with Disabilities Act. The District's regular meeting room has limited access for wheelchairs and other mobility assistive devices. In order to accommodate individuals that require the use of such devices, please notify the District at least 48 hours in advance of the meeting to allow for relocation of the meeting, if necessary, to a more accessible location. Please contact Linda Ray, District Clerk, 206.429.3852 to make a request.

Success factors:

- Confirm client decision makers
- Confirm stakeholder group involvement
- Confirm mission/vision statement draft & values
- Consider project vision, goals and objectives
- Confirm defining guidelines

The Board voiced a concern about creating partnerships with the city and other agencies with regard to incorporating other activities into the plan as no boundaries have been set at present.

BRS stated that the present lease for MRP should be honored through 2022 and repairs suggested by BLRB should proceed this year. The present site will be included in the survey.

Discussion about LEED and High Performance standards. There is a 1% increase in budget in order to be certified and a 3% for silver certification. Many components would need to be taken into consideration such as specs on pool systems for energy savings, filtration, how pumps are powered, VFD's on pump motors and drives. LEED certification considers regional and natural components and must include measurable components. High Performance will not cost more to achieve. BRS wants to lay the foundation for a future project with this study. The Board stated that a major consideration is operational cost.

BRS suggested a tour of similar facilities in a type of field trip if the Board members and stakeholders are interested. A list of such facilities was provided by Sammamish during their study. The intent is to build consensus around a diverse group of people in order to benchmark. President Overmyer offered information from her recent meeting with Tacoma Metro Parks.

A suggestion was made to take a field trip after Workshop #2 prior to the Public Meeting in the evening.

Ken Ballard reported on his tour of other area facilities prior to the meeting. He found many of the facilities unattended even at 9:00 am when the facilities were open. He mentioned that water parks such as Wild Waves and Great Wolf Lodges will have no impact on the study as they are oriented to different markets. He is concerned that there will be a movement to save MRP as it relates to the school district and the local swim team.

A discussion ensued on the need for a dive well and boards. This represents a very small segment of the user market. Platform diving is trending in older teenage demographics.

BRS led an extensive review of the elements related to a future water facility in order to focus the Board on a wants/needs list. Included in the review was a comparison of low revenue competitive pools, medium revenue craft areas, and high revenue/ high operational cost fitness equipped facilities.

During the card game, the following components were discussed:

- Leisure pool with deep water, water slides, lazy river, sprays & jets, zero-depth entry. Doesn't support events or competitions.
- Wellness/Therapy Pool – warm water, aqua aerobics, Between 88-96 degree with ramp access. With a medically based partner, could be a revenue producer.
- Outdoor Leisure Pool/Sprayground – seasonal, water slides, spray features. No need for lifeguards.
- Café/juice bar – amenity for guests
- Senior Adult Lounge – lounge, classes, social gathering. Not a revenue producer.

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- Health Wellness Center for fitness and wellness testing with exam rooms, nutritionists, annual vaccinations. Medical partnership as a recurring lease.
- Childwatch/Babysitting –for short-term babysitting while parents are using facility. Includes toys, games, books, videos.
- Children’s Indoor Playground for children under 7 years, imaginative play, physical and mental activities. Drives membership, but can be expensive to operate.
- Games/Activity room – traditional games, extreme fitness games, music, vending, study areas. Community center setting. Not well attended generally.
- Party Rooms – birthday parties, classes, special functions. Will pay for itself. Space can also be used for meetings.
- Community Room – catering kitchen, wedding receptions, quinceanera parties, retirement parties, athletic awards banquets. With partitions, this could have the capacity for multiple meetings occurring.
- Mac Gymnasium – High velocity sports, hockey, indoor soccer, volleyball basketball martial arts, batting cages. This is present in 90% of facilities.
- Gym – basketball, volleyball, badminton, pickleball. Wooden floor environment.
- Indoor Running /Walking Track – walking, jogging, with views to other activities. Create trail indoor for inclement weather fitness. Not much staffing needed.
- Indoor Turf – soccer, lacrosse, football, spectating. Large space needed.
- Weight Rm/Cardio – 98% of all facilities have this model. It is the number two most popular activity. Cardio training equipment, circuit resistance equip, free weights, stretching area.
- Aerobics / dance/ spinning – youth programs, adult programs, group exercise. Multiple studios for max attendance throughout the day.
- Rock climbing wall – climbing, bouldering, corporate training, spectator event. Teens and tweens activity. Corporate training. Potential for covering the cost depending on instructor.
- Lap/Competitive swim pool

From this presentation, a “needs” list was developed. A discussion around number of lanes necessary for open swims, along with the need for spectator seating.

**At 7:00 p.m. a motion was made to extend the meeting until 7:30 p.m.**

BRS estimated the project to be approximately \$18M for baseline with an additional \$5M for deep water for two diving boards.

The Board agreed that spray park and party rooms should be added to the survey questions, along with fitness room, track, and spinning room.

It was noted that community spaces, party rooms, and meeting venues are already abundant in the area.

**At 7:48 p.m. a motion was made to extend the meeting until 8:20 p.m.**

Further discussion on elements to add to the survey questions included a snack bar, vending space or senior lounge.

A question was asked regarding contingency fees. BRS answered that a usual contingency of 15% is added to budget.

*At 7:50 p.m. the Board went into an Executive Session pursuant to RCW 42.30.110 (1)(b) to consider the selection of a site or the acquisition of real estate. The executive session lasted for 30 minutes.*

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**The Workshop continued at 8:24 p.m.**

President Overmyer moved to extend the meeting to 8:45 p.m., Commissioner Kasnick 2<sup>nd</sup>. Passed 4-0.

As a result of the card game, it was determined the size of the facility needed would be 56K sq ft which is equal to a 1.3-acre building; with another 2.6 acres devoted to parking and other. Four acres minimum.

Hard cost on just the facility would be approximately \$36M; estimate of \$54M for project. BRS will estimate how much it will cost to replace MRP as it is today.

It was agreed to hold a Special Meeting next Tuesday, 4/4, at the District office to discuss the survey via teleconference with BRS.

Proposed survey timeline from BRS:

- 4/10 – Board finalizes survey questions
- 5/1 – Survey mailed to residents
- 6/5 – Preliminary survey results prior to Public Meeting #1
- 6/15 – Survey report from Ron Vine

Reviewed the draft survey. Regarding site questions, ask for characteristics and choose three most important. The Board will determine questions around North, Central, and South. Insert a question on fees to start at market and move up. For question 17, the Board needs to develop tax numbers.

Ken Ballard suggested to move aquatic questions before "recreation". Also, question #8 should proceed question #5.

Next steps: Workshop #2, June 13, 2017 at the Des Moines Yacht Club. Tour and Public Meeting #1 on June 14, 2017; location to be determined.


**ADJOURNMENT --**

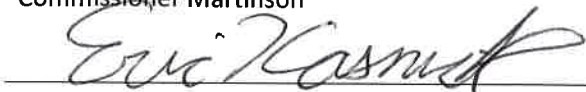
There being no further business, the Special Meeting was adjourned at 8:52 P.M.


Respectfully submitted by Linda Ray, District Clerk

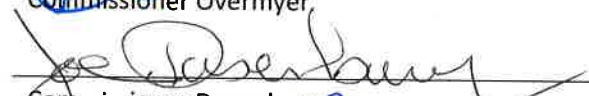
Des Moines Pool District Board of Commissioners

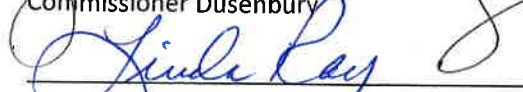
  
Commissioner Kuehnoel

  
Commissioner Martinson

  
Commissioner Kasnick

  
Commissioner Overmyer

  
Commissioner Dusenbury

  
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