



Des Moines Pool Metropolitan Park District

May 23, 2023

7:00 p.m.

Regular "Hybrid" Meeting

**NEW LOCATION: Meetings are being held remotely using Zoom and in-person at the Des Moines Pool MPD District Offices (22015 Marine View Dr. So. – Main floor). If you wish to listen in, please do so at 1-253-215-8782 Meeting ID: 847 8865 5544 Passcode: 557147. Any questions or comments should be directed to Scott Deschenes, District General Manager at (206) 429-3852 or by email at scott.deschenes@desmoinespool.org. Public comments will be due by email to info@mtrainierpool.com by noon on the day of each meeting. This is due to the hybrid format of the meetings.*

AGENDA

7:00 1. CALL TO ORDER ROLL CALL

7:01 2. PLEDGE OF ALLEGIANCE

7:03 3. ADOPTION/MODIFICATIONS OF AGENDA

7:04 4. ANNOUNCEMENTS, PROCLAMATIONS AND PRESENTATIONS

a. Announcement: Election Filing for Position #5.

7:05 5. PUBLIC COMMENT (Please Limit to Three [3] Minutes)

Hybrid Meeting: If you are unable to physically attend and wish to make public comment, please submit in writing via email to info@mtrainierpool.com by Noon on Tuesday, May 23rd. Please include your name, address, and contact phone number. All timely submitted public comments will be read at the meeting subject to the time limit. Any public comments received after noon by people that cannot physically attend, will be read at the following regular meeting. All in-person public comment will be held at the meeting.

7:10 6. CONSENT AGENDA

a. EXPENDITURE/REVENUE SUMMARY APRIL

Pushed to June 27 Regular Board Meeting (transition)

b. STAFF/CONTRACTOR/COMMITTEE REPORTS

District General Manager Report

c. ADOPTION OF MINUTES

April 24, 2023, Regular Board Meeting

~~*May 5, 2023, Special Board Meeting (Moved to AIS 9a)*~~

d. CORRESPONDENCE

None

e. BANK TRANSFERS (MRP REVENUE)

f. VOUCHER APPROVAL

\$39,262.07 was processed in April for warrant requests.

g. KING COUNTY ELECTRONIC FUNDS TRANSFERS (EXPENSES)

\$55,494.16 was processed in April for payroll.

22015 Marine View Drive South, Suite 2B, Des Moines WA 98198 (Physical Location)

22722 19th Avenue South, Des Moines, WA 98198 (Mailing Address)

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 meetings are being held hybrid including remote access for the board and public. See the information above to join a meeting. If you have any questions, please contact Scott Deschenes, District General Manager, 206.429.3852.

7. EXECUTIVE SESSION

- a. HSD Lease Update

8. OLD BUSINESS

- 7:15 a. Q1 Financial Report (January-March)
- 7:20 b. Annual Financial Report
- 7:30 c. Aquatic Feasibility Study (65% Report)
- 7:45 d. June Closure Update
- 7:55 e. Proposed Summer Schedule

9. NEW BUSINESS

- 8:05 a. May 5th Special Meeting Edits
- 8:10 b. 2023 Rate Suggestions (Effective June 1)

UPCOMING MEETINGS

- June 27, 2023, Regular Board Meeting, 7:00 p.m., Location DMPMPD Offices (22015 Marine Drive So. #2B, Des Moines, WA)
- July 25, 2023, Regular Board Meeting, 7:00 p.m., Location DMPMPD Offices (22015 Marine Drive So. #2B, Des Moines, WA)
- No Retreats or Special Meetings are scheduled at this time.

ADJOURNMENT

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Des Moines Pool Metropolitan Park District

AGENDA ITEMS SUMMARY SHEET

Agenda Item #: 6a-g **Assigned to:** District GM **Meeting Date:** May 23, 2023

Under: Consent Agenda **Attachment:** Yes

Subject: Consent Agenda

Background/Summary:

To improve process and better utilize time, the following items have been moved to the Consent Agenda:

Item 6a: Financial Summary (April – Moved to June 27 Board Meeting)

Item 6b: Staff/Committee Reports

- District General Manager Weekly Reports

Item 6c: Adoption of Minutes

- April 25, 2023, Regular Board Meeting
- ~~May 5, 2023, Special Board Meeting~~ (Moved to Item 9a)

Item 6d: Correspondence – None

Item 6e: Bank Transfers (MRP Revenue) reported above

Item 6f: Voucher Approval - The following voucher/warrants totaling **\$58,892.62** were approved for payment

- \$35,212.16 was processed on April 6, 2023
- \$7,136.66 was processed on April 10, 2023 (Correction)
- \$16,543.80 was processed on April 19, 2023

*Communication issue with ST Web Client pushed some payments into May.

Item 6g: Funds Transfers (Payroll) - The following Electronic Transfers to King County totaling **\$56,609.04** were processed for payment.

- \$27,969.34 was approved for payroll on April 15, 2023
- \$28,639.70 was approved for payroll on April 30, 2023

A total of **\$115,501.66** was processed in April 2023 under the oversight of the Clerk of the Board.

Per RCW 42.24.180(3), "The legislative body shall provide for its review of the documentation supporting claims paid and for its approval of all checks or warrants issued in payment of claims at its next regularly scheduled public meeting or, for cities and towns, at a regularly scheduled public meeting within one month of issuance".

Fiscal Impact: Detailed above.

Proposed Motion: I move to approve (or not to approve) the Consent Agenda including the vouchers and electronic transfer requests processed in April 2023 totaling **\$115,501.66**.

Reviewed by District Legal Counsel: Yes _____ No x Date: _____

Two Touch Rule: N/A First Board Meeting (Informational)
 N/A Second Board Meeting (Action)

Action Taken: Adopted Rejected Postponed

Follow-up Needed: Yes _____ No X Report back date: _____

Notes:

- April finances pushed to June 27, 2023 Regular Board Meeting.

DES MOINES POOL METROPOLITAN PARK DISTRICT

Date: Thursday, May 18, 2023

To: District Board Commissioners

From: Scott Deschenes, District General Manager

Subject: Weekly Reports - Week of April 21 through Week of May 12, 2023

WEEK ENDING APRIL 21:

BOARD MEETING

- Moving Items: Due to workload and other factors, I am moving the Q1 Financial **Reports** to May, but left the Aquatics Manager's **report** on, because we are getting close to summer. I am onboarding a new clerk and want to make sure that we are putting proper information out, and reconciliation for March will be a good learning item for the new clerk.
- Executive Session: We will start the meeting with an executive session on potential litigation. I am estimating 15-20 minutes.
- Agenda Link: Click here for a link to the April 25 Agenda Packet.
- Meeting Invitation: Below is the meeting invitation for Zoom.
Scott Deschenes is inviting you to a scheduled Zoom meeting.

Topic: April 25 Regular Board Meetign (Zoom Option)

Time: Apr 25, 2023 07:00 PM Pacific Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/84847710276?pwd=azA1OS9oSFVOM25ySEJaN1RCMDNoZz09>

Meeting ID: 848 4771 0276

Passcode: 183119

One tap mobile

[+12532050468](tel:+12532050468),,84847710276#,,,,*183119# US

[+12532158782](tel:+12532158782),,84847710276#,,,,*183119# US (Tacoma)

Dial by your location

[+1 253 205 0468](tel:+12532050468) US

[+1 253 215 8782](tel:+12532158782) US (Tacoma)

[+1 346 248 7799](tel:+13462487799) US (Houston)

[+1 669 444 9171](tel:+16694449171) US

[+1 669 900 6833](tel:+16699006833) US (San Jose)

[+1 719 359 4580](tel:+17193594580) US

[+1 305 224 1968](tel:+13052241968) US

[+1 309 205 3325](tel:+13092053325) US

[+1 312 626 6799](tel:+13126266799) US (Chicago)

[+1 360 209 5623](tel:+13602095623) US

[+1 386 347 5053](tel:+13863475053) US

[+1 507 473 4847](tel:+15074734847) US

[+1 564 217 2000](tel:+15642172000) US

[+1 646 931 3860](tel:+16469313860) US
[+1 689 278 1000](tel:+16892781000) US
[+1 929 205 6099](tel:+19292056099) US (New York)
[+1 301 715 8592](tel:+13017158592) US (Washington DC)

Meeting ID: 848 4771 0276

Passcode: 183119

Find your local number: <https://us06web.zoom.us/j/kcDd70qJfN>

SCHEDULE UPDATE

We updated the schedule on Friday, April 14. The new schedule takes effect on Monday, April 17. Quentin was waiting on a group to finalize their availability, but they never got back to us, so we put the information out, so we rolled over the weeknight schedule from last session.

<https://createsend.com/t/d-31C114E414A8693F2540EF23F30FEDED>

WEBSITE SCHEDULE ISSUE

We were also posting updates in our news blog that were being pulled by Google Search as website schedule links. We will only update the schedule page, so this will hopefully no longer be an issue.

BIRTHDAY PARTY RENTALS

On Monday, April 17, we started taking rentals for May and June. We decided instead of waiting until we could offer a bunch, to scale back the schedule and offer it on the second Saturday of each month. This is an accommodation with safety and our current allotment of staff until we are back up to a full regiment. Below is a link to the updated rental information.

<https://mtrainierpool.com/rentals/>

APRIL POOL'S DAY EVENT

We had over 90 people for the event. Many were late that pushed back some of the water safety trainings. We had an event follow up meeting on Thursday, and discussed what we could do next year. **ADD INFO.** We will better spell out that people need to attend the water safety workshops to attend the free swim next year. I will let Quentin discuss this more at the meeting on Tuesday.

SWIM LESSONS

Swim lessons started this week. We ended up with 287 out of 285 spots. We had a couple of classes that were overfilled, with a couple of spots that had a spot. No class had less than four participants. We ran out of grant monies this Spring and will need to apply some of the King County My Backyards grant to cover it and some money dedicated to scholarships.

DISTRICT CLERK UPDATE

I hired a temp district clerk, who will start on Thursday, April 27. I am working on putting together materials for the training. I will update you on this on Tuesday at the board meeting.

AQUATIC FEASIBILITY STUDY GRANT UPDATE

A grant update for the feasibility study is owed on April 30, 2023. I am working on this and will have it completed by the deadline. The same also applies for the DMLF/KC Parks grant too.

FEASIBILITY STUDY UPDATE

I have a couple of updates on the feasibility study that I will present at the April 25 regular board meeting.

PUBLIC RECORDS REQUEST

I completed the public records request of 161 pages on Monday, April 18, 2023 for Open Records Washington. All information was redacted.

FINANCIAL SOFTWARE TRAINING

I attended the financial software training on Thursday, April 13 in Forks. I not only got trained, but also picked up some training materials to help with the clerk transition, an accounting contact, and a potential update for switching payroll software in the future for a smoother process.

UPDATED BUSINESS LICENSE

The state business license has been updated and posted at the pool.

REQUEST CONVERSATION

Just a heads up that I had the following conversation with a member of the community about rentals and free rentals. Note- we sent a schedule update with rental information, the day before this email was sent and updated the website.

From Customer: I haven't seen any posts about rentals. I had another question, I see you guys host PSA would you guys help out an AAU basketball team by allowing us to do a fundraiser through your pool? My daughter's name is Brooklynn she is in 8th grade at pacific middle school. Next year she will be playing for Mt. Rainier, but in the meantime, we have set her up with AAU. AAU tournaments range from \$75-\$275 per game. Hoping to find a local business that would like to help us meet our girl's needs. Thank you so much for your time.

From DGM: Thank you for your interest in our facility for rentals.

We are all booked for this year for free events, but I will bring your request to include AAU programs up when we start planning for fall. Currently, we only can provide one free rental per month, and PTSA events allow us to serve the most families equitably.

For rentals, we included information in our last email notification (linked below). If you would like, we can sign you up for updates.

<https://createsend.com/t/d-31C114E414A8693F2540EF23F30FEDED>

Thank you,

From Customer: That would be great if you could bring it up. Also what if it wasn't free but we sold tickets at a higher price and just take the difference or percentage? Just an idea. Thank you so much for your response. I'll try back closer to fall.

Note- It might be good to look Greenplay LLC's Cost Recovery and Subsidy Allocation "Pyramid." Click link below for more detailed information.

<https://www.broward.org/Parks/ThingsToDo/Documents/AppendixCPyramidMethodology.pdf>

WCIA ANNUAL BOARD MEETING

The WCIA semi-annual meeting is in May. I plan on attending as our delegate. Below is the information.

Registration is open for:

WCIA Virtual Full Board Meeting

May 19, 2023 at 10:15 a.m.

Optional Virtual Training Session

9 a.m. to 10 a.m.

The virtual Full Board Meeting is scheduled at 10:15 a.m. on Friday, May 19. The agenda will be posted to the WCIA website on May 12.

An optional virtual training session is also offered that precedes the Full Board Meeting from 9 a.m. to 10 a.m. Attorneys Bryan Scholnick and Steve Rich with Tyson & Mendes LLP will provide training on the topic of ***Nuclear Verdicts***.

Registration will close on **Thursday, May 18 at noon.**

ZOOM INVITE INSTRUCTIONS WILL BE SENT TO REGISTRANTS.

PLEASE NOTE THAT THIS IS YOUR LAST OPPORTUNITY TO VIRTUALLY ATTEND A FULL BOARD MEETING. THE OCTOBER FULL BOARD MEETING WILL BE HELD IN PERSON ONLY AT THE CONFERENCE CENTER AT SEATAC AIRPORT ON OCTOBER 20.

To be redirected to the registration page, click on the link below:

- [**2023 May Full Board Meeting & Training-Virtual**](#)

FEATURED RESEARCH (OPEN SPACES/NRPA PODCAST)

I listened to the following podcast during my drive to training. It covers water safety, equity, inclusivity and facility design among other things. I believe it is good information for planning for the future. It is from the aquatics director of Prince Georges County in Maryland.

<https://www.nrpa.org/blog/making-water-safety-more-inclusive-in-prince-georges-county-maryland-may-bonus-episode/>

RESEARCH

- Bringing play equity into your community (NRPA Magazine) - <https://www.nrpa.org/parks-recreation-magazine/2023/april/bring-play-equity-to-your-community/>
- Community meeting on Riverton Heights Spray Park will be Saturday, April 22 (SeaTac Blog) - <https://seatacblog.com/2023/04/06/community-meeting-on-riverton-heights-spray-park-will-be-saturday-april-22/>
- Developing and Enforcing the Rules in Multi-Use Aquatics Venues (Aquatics International) - https://www.aquaticsintl.com/facilities/developing-and-enforcing-the-rules-in-multi-use-aquatics-venues_o

- A Personal Turn (Aquatics International) - https://www.aquaticsintl.com/lifeguards/a-personal-turn_o
- From trash to treasure (NRPA) - <https://www.nrpa.org/parks-recreation-magazine/2023/april/from-trash-to-treasure/>
- What to know about dry drowning (Cleveland Clinic) - <https://health.clevelandclinic.org/dry-drowning-separating-fact-from-fiction/>
- For more equitable and livable cities, consider trees (MRSC Insight Blog) - <https://mrsc.org/stay-informed/mrsc-insight/march-2023/trees-for-equitable-and-livable-cities>
- Texas city makes changes after brain amoeba death (Aquatics International) - https://www.aquaticsintl.com/facilities/texas-city-makes-changes-after-brain-amoeba-death_o

WEEK ENDING APRIL 28:

BOARD MEETING FOLLOWUP

- Special Meeting – Just a reminder to Save the Date for our special meeting on Friday, May 5 at 7pm. I will send a meeting invite with the agenda packet information for the meeting. We will have a meeting on May 5, but we are still working on what will be discussed. The meeting will be posted by May 3 (Wednesday), if not sooner.
- Legal Counsel – We have contracted services with Inslee Best to present at the special meeting.
- Edits – I will send the editable minutes and annual financial **report** out on Monday, May 1. Please email all edits by Tuesday, May 9.
- Financial **Report** – Attached is a copy of the Annual Financial **Report** that was included in the packet.
- AFS Notes from Architect – Below is the information that the architect sent me regarding reaching out to HSD> My goal is to send out a meeting request on Monday for the items below.
 2] Alan Jacobson, civil engineer, is reviewing code and ordinances to determine whether MRP can be expanded beyond current building footprint; however, information that will impact the determination is required. Are you able to provide the following from the School District (or even the A/E Team that performed the work):

“Per our conversation, I think the following documents related to Mt. Rainier HS and the Pool, would be beneficial in the assessment and master planning of our proposed school project.

- 1) Any Conditional Use Permit or Land Use Approvals for the high school property, which are different from the standard RS-9600 residential zone that the high school (and pool) are located in.
- 2) The lease agreement that the DMPMPD has with the Highline School District
 - a. There may or may not be specific language regarding development or utilities which would affect the pool planning.
- 3) The Drainage **Report** (TIR) for the most recent development of Mt. Rainier HS
 - a. Since the pool lease area is still part of the overall HS property, there may be a discussion of how much of the pool area drains into an existing storm

system or pond, and if there is available capacity that could be utilized by future pool development.”

GRANT REPORTING

I reported both grants on our end for Q1: Aquatic Feasibility Study and My Backyard.

PTSA SWIM

Midway will be having their second PTSA swim, this Saturday from 1-2pm. They were able to have a second swim since Marvista was unable to utilize their time. Our final PTSA swim will be on Saturday, May 20 where we will be hosting Parkside PTSA.

DISTRICT CLERK UPDATE

I trained our new clerk on Thursday and Friday, and will continue on Monday. I am working with CMIT to get her laptop ready for next week.

MACRO ISSUE WITH SMARTSHEETS

We have an issue with a macro on our smart sheets we use to transmit warrant information to King County. CMIT had switched the clerk out when we were working on transferring to a new staff and I think this may have messed up the macros on the Excel sheet. I hope to have this resolved with their help next week.

RESEARCH

- Prairie Village to draft memos with YMCA and Joco Library for new community center (Shawnee Mission Post) -<https://shawneemissionpost.com/2023/04/18/prairie-village-community-center-forward-199458/>
- Feds call for water safety vigilance after two pandemic summers (NRPA Aquatics Network/Fox 59) https://fox59.com/news/feds-call-for-water-safety-vigilance-after-two-pandemic-summers/?fbclid=IwAR31cBn4npgDBsUBQzPOE_Dgq6XCRmW9UqNCdU2vwvwpUrYsvtUEILklfBAO
- Four bad habits boards should avoid when meeting (MRSC Insight Blog) - <https://kingcounty.gov/depts/finance-business-operations/special-districts.aspx>

WEEK ENDING MAY 5:

SPECIAL MEETING

Just a heads up that we have a special meeting tomorrow (Friday, May 5) at 7pm. I sent the agenda and invite out on Tuesday. If you need me to resent it, please let me know. Also, I should be in the office around 6:45pm, if you plan to attend in person. You can also call me at 206.429.3852, if you have any questions or need assistance.

AQUATIC FEASIBILITY STUDY

- Meeting – I emailed the school district again, and have not heard back on the questions that were presented at the board meeting from the architect.
- Infrared Roof Testing – Weatherholt came out on Wednesday to complete the infrared roof testing of the pool.
- Payment – We processed the payment for the land survey this week.

DISTRICT CLERK UPDATE

Theresa Stang has been training over the last week as our District Clerk. Over the past week, we have been training on King County and internal processes. I am keeping the old clerk's email until everything is fully switched over. I also want to work to have better passwords for our accounts to better cover future transitions. I am also going to work with VisionMS on some trainings for the new clerk and CMIT is still working to get her full access to the system..

LIFEGUARDING CLASSES

Staff are working on a couple of lifeguarding classes in June. The first class will be taught by Emmitt on the dates below.

- Friday June 2nd, 3-8pm
- Saturday June 3rd, 4-9pm (at MRP district office)
- Friday June 9th, 3-8pm
- Sunday June 11th, 9am-2pm

Quentin is also working with Craig on a second class starting on June 20 (during closure). We will have more information to come in future reports.

INSURANCE COVERAGE TO HSD

It is that time of year again to send proof of coverage to HSD. I am working to have it to them by next week.

FINANCIAL REPORT

I am going to start working on uploading the annual financial report next week.

AFO CERTIFICATION COURSE

Jared will be attending the AFO certification course in Moses Lake, Washington. Emmitt and Quentin will be covering while attending the course. When Jared gets this certificate, he will be the third on our staff.

NORMANDY PARK CITY SCENE

Below is a link to the Spring City Scene magazine for Normandy Park. The advertisement Gene put together is on page 9.

<https://normandyparkwa.gov/wp-content/uploads/Normandy-Park-City-Scene-Spring23-web.pdf>

RATE INCREASES

Rate increases are due per our new policy by June 1, 2023. Quentin and I are working on rate increases to present at this meeting. At this time our fees are much lower than other pools, and it is important to increase to start working towards catching up with other local pools. We are also working on additional practice time for swim lesson participants and a youth and family pass option for the summer when school is out.

OPEN SWIMS THIS MONTH

This month will be the first month with our new open swim schedule from 1-2pm. Below is the schedule.

- Saturday, May 6th - \$1 First Saturday Open Swim
- Saturday, May 13th – Private Rentals (booked)
- Saturday, May 20th – Wibit Obstacle Course* (Parkside PTSA event afterwards)
- Saturday, May 27th – Regular Open Swim

**The wibit has a tear on one of the sections, Quentin is working with staff to see if we can use an extra section that we have to reconfigure for the event. We will get the unit repaired over the summer.*

SWIM LESSON BREAK

Just a reminder that we will take a one week break on the week of Memorial Day. We do this to give staff a mid-lesson break, keep low attendance dates consistent and ensure conformity around the schedule. Below are the dates, we will not have swim lessons.

- Saturdays – No class May 27
- Mondays – No class May 29
- Wednesdays – No class May 31

OUT OF TOWN

I will be in Kansas from May 11-16 attending my niece's graduation. Please call or text my mobile, if you need to get ahold of me.

FEATURED RESEARCH

The City of Covington manages the Tahoma Pool. Like Mount Rainier Pool, it was built in 1977. Below is information on their aquatic survey and plan to replace their facility.

<https://www.covingtonwa.gov/parks/newaquareccenter.php>

RESEARCH

- Creating a culture of safety in lifeguarding (NRPA Magazine) - <https://www.nrpa.org/parks-recreation-magazine/2023/may/creating-a-culture-of-safety-in-lifeguarding/>
- Normandy Park City Manager **Report** –See “Final Civic Survey Results” (NP Blog) - <https://normandyparkblog.com/2023/04/30/normandy-park-city-managers-report-for-week-ending-april-28-2023/>
- Running a tight ship for aquatic maintenance (Recreation Management) https://recmanagement.com/articles/153589/running-tight-ship?utm_source=MagnetMail&utm_medium=email&utm_term=scott%2Edeschenes%40desmoinespool%2Eorg&utm_content=050123%2DRecReport&utm_campaign=Most%20Likely%20to%20Add%20Features%3F%20Camps%21

PARK DISTRICT INFORMATION

A new director of a parks and recreation special purpose district asked MRSC what were good sources of information about special parks and recreation districts. Below is the MRSC question and answer.

I am new as the director of a special purpose district in Washington—specifically a parks and recreation district. Can you direct me to any training or resources that could help me get started with this position? *Reviewed: April 2023*

I was unable to find trainings specific to park and recreation districts in Washington State; however, below are some resources that should be helpful:

- **State Auditor's Office (SAO): Technical Advice** – Provides technical advice, including a Gov101 series for some special purpose districts, like hospital districts. You could contact them through their [Contact SAO](#) page to see if they have other resources/trainings for park and recreation districts.
- **Washington Recreation & Park Association (WRPA)** – May offer trainings for park and recreation districts and/or know of any.
- **MRSC resources:**

- [Knowing the Territory: Basic Legal Guidelines for Washington City, County and Special Purpose District Officials](#) (2022) – Includes information on basic powers, potential conflicts and ethical guidelines, competitive bidding requirements, Open Public Meetings Act (OPMA), and more for cities, counties, and special purpose districts.
- [Special Purpose Districts in Washington State](#) (2003) – MRSC publication on special purpose districts.
- [Special Purpose Districts in Washington](#) – Serves as a landing page for various MRSC pages on special purpose districts, including [Park and Recreation Districts](#).
- [Comparison of Recreation Districts](#) – Includes a good overview of various laws and functions for park and recreation districts.
- [Training](#) – Includes upcoming events and on-demand trainings, several of which may be applicable to your work.

There are also Public Records Act (PRA) and Open Public Meetings Act (OPMA) training requirements applicable to certain officials in public agencies. See [RCW 42.30.205](#) and [RCW 42.56.150](#). For more information, see the below resources:

- [MRSC: PRA and OPMA E-Learning Courses](#)
- [Washington State Office of the Attorney General: Open Government Training](#)

WEEK ENDING MAY 12:

SPECIAL MEETING WRAPUP

I sent out the minutes on Tuesday, May 9. Edits for both April 25 and May 5 board meetings are due no later than Tuesday, May 16. Please call or email me if you need me to resend these items. I am going to place the item on the agenda, so we can discuss it separately from the consent agenda.

NEXT MEETING

Our next board meeting is Tuesday, May 23 at 7pm. If you have anything to add to the report, please do so by Tuesday, May 16. My goal is to have the agenda packet posted and to board members by Thursday, May 18.

MRHS LOCKDOWN

Below is an email I sent out around noon on Thursday, May 11 about the MRHS lockdown and staff using our active shooter EAP.

Dear Board,

Staff was notified by King County about a security threat at Mount Rainier High School just before noon today.

Per policy, we closed the pool (active shooter emergency action plan). Swimmers were asked to leave the pool and recommended to wait until the locker room until the incident passed.

Staff at the pool were contact around ten minutes later that the threat had lifted, and the pool was re-opened.

Staff onsite did a great job of instituting and following through on the plan. We will have a meeting next week to discuss the incident and what changes we need to make (if any).

AQUATIC FEASIBILITY STUDY

I did get confirmation from Stemper that we will be receiving a 65% report that I have just received. I also reached out to HSD on getting the information that CMIT has requested and have been told my request has been sent to the COO and Capital Project's Division. I am going to schedule a meeting with the Capital and Contracts Committee to answer any questions before having this presented at the May 23 board meeting.

SUMMER SWIM LESSONS

Quentin has put together a plan that he will present along with the summer schedule at the May 23 board meeting. He is looking at streamlining registration and offering a scholarship night to help people with paperwork.

ADS FOR DES MOINES CITY CURRENTS

Gene put together the half and full-page ads for the Spring issue are attached. We are still working on finalizing the summer schedule including swim lessons, so that is why the half page ad is vague.

SATURDAY OPEN SWIM

Just a reminder that this Saturday will be our first rental day and there will be no open swim from 1-2pm. People can still lap swim or family swim from 11:15am-12:30pm.

Also, just a reminder for next week, we will have the WIBIT Swim from 1-2pm and host Parkside PTSA from 2:30-3:30pm.

IT

I have noticed some potential issues with a credit card that was stolen in Des Moines, even though I had not used my card there. I researched potential issues and WIFI access was an issue. I reached out to CMIT and they showed me ways to check who is on the system's IP address and how to better manage the security. I have checked the offices, and will check the pool on Tuesday.

LIFEGUARD CLASSES

We will be putting out a flyer next week on the lifeguarding classes. We will list the first June class, and have sign up for interest lists for the second one after classes are over. I estimate the email going out next Thursday.

AFO CERTIFICATION

Jared took his AFO certification course this week. He was told it might take a couple of weeks.

NORMANDY PARK

Normandy Park reached out about flyers for the summer. We are working to put some together next week. We had a summer schedule meeting today and will present this information at the May 23 board meeting.

DISTRICT CLERK TRAINING

I have been working with the District Clerk through Volt on training. They are learning King County processes and will be taking training through VisionMS on May 22.

PODCAST “HOW TO BUILD A CULTURE OF SAFETY”

I listened to a podcast on my way into work on Monday that covers the culture we are trying to build at the pool. It is a good listen, to understand how we are working internally, and what we will be doing in the future.

<https://www.nrpa.org/blog/how-to-build-a-culture-of-safety-may-bonus-episode/>

DOH/MAHC CHANGES

Washington State DOH is looking at making changes to its aquatics rules around the Model of Aquatic Health Code that is being adopted by more and more states.

WATER RECREATION RULE REVISION UPDATE

What's Happening?

The Washington State Department of Health is considering amending the water recreation rules to adopt the CDC's Model Aquatic Health Code (MAHC) standards. Adopting current best practices and industry wide standards will improve public health and safety. We hope to make the rules easier to use by consolidating chapters.

We are reconciling the 2018 & 2023 MAHC editions with chapters 246-260 & 246-262 WAC. A technical advisory committee (TAC) will address issues identified when drafting the rules. Subject matter experts (as outlined in WAC 246-260-191) will make up the TAC, which will meet in June.

Contact us at ashlie.laydon@doh.wa.gov if you want to take part!

Scan the code to learn more about water recreation rule revision and to participate in the process!



RESEARCH

- Practical tips for holding hybrid meetings (MRSC Insight Blog) - <https://mrsc.org/stay-informed/mrsc-insight/may-2023/practical-tips-for-holding-hybrid-meetings>
- Safety first (NRPA Magazine) - <https://www.nrpa.org/parks-recreation-magazine/2023/may/safety-first/>

OUT OF OFFICE

I will be in Kansas for a graduation, from Thursday night through Tuesday evening. I will still check emails, texts, and voicemails.



Des Moines Pool Metropolitan Park District

April 25, 2023

7:00 p.m.

Hybrid (DMPMPD District Office and Remote Online)

MINUTES REGULAR MEETING

CALL TO ORDER/ROLL CALL

President Young called the meeting to order at 7:00 p.m. Also present were Commissioners Campbell, Dusenbury, Stender, and Achziger; District General Manager Deschenes and Aquatics Manager, Quentin Knox. Legal Counsel, Brian Snure attended the meeting starting at 7:10pm.

PLEDGE OF ALLEGIANCE – Commissioner Dusenbury led the flag salute.

ADOPTION/MODIFICATIONS OF AGENDA – There were no modifications to the agenda. Commissioner Achziger moved to adopt the agenda as written. Commissioner Stender 2nd. The motion passed 5-0.

ANNOUNCEMENTS, PROCLAMATIONS AND PRESENTATIONS – District GM announced he is physically out of the office with Covid-19 until next week.

PUBLIC COMMENT - None

CONSENT AGENDA

Commissioner Campbell moved to approve the Consent Agenda including the vouchers and electronic transfer requests processed in March totaling \$82,437.02. Commissioner Dusenbury 2nd. The motion passed 5-0.

Executive Session Business

7a. Executive Session, Potential Litigation

The Board President announced the commissioners will *go into executive session pursuant to RCW 42.30.110(1)(i) to meet with legal counsel to discuss to potential litigation. The executive session will be for 45 minutes until 7:55pm.*

After the executive session was completed, the Board voted on two motions.

- Motion 1: Commissioner Dusenbury moved to direct us to retain independent counsel to research and reply to the letter received from the King County Prosecutor's Office to Commissioner Achziger, dated April 10, 2023. Commissioner Stender 2nd. During further discussion it was determined that District General Manager, Deschenes would lead the project, and President Young stated that he would work with Brian Snure, legal counsel. Motion passed 4-0-1 with Commissioner Achziger abstaining.
- Motion 2: Commissioner Campbell moved to have a special meeting on Friday, May 5 at 7:00pm. Commissioner Dusenbury 2nd. Motion passed 4-0-1 with Commissioner Achziger abstaining.

22015 Marine View Drive South, Suite 2B, Des Moines WA 98198 (Physical Location)

22722 19th Avenue South, Des Moines, WA 98198 (Mailing Address)

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 meetings are being held hybrid including remote access to give the community more access options. See the information above to join a meeting. If you have any questions, please contact Scott Deschenes, District General Manager at 206.429.3852 or info@mtrainierpool.com.

**Des Moines Pool Metropolitan Park District
Meeting Minutes – 4/25/2023**

OLD BUSINESS

8a. Aquatics Manager Report

The Aquatics Manager gave an update on operations during Quarter 1 (January 1-March 31) of 2023 on operations at the Mount Rainier Pool including attendance, swim lesson capacity and attendance, and overall operations at the pool. A copy of the report is on file at the District Offices and the April 25 Agenda Packet on the Governance Page.

8b. District Clerk Update

The District GM updated that they hired a District Clerk that will start training on April 27 and is still working towards a bookkeeper/accountant consultant.

8c. Aquatic Feasibility Study Update

The District GM informed the board that he has included the bid option of a roof report, needs to schedule a meeting with Highland School District and that there should be a 65% completion report for Phase 1 at the May 23 regular board meeting. He also notified the board that the district is making a Q1 report for the King County Parks Aquatic Feasibility Study grant.

NEW BUSINESS

9a. Annual Financial Report

The District GM shared a copy of the annual financial report with the board that he will send out for edits with his weekly report. Any and all edits should be made by May 9, 2023. The report is due by May 29, 2023.

9b. Summer Public Outreach

Commissioner Achziger talked about summer public outreach including the Des Moines Farmer's market and Waterland Parade. Commissioner Achziger recommended to give out all free rubber ducks at the Waterland Parade this year.

GOOD OF THE ORDER

No items were discussed.

ADJOURNMENT

With no further business the meeting was adjourned at 8:12 pm.

UPCOMING MEETINGS

- May 5, 2023, Special Board Meeting, 7:00pm, Location: Hybrid (DMPMPD Offices and Online)
- May 23, 2023, Regular Board Meeting, 7:00pm, Location: Hybrid (DMPMPD Offices and Online)

Respectfully submitted by Scott Deschenes, District General Manager.

Des Moines Pool Metropolitan Park District Board of Commissioners

22015 Marine View Drive South, Suite 2B, Des Moines WA 98198 (Physical Location)

22722 19th Avenue South, Des Moines, WA 98198 (Mailing Address)

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 holding hybrid meetings remotely and at the MRHS Library until further notice. The public may join meetings through the Zoom app. Logon information is published in each Meeting Agenda. Contact Scott Deschenes, District GM at scott.deschenes@desmoinespool.org if you have questions.

**Des Moines Pool Metropolitan Park District
Meeting Minutes – 4/25/2023**

Commissioner Young

Commissioner Dusenbury

Commissioner Campbell

Commissioner Stender

Commissioner Achziger

Vacant, District Clerk

22015 Marine View Drive South, Suite 2B, Des Moines WA 98198 (Physical Location)

22722 19th Avenue South, Des Moines, WA 98198 (Mailing Address)

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Special District Voucher Approval Document

KC v2.0

Scheduled Payment Date: 04/06/2023

Total Amount: \$35,212.16

Control Total: 11

Payment Method: WARRANT

District Name: Des Moines Pool Metropolitan Park District

File Name: AP_DMPOLPRK_APSUPINV_20230331130522.csv

Fund #: 170950010

CONTACT INFORMATION

Preparer's Name: Linda Ray

Email Address: linda.ray@desmoinespool.org

PAYMENT CERTIFICATION

RCW (42.24.080)

I, the undersigned, do hereby certify under penalty of perjury, that the materials have been furnished, the services rendered, the labor performed as described, or that any advance payment is due and payable pursuant to a contract or is available as an option for full or partial fulfillment of a contractual obligation, and that the claim(s) is(are) just, due and unpaid obligation against the above-named governmental unit, that I am authorized to authenticate and certify to said claim(s).

Authorized District Signature(s) for Payment of Claims (Auditing Officer(s) or Board Member(s)) :

DocuSigned by:

3/31/2023

Authorized District Signature

Date

Authorized District Signature

Date

Authorized District Signature

Date

DocuSigned by:

3/31/2023

5E8DDA9899F2474

Authorized District Signature

Date

Authorized District Signature

Date

Authorized District Signature

Date

SUBMIT SIGNED DOCUMENT TO:

King County Accounts Payable
Attn: Special Districts
401 5th Avenue, Room 323
Seattle, WA 98104

Email: SpecialDist.AP@kingcounty.gov
Fax: (206) 263-3767

KING COUNTY FINANCE USE ONLY:

Batch Processed By: _____

Date Processed: _____



Special District Voucher Approval Document

KC v2.0

District Name: Des Moines Pool Metropolitan Park District

File Name: AP_DMPOLPRK_APSUPINV_20230331130522.csv

Payee (Vendor Name)	Vendor No.	Vendor Site	Invoice No.	Invoice Date	Inv. Amount	Description
AQUATIC SPECIALTY SERVICES			2401-1	03/24/2023	\$633.08	WATER LEVEL SERVICE
CANON FINANCIAL SERVICES, INC.			29667034	12/12/2022	\$62.88	COPIERS CONTRACT CHG - DEC 2022
CANON FINANCIAL SERVICES, INC.			29503496	11/12/2022	\$62.88	COPIERS CONTRACT CHG - NOV 2022
CENTRAL WELDING SUPPLY			CG125993	03/27/2023	\$289.41	CARB DIOXIDE BULK
GRAINGER			9637985996	03/13/2023	\$366.91	MRP JANITORIAL SUPPLIES
GRAINGER			963785438	03/13/2023	\$380.15	MRP JANITORIAL SUPPLIES
HIGHLINE WATER DISTRICT			20230324HWD	03/24/2023	\$669.01	WATER UTILITY _2/23 TO 3/23/2023
NORTHWEST LANDSCAPING SERVICES			CD50287671	03/31/2023	\$604.34	MRP LANDSCAPE SVC - APR 2023
PUGET SOUND ENERGY			20230323PSE	03/23/2023	\$14,209.07	ELECTRIC/GAS UTILITY - 2/14 TO 3/21/2023
STEMPER ARCHITECTURE			22124	01/05/2023	\$11,210.43	TASK ORDER 3 -SVCS THRU 12/31/2022
STEMPER ARCHITECTURE			22236	03/21/2023	\$6,724.00	TASK ORDER 3 -SVCS THRU 2/28/2023



Special District Voucher Approval Document

KC v2.0

Scheduled Payment Date: 04/10/2023

Total Amount: \$7,136.66

Control Total: 8

Payment Method: WARRANT

District Name: Des Moines Pool Metropolitan Park District

File Name: AP_DMPOLPRK_APSUPINV_20230407150710.csv

Fund #: 170950010

CONTACT INFORMATION

Preparer's Name: _____


Email Address: linda.ray@desmoinespool.org

PAYMENT CERTIFICATION

RCW (42.24.080)

I, the undersigned, do hereby certify under penalty of perjury, that the materials have been furnished, the services rendered, the labor performed as described, or that any advance payment is due and payable pursuant to a contract or is available as an option for full or partial fulfillment of a contractual obligation, and that the claim(s) is(are) just, due and unpaid obligation against the above-named governmental unit, that I am authorized to authenticate and certify to said claim(s).

Authorized District Signature(s) for Payment of Claims (Auditing Officer(s) or Board Member(s)) :

 _____ <small>2E03815D71304B0...</small> Authorized District Signature	_____ Date	_____ Authorized District Signature	_____ Date
_____ Authorized District Signature	_____ Date	_____ Authorized District Signature	_____ Date
_____ Authorized District Signature	_____ Date	_____ Authorized District Signature	_____ Date

SUBMIT SIGNED DOCUMENT TO:

King County Accounts Payable
 Attn: Special Districts
 401 5th Avenue, Room 323
 Seattle, WA 98104

Email: SpecialDist.AP@kingcounty.gov
 Fax: (206) 263-3767

KING COUNTY FINANCE USE ONLY:

Batch Processed By: _____

Date Processed: _____



Special District Voucher Approval Document

KC v2.0

District Name: Des Moines Pool Metropolitan Park District

File Name: AP_DMPOLPRK_APSUPINV_20230407150710.csv

Payee (Vendor Name)	Vendor No.	Vendor Site	Invoice No.	Invoice Date	Inv. Amount	Description
ABS			18696	03/31/2023	\$90.00	APRIL 2023 OFFICE CLEANING SERVICES.
AQUATIC SPECIALTY SERVICES			23620MLAFO	03/13/2023	\$475.00	AFO MAY CLASS. INVOICE REC'D 4/3 BY EMAIL.
CENTRAL WELDING SUPPLY			RN032320540	03/31/2023	\$80.92	CO2 REFILL. 750ML.
COLIBRI NORTHWEST, LLC			137NP	04/04/2023	\$465.00	SPRING NORMANDY PARK CITY SCENE AD.
DATAQUEST, LLC			20772	03/31/2023	\$58.00	BACKGROUND CHECK FEE FOR FILE 203123.
LINDA RAY			202403-1	04/03/2023	\$600.00	CONSULTANT SERVICES FOR MARCH 2023.
MACDONALD-MILLER FACILITY SOLUTIONS			PM129497	04/01/2023	\$4,872.74	Q1 CONTRACTED SERVICES FOR MT RAINIER POOL.
SNURE LAW OFFICE			04012023	04/01/2023	\$495.00	CONSULTANT SERVICES FOR MARCH 2023.



Special District Voucher Approval Document

KC v2.0

Scheduled Payment Date: 04/15/2023

Total Amount: \$16,543.80

Control Total: 6

Payment Method: WARRANT

District Name: Des Moines Pool Metropolitan Park District

File Name: AP_DMPOLPRK_APSUPINV_20230412102431.csv

Fund #: 170950010

CONTACT INFORMATION

Preparer's Name: Scott DeschenesEmail Address: linda.ray@desmoinespool.org

PAYMENT CERTIFICATION

RCW (42.24.080)

I, the undersigned, do hereby certify under penalty of perjury, that the materials have been furnished, the services rendered, the labor performed as described, or that any advance payment is due and payable pursuant to a contract or is available as an option for full or partial fulfillment of a contractual obligation, and that the claim(s) is(are) just, due and unpaid obligation against the above-named governmental unit, that I am authorized to authenticate and certify to said claim(s).

Authorized District Signature(s) for Payment of Claims (Auditing Officer(s) or Board Member(s)) :

<u>Scott Deschenes</u>	<u>4/18/2023</u>
2E03815D71304B0...	
Authorized District Signature	Date
Authorized District Signature	Date
Authorized District Signature	Date

Authorized District Signature	Date
Authorized District Signature	Date
Authorized District Signature	Date

SUBMIT SIGNED DOCUMENT TO:

King County Accounts Payable
Attn: Special Districts
401 5th Avenue, Room 323
Seattle, WA 98104

Email: SpecialDist.AP@kingcounty.gov
Fax: (206) 263-3767

KING COUNTY FINANCE USE ONLY:

Batch Processed By: _____

Date Processed: _____



Special District Voucher Approval Document

KC v2.0

District Name: Des Moines Pool Metropolitan Park District**File Name:** AP_DMPOLPRK_APSUPINV_20230412102431.csv

Payee (Vendor Name)	Vendor No.	Vendor Site	Invoice No.	Invoice Date	Inv. Amount	Description
575 INC			1099	12/01/2022	\$146.25	DECEMBER 2022 INVOICE.
575 INC			1112	04/11/2023	\$370.50	MARCH2023 INVOICE.
CMIT SOLUTIONS EASTSIDE			11383	01/31/2023	\$228.68	JANUARY 2023 HOSTING INVOICE.
CMIT SOLUTIONS EASTSIDE			11398	02/28/2023	\$1,416.00	FEBRUARY 2023 SERVICE INVOICE.
GABRIELLE HAMMOCK			04152023HLPR	04/15/2023	\$173.30	APRIL 15 INVOICE.
PUGET SOUND ENERGY			03232023PSE	03/23/2023	\$14,209.07	MARCH 23 INVOICE.

ELECTRONIC PAYMENT REQUEST FORM



King County

Department of Executive Services
Treasury Operations Section
KSC-ES-0710
201 S Jackson St., Ste 710
Seattle, WA 98104-3854
cash.management@kingcounty.gov

Payment Date 4/15/2023**PAYMENT INFORMATION**

☐ ACH Credit - Pay Code (BENXX, GENXX, PAYXX) _____
 ☐ ACH Debit - Pay Code (COLXX) _____
 ☒ Automatic Withdrawal

☐ Book Transfer (Last 4 digits of the account) From _____ To _____
 ☐ Wire - Repetitive Wire Code _____

DISTRIBUTION INFORMATION

	Explanation / Description	Fund (9 digits)	Project (7 digits)	Cost Center (6 digits)	Account (5 digits)	BARS (7 digits)	Future (5 digits)	Amount
1	Heartland PE 04-11-2023	170950010			24219			27,969.34
2								
3								
4								
5								
6								
7								
8								
9								
10								

DS
SD 4/10/2023

BANK INFORMATION FOR WIRE PAYMENTS (for non-repetitive wires only)Total 27,969.34

Payee _____ Address _____ City _____ State _____ Zip _____

Bank Name _____ Routing Number _____ Account Number _____

Reference _____

CONTACT & AUTHORIZATION (Certification of Payment - RCW 42.24.080)

Agency/Special Purpose District Des Moines Pool Metropolitan Park District

Contact Name Scott Deschenes Title District General Manager Phone Number 206.429.3852 Email scott.deschenes@desmoinespool.org

Signer Name Joe Dusenbury Title Clerk of the Board Phone Number 206.429.3852 Email mypeggysue@me.com

Signature Joe Dusenbury Date 4/11/2023

I, the undersigned, do hereby certify under penalty of perjury, that the payment is due and payable, that the payment is just, due, and unpaid obligation, and that I am authorized to authenticate and certify to said payment.

02102023

ELECTRONIC PAYMENT REQUEST FORM



King County

Department of Executive Services
Treasury Operations Section
KSC-ES-0710
201 S Jackson St., Ste 710
Seattle, WA 98104-3854
cash.management@kingcounty.gov

Payment Date 4/30/2023**PAYMENT INFORMATION**

☐ ACH Credit - Pay Code (BENXX, GENXX, PAYXX) _____
☐ Book Transfer (Last 4 digits of the account) From _____ To _____
☐ ACH Debit - Pay Code (COLXX) _____
☐ Wire - Repetitive Wire Code _____
☐ Automatic Withdrawal _____

DISTRIBUTION INFORMATION

	Explanation / Description	Fund (9 digits)	Project (7 digits)	Cost Center (6 digits)	Account (5 digits)	BARS (7 digits)	Future (5 digits)	Amount
1	Heartland PE 04-30-2023	170950010			24219			28,639.70
2								
3								
4								
5								
6								
7								
8								
9								
10								

DS
SD 4/27/2023

BANK INFORMATION FOR WIRE PAYMENTS (for non-repetitive wires only)Total 28,639.70

Payee _____ Address _____ City _____ State _____ Zip _____
 Bank Name _____ Routing Number _____ Account Number _____
 Reference _____

CONTACT & AUTHORIZATION (Certification of Payment - RCW 42.24.080)

Agency/Special Purpose District Des Moines Pool Metropolitan Park District
 Contact Name Scott Deschenes Title District General Manager Phone Number 206.429.3852 Email scott.deschenes@desmoinespool.org
 Signer Name Joe Dusenbury Title Clerk of the Board Phone Number 206.429.3852 Email mypeggysue@me.com
 Signature Joe Dusenbury Date 4/27/2023

I, the undersigned, do hereby certify under penalty of perjury, that the payment is due and payable, that the payment is just, due, and unpaid obligation, and that I am authorized to authenticate and certify to said payment.

02102023

Des Moines Pool Metropolitan Park District

AGENDA ITEMS SUMMARY SHEET

Agenda Item #: 7a Assigned to: Legal

Meeting Date: 5/23/2023

Under: Executive Session Business (Tentative)

Attachment: None

Subject: HSD Lease Extension

Background/Summary:

At the January 18, 2022, regular meeting, the board of commissioners directed the District General Manager to reach out to the Highline School District about the lease extension, which a letter to renew was due by April 30, 2022.

At the March 15 regular meeting, the board directed the District GM to send a letter to extend the Mount Rainier Pool lease. This letter was sent and confirmed to be received from the Highline School District before the deadline. The District General Manager and Highline School District have met and will continue to meet on the lease extension.

Since this is a contract negotiation, the District GM is notifying the board of progress, but no proposed agreement will be presented. This is to ensure the District GM negotiations reflect the direction of the board.

At the July 19 Regular Board Meeting, it was requested that all board members make comments and edits by August 2, 2022. The District GM met with the Capital and Contracts Committee on August 3 to go over all edits for recommendations to the full board. The board will go over the proposed edits at the meeting to go back to the school district for negotiations.

UPDATE: Last message from HSD was that they are meeting with legal on the lease. No further updates have been given at this time.

Fiscal Impact: N/A

Chair Announcement: Executive Session: We will now go into executive session pursuant to RCW 42.30.110(1)(b) to meet with legal counsel to discuss to consider the lease of real property.

- The executive session will be for _____ minutes until ____:____.
- Any direction made by the board will be in open session and noted in the minutes.

Reviewed by District Legal Counsel: Yes X No _____ Date: Various

Two Touch Rule:

<u>8/03/22</u>	Committee Review
<u>3/15/22</u>	First Board Meeting (Informational)
<u>To be determined</u>	Second Board Meeting (Action)

Action Taken: Adopted _____ Rejected _____ Postponed _____

Follow-up Needed: Yes _____ No _____ Report back date: _____

Notes:

- No attachments.

Des Moines Pool Métropolitain Park District

AGENDA ITEMS SUMMARY SHEET

Agenda Item #: 8a Assigned to: District GM

Meeting Date: 05/23/23

Under: Old Business

Attachment: Yes

Subject: Financial Report – Quarter 1 (January-March 2023)

Background/Summary:

The Q1 Financial Report includes a PowerPoint, Revenue, Expenses and Physical Report for January 1 through March 31, 2023.

Fiscal Impact: N/A

Proposed Motion: No motion. Informational only.

Reviewed by District Legal Counsel: Yes ADD No Date: ADD

Two Touch Rule: N/A Committee Review
 N/A First Board Meeting (Informational)
 N/A Second Board Meeting (Action)

Action Taken: Adopted Rejected Postponed

Follow-up Needed: Yes No Report back date:

Notes:

Attachments:

- Q1 Physical Report
- ~~Q1 Revenue~~
- ~~Q1 Expenses~~

First Quarter (Q4) 2023 Financial Status Report
DES MOINES POOL M.P.D./ MOUNT RAINIER POOL
May 23, 2023

January 1 – March 31, 2023, Financial Activity reports –have been reviewed, reconciled, and adjusted to reflect all activity of the district that has flowed through the King County Treasurer’s office. The report represents the first quarter results for fiscal year 2023.

The General Fund records all of the activities of the district and the district has a separate capital reserve fund. All of the financial transactions of the district are recorded within General Fund and the balance will fluctuate from month to month, while the reserve account receives its funds on an annual basis in keeping with the districts goal to build up the fund balance for future capital projects.

The balances in each of these funds on March 31, 2023, are:

- General Fund – \$1,509,942.90
 - Capital Reserve - \$ 525,000.00
- Total Available Funds \$1,562,442.90

The cash flow chart and associated data has been developed to focus on the activity of the “General Fund”, but the combined cash balance reflects the total of both the general fund and the reserve fund. This is just before the first major draw of property taxes that will occur during the second quarter (April-May).

The first quarter analysis is an affirmation of expenditures being on target to meet projections and a verification of ending fund balances for the previous fiscal period.

REVENUES

Revenues of the district fall within five categories as reflected in the following chart:

	Budget	YTD	%
Beginning Balance	\$900,000	\$1,333,821.68	148%
Taxes	\$1,295,380	\$67,188.03	19.3%
Charges for Service*	\$25,000	\$0.00	0%
Misc./Interest	\$15,000	\$8,436.32	56%
Over the Counter**	\$200,000	\$29,381.38	14.7%
Transfer from Reserves	\$75,000	\$0	0%

**Normandy Park Billing will be sent out in June and is usually collected in July or August.*

***First quarter billing for private swim and school swim teams, and swim lesson and training grant reimbursements will be collected during second quarter.*

The primary revenue source for the District is the collection of property taxes. The majority of property tax is collected in April/May and then again in October/November. The first quarter results reflect this cash flow cycle with the exception of the beginning fund balance.

The Expenditure report for March 31 reflects the activities of the district, which have been segregated into categories. I have summarized the budget appropriations for each function to allow you to analyze the activities separate from one another.

	Budget	YTD	%
Administration & Operations	\$1,700,880	\$343,924.86	20.2%
Capital Reserve*	\$159,500	\$25,284.50	15.9%
Transfer to Reserves**	\$75,000.00	\$0	0%
Totals	\$1,935,380	\$369,209.36	19.07% (25%)

**Capital Reserve expenditures have \$100k covered by an Aquatic Facilities Grant that should cover almost all of the current fees.*

***Transfers to reserves are made at the last regular board meeting of each year. Currently, \$75,000 plus unused maintenance fees will be transferred.*

Each of these categories has individual line-item allocations via the annual budget process. The monthly expenditure reports reflect the line-item detail. The year-to-date totals for administration and pool facility operations are within the budget expectation of 25% for the first quarter. Variances include continued usage of the district offices past budgeted amount, the effects of inflation on utilities and other services, and increased programming to meet grant generated revenue needs. We are working to adjust these totals in future reports.

The total expenditures for the District as of March 31, 2023, are at 19.07% of budget. This is well under the anticipated level of 25%.

The next quarterly report will be presented to the board at its July meeting for the second quarter (Q2) of 2023 (April 1 through June 30). The District will also be compiling this information into its annual financial report that will be due to the state on May 29, 2023.

MORE INFORMATION

As always, please do not hesitate to ask any questions or let me know if you need additional information.

Des Moines Pool Metropolitan Park District

AGENDA ITEMS SUMMARY SHEET

Agenda Item #: 8b **Assigned to:** District GM **Meeting Date:** May 23, 2023

Under: Old Business **Attachment:** Yes

Subject: 2022 Annual Financial Report

Background/Summary: The annual financial report is to update the board on the financial status of the District and to give a brief analysis of the 2022 financial conditions. Attached is the report including the letter that went out to edit.

This report is due 150 days after the end of 2022 (May 29, 2023). This document is not final but is a work in progress. The attached report is the public report to be placed on the public to view. We are working to get the annual report put out to the State Auditor's Office.

This is the final update to the report. The full report including the SAO will be posted by the end of this week.

I am still working on filing the report after training the clerk and Covid, but I plan to have it in on time.

Fiscal Impact: N/A

Proposed Motion: No motion. Informational only.

Reviewed by District Legal Counsel: **Yes** _____ **No** x **Date:** N/A

Three Touch Rule:	<u> N/A </u>	Committee Review
	<u> 4/25/23 </u>	First Board Meeting (Informational)
	<u> 6/27/23 </u>	Second Board Meeting (Action)

Action Taken: **Adopted** _____ **Rejected** _____ **Postponed** _____

Follow-up Needed: **Yes** x **No** _____ **Report back date:** Monthly

Notes: Attachments:
- 2022 Annual Financial Report (DRAFT)



DES MOINES POOL METROPOLITAN PARK DISTRICT

2022 BUDGET

Prepared by:

Scott Deschenes

District General Manager

and

Vacant

District Clerk

Board of Commissioners

Shane Young, President

Joe Dusenbury, Clerk of the Board

Gene Achziger

Holly Campbell

Shane Stender

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BUDGET

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**DES MOINES POOL METROPOLITAN PARK DISTRICT
KING COUNTY, WASHINGTON****RESOLUTION NUMBER 2021-05****CERTIFYING PROPERTY TAX LEVY AND
ADOPTING AN OPERATING BUDGET FOR THE FISCAL YEAR BEGINNING
JANUARY 1, 2022**

WHEREAS, the King County Assessor has notified the Commissioners of the DES MOINES POOL METROPOLITAN PARK DISTRICT that the estimated assessed valuation of property lying within the boundaries of said district for the year 2021 is \$5,387,873,505 and;

NOW THEREFORE BE IT RESOLVED by the Board of Commissioners of the DES MOINES POOL METROPOLITAN PARK DISTRICT as follows:

1. That the Honorable King County Council, be and is hereby requested to make a regular property tax levy for 2021, to be collected in 2022 for the DES MOINES POOL METROPOLITAN PARK DISTRICT in the amount of \$1,077,573 which includes new construction, any increase in state-assessed property and refunds in the amount of \$7,267.
2. That the Treasurer of King County, Washington be and is hereby authorized and directed to deposit and sequester the monies received from the collection of the tax levy specified in Section 2 above into the General (Current Expense) Fund of the DES MOINES POOL METROPOLITAN PARK DISTRICT
3. The budget of the DES MOINES METROPOLITAN PARK DISTRICT, for the year 2022 hereby adopts at the fund level in its final form and content as set forth in the comprehensive budget document, copies of which are on file in the office of the district, the following:

- A. \$ \$1,002,573 to the Current Expense Fund of the District
- B. \$ \$75,000 to the Capital Reserve Fund of the District

4. That certified copies of this resolution, together with exhibits, shall be delivered to:

Clerk's Office
Metropolitan King County Council
516 Third Avenue
Room W-1025
Seattle, WA 98104

Accounting Division
Department of Assessments
500 Fourth Avenue
Room 709
Seattle, WA 98104

BUDGET

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ADOPTED by the Board of Commissioners of the DES MOINES POOL METROPOLITAN PARK DISTRICT, King County, Washington at a Regular Meeting this 22nd of November 2021.

DocuSigned by:

Gene Reiziger

94C69539CE3B443

Commissioner

DocuSigned by:

Shane Stender

69BA2573B14E48C

Commissioner

DocuSigned by:

Holly Campbell

9E998B2BF67C43B

Commissioner

DocuSigned by:

George

0D00E227C9C1457

Commissioner

DocuSigned by:

Joe Dusenbury

5E8DDA9896F7474

Commissioner

DocuSigned by:

Linda Pay

1194C72904A7486

District Clerk

BUDGET

Budget Message

It is my pleasure to present the district budget for the 2023 fiscal year.

The district's budget serves three primary purposes:

- Formation of public policy
- Control of spending
- A written financial plan that reflects the district's ongoing commitment to providing aquatic programs for patrons of all ages in a fiscally responsible and sustainable fashion

2022 Issues/Accomplishments

The continued effects of COVID-19 caused 2022 to be a challenging year. The district dealt with several issues but still was able to serve the community.

First, omicron outbreaks throughout the area during the first quarter forced us to push back the implementation of swim lessons. Fortunately, Mount Rainier Pool experienced no public outbreaks of COVID-19 while offering programming throughout the pandemic. The diligence of our staff and public cooperation enabled us to provide a safe environment.

Second, even as many public facilities were closed due to pandemic-caused staffing issues, Mount Rainier Pool has recovered more quickly than most public pools without cutting corners on safety. The district received a \$10,000 grant for free lifeguard and swim instructor training for Mount Rainier Pool. In 2022, 43 of 48 candidates passed lifeguarding, swim instructor, and recertification courses. The district is working on training additional lifeguard and swim instructor staff to help other local pools. This training should help alleviate staffing issues at Mount Rainier Pool and other local aquatics organizations) to expand their aquatic-based services.

Third, with a grant from the Office of the Superintendent of Public Instruction, the district offered free and reduced-fee swim lessons from April through December 2022. As part of the grant, the district distributed free swim packets that included suits, towels, bags, and goggles to help reduce barriers for local swimmers.

Fourth, the district changed its focus on service back to Des Moines and Normandy Park residents. When King County built Mount Rainier Pool in 1975 as part of the Forward Thrust initiative, the pool provided regional services for Des Moines and Normandy Park, plus Burien, Kent, and Seatac areas. Today, only those taxpayers within the cities of Des Moines and Normandy Park contribute to sustaining the pool. Hence, the district now gives registration priority, along with scholarships and other benefits, solely to residents of these two cities.

Fifth, Mount Rainier Pool staff are working to prioritize the reintroduction of programs based on the program's impact on the community. Hence, evening programming precedes early morning hours, and PTSA events precede private rentals. We will reintroduce private lessons and rentals once the district meets its community-based programming needs. This plan ensures that water safety, fitness

BUDGET

opportunities, and swim lesson programs have adequate staffing per all Washington health, safety, and labor guidelines.

Sixth, thanks to a grant from King County Parks, the district funded two community-based swim programs beyond swim lessons. During the pandemic, King County Parks helped fund the start and continuing development of the MRP Swim Club and the Lifeguard Prep course. Both provide opportunities for youth to explore aquatics participation past the swim lesson programs, including competitive swim team opportunities and the chance to work as a lifeguard while completing their K-12 and higher educations. The Lifeguard Prep course helps participants develop lifesaving skills transferrable to many first-responder careers. Students can train on the job on flexible schedules to accommodate their academic timetables and other school activities.

Finally, the district has worked diligently to get the levy down from its highest point of \$.34/1,000 in 2018. For 2022, the district returned the annual levy to \$.20 per \$/1,000 assessed valuation and has retained that level for 2023.

2023 Outlook

In 2023, the district should have its first full year of operations without the effects of COVID-19 or mechanical closure.

Second, the Mount Rainier Pool is in its 48th year of operation, and much of its equipment is beyond its useful life. Although staff and contractors strive to maintain the equipment, the board of commissioners plans for the future. The district has received a grant of \$100,000 from King County Parks to perform an Aquatic Feasibility Study. Stemper Architects of Seattle is the district's Engineer of Record and is studying the district's facility needs. Stemper's extensive background includes a comprehensive study of the City of Seattle's seven Forward Thrust pools and an Americans with Disabilities Act study of their community centers. The district seeks to work with Stemper to modernize and extend the viability of Mount Rainier Pool aquatics in the Des Moines area. The goal is to determine if Mount Rainier Pool can continue to meet the aquatics needs of the community. The commissioners hope to have actionable information from the study as they prepare their 2024 budget cycle this fall.

Third, the district continues to partner with King County Parks and the Des Moines Legacy Foundation to offer free swim lessons. At the time of this report, swim lessons have been covered through July 1, 2023, by two grants. And DMLF has applied for another grant to extend the free lessons past July 1. A My Backyard grant through King County Parks also supports the swim lessons program. All these grants cover youth programming, but the district has also simplified its scholarship program of \$15,000 to cover 90 percent of programming for adult swim lessons, water exercise, and passes.

Fourth, the district continues to work on partnering and awareness of water safety for the community. In Fall 2022, the district reinstituted Parent-Teacher-Student Association free swims to Des Moines and Normandy Park grade schools. It also plans to bring back free water safety programming, including April Pool's Day and the Summer Splashtacular. Other free and reduced-fee programming includes \$1 First Saturday swims, Free Senior Thursdays, and the acceptance of insurance memberships.

BUDGET

Fifth, district commissioners decided in 2023 to keep its District offices as a meeting and office space and a place to hold internal trainings as we focus on offering training and certification classes. Due to inadequate space, the pool's lobby has sometimes had to be used during public hours to facilitate training activities. Although utilizing the district office space will not completely alleviate the need to rely on the pool lobby for training purposes, it will provide more flexibility in scheduling.

Sixth, the district has been preparing for the expected adoption of the Model of Aquatic Health Code. This new code will impact staffing and equipment maintenance, resulting in a higher safety standard. While there is no timetable, we are preparing for a smooth transition.

Finally, the district continues to work toward enhancing pre-pandemic service levels, even as the aquatics industry struggles to meet community needs. Most aquatics agencies had trouble during the pandemic, as there has been almost a two-year gap between trainings. As the workforce for most pools is decidedly younger and for shorter durations, this gap has significantly impacted our crew. Most employees work an average of 2-3 years before moving on to college, the military, or other higher-paying, benefitted jobs. Although the district has been innovative in its approach, we struggle with the effects of competing employers paying higher wages and benefits and offering free training and certifications. At the end of the year, the commissioners voted to add a Lead Head Lifeguard and two daytime positions. All three posts are eligible for benefits, which we hope will attract a less transitive workforce, enabling us better fill out our morning shifts. Currently, these positions focus on maximizing our swim lesson offerings and providing adequate training programs to continue growing our capacity for swim lessons. Despite our community's lack of qualified swimmers, the staff continues to assist potential employees in improving the skills necessary to pass the lifeguard certification requirements and other swimming skills. Although it is a slow process, this emphasis on developing more skilled swimmers should eventually increase the potential pool of lifeguards and swim instructors. We will continue to try innovative approaches to build our staff.

Respectfully,



Scott Deschenes

Scott Deschenes
District General Manager
Des Moines Pool Metropolitan Park District

Vision, Mission, Core Objectives and Cultural Values

Vision Statement

To create a healthy community by embracing swimming as an essential life skill.

Mission Statement

The Des Moines Pool Metropolitan Park District is the operator of Mount Rainier Pool.

- We provide aquatic programs and services for our constituents, affiliates and the interested public.
- We value all members of the swimming community, and the staff and volunteers who serve them.
- We are committed to excellence and the proliferation of swimming.
We are committed to providing a safe and positive environment for all members of our community, regardless of race, gender, ethnicity, belief or economic circumstance.

Core Objectives

The Des Moines Pool Metropolitan Park District's mission is to grow and strengthen the activity of swimming. Specifically, we seek to:

- Rigorously strive to eliminate implicit bias in swimming
- Increase our reach by expanding participation in swimming throughout the community. Our goal is that every child will have the opportunity to swim.
- Promote swimming as a healthy lifestyle and encourage participation in aquatic endeavors.
- Restore and sustain the competitive success of local swimming affiliated teams on both local and regional levels.

Cultural Values Operational Principles

The organizational and business culture of the Des Moines Pool Metropolitan Park District is founded upon a strong value system. This value system is the cornerstone for the attitude and work ethic to which we are all committed. In short, we will continue to:

- Embrace the responsibilities of leadership and strive for excellence in everything we do.
- Conduct business with integrity, transparency, and a spirit of stewardship – act in the best interests of swimming and our constituents.
- Be service-oriented with our constituents, customers and each other.
- Engage in disciplined planning, but not be afraid to act intuitively to confront challenges and seize opportunities.
- Identify clear priorities and allocate our time and resources accordingly.
- Hold ourselves and each other accountable to the highest standards of professionalism and transparency; treat others fairly and with respect.
- Exhibit an entrepreneurial spirit, enthusiasm for expanding access, and a positive “I can do” attitude.
- Encourage environments in which our patrons are safe.
- Eliminate implicit bias and promote the importance of diversity and inclusion.
- Strive to learn and improve, always be open to questions, and maintain a willingness to change.

District Contact Information

Des Moines Pool Metropolitan Park District (Administration)

22722 19th Avenue So.

Des Moines, WA 98198

Phone: 206-429-3852

Email: scott.deschenes@desmoinespool.org

website: www.mtrainierpool.com

Mount Rainier Pool (Operations)

22722 19th Avenue So.

Des Moines, WA 98198

Phone: 206-824-4722

Email: info@mtrainierpool.com

website: www.mtrainierpool.com

Organizational Chart

DISTRICT ADMINISTRATION OFFICES

22015 Marine View Dr. S. #2B
Des Moines, WA 98198
(206) 429-3852

BOARD OF COMMISSIONERS

Shane Young
President

Joe Dusenbury
Clerk of the Board

Gene Achziger
Commissioner

Holly Campbell
Commissioner

Shane Stender
Commissioner

DISTRICT ADMINISTRATION STAFF

Scott Deschenes
District G.M.

Vacant
District Clerk

Brian Snure
Legal Counsel

MOUNT RAINIER POOL STAFF

22722 19th Ave S.
Des Moines, WA 98198
(206) 824-4722

Quentin Knox
Aquatics Manager

Jared Wold
Aquatics Coordinator

Emmitt Sevores
Lead Head Lifeguard

BUDGET

District Funds

The accounting rules applicable to the District requires the use of “fund accounting,” wherein the money received (revenues) and the money spent (expenditures) are accounted for in separate funds. This is done to ensure that money collected or designated by the District for a special purpose is spent for the purpose intended. The District budget has two major funds:

General Fund – This fund is used to account for the District’s ongoing activities. It includes aquatic programming, administration, planning, and facility maintenance. The General Fund accounts for the majority of the Des Moines Pool Metropolitan Park District budget.

Capital Projects/Reserves Fund – This fund is used to accumulate dollars over a period of time to allow for the future purchase and/or acquisition of major equipment or aquatic facility upgrades/replacement.

Fund	2019*	2020*	2021*	2022	2023 Budget Projections
GENERAL FUND					
Beginning Cash	\$491,811	\$915,890	\$1,336,489	\$949,064	\$900,000
Revenues	\$1,473,355	\$1,157,288	\$1,415,614	\$1,371,362	\$1,695,380
Interfund Loan**	-	-	-	-	-
Expenditures	\$936,549	\$780,804	\$1,025,414	\$1,201,494	\$1,935,380
Ending Cash	\$853,697	\$1,336,489	\$949,064	\$1,333,822	\$600,000
CAPITAL FUND					
Beginning Cash	\$0	\$175,000	\$297,500	\$420,000	\$525,000
Revenues	\$0	\$0	\$0	\$0	\$0
Transfer from General Fund	\$175,000	\$122,500***	\$175,000***	\$105,000	\$75,000
Expenditures	\$0	\$52,500****	\$0	\$0	\$0
Ending Cash	\$175,000	\$297,500	\$420,000	\$525,000	\$600,000

*COVID-19 will affect revenues, expenses and cost-recovery actuals in 2020-2022.

**The District had an interfund loan from 2017-2018 project. Capital Fund was used to payoff project with no transfers.

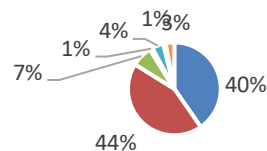
***The District has allocated \$150k in emergency maintenance for 2021 and \$105k in 2022 due to age of facility. Unused budgeted monies from this account will be transferred to capital at the end of 2023.

****Retainage from the 2017-2018 project was paid in 2020. \$52,500 from the capital reserve fund was allocated towards these projects.

General Fund Revenue

General fund revenues consist of property taxes, intergovernmental grants, charges for services through interlocal agreement and interest income from investments. Due to recovery from the COVID-19 pandemic, revenues will be lower than forecasted due to closures and lower participation due to COVID-19.

General Fund Revenue



■ Beginning Cash ■ Taxes ■ Over the Counter ■ Contract-N.Park ■ Grants ■ Interest Income ■ Reserve Transfer

Beginning Cash – represents the carry forward amount from the previous fiscal year.

Property Taxes – the primary revenue source for the district.

Intergovernmental Revenues (grants) – the 2022 budget does not include \$5,000 KCYAS Grant (Community Programming), \$79,575 SEEK Grant and \$10,000 DMLF Grant. (All grants were announced in 2022 and \$94,575 is not accounted for). Only a \$100,000 KCYAS Grant (Aquatic Facilities), was accounted for.

Charges for Services – reflects a contractual agreement between DMPMPD and the Normandy Park Metropolitan Park District for aquatic facility access.

Interest and Miscellaneous Income – interest earnings from King County Treasurer’s office. Some fees 2018-2021 are from Over the Counter. (Fixed in 2022).

Transfer from Reserves – transfer from capital reserves for capital projects of the District in 2021.

Over the Counter (Revenues) – in 2018 the District took over operations of the pool and it was the first time it received revenues for usage of Mount Rainier Pool.

Revenue by Classification	2019	2020*	2021*	2022*	2023 Budget Projections
Beginning Cash	\$481,467	\$915,890	\$1,336,489	\$1,333,822	\$900,000
Taxes	\$1,299,184	\$1,003,785	\$1,415,614	\$1,081,730	\$1,295,380
Over the Counter	\$14,408	\$64,028*	\$87,754*	\$251,651*	\$200,000
Grants/Intergov’t	\$82,500	\$0	\$5,000	\$0	\$100,000
Contract-NPMPD	\$25,000	\$0***	\$50,000***	\$25,000	\$25,000
Interest Income	\$6,594	\$17,320	\$9,508	\$12,967	\$5,000
Miscellaneous Income	\$9,562	\$24,171	\$57,306	\$109,643	\$10,000
Donations	-	-	\$1,072	\$0	\$0
Reserve Transfer	\$175,000	\$122,500***	\$175,000***	\$105,000	Up to \$150,000

*COVID-19 will affect revenues, expenses and cost-recovery actuals in 2020-2022.

**For the 2020 and 2021 Budgets, the District allocated \$75,000 to go directly to the capital reserve fund and any unused monies budget of the \$150,000 for emergency maintenance due to the age of the facility. In 2022 this was adjust to \$100,000 for emergency maintenance.

***The Normandy Park fee was billed late in 2020 due to Covid-19 that pushed the payment into 2021. This caused there to be two payments in 2021.

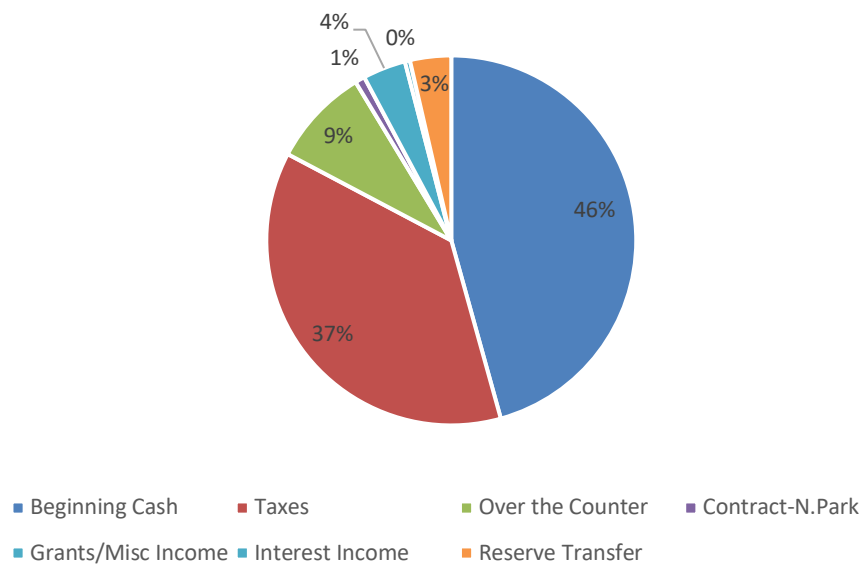
Yellow Highlight – need to adjust grant monies. Wrong in report.

BUDGET

General Fund Expenditures

General Fund expenditures are used to support the ordinary operations of the District including aquatic programs, facility maintenance and all other central operations and services. The year 2019 included start-up expenses and indirect expenses with the extended pool closures. Fiscal year 2020 was supposed to be the District's first full-year of operations, but due to the COVID-19 pandemic, the District will have lower staffing expenses, higher COVID-19 safety measure expenses and a lower cost-recovery than projected for 2020 and 2021. Fiscal year 2022 saw the District reintroducing services that are still in process of being reintroduced in 2023.

General Fund Revenue



Expenditures by Category	2019	2020	2021	2022	2023 Budget Projection
Administration	\$396,000	\$338,121	\$284,782	\$363,551	\$269,269
Pool Facility	\$752,077	\$431,844**	\$730,526**	\$846,118	\$1,297,082
Capital Projects*	\$126,600*	\$166,841*	\$102,000	\$11,826	\$234,550****
Transfers to Reserves	\$175,000	\$122,500***	\$175,000***	\$105,000***	Up to \$150,000***
Total General Fund	\$1,449,677*	\$928,103	\$923,414	\$1,201,494	\$1,935,380

*The General Fund Balance is high due to the 2017-2018 projects. The District held off on forwarding cash to reserves until the end of 2019.

**Due to COVID-19, the Mount Rainier Pool was closed from March 19 to Aug. 2 and on reduced services for the remainder of 2020, all of 2021 and the first quarter of 2022.

***For the 2020 and 2021 Budgets, the District allocated \$75,000 to go directly to the capital reserve fund and any unused monies budget of the \$150,000 for emergency maintenance due to the age of the facility. In 2022 this was adjust to \$100,000 for emergency maintenance with more money available in the Capital Reserve Fund.

****Includes \$137,000 for Aquatic Feasibility Study, of which \$100,000 is covered by a King County Parks Grant and \$75,000 Transfer to Capital.

BUDGET

Capital Projects and Expenditures for 2023

Due to the facility age and the looming renegotiation of the lease for Mount Rainier Pool, the District is putting all capital projects on hold. The District is finalizing steps with an Engineer of Record to develop longer-term plans that will better utilize expenses toward a long-term solution. A sum of \$75,000 was placed in an emergency maintenance fund to cover any emergency repairs during 2022 and 2023.

The 10-year lease with the Highline School District was expected to be renewed in 2022, but both agencies have agreed to a one-year extension to get past the COVID-19 pandemic and have a deeper discussion about the long-term future of Mount Rainier Pool. This lease is still in negotiations in 2023.

In 2022, the District was approved for an aquatic study grant through King County Youth and Amateur Sports. This grant will cover \$100,000 of the estimated NTE study of \$130,000. The budgeted funding has been pushed to 2023.

Project Name	Project #	Project Budget	Funding Source
MRP Site Feasibility Study	2023-A	\$137,000	Up to \$37k General Fund \$100k from KCYAS Grant
No Other Projects Listed*			
Total Projects - 2023		\$0	\$137,000

The District also has allocated \$500 for advertising and \$1,500 for permits that if unused will be added to the Capital Projects/Reserves Fund.

BUDGET

Capital Projects/Reserves Fund

The District had established and committed to increasing its Capital Projects/Reserves Fund to meet the future capital needs of the district's aquatic facility. Annual contributions were made from the general fund to a separate reserve fund. This annual commitment to reserves was set at \$70,000.

In 2018, all Capital Fund monies were used to cover repairs, which brought the fund's balance to \$0. This was done to pay off critical repairs in 2017, which included repaying an interfund loan for the project.

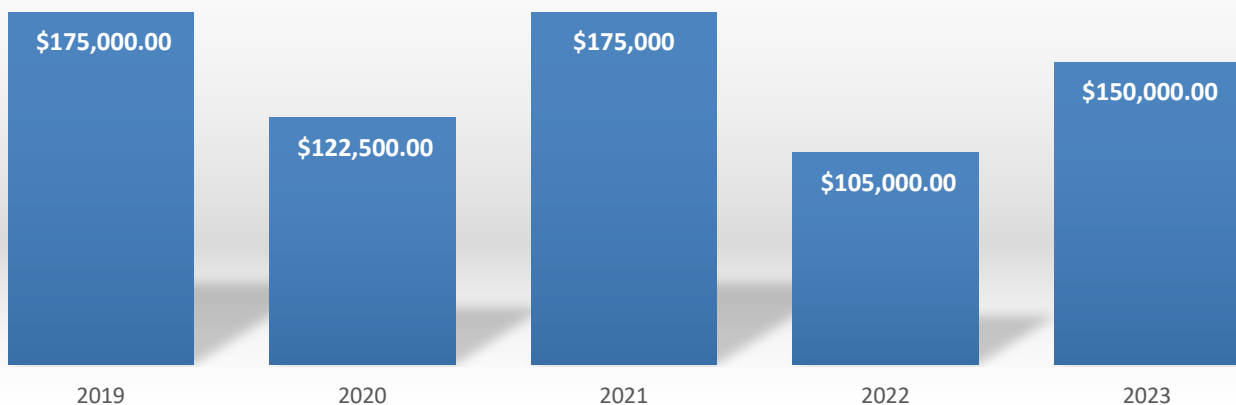
In 2019, the District set aside \$175,000 towards the Capital Projects/Reserves Fund. The increased amount was to cover the potential age-related repairs and replacement that could occur to the then 44-year-old facility.

In 2020, the District allocated \$75,000 plus an additional \$47,500 of unused maintenance funds to the Capital Projects/Reserves Fund.

In 2021, the District also allocated \$75,000 towards the Capital Projects/Reserves Fund. It increased its allocation for unforeseen repairs to \$150,000, provided that any unused funds would be allocated to the Capital Projects/Reserves Fund at the end of the year. The remaining balance of \$100,00 of the unforeseen repairs was used for a total allocation of \$175,000. At the end of 2021, the District's Capital Reserve Fund is at \$420,000.

In 2022, the District also allocated \$75,000 towards the Capital Projects/Reserves Fund. It decreased its allocation for unforeseen repairs to \$100,000, and allocated that portion of the budget towards an aquatic study on the remaining life of the Mount Rainier Pool.

Capital Reserve Contributions (Per Year)



Glossary of Terms

APPROPRIATIONS - A legal authorization granted by a legislative body to make expenditures and to incur obligations for specific purposes. An appropriation is usually limited in amount and as to the time when it may be expended.

BUDGET - A plan of financial operation embodying an estimate of proposed expenditures for a given period and the proposed means of financing them. Used without any modifier, the term usually indicates a financial plan for a single fiscal year.

CAPITAL ASSETS - Land, improvements to land, easements, buildings, building improvements, vehicles, machinery, equipment, works of art and historical treasures, infrastructure, and all other tangible or intangible assets that are used in operations and that have a cost greater than \$5,000 and an initial useful life extending beyond five years.

CAPITAL PROJECTS/RESERVES FUND - Funds used to account for and report financial resources that are restricted, committed, or assigned to expenditure for capital outlays including the acquisition or construction of capital facilities and other capital assets.

CAPITAL OUTLAYS - Expenditures which result in the acquisition of/or addition to capital assets.

INTERFUND TRANSFERS - Flows of assets (such as cash or goods) without equivalent flows of assets in return and without a requirement for repayment.

MAINTENANCE – Routine, regularly scheduled events which extend the life of a capital item.

NON-CAPITALIZED ASSETS – Building improvements, machinery, equipment, works of art, infrastructure, and all tangible or intangible assets that are used in operations with an initial cost less than \$5,000 and a useful life of less than 5 years.

PROJECT MANAGEMENT SYSTEM – DMPMPD uses Job Numbers to organize and track costs related to specific projects. The nomenclature is each new project number will be identified by the year plus the chronological numbering of projects for that year. As an example, the first project of 2014 was identified with 2014-01. DMPMPD will further differentiate between projects by assigning the following suffix:

- C for Capital
- R for Repair/replacement
- M for Maintenance
- E for Equipment Purchase
- A for Administrative projects/purchases
- P for Professional Services (consultants, engineers, etc.)

BUDGET

PUBLIC WORK – To ensure DMPMPD meets the state’s requirements for labor, construction, alternation, repair or improvement other than ordinary maintenance, the District must adhere to elements of the state of Washington’s definition of a Public Work found in RCW 39.04.010. Public Work rules do not apply to equipment purchased or work contracted for services such as consultants.

REPAIR – Corrects or prevents a failure of machinery, equipment or infrastructure and is expected to extend its useful life.

SMALL AND ATTRACTIVE ASSETS – See definition of “Non-Capitalized Assets.”

TAX ANTICIPATION NOTES (TANS) – aka Interfund Loan -- Notes issued in anticipation of future tax receipts, such as receipts of ad valorem taxes that are due and payable at a set time of year.

DRAFT

Des Moines Pool Métropolitain Park District

AGENDA ITEMS SUMMARY SHEET

Agenda Item #: 8c Assigned to: District GM

Meeting Date: 05/23/23

Under: Old Business

Attachment: Yes

Subject: Aquatic Feasibility Study Update

Background/Summary:

The District will give an update on the Aquatic Feasibility Study including information for the May 23, 2023, meeting.

The attached reports are an update is the 65% report for the Conditions Assessment. They detail the items that need to be addressed if the District elects to extend the life of the Mount Rainier Pool. The goal is that there are no hidden issues that could scope creep on a project and/or dramatically increase the costs and/or project timeline.

This project is a DRAFT and incomplete, as the architect is still working on the project. It also is not a direction for the board, but data to help the board make decisions for the future of the Mount Rainier Pool and swimming in the Des Moines area.

The goal is to have actionable information later this year to work in budgeting and other strategic planning.

Fiscal Impact: Up to \$137,000 minus \$100,000 grant.

Proposed Motion: No motion. Informational only.

Reviewed by District Legal Counsel: Yes ☐ No ☒ Date: _____

<u>Two Touch Rule:</u>	<u>N/A</u>	Committee Review
	<u>N/A</u>	First Board Meeting (Informational)
	<u>N/A</u>	Second Board Meeting (Action)

Action Taken: Adopted ☐ Rejected ☐ Postponed ☐

Follow-up Needed: Yes ☐ No ☐ Report back date: _____

Notes:

- Mount Rainier Pool Condition Assessment (81 pages)
- Property Condition (Cost) Estimate (22 pages)

**Both reports are DRAFTS and incomplete.*



**MOUNT RAINIER POOL CONDITION ASSESSMENT
DES MOINES POOL METROPOLITAN DISTRICT
PROJECT NO.: 2104.3 – 65% DRAFT**



**DES MOINES POOL METROPOLITAN PARK DISTRICT
MOUNT RAINIER POOL
COMPREHENSIVE CONDITION REPORT
(65% DRAFT)**

Submitted: May 2023

Submitted to:

Des Moines Pool Metropolitan Park District
22722 19th Ave. S.
Des Moines, WA 98198

Prepared by:

Stemper Architecture Collaborative, PLLC
4000 Delridge Way, SW
Suite 200
Seattle, WA 98106



In Association With:



DES MOINES POOL METROPOLITAN PARK DISTRICT
PART 1 – MOUNT RAINIER POOL
COMPREHENSIVE CONDITION
ASSESSMENT

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I. EXECUTIVE SUMMARY

II. INVESTIGATION AND FINDINGS

CIVIL EVALUATION

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EXECUTIVE SUMMARY

I. GENERAL INFORMATION

Stemper Architecture Collaborative and the consultant team (Stemper AC Team) performed a comprehensive condition assessment (CCA) of Mount Rainier Pool (MRP) for the Des Moines Pool Metropolitan Park District (DMPMPD). The site visit took place on November 21, 2022 in which the Stemper AC Team reviewed all building systems and components at the exterior and interior including but not limited to: building envelope systems such as roof and wall assemblies, window systems, major and minor structural systems, mechanical, electrical, and plumbing/drainage systems. Building usage, wear and tear, and areas of concern/interest were also reviewed along with concrete pool deck and paving, pool equipment/auxiliary use items, pool gutter and liner system, general review for moisture intrusion, and review for accessibility compliance (ADA). On site testing and destructive investigation were not performed on this site visit, and a subsequent moisture test (infrared scan) was performed on the existing roof area.

This CCA is considered Part 1 of 2 and documents observations of existing conditions, findings, and recommendations based on criteria which prioritizes the most critical condition issues. Several of the major criteria in which items are prioritized are based on the following:

- *Life safety impact and general building safety for users; general code compliance*
- *Building accessibility for users and staff*
- *Severe impact on infrastructure deterioration from weatherization and/or aging*
- *Potential system/infrastructure failures*
- *Energy efficiency and savings*

Part 2 of the report will be a feasibility study which considers the existing building conditions and will review possible options for modernizing and updating the existing building and property

II. BACKGROUND INFORMATION

Mount Rainier Pool (MRP) was constructed and completed in 1975 as part of King County's Forward Thrust Initiative, and was one of sixteen (16) pools constructed. The property is currently leased from the Highline School District and serves the immediate adjacent neighborhood as well as Mount Rainier High School. The Des Moines Pool Metropolitan District was created in 2009 to maintain operations at MRP and offers numerous services to the community such as swimming lessons, water exercises, recreational, and high school swim team events. The pool is highly popular with the local community and currently at capacity physically and it its program allowances.

The original building construction consists of structural brick for interior/exterior walls with a pre-cast concrete double tee deck system and houses a natatorium with support facilities such as reception booth, staff offices, staff locker rooms, general locker rooms. Functionally, it is lacking support spaces as there are no additional meeting spaces which are needed both for training classes and general usage for rental services.

III. GENERAL FINDINGS

CRITICAL/PRIMARY SCOPE [narrative forthcoming]

GENERAL PRIORITY/OPTIONAL SCOPE [narrative forthcoming]

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CIVIL EVALUATION




I. INTRODUCTION





The existing Mount Rainier Pool is located on the campus of Mount Rainier High School and operates under a lease including the pool building and the surrounding site which totals about 2.1-acres. The building area according to the site survey is about 15,600 square feet, the parking and drive aisles is about 19,600 square feet, and sidewalks/plazas adjacent to the parking lot and building totals about 6,550 square feet.

II. SUMMARY OF FINDINGS

The following conditions were investigated in the course of our visit:

Building Exterior Observations:

Description	Photo
1. Existing Asphalt <i>Deficiency/Observation:</i> The majority of the asphalt has appeared to be near the end of its useful life. There is significant alligatoring and cracking. There is a patch down the drive aisle that is in better location, but still has some failure occurring. <i>Recommendation:</i> Provide square patch removal at the worst areas, and attempt to install a Petromat or equal over the surface of the parking lot and overlay with a new 2" lift.	
2. Existing Asphalt – See Item 1 <i>Note:</i> The typical maximum threshold to replace asphalt prior to drainage improvements is 5,000 sf. Beyond this amount Water Quality treatment and Flow Control (Detention) could be required. Jurisdictions have different interpretations of maintenance and how and when this threshold is triggered.	
3. Existing Asphalt – See Item 3	

<p>4. ADA Parking</p> <p><u>Deficiency/Observation:</u> The existing ADA is non-compliant and over the maximum ADA slope of 2% in any direction.</p> <p><u>Recommendation:</u> Remove existing asphalt and replace with concrete as it is more durable and tolerant to set precise and flatter slopes.</p>	
<p>4. Replace ADA Pathway from Parking</p> <p><u>Deficiency/Observation:</u> The existing ADA pathway from the ADA parking stalls to the front door is not complete compliant, and portions exceed the allowable 2% cross slope.</p> <p><u>Recommendation:</u> Remove and replace non-conforming portions of the existing concrete sidewalk ADA Pathway.</p>	
<p>5. Replace Cracking and Lifting Concrete</p> <p><u>Deficiency/Observation:</u> Portions of the existing concrete sidewalks and plazas are lifting due to tree roots or other issues related to life expectancy of the improvements.</p> <p><u>Recommendation:</u> Replace existing concrete to eliminate pedestrian safety concerns.</p>	
<p>6. Replace Extruded Curbs</p> <p><u>Deficiency/Observation:</u> The majority of the existing extruded curbs are disintegrating.</p> <p><u>Recommendation:</u> Replace existing extruded curbs.</p>	

6. Add New ADA Pathway to the Public Way
Deficiency/Observation: There is no sidewalk, including an ADA compliant pathway down to the public right-of-way in 19th Avenue South. Recommendation: Install a new concrete ADA Pathway with handrails from the front door down to the sidewalk along 19th Ave. S. Existing significant trees will likely need to be removed, and all trees on-site should be evaluated for health to determine potential influence on pathway alignment.

III. NARRATIVE DISCUSSION

1. First Issue/Item.

XXXX

2. Second Issue/Item.

XXXXXX

3. Etc., etc., etc.

IV. RECOMMENDATIONS FOR EXISTING CONDITIONS

ROUGH ORDER OF MAGNITUDE (ROM) – Preliminary Cost Estimate for Existi					
Description of items	Quantity	Unit	Unit Cost	Sub-Total	Line Item Total w/ Markup**
Remove and Replace Poor Asphalt	6,500	sf			
2" Overlay and Petromat	18,370	sf			
Install Concrete at ADA Parking	935	sf			
Replace ADA Pathway from Parking	1,800	sf			
Replace Cracking and Lifting Concrete	2,400	sf			
Replace Extruded Curbs	907	lf			
Add New ADA Pathway to the Public Way	1	ls			
Total					
Contingency (15%)					
Contractor's OH&P (15%) + General Conditions (10%)					
Grand Total ROM Cost					

STRUCTURAL EVALUATION

I. INTRODUCTION

The following Structural Evaluation of the Mount Rainier Pool is provided by MLA Engineering, LLC (MLA), for the Des Moines Pool Metropolitan Park District.

The objective of this report is to provide a summary of the structural observations and recommendations for the facility. Included in the report are noted deficiencies in structural components with corresponding recommended repair actions that can be used to determine the approximate cost to complete this work. The report and recommendations provided will be used to determine the full design scope of this project based on determined needs, priorities, and budget available. The findings and recommendations in this report are based on visual observations of the facility completed on November 21, 2022, and review of the as-built drawing set.

The Mt. Rainier Pool building was constructed in 1974. It consists of a single story containing an entry lobby, locker room areas, a roughly 5,000-square-foot pool, and rooms containing pool support equipment. The building footprint is approximately 209 feet (E-W) x 88 feet (N-S), with the main entrance at the west end. The structure was designed to the requirements of the 1970 edition of the Uniform Building Code (UBC), as adopted and amended by the City of Des Moines.


The structural system of the pool building is brick masonry bearing and shear walls with precast double-tee roof beams spanning the full width of the building. The precast roof beams are a maximum of 8 feet wide, with the longest span reaching almost 75 feet. The precast double tee beams are typically 24½ inches total depth, with a 2½ inch thick flange. The webs are spaced at 4 feet on center and contain prestressing tendons. The exterior bearing walls are typically reinforced 12-inch brick masonry, with reinforced 8-inch brick masonry used for some of the more lightly loaded walls. The walls are supported by a shallow reinforced concrete foundation typically consisting of a 2-foot-wide strip footing under the wall. The floor in the non-pool areas of the building is a 4-inch slab-on-grade reinforced with welded wire mesh.

The pool itself is constructed with reinforced concrete, with the pool depth varying from 3 feet at the west end to 12 feet at the east end. The pool slab is typically 6 inches thick except at the perimeter pool walls where it thickens to 12 inches. The wall thickness varies from 10 inches to 14 inches with two mats of wall reinforcing. The pool filter room is located to the east of the pool, adjacent to the deep end. The filter room has a main level and an approximately 500-square-foot basement level that is partially under the pool deck area on the east end of the pool. The basement level walls are reinforced concrete retaining walls, with the ceiling in the area under the pool deck constructed as a reinforced concrete suspended slab and beam system.

II. SUMMARY OF FINDINGS

The following conditions were investigated in the course of our visit:

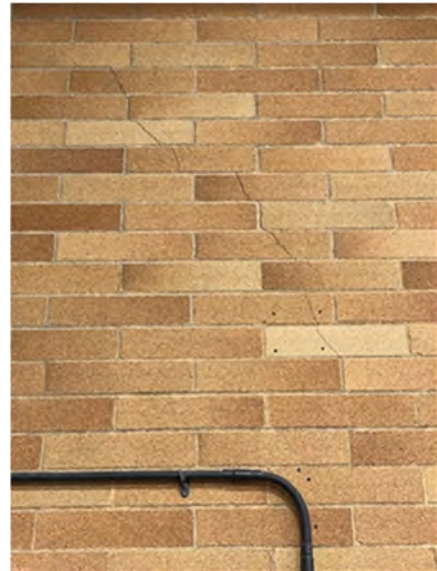
Building Interior Observations:

Description	Photo
<p>1. Pitting and spalling in precast concrete roof system</p> <p><u>Deficiency/Observation:</u> Pitting and local spalling exposing sections of reinforcing is common on the underside of the precast roof system.</p> <p><u>Recommendation:</u> Clean areas where pitting and spalling are observed, including any exposed reinforcing. Coat exposed steel and patch the spall area.</p>	 <p>The first photograph shows a close-up of a concrete ceiling with several small, dark, irregular pits and a larger area of spalling where the concrete surface has been removed, exposing a dark, embedded steel reinforcing bar. The second photograph shows a wider view of the ceiling, with multiple horizontal concrete slabs separated by vertical supports. Several similar pitting and spalling defects are visible across the surface of the slabs. The third photograph shows a corner or edge of the roof system, where the concrete is crumbling and the steel reinforcement is exposed and rusted. A brick wall is visible in the background of this shot.</p>

2. Cracking in the brick masonry

Deficiency/Observation: Cracking through the face of the brick masonry is observed in both interior and exterior walls at multiple locations.

Recommendation: Replace cracked brick faces.



3. Concrete stair tread deterioration

Deficiency/Observation: Cracking and deterioration observed in concrete stair treads at the seating area west access stairs.

Recommendation: Remove any loose material, clean base concrete and any exposed reinforcing, and apply patch using appropriate methods. Inject cracks that are greater than 0.1 inches in width with high pressure epoxy.



4. Concrete cracks at seating area

Deficiency/Observation: Cracking observed in the concrete in the bleacher seating area at every bench post penetration through the slab and at each side of the intermediate concrete stairs.

Recommendation: Inject cracks that are greater than 0.1 inches in width with high pressure epoxy.



5. Filter Room basement concrete deterioration

Deficiency/Observation: Significant issues observed in the cast-in-place concrete. Delamination and spalling on the underside of the suspended slab exposing reinforcing, cracking in concrete beams, tank walls, and slab-on-grade.

Recommendation: Remove all delaminated concrete from the suspended slab. Clean and coat all exposed reinforcing, and rebuilt suspended slab and fill spalls with new reinforcing added where required. Inject cracks that are greater than 0.1 inches in width with high pressure epoxy.



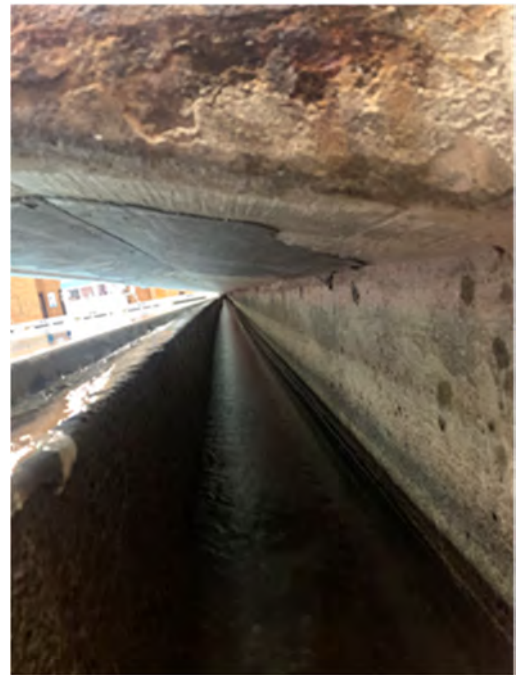
5. (Continued)



6. Cracking/corrosion at perimeter of pool

Deficiency/Observation: Concrete cracking and reinforcing corrosion are visible in the cantilevered slab section over the pool perimeter skimmer/drain.

Recommendation: Remove all delaminated concrete from the upper surface of the cantilevered slab down to sound concrete, clean and coat any exposed reinforcing, and apply patch using appropriate methods. Inject cracks that are greater than 0.1 inches in width with high pressure epoxy.



III. NARRATIVE DISCUSSION

1. Pitting and spalling in precast concrete roof system.

Pitting and local spalling exposing sections of reinforcing is common on the underside of the precast double tee roof beams spanning over the pool area and can be observed on the bottom of the concrete roof support beam at the clerestory windows as well. In many locations it appears that the concrete cover over the reinforcing is less than ½-inch, which is likely the cause of this frequent spalling. Clean the areas where pitting and spalling are observed to remove any loose or unsound concrete. Wire brush the surface

ARCHITECTURAL EVALUATION

I. INTRODUCTION

At the request of Melody Leung, Alex Murphy and Don Davis, Wetherholt and Associates, were on site November 21, 2022, and performed a review of the exterior envelope of the Mt. Rainier Pool Building in Des Moines, WA.

We understand the building is a single-story recreational building consisting of masonry walls with double tee concrete plank roof construction. According to historical documents, the building was constructed in 1975.

A previous Roof Evaluation had been performed by Wetherholt and Associates in 2016 for BLRB Architects. The evaluation included an Infrared Roof Scan and core cuts. As a result of our 2016 evaluation, a report was issued, dated March 25, 2016, including observations and recommendations for roof repair and replacement.

Per staff at the Mt. Rainier Pool, we understand there are currently no active leaks.

II. SUMMARY OF FINDINGS

Roof

The roof consists of a main roof area that slopes west at approximately 1-1/4:12, connected by a ridge to a small roof section at the northeast corner that slopes approximately 6:12 to the west. There is also an upper roof at the east end that slopes 6:12 to the west.

We performed two roof cuts in the main roof to confirm the roof assembly, test cut #1 at the bottom of the slope at the west end of the building, and test cut #2 near the top of the slope. Both test cuts consisted of, from the top-down, reinforced coating, ~1/2-inch built-up roofing, 1/2-inch wood fiber coverboard, polyisocyanurate insulation, asphalt layer, and concrete. Test cut #1 had 5-inches of polyisocyanurate insulation (one layer of 3-inch over one layer of 2-inch). Test cut #2 had one 3-inch layer of polyisocyanurate insulation.




We were unable to confirm if a concrete topping slab is present over the double-tee concrete planks. Drawings provided from original construction do not appear to show a topping slab.





Documentation provided by Des Moines Pool Metropolitan Park District indicates the roof coating consists of Tremco AlphaGuard Bio Restoration System applied in 2018. We understand the Tremco AlphaGuard is a two-component polyurethane, consisting of a base coat, reinforcement layer, and topcoat. Per information provided by building staff, the existing roof was to be recovered (roofed over) with a new roof membrane but was coated instead. A 20-year warranty was provided by Tremco set to expire in 2038. Several patch repairs could be seen at each roof section. Per building staff, the patch repairs were performed prior to our site visit at areas where the original coating had splits and required maintenance.





All roof areas slope to gutters at the downslope edges. Original drawings show a raised edges with drop drains at the west end of the main roof, and scuppers at the east end of the two east roof areas. It appears all conditions have been infilled with insulation to allow installation of embedded edge metal and gutters.





The following problematic conditions were observed with the roof areas during our site visit:

Problematic Roof Conditions:

Description	Photo
<p>1. Overview of the low parapet wall and standing seam coping metal. Coating terminates at bottom edge of coping, indicating coping was not removed as part of the coating application. <i>Recommendation: Leave as-is and monitor for now. This condition can be addressed when reroofing, as there appear to be no current problematic conditions from this application.</i></p>	
<p>2. Overview of the parapet to rising wall transition at the southeast corner of the main roof. The top edge of the baseflashing is not sealed (arrow). <i>Recommendation: Seal top edge of coating, install soldered saddle flashing that returns outside corner, and install sheet metal in saw cut to counterflash the saddle flashing.</i></p>	
<p>3. Closer view of previous photo showing unsealed coating and lack of return around corner.</p>	

<p>4. Low pipe penetration through parapet at south side of roof adjacent roof access ladder. <i>Recommendation: Raise pipe penetration with extension and flash with reinforced liquid flashing, such as PMMA, or similar.</i></p>	
<p>5. Overview of the one-piece counterflashing at the roof to wall transition at the east end of the main roof. The sealant along the top edge of the counterflashing is cracking (arrow) and the roof membrane (and coating) does not terminate behind the counterflashing (highlighted). <i>Recommendation: Remove counterflashing, extend roof membrane further up vertical surface, termination bar at top edge, and install new counterflashing set in a saw cut.</i></p>	
<p>6. Closer view of previous photo showing roof membrane and coating not installed behind metal flashing.</p>	
<p>7. Sealant no longer adhered between brick and metal flashing at the base of the clerestory window at the east end of the main roof. <i>Recommendation: Reseal joints after lower counterflashing is replaced, per item #5 & 6.</i></p>	

<p>8. Unadhered perimeter sealant joints at clerestory Kalwall windows at the east end of the main roof. <i>Recommendation: Remove existing sealant joints and replace with new sealant and backer rod, full perimeter of clerestory windows.</i></p>	 <p>11/21/2022</p>
<p>9. Overview of the transition from the main roof to the smaller steep sloped roof at the northeast corner of the building. The sealant applied along the counterflashing and coping metal is cracked and deteriorating. <i>Recommendation: Remove existing sealant and replace with new sealant, tooled in. Other options include stepped saw-cut counterflashing, a second layer of surface mounted counterflashing, or installation of cladding over the brick to counterflashing the flashing.</i></p>	 <p>11/21/2022</p>
<p>10. Cracking of the coating at the transition from roof-to-wall at the base of the clerestory windows. <i>Recommendation: Patch cracked areas with additional coating/reinforcing.</i></p>	 <p>11/21/2022</p>
<p>11. Overview of the metal drip edge along the west perimeter of the roof. Drip edge metal has open lap seams, the drip edge does not return sufficiently into the gutter and appears to be installed over existing metal drip flashing. <i>Recommendation: Seal joints in flashing with additional reinforced coating and monitor until reroofing occurs.</i></p>	 <p>11/21/2022</p>

<p>12. View of open lap joints in drip edge metal, as indicated in previous item. <i>Recommendation: See item #11.</i></p>	
<p>13. View of the underside of the drip edge metal as shown in the two previous photos. Note the second layer of metal drip edge and organic debris collecting under the drip flashing. <i>Recommendation: Remove debris.</i></p>	
<p>14. Broken gutter straps at the west end of the main roof. <i>Recommendation: Replace gutters when reroofing occurs.</i></p>	
<p>15. Front edge of gutter appears to be higher than drip edge metal which creates a condition where water can backup under drip edge metal and into roof assembly. <i>Recommendation: Replace gutters when reroofing occurs. Front edge of new gutter should be lower than back and gutters sized appropriate for roof area.</i></p>	

May 1, 2023

<p>16. Overview of roof, looking north and west, and widespread algae growth. <i>Recommendation: Clean roof surface with soap and water solution, as recommended by the manufacturer, Tremco. Regular cleaning may be necessary to keep surface free of algae growth.</i></p>	 <p>A wide-angle photograph of a flat roof surface covered in a dense layer of green and brown algae. The background shows some trees and a clear sky. A date stamp '11/21/2022' is visible in the bottom right corner.</p>
<p>17. Closer view of previous photos showing algae growth on roof surface. <i>Recommendation: See item 16.</i></p>	 <p>A close-up photograph of the roof surface, showing a dense patch of green and brown algae growing on a light-colored, textured material. A date stamp '11/21/2022' is visible in the bottom right corner.</p>
<p>18. Splits in coating that allow moisture entry under coating. <i>Recommendation: Patch areas of coating that are split, as recommended by the manufacturer, Tremco.</i></p>	 <p>A close-up photograph of the roof surface showing several vertical and diagonal splits in the white coating. A small, dark object, possibly a screw or nail, is visible near the splits. A date stamp '11/21/2022' is visible in the bottom right corner.</p>
<p>19. Overview of the curb mounted mechanical unit at the south edge of the main roof. There is a breach in the baseflashing membrane at the corner (highlighted).</p>	 <p>A photograph of a curb-mounted mechanical unit on a roof. A red square highlights a breach in the baseflashing membrane at the corner where the unit meets the roof edge. A date stamp '11/21/2022' is visible in the bottom right corner.</p>

20. Closer view of the breach in the curb baseflashing highlighted in the previous photo.
Recommendation: Seal corner and/or attempt to insert sheet metal skirt flashing up behind flange of unit, lapping over roof membrane/coating. When reroofing, unit will likely need to be lifted to allow installation of new roofing and sheet metal flashing.



21. Pipe penetration in the field of the roof is too short.
Recommendation: When reroofing, raise pipe penetrations to a minimum of 8 inches off the finished roof surface at all locations and properly flashing penetrations.



22. Railing installed around mechanical unit at the south end of the roof is mounted with fasteners driven directly through the coping and roofing membrane, without flashing.
Recommendation: Install reinforced liquid flashing membrane up pipe penetrations, covering bolts and base plates. Verify there are no open holes in pipe rails



23. Showing void around base plate of railing attached through roofing.
Recommendation: See item 22.



II. SUMMARY OF FINDINGS CONTINUED

Exterior Walls

The building exterior walls consist of single wythe masonry, or giant brick, with mortar joints. Widespread cracking was observed at numerous locations of each elevation of the building. Cracking was observed in the brick itself along with separation of the mortar joints to the brick interface.

Deteriorated mortar joints were also observed, more notably in areas that had been pressure washed to remove graffiti. Cracks sizes spanned from hairline cracks to approximately ¼" in width and span up to 3 feet in length. In some areas, spalling of the brick was observed. Holes were also observed in the brick in areas where penetrations may have previously existed.

Through wall penetrations consist of man doors, louvered vents, light fixtures, small windows, storefront windows, mechanical vents, bolt penetrations, and conduit penetrations. Sealant joints have been applied at the transitions from brick to the man doors, louvered vents, and storefront windows. The sealant is cracked, deteriorating, and no longer adhered in some areas. It is unknown how the light fixtures and mechanical vents area sealed to the brick. Conduit penetrations are sealed with mortar that is cracked and deteriorating.





The exterior walls are not insulated and do not have a vapor retarder. There were not signs of widespread moisture transfer from the interior to exterior, which is typically expected with pool structures.





The following problematic conditions were observed with the exterior walls during our site visit:

Problematic Exterior Wall Conditions:

1. View of the north elevation, looking west. Voids in the mortar were observed at the north elevation, although less than observed at other elevations.
Recommendation: Repair voids in the mortar with the additional mortar after tuckpointing to remove existing mortar, as necessary. Install water repellent over surface of brick and mortar.



<p>2. Closer view of the previous photo at the north elevation, showing unadhered mortar. <i>Recommendation: See item #1.</i></p>	 A close-up photograph of a brick wall joint. A metal tool is shown pointing to a crack in the mortar between two bricks. The mortar appears loose and unadhered. A date stamp '11/21/2022' is visible in the bottom right corner.
<p>3. Overview of cracks through brick and mortar at the north elevation below the ridge between the main roof and small roof at the northeast corner. <i>Recommendation: Structural repair appears necessary to prevent future cracking, followed by replacement of the brick. Another option is to install new cladding, insulation, and weather barrier over the brick after structural repairs.</i></p>	 A photograph of a brick wall at the northeast corner of a building. A red arrow points to a vertical crack that runs through the brick and mortar. The crack is located below the ridge between the main roof and a smaller roof section. A date stamp '11/21/2022' is visible in the bottom right corner.
<p>4. East elevation of the building.</p>	 A wide-angle photograph of the east elevation of the building. The building is a long, single-story structure made of brick with a gabled roof. There are several dark doors and windows. A date stamp '11/21/2022' is visible in the bottom right corner.
<p>5. Overview of cracks in the brick at the northeast corner of the building, east elevation. <i>Recommendation: Structural repair appears necessary to prevent future cracking, followed by replacement of the brick. Another option is to install new cladding, insulation, and weather barrier over the brick after structural repairs.</i></p>	 A photograph of the northeast corner of the building. Two red arrows point to cracks in the brickwork. One arrow points to a crack in the mortar joint, and the other points to a crack in the brick itself. A date stamp '11/21/2022' is visible in the bottom right corner.

<p>6. Additional cracks at the east elevation. <i>Recommendation: see previous.</i></p>	
<p>7. Damaged brick, or brick with a hole from a previous penetration at the east elevation (highlighted). <i>Recommendation: Patch with mortar or clad over brick as indicated above.</i></p>	
<p>8. Cracked brick at the southeast corner, east elevation (arrow).</p>	
<p>9. Closer view of previous photo showing crack through brick and mortar. <i>Recommendation: Structural repair appears necessary to prevent future cracking, followed by replacement of the brick. Another option is to install new cladding, insulation, and weather barrier over the brick after structural repairs.</i></p>	

10. Showing the southeast corner of the building, looking west and slightly north. The portion to the left is a screen wall around mechanical equipment on grade, not part of the exterior building wall.



11. Cracked brick and spalling mortar is present below upper louver, as well as cracks in the brick. Location at the southeast corner, south elevation.







12. Closer view of raked brick and spalling mortar indicated in previous photo.
Recommendation: Structural repair appears necessary to prevent future cracking, followed by replacement of the brick. Another option is to install new cladding, insulation, and weather barrier over the brick after structural repairs.



13. Overview of damaged mortar and brick where power washing has occurred to remove graffiti at the south elevation.
Recommendation: Repair voids in the mortar with the additional mortar after tuckpointing to remove existing mortar, as necessary. Install water repellent and anti-graffiti coating, over surface of brick and mortar. Another option is to install new cladding, insulation, and weather barrier over the brick.



<p>14. Cracked brick around small windows at the south elevation, towards the west end of the building. <i>Recommendations: Structural repair appears necessary to prevent future cracking, followed by replacement of the brick. Another option is to install new cladding, insulation, and weather barrier over the brick after structural repairs.</i></p>		
<p>15. Closer view of cracks in brick as noted in previous photo. <i>Recommendations: See previous.</i></p>		
<p>16. Overview of cracking/spalled brick below louver adjacent the roof access ladder at the south elevation. <i>Recommendations: Structural repair appears necessary to prevent future cracking, followed by replacement of the brick. Another option is to install new cladding, insulation, and weather barrier over the brick after structural repairs.</i></p>		
<p>17. Closer view of cracks in brick as noted in previous photo. <i>Recommendations: See previous.</i></p>		

18. Looking down from the roof at the south elevation, where the main roof transitions to the clerestory structure. There is a large crack in the brick and mortar.
- Recommendations: Structural repair appears necessary to prevent future cracking, followed by replacement of the brick. Another option is to install new cladding, insulation, and weather barrier over the brick after structural repairs.*



19. Closer view of cracks in brick as noted in previous photo.
- Recommendations: See previous.*



20. Overview of storefront windows at the west elevation. Note the downspout from the gutter that extends to grade and the reduced diameter of the PVC (white) drain line that extends below grade.
- Recommendations: Perform drain calculations for roof to determine if below grade drain lines need to be increased in size to match roof downspout diameter.*



21. Unadhered sealant joint at the perimeter joint of the storefront windows-to-brick.
- Recommendations: Remove existing sealant and replace with new sealant and backer rod.*



22. Missing masonry at the southwest corner of the building, behind the gutter.
Recommendations: Temporary solution would be to install sheet metal counterflashing tucked under the outer leg of the coping metal. More permanent repair would require replacement of cracked brick with new brick to infill to roof line. Another option is to install new cladding over new weather barrier.



III. NARRATIVE DISCUSSION

Roof

The roof consists of a reinforced coating applied over an existing roof membrane. We understand the roof is currently under warranty until 2038, or 20 years from the installation date of the reinforced coating in 2018.

There was widespread algae growth on the roof. This should be removable by cleaning with a soap and water solution, as recommended by the manufacturer, Tremco. We expect yearly cleaning will be required to remove algae as it returns.

There were areas where the coating is split at the top layer. Splits, tears, and voids should be repaired using liquid and reinforcing as recommended by the manufacturer, Tremco. Repairs will need be performed as conditions arise.

Other repair items for the roof are listed in the observations and recommendations above and should be implemented to help prolong the life of the roof. Regular maintenance and repairs are expected and should be documented as the manufacturer, Tremco, will likely require proof of maintenance should a warranty claim occur.

Exterior Walls

The exterior walls consist of single wythe masonry, which is a mass-type wall assembly. There is no weather barrier, insulation, vapor retarder, or air barrier. We did not observe signs of moisture on the interior or exterior sides of the brick walls.

It appears this wall assembly works as vapor from the warm/humid pool environment that travels through the brick, from warm to cold, can vent to the exterior. It was noticed that the humidity level within the pool did not feel as high as other pools in the area, indicating the HVAC system must work well.

Widespread cracking was observed at numerous locations of each elevation of the building. Cracking was observed through the brick and mortar. Deteriorated mortar joints were also observed, more notably in areas that had been pressure washed to remove graffiti. In some areas, spalling of the brick was observed.

Sealant around penetrations through the brick is cracked, deteriorating, and no longer adhered in some areas.

Areas of cracking and spalling will require removal of brick to perform any structural repairs, along with installation of new brick and mortar. Mortar joints should be tuckpointed to remove the mortar and repointed to install new mortar at areas where the mortar is deteriorated. It appeared that most of the deterioration was on the south elevation where graffiti had been removed.

After brick and mortar repairs are completed, water repellent should be applied over the exterior walls. Water repellent should contain an anti-graffiti component to help ease removal of future graffiti. One such product is Prosoco, Blok-Guard® & Graffiti Control WB 15, although there are other options.

Note that cracks may redevelop over time and require additional repairs.

If insulation at the exterior walls is desired, there may be an option to over-clad the exterior brick walls. Structural repairs would be performed first, as necessary. Repairs would only require patching to create and even substrate with the surrounding brick surface, and not matching brick for appearance.

Over-cladding could consist of a liquid applied weather barrier, such as Prosoco Cat-5, or similar, applied direct to the brick. Fiberglass spacers to support the cladding, such as GreenGirt, or similar, would be applied over the weather barrier and anchored to the masonry wall with mineral wool rigid insulation installed between clips. New cladding material, such as metal siding or cement board siding, could be attached to the clips.

As part of an over-cladding project, the exterior walls would increase in thickness, requiring reconfiguration of the coping metal at roof edges, or installation of zee-shaped flashing to tuck under the existing outboard leg of the coping metal.

IV. RECOMMENDATIONS FOR EXISTING CONDITIONS

ROUGH ORDER OF MAGNITUDE (ROM) – Preliminary Cost Estimate for Existi					
Description of items	Quantity	Unit	Unit Cost	Sub-Total	Line Item Total w/ Markup**
Total					
Contingency (15%)					
Contractor's OH&P (15%) + General Conditions (10%)					
Grand Total ROM Cost					

ARCHITECTURAL EVALUATION


I. INTRODUCTION

Stemper Architecture Collaborative (StemperAC) performed a site assessment at Mount Rainier Pool on November 21, 2022. The purpose of the site visit was to review the existing exterior and interior building for its overall condition and architecturally related deficiencies including but not limited to building components and elements, equipment and furnishings/accessories, building space/usage, building finishes and materials. The site review focused on aging/deterioration, accessibility, and life safety issues. The methods utilized for reviewing existing conditions were based on visual observations, photo documentation, field measurement, and general probing for all areas indicated in this report. No destructive investigation methods were used. This evaluation lists architectural deficiencies and will be coordinate with the other concurrent evaluations for structural, mechanical, electrical, and building envelope conditions for an overall building condition assessment. A rough order of magnitude (ROM) at the end of this section will be included in overall cost considerations as well.

II. SUMMARY OF FINDINGS

After thorough evaluation of the existing architectural conditions, the following table illustrates the existing condition and/or deficiency and recommendations for repair/maintenance/replacement. Reference complete master spreadsheet of all issues and associated ROM costing in the Appendix at the end of this report.

Building Interior Observations:

Description	Photo
<p>1. Pool deck surface</p> <p><u>Deficiency/Observation:</u> Pool deck, as well as the entire floor surfaces of the building interior is heavy aggregate concrete; at the pool deck, various areas are worn away and pitting. Additional hairline cracks and minor spalling is occurring. The uneven texture is allowing for pooling to occur which can cause slippery conditions when wet; the general pool drainage is functioning.</p> <p><u>Recommendation:</u> cracks and deterioration will continue if untreated; repair cracks and treat surface of deck by replacing the top inch or utilizing a skid resistant coating.</p> <p>Note: cracks noted at stairs for seating area; structural cracks in the concrete platform at seating area. Refer to structural report.</p>	

2. Pool tile and grout

Deficiency/Observation: Pool tile and grout is aged and worn; pool markers are still legible, but the 'no diving' sign is small and difficult to read; perimeter tile is in fair condition

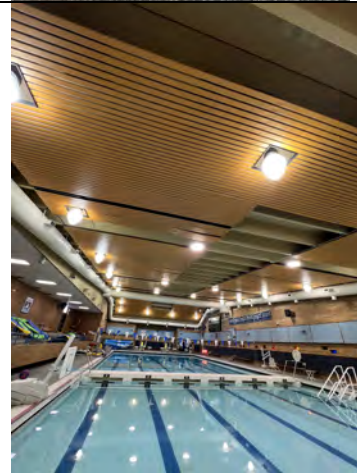
Recommendation: replace the pool markers and signage with larger font and symbol; consider replacing the tile for an updated appearance



3. Natatorium Lighting/General Lighting

Deficiency/Observation: Natatorium and general lighting at interiors are a mix of metal halide, fluorescent and some LEDs – not energy efficient and do not appear to be on lighting control panels.

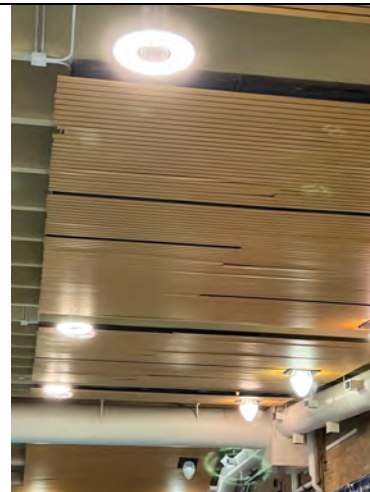
Recommendation: Refer to electrical report for recommendations; replacing the light fixtures to be more energy efficient and updated designs will refresh the spaces.



4. Natatorium ceiling

Deficiency/Observation: existing ceiling clouds are showing damage, are unseated or missing in multiple locations;

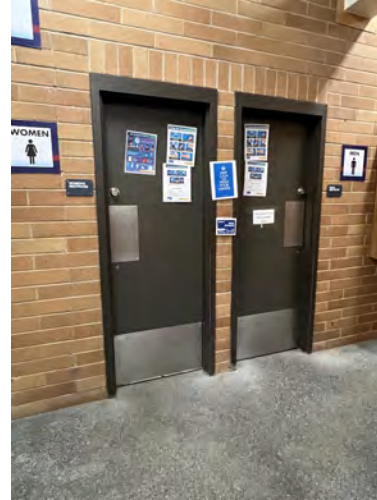
Recommendation: remove the ceiling clouds and replace with a more durable ceiling system such as an Armstrong Serpentina grid system, or possibly leave exposed to structure



5. Men's and Women's Restrooms – Public Use

Deficiency/Observation: general use restrooms that are located on the main corridor to the natatorium entrance do not comply with accessibility requirements; the door widths are 28.75" clear, the push/pull clearances are 2" or under, and the interior stalls and restrooms areas do not have clearances required for accessible use. Currently, accessible use is in the Men's and Women's Locker Rooms, which is impractical for users who may only be spectators.

Recommendations: revise the restrooms to be stall-free and single use unisex restrooms; widen the door opening(s) and install accessible doors.



6. Reception Booth

Deficiency/Observation: the reception booth is not accessible at it's entry door (28.5") and does not provide an accessible path to the main counter area; the counter area is not in compliance with accessible requirements (39"aff) and does not provide accessible access for general public; the existing booth also has a wire glass skylight with one panel damaged and cracked.

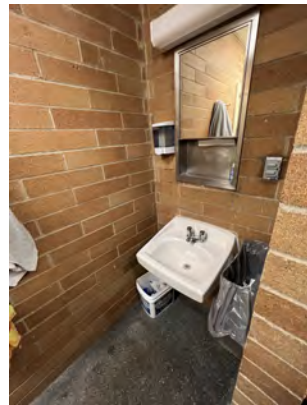
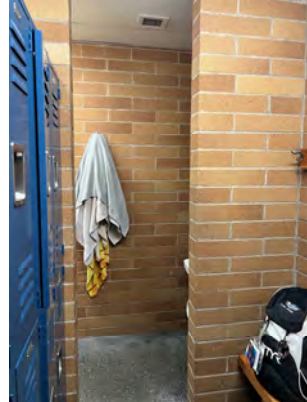
Recommendations: reconfigure the booth to be accessible or replace the booth in its entirety to be an open reception desk and counter area



7. Men's and Women's Staff Locker Rooms

Deficiency/Observation: The staff locker rooms are non-compliant for accessibility; doors, pathways, turns, clearances all do not comply;

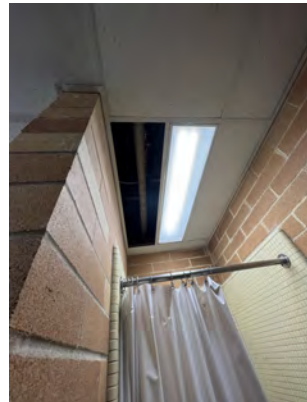
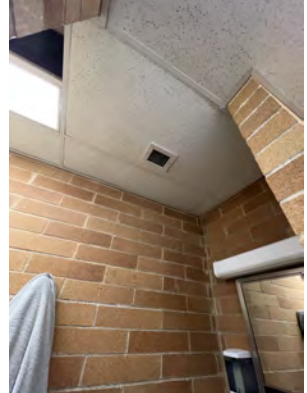
Recommendations: reconfigure the staff locker room spaces to comply with accessibility requirements. This may require the removal of the brick screen wall(s) and relocation/minimization of lockers.



8. Men's and Women's Staff Locker Rooms – Ceiling Grid

Deficiency/Observation: The staff locker rooms ceiling grid is aged and worn with parts of the ACT missing

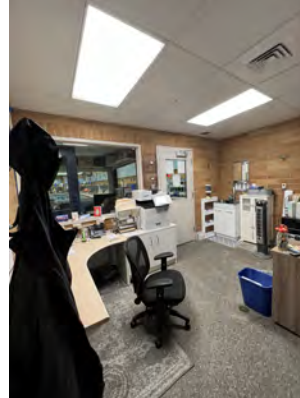
Recommendations: replace the ACT grid system and align with reconfigured space



9. Office area, Manager's office, Hallway floors

Deficiency/Observation: The general office area has the same heavy aggregate concrete floor as the natatorium pool deck and is heavily pitted; while durable it is hard to keep clean with the heavy texturing.

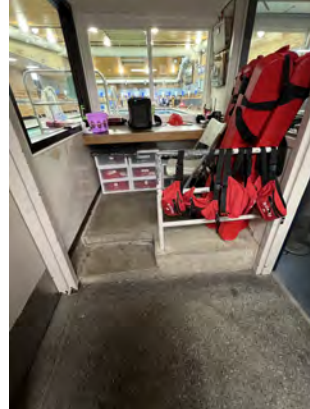
Recommendations: add skid resistant coating over the concrete floor.



10. Lifeguard watch station

Deficiency/Observation: Lifeguard watch station is cramped and aged; the life guard equipment is crowding the space, the guardrail is worn with paint chipping off and does not meet the 42" off requirement.

Recommendations: provide a hanging rack for the lifeguard equipment, replace the guardrail



11. Fire Extinguisher Cabinet and AED Station

Deficiency/Observation: existing FEC and AED cabinets do not have required clearances for access.

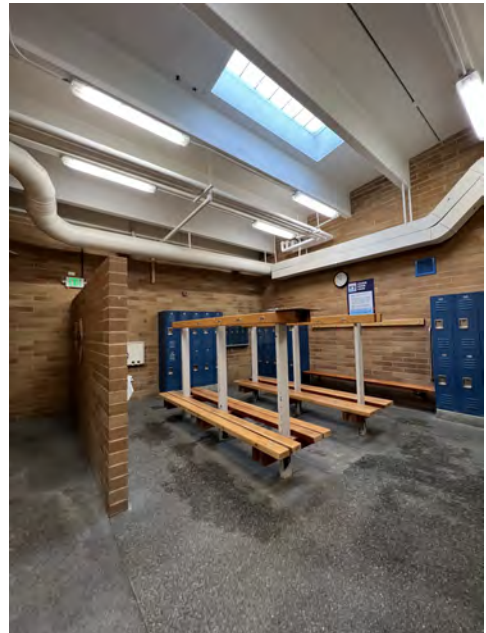
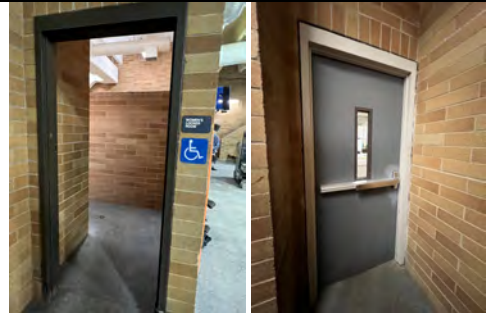
Recommendations: clear away existing items blocking the access path.



12. Men's and Women's Locker Rooms -General

Deficiency/Observation: natatorium doors to locker rooms do not comply with accessible clearances on the push and pull sides – the existing construction does not allow for these clearances; the locker room benches are aged and worn. Bench posts are worn with paint chipping off; the accessible bench does not comply with current requirements. The locker rooms are undersized for current capacity – occupancy will need to be reviewed and likely reconfiguration of the locker room spaces required.

Recommendations: reversing the door hinging will allow for the required door pull side clearances to comply---option to install automatic operator will also resolve this issue; replace all the locker room benches and update the accessible bench. (Note: Women's and Men's locker room doors at lobby have been updated to comply with accessible requirements)



13. Men's and Women's Locker Rooms –Shower and Restroom Areas

Deficiency/Observation: the restroom areas, shower areas, and plumbing fixtures are worn and aged; the shower tile and restroom stalls are stained and aged, but still function. Privacy shower and changing areas are not available (unless the accessible shower stall is being used for this)

Recommendations: the plumbing fixtures will likely require replacement. Refer to mechanical report for details; replace all of the shower tiles and replace the restroom stalls with new heavy duty use stalls (HPDE) for easier maintenance and durability. Provide privacy shower and changing stalls in each locker room.



14. Lobby – Brick Veneer

Deficiency/Observation: existing brick veneer throughout the building has various hairline cracks and is effervescing.

Recommendations: repair cracks at brick and clean existing effervescence. The building exterior needs to be treated to prevent further effervescing. Refer to building envelope report for recommendations.



15. Awards casework at main hallway to natatorium

Deficiency/Observation: the existing awards casework protrudes in to the main egress pathway to the natatorium, preventing full use of a heavy-use corridor.

Recommendations: relocate the awards casework to another location to maximize usage of the corridor (or replace the awards cases with slimmer profile casework).



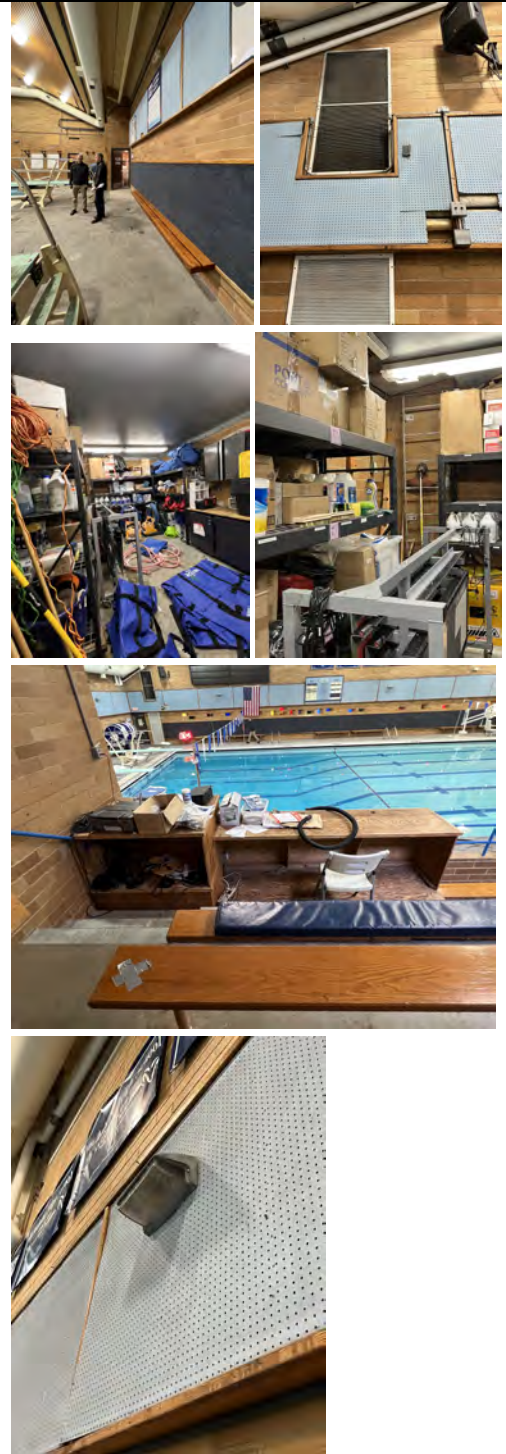
16. Natatorium – General

Deficiency/Recommendation: the natatorium north and south walls have a pegboard build out which protects conduit. This is severely aged and multiple locations show damage and/or cutouts from maintenance access over time. There is also wall carpeting that is aged. Recommend replacement of this build out and the wall carpet. Examine existing conduits to see if they can be painted with a rust inhibitive coating. If protective guard is required, install a more durable cover over the conduit.



Deficiency/Recommendation: Storage room is full; storage is lacking at MRP; recommend to find alternate storage areas during the feasibility plan review.

Deficiency/Recommendation: there appears to be an existing booth for sound/microphone – assuming a place for announcers during events; the existing counter is very aged and worn – made of plywood; Recommend to replace this in its entirety with furnishings that have durability for a corrosive and wet environment. (eg: a phenolic resin counter and casework)

Deficiency/Recommendation: existing wall sconces are located on all walls at natatorium – these are aged and need replacement. Refer to electrical report for recommendations.



Building Exterior Observations:

Description	Photo
<p>1. Exterior louvers</p> <p><u>Deficiency/Observation:</u> At several exterior vent / louver locations, these louvers were observed to have deteriorated finishes and rough opening flashings.</p> <p><u>Recommendation:</u> Remove all existing louvers to confirm acceptable venting operation. Furnish and Install self-adhered or liquid applied rough opening membrane flashing. Furnish and install head, jamb, and sill flashing. Paint existing louver with special coatings and re-install.</p>	
<p>2. Exterior doors and frames</p> <p><u>Deficiency/Observation:</u> Exterior doors of facility are aged; frame, door, and hardware are corroded.</p> <p><u>Recommendation:</u> Replace exterior frames, doors, and re-lites with hollow metal doors with same operation. Furnish and install rough opening flashings, and sheet metal head, jamb, and sill flashing.</p>	

3. Exterior windows

Deficiency/Observation: Existing exterior windows are in fair condition but may be near the end of their service life.

Recommendation: Replace existing windows with thermally broken, energy efficient, aluminum windows.



4. Decorative exterior windows

Deficiency/Observation: The existing decorative, colored, windows are broken in many locations. Deficiencies were also noted at the window rough openings and surrounding masonry.

Recommendation: Replace windows with new installation that recognizes and reflects the original design intent.



5. Exterior clerestory windows

Deficiency/Observation: Exterior clerestory windows are aged. It appears that there have been attempts to make frame repairs, and sealant repairs to prevent water intrusion.

Recommendation: Remove existing clerestory windows. Furnish and Install self-adhered or liquid applied rough opening membrane flashing. Furnish and install head, jamb, and sill flashing. Replace clerestory panels with translucent clerestory windows



6. Exterior masonry

Deficiency/Observation: Abandoned signage mounting leaves many damaged bricks, with holes.

Recommendation: Masonry needs to be patched / replaced at locations.



7. Exterior masonry

Deficiency/Observation: Several areas of masonry appear to be deteriorated and cracked due to building movement and extensive power-washing.

Recommendation: Clean brick and replace all brick that has extensive pitting or cracking. Rout and re-point at many of the masonry areas. Apply water repellent and anti-graffiti coating at all masonry elevations.



8. Roof-mounted mechanical equipment

Deficiency/Observation: This roof-mounted mechanical unit is in good proximity to the roof access ladder. At the upslope location, the curb does not meet the required height of 8" above adjacent finished roof surface. At the downslope location, the mech curb height is sufficient.

The rail surrounding the roof mounted mech unit is in fair condition. It is corroded at some joint locations. The rail attachment is at the roof surface and parapet, which is not recommended.

Recommendation: Coordinate with mechanical for use of mechanical unit. Any mechanical units installed at the roof must be installed with a curb height of 8" above adjacent roof surface. The existing rail should be replaced and railing attachments should be flashed to prevent water intrusion.



9. Exterior roof access ladder

Deficiency/Observation: The roof access ladder is mounted at the exterior face of the building, at a rear corner. Access to the ladder is through a locked fence. The ladder is in good condition

Recommendation: Modify ladder installation to coordinate with any building envelope modifications. Address landscape overgrowth at base of ladder.



10. Exterior fencing at riser

Deficiency/Observation: Exterior fencing at riser is severely corroded.

Recommendation: replace the fencing in it's entirety with similar style fencing, but coated with rust inhibitor.



11. Exterior concrete walk and bicycle yard

Deficiency/Observation: existing sidewalk at building entry is cracking and spalling; the bicycle yard is underutilized and pavers are in various stages of deterioration.

Recommendation: repair the sidewalk cracks and spalls by shaving down uneven areas and sealing the cracks; clean the bicycle yard and pressure wash the pavers; replace pavers that are cracked or broken.



11. Foliage overgrowth

Deficiency/Observation: at exterior south wall, there is overgrowth of foliage and existing terracing that is adjacent to the sidewalk that is almost concealed by the overgrowth; this potentially is a safety issue as the south property slopes down in from the existing sidewalk

Recommendation: remove the overgrowth of foliage so the terracing is visible.



III. NARRATIVE DISCUSSION

1. this narrative is forthcoming

IV. RECOMMENDATIONS FOR EXISTING CONDITIONS

ROUGH ORDER OF MAGNITUDE (ROM) – Preliminary Cost Estimate for Existi					
Description of items	Quantity	Unit	Unit Cost	Sub-Total	Line Item Total w/ Markup**
Refer to DCW Cost Estimate					
Total					
Contingency (15%)					
Contractor's OH&P (15%) + General Conditions (10%)					
Grand Total ROM Cost					

MECHANICAL EVALUATION





I. INTRODUCTION





The Mount Rainier pool was constructed in 1974. The existing structure and pool are essentially unchanged but the mechanical and pool systems have been replaced, up-graded and revised. The building and the mechanical systems appear to be very well maintained. This report is being written without the aid of complete mechanical as-built drawings. Original construction drawings were provided and these have been useful in evaluation of the plumbing, but the Mechanical systems have been completely replaced, and these as-builts have not been made available to our team.




II. SUMMARY OF FINDINGS





The following conditions were investigated in the course of our visit:

Building Interior Observations:

Description	Photo
<p>1. Pool heating tube bundle (Critical-1, wear and tear)</p> <p><u>Deficiency/Observation:</u> M001</p> <p><u>Recommendation:</u> The connection between the hydronic piping and the pool heating tube bundle leaks. It might be a failed gasket or possibly a tube-to-flange failure. The design of a tube bundle within the open surge tank has disadvantages in the ability to easily repair or replace the heat exchanger.</p>  <p>OPTION: An alternative plate type heat exchanger could be set outside of the surge tank and an additional pump would</p>	  

Description	Photo
<p>4. Replace di-electric unions (Critical 1, wear and tear) <u>Deficiency/Observation:</u> M004 <u>Recommendation:</u> Replace all di-electric unions with proper di-electric waterway fittings. Replace corroded sections of piping and damaged insulation.</p>	
<p>5. Cast iron boiler system(Critical -2; wear and tear) <u>Deficiency/Observation:</u> M005 <u>Recommendation:</u> The existing cast iron boiler system has no redundancy. Replace the single boiler with two 50% load condensing boilers, and revise/replace piping and pumps to accommodate variable speed pumping.</p>	
<p>6. Exterior insulated supply and exhaust ductwork (Critical-1: wear and tear) <u>Deficiency/Observation:</u> M006 <u>Recommendation:</u> Existing fabric exterior duct insulation has failed. Remove existing insulation and replace sections of rusted ductwork. Install new duct insulation and provide sheet metal jacketing.</p>	
<p>7. Natatorium HV unit (Critical-2, wear and tear) <u>Deficiency/Observation:</u> M007 <u>Recommendation:</u> Replace pad mounted Natatorium HV system with a new refrigerated de-humidification system. New equipment will require additional electric circuits to operate the refrigeration section, which will also require electric service upgrades.</p>	

Description	Photo
<p>8. Lobby/Locker room rooftop unit (Critical-1, wear and tear) <u>Deficiency/Observation:</u> M008 <u>Recommendation:</u> Replace Roof mounted HV unit. Re-configure ductwork from lobby and office as return ductwork. Install heat reclaim ventilator to pre-condition outside air stream.</p>	 A photograph of a large, blue, rectangular rooftop HVAC unit mounted on a flat roof. A person in a red jacket is visible on the roof near the unit. The background shows trees and a cloudy sky.
<p>9. DDC system (Critical-2, wear and tear) <u>Deficiency/Observation:</u> M009 <u>Recommendation:</u> Replace proprietary DDC system with BACnet DDC system, including upgrade of existing damper actuators and conversion of 3-way valves to 2-way valves to provide variable speed pumping.</p>	 A photograph of three white DDC control panels mounted on a brick wall. A fire extinguisher is visible on the wall to the right of the panels.
<p>10. Abandoned attic HV equipment (Optional, wish list) <u>Deficiency/Observation:</u> M010 <u>Recommendation:</u> Replace existing attic hatch and ladder to provide better attic access. Remove abandoned HVAC equipment through new hatch.</p>	 A photograph of abandoned HVAC equipment in an attic space. The equipment includes pipes, valves, and a large metal unit. A fire extinguisher is visible on the wall to the right.

Description	Photo
<p>11. Domestic Water Heaters (Critical -1, life safety) <u>Deficiency/Observation:</u> M011 <u>Recommendation:</u> Domestic water heaters are not seismically restrained. Install permanent seismic strapping as required by building code.</p>	
<p>12. Lobby public restrooms (General -3; ADA violations) <u>Deficiency/Observation:</u> M012 <u>Recommendation:</u> Existing public restrooms need to be re-configured to meet ADA requirements. Replace fixtures with code required low flow fixtures.</p>	
<p>13. Locker room plumbing fixtures (General-3; Wear and tear) <u>Deficiency/Observation:</u> M013 <u>Recommendation:</u> Replace all existing plumbing fixtures with modern, low flow fixtures. Replace existing gang showers with individual temperature control shower valves and heads.</p>	
<p>14. Exterior clean-out caps (General-3; Wear and Tear) <u>Deficiency/Observation:</u> M014 <u>Recommendation:</u> Install new hub and cap on existing open clean-out south of the building.</p>	

III. NARRATIVE DISCUSSION

Pool systems:

The pool systems have been upgraded and appear to be in good condition. The pool piping has been upgraded to PVC. All pool piping is clearly identified with labels. The main circulation pump is a vertically mounted 15 HP end suction close coupled Grundfos pump modulated by a Grundfos VFD. The pump is accessible from the basement area. The pump suction is equipped with a single basket strainer. Additional Isolation valves could be installed for pump maintenance purposes.

There are two (2) horizontal cylindrical Mer-Made sand filters, piped in parallel. The sand filters are installed above the surge tank structure. The grate over the top of the surge tank is not installed. There is a spacious underground mechanical room around the surge tank. All piping is easily accessible for maintenance and

repair. The sand filters and surge tank drain into a concrete discharge pit with a drain connected to the storm sewer, East of the building.

Item #1; The pool heating system consists of an immersed tube bundle installed through the concrete wall of the surge tank. The flanged connection between the bundle and the heating piping has a leak, which appears to have been leaking for quite a while. The leak could simply be a gasket or it could be a tube-to-flange leak. Failure of the tube bundle could be catastrophic because pool water could be contaminated by hydronic water, and cooler pool water could be drawn into the boiler, causing condensation within the fire box, which would create an acidic flue gas, which could damage the boiler. If the existing tube bundle is damaged an alternative plate type heat exchanger should be considered to replace the immersed bundle.

The Chemical treatment system has been upgraded from the original gaseous Chlorine injection system. The chemical treatment appears to have been recently upgraded. Chlorine is provided as Calcium Hypochlorite briquettes, which are dissolved and injected into the pool circulation piping. pH is lowered by injection of a powdered acidic compound. pH is raised by injection of gaseous CO₂.

Item #2: The CO₂ tank is not seismically restrained. Removable chain restraints should be installed to prevent seismic overturn. Chain type restraints would be removable for tank replacements.

The chlorine briquettes are delivered in plastic 5 gallon buckets and stored in the boiler room, as the chemical treatment room is too small to store chemicals. The chemical injection room is a small closet-like room with access by means of an exterior, louvered door. Chlorine and acid are injected through a small pump into a pool pump (labeled “pulsar pump”). The pump is connected to a small piping loop in the basement, which recirculates pool water across the main pool circulation pump. At our initial visit, the pulsar pump was very noisy due to cavitation from entrained air in the main circulation piping. According to the aquatic manager, there is a fitting leaking on the suction side of the main circulation pump, which is pulling air into the system. During our second visit, the pump was not at all noisy, so the problem may have been corrected.

The Aquatic Center Manager asked about alternative chemical sanitizing systems. Bromine is more expensive but lasts longer. Bromine doesn’t kill bacteria as fast as Chlorine. While some people have adverse allergic reaction to chlorine, others have similar allergic reaction to Bromine. A third alternative is a Saline/Chlorine system. A pool saline solution is about the same salt concentration as human tears. The salt in solution is converted to Chlorine through multiple-electrolysis units (N+1 redundancy). The resulting pool water has less chlorine, is water is “softer” which is less prone to cause allergic reaction.

Item #3: Convert existing Chlorine Sanitizing system to Alternative Bromine or Saline/Chlorine disinfecting system. Bromine conversion should be as simple as switching to the different briquettes. Installing a Saline system will require installation of new ionization equipment requiring new electrical circuits (this option is what is estimated in the cost section).

HVAC systems:

The larger heating water (hydronic) piping is steel, but some of the smaller runouts are copper piping. Di-electric unions were used to connect the dissimilar metal piping, but all of the di-electric units are heavily

corroded and wet to the touch, indicating failure. All dissimilar metal connections need to be replaced with di-electric waterway fitting, which is the industry standard application.

Item #4: Replace all di-electric unions with di-electric waterway fittings. Repair corroded piping and replace damaged insulation.

The boiler room contains the boiler, domestic hot water tanks and circulation pumps. The boiler is a Weil/McLain cast iron boiler and was also installed in 1997. In 2004 the burner was replaced with a new Riello burner. The boiler is 26 years old and although cast iron boilers can last 40-50 years, it's not very efficient (79% efficiency) compared to newer condensing boilers, which can approach 99% efficiency. Normally boilers systems are designed with two (2) boilers so that if a single boiler fails, there is a second boiler to keep the building freeze protected.

It appears there are three boiler main circulation pumps, one for the pool heating, one for domestic water heating and one for the building hydronic heating system. Normally a boiler would have a single piping loop with terminal equipment branched off the loop. This system instead, has a supply header, with three pumping loops tapped off the header: We consider this to be poor design practice as such a design may cause reduced flow through the boiler if a single pump fails. Reduced flow could cause an overheated loop, which could result in boiler short cycling and poor heating effectiveness.

There is a tangential air eliminator and a ceiling mounted horizontal expansion tank, both of which appear to be newer. The boiler room is equipped with large upper and lower combustion air louvers, which could subject the room to freezing temperatures during a winter storm. Newer boiler systems incorporate direct vent boilers, which would eliminate the need for massive louvers open to the outside air conditions.

Item #5: Replace existing cast iron boiler with two (2) 50% sized condensing boilers. Re-configure piping to accommodate variable speed pumping. New boilers would be direct vent, so existing combustion air louvers would be capped with insulated closure panels. Piping would be reconfigured to a primary/secondary pumping system.

There are two (2) air handling systems. A large, exterior, pad-mounted packaged air-to-air heat exchanger ventilates and heats the Natatorium. It is installed within a masonry enclosure which is equipped with large hollow metal doors for servicing the unit. A small roof-mounted packaged air-to-air heat exchanger ventilates and heats the locker rooms, entry lobby, restrooms and offices. It is accessible by means of a roof access ladder.

The Natatorium system is configured as 100% outside air with the exhaust air passing through an air-to-air heat exchanger. During cooler weather, the warm exhaust air helps pre-heat the supply air. If the heat exchanger is not providing adequate heat, additional heat is provided by a hydronic heating coil connected to the heating piping system. During warmer weather, the heat reclaim heat exchanger is bypassed by means of motorized dampers. The unit fans are controlled by variable frequency drives (VFDs) to keep the Natatorium at a negative pressure with respect to the locker areas and the outside.

The Natatorium is provided with a single large round duct loop around the perimeter of the space. Exhaust air is directed through large return air grilles at the south-East corner of the space. All grilles and registers are aluminum and appear to be in good condition and the ductwork is in good condition as well.

The exterior supply and return ductwork is externally insulated with a fabric jacket. This exterior insulation is failing and is exposing the ductwork to water intrusion. The condition of the ductwork is not known, but it is assumed that the failed insulation has caused rusting of the ductwork.

Item #6: Remove all existing failed exterior duct insulation. Replace rusted ductwork as required and re-insulate the ductwork with code compliant insulation and sheet metal cladding.

The Natatorium HV system will eventually require replacement. The existing 100% outside air system would not be accepted by the current energy code. Energy codes will require the replacement unit to be a re-circulated, de-humidification unit. Such a unit will require additional electric circuits to operate the refrigerated dehumidification portion of the equipment. The unit is now 26 years old and although it is in relatively good condition, it has exceeded its expected life expectancy.

Item #7: Replace existing Natatorium HV system with a new de-humidification type HV system.

The locker/lobby roof mounted H/V unit is installed on the south corner of the main flat sloped roof above the electrical/janitor room. It was also installed in 1997 and is of the same manufacturer as the Natatorium unit. The roof mounted unit appears to be showing more wear than the large unit, which can probably be attributed to being more exposed to the elements on the roof. The locker /lobby HVAC unit provides supply air which is re-heated by unit mounted and hydronic duct coils which modulate to maintain room temperatures. It was noted that the lobby area seemed quite cool on a 50 degree day, possibly indicating a DDC control issue. Exhaust air from these areas is directed back to the HVAC unit, which extracts heat for pre-heat of the supply air.

This unit maintains the west building area at a positive pressure in relation to the natatorium. The pressure differential was designed to limit the chloramine laden being transferred to non-pool spaces. This is also a 100% outside air unit and incorporates an air-to-air heat exchanger. Again, current energy codes will not allow a 100% OA unit. While we consider the larger unit to be in good condition, we considered this equipment to be in only fair condition.

Item #8: Replace Lobby/Locker HV unit. Re-configure exhaust ductwork from lobby and offices as return air. Install a new Heat re-claim unit to pre-condition outside air.

Direct Digital Controls (DDC) were installed throughout the time of the 1997 upgrades. The system is Reliant Controls installed and maintained by Sunbelt Controls. The DDC system is an older proprietary style system. Reports from the maintenance contractor indicate that there are problems with the system. We suggest the existing system should be replaced and upgraded to a new BACnet DDC system.

Item #9: Replace existing DDC controls with new BACnet DDC system.

The original (1974) Natatorium Heating/Ventilation system was abandoned in place at the time of the 1997 upgrade. The equipment is quite large and is only accessible through a damaged and potentially dangerous ceiling hatch. The hatch is accessed from a wall mounted steel ladder. We suggest the hatch be replaced with a larger opening. The abandoned HV equipment should be removed through the new hatch. The attic space could be re-used for storage.

Item #10: Replace attic access hatch with a larger, safer configuration. Remove abandoned HV equipment from the attic.

Plumbing systems:

The domestic water heaters are installed in the boiler room. There are two (2) 200-gallon AO Smith water heaters that are heated by tube bundles heated by the boiler. It is not known if the tube bundles are dual wall, as required by code. Each water heater is provided with a small circulation pump to re-circulate each tank and a larger domestic hot water re-circulation pump to maintain domestic hot water temperature throughout the building. It does not appear that the water heaters are seismically restrained as there are no straps, only steel channels beneath the water heaters. Seismic restraints need to be installed.

Item #11: Install seismic restraints on existing water heaters.

The toilet and locker rooms appear to have the original plumbing fixtures. The single-use men's and women's toilet rooms on the north side of the lobby area are quite small for a public toilet and are not ADA compliant.

Item #12: Re-configure public toilet rooms and install new low flow fixtures.

The locker rooms include large gang showers, each with two central pedestal type gang-shower towers. The women's locker room is also equipped with a single private ADA shower stall. The gang showers have no individual temperature controls. The hot water temperature is maintained by a single automatic, self-contained mixing valve. The water closets are wall mounted flush valve type fixtures and the urinals are floor mounted flush valve type. All water closets and urinals are older, high water consumption design, and should be replaced with modern low-flow fixtures. The toilet partitions have been replaced with HDP panels. The floors are all exposed aggregate finish, so if fixtures are to be re-located, cutting the floor could result in a non-matching floor finish.

Item #13: Replace all locker room toilet fixtures with new low-flow fixtures. Replace pedestal type gang showers with individually adjustable shower valves and heads.

There is a nearly new, 3" domestic water back-flow preventor installed in the boiler room. It provides make-up water to the pool systems. It also provides make-up water to the hydronic system through a smaller Reduced Pressure Backflow Preventor (RPBFP). There is also a 2-1/2" older domestic water double check, back-flow preventor installed in the Janitor/Electrical room. This water service provides cold water to the plumbing fixtures in the locker room areas.

Also located in the electrical/janitor room is a residential type clothes washer and dryer. The dryer is vented through the wall and that vent needs to be regularly cleaned of lint as it was clogged at the time of our visit. There is a cast iron service sink installed beside the washer/dryer, which is original equipment from 1974. It appears to be serviceable.

Roof drainage is directed to gutters and down-spouts which are connected to the Storm Drainage piping. The north parking lot catch basin are connected to the main storm drainage piping, which is located east of the building and flows south through a sewer easement to connect to the storm sewer on 20th Avenue

South. Downspouts on the front of the building are connected to a storm drain located on the south side of the building, flowing West to East.

Sanitary Drainage piping flows East to West on the south side of the building to a 6" sewer connection in the sanitary sewer manhole in the center of 19th Avenue South in front of the facility. There are two (2) drainage clean-outs on the south side of the building. The clean-out near the SW corner of the building has no cap and could allow foreign material to enter the sanitary sewer system. This should be capped as soon as possible as a maintenance project.

Item #14: Install new hub and clean-out cap to open clean-out at south side of building.

The storm and sanitary drainage piping on the south side of the building are in close-proximity to each other, although they are each graded in opposite directions.

Gas service is provided at the east end of the building adjacent to the boiler room. The only gas connection is to the boiler.

The original drawings indicate an irrigation system on the North side of the building. It is not known if this is still in operation.

IV. RECOMMENDATIONS FOR EXISTING CONDITIONS

ROUGH ORDER OF MAGNITUDE (ROM) – Preliminary Cost Estimate for Existi					
Description of items	Quantity	Unit	Unit Cost	Sub-Total	Line Item Total w/ Markup**
1. Pool heater tube bundle leak	1	LS	500	500	727
2. CO2 tank seismic restraint	1	LS	500	500	727
3. Pool chemistry conversion	1	LS	30,000	30,000	43,643
4. Replace failed di-electric unions	20	ea	500	10,000	14,548
5. Replace boiler	1	LS	175,000	175,000	254,581
6. External duct insulstion	75	LF	535	40,125	58,372
7. Natatorium HV unit replacement	1	LS	408,000	408,000	586,500
8. Locker/lobby HV unit	1	LS	30,000	30,000	43,643
9. DDC replace	1	LS	80,000	80,000	116,380
10. Demolish old attic HV system	1	LS	25,000	25,000	36,369
11. Water heater seismic brace	2	ea	1000	2,000	2,910
12. Reconfigure public RR's	2	ea	5000	10,000	14,548
13. Replace Locker plumb fixtures	20	ea	3000	60,000	87,285
14. Repair exterior clean-out	1	LS	500	500	727
Total				871,625	
Contingency (15%)				130,744	
Contractor's OH&P (15%) + General Conditions (10%)				250,592	
Grand Total ROM Cost				1,252,961	

ELECTRICAL EVALUATION

I. INTRODUCTION

The following report is from our recent on-site observation of the existing lighting located in the Mount Rainier Pool on 11/21/2022. The examination and following report consist of the following:

- Code Conformance Analysis
- Summary of findings
- Recommendations

II. *EXISTING BUILDING CODE INFORMATION*

NFPA 101 Life Safety Code (LSC)
NFPA 70 National Electrical Code (NEC)
International Building Code (IBC)
Washington State Energy Code (WSEC)
Washington Administrative Code (WAC)
Illuminating Engineering Society of North America (IESNA)

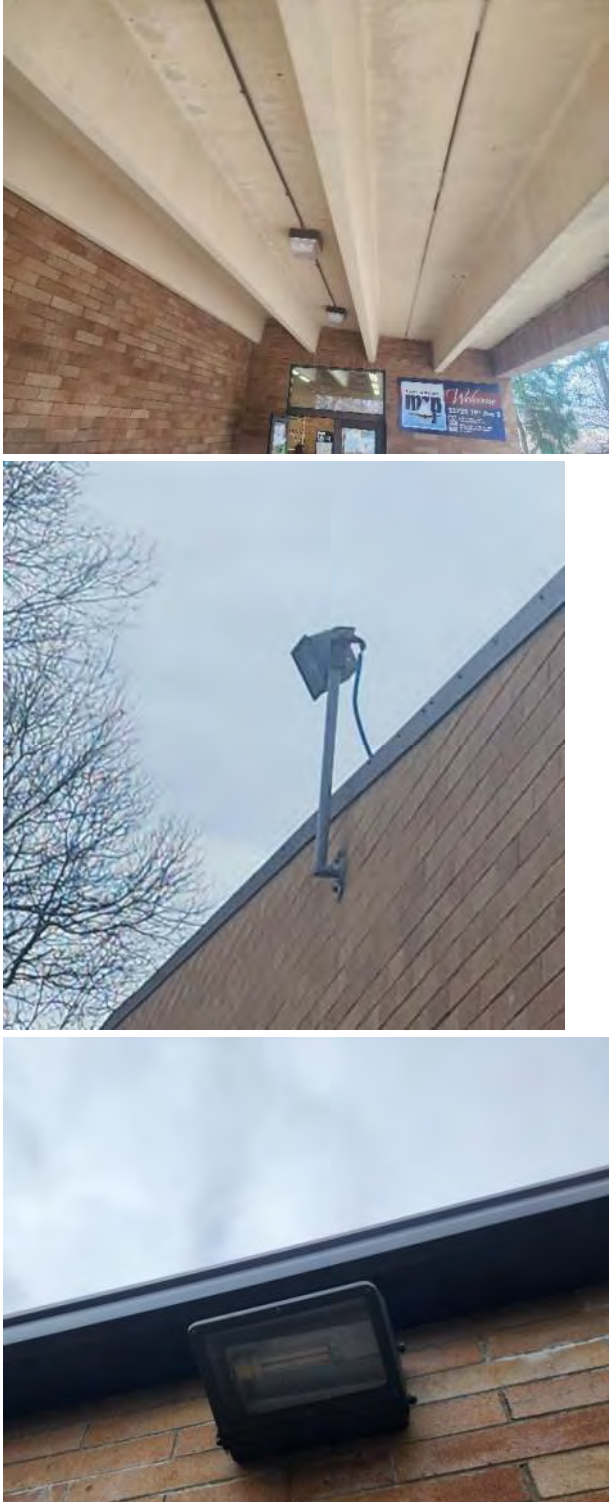
III. SUMMARY OF FINDINGS

The building was built in 1974. The total area of the building contains approximately 14,524 square feet on the first floor and 512 square feet on the basement level which include the Lobby, Bathrooms, Pool Area, Locker Room, Mechanical Room, Chlorine Room, and Filter Room. The building was renovated several times since 2023.

Existing luminaires are a mix of LED, HID, incandescent, and florescent fixtures. Some of the existing luminaires are either exposed to dust and moisture, not operational, failing, and/or not rated for suitable conditions.

Interior and exterior existing devices, equipment enclosures, cover plates, and raceways show signs of corrosion and discoloration from being exposed to moisture and the environment.

Building Observations:

<i>Description</i>	<i>Photo</i>
<p>1. Exterior Lighting</p> <p><u>Deficiency/Observation:</u> Exterior lighting is either Metal Halide or High-pressure sodium or fluorescent.</p> <p><u>Recommendation:</u> Replace exterior building lighting with new LED fixtures listed for outdoor location.</p>	

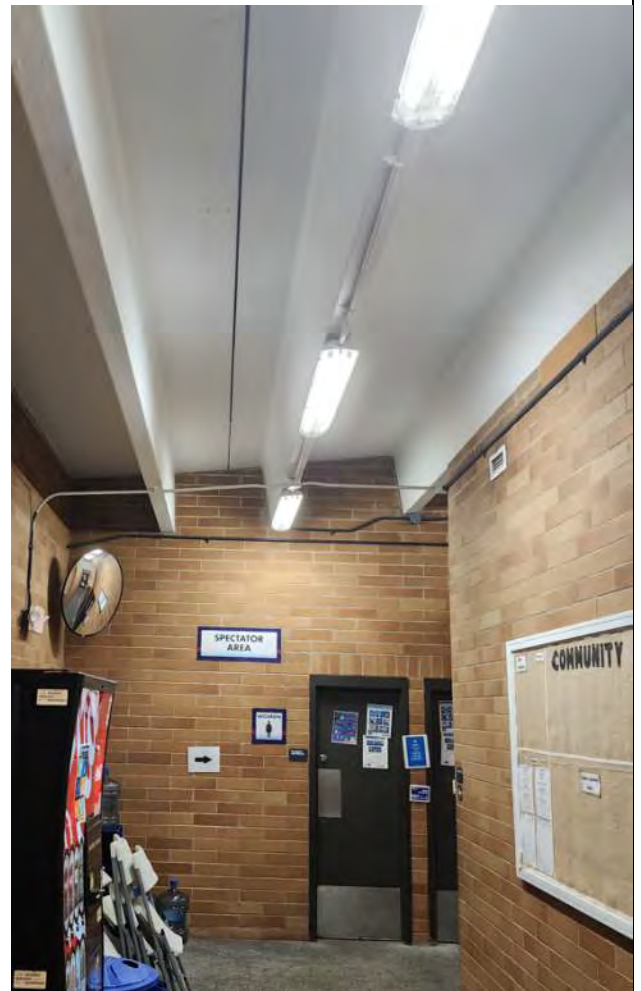
2. – Lobby Lighting

Deficiency/Observation:

T8 florescent fixtures in decent condition. Area is adequately illuminated.

Recommendation:

For maintenance and energy savings purposes, it is recommended to upgrade to LED. Fixtures shall be listed for environment.



3. – Bathroom Lighting

Deficiency/Observation:

Area above pendant light fixtures are very dark giving a “cave effect”. Pendant light fixtures have little to no up-light.

Recommendation:

Replace light fixtures with LED with 10% up-light and listed for wet or damp location.



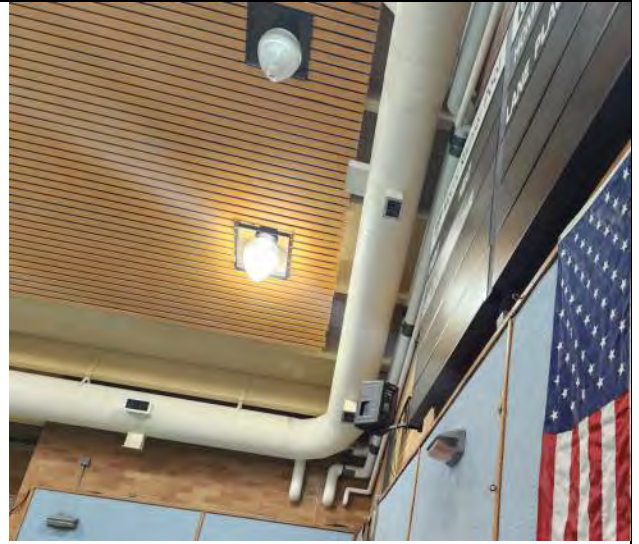
4. – Pool Area Light

Deficiency/Observation:

Mixture of LED high bays and HID fixtures. Pool area lights are not on GFCI breakers.

Recommendation:

Replace light fixture to all same type to increase light levels. HID fixtures take a long time to illuminate after power outages and causes area to be dark. Provide GFCI Protection for light fixtures above indoor pool per NEC 680.22.



5. – Pool Seating Area Lighting

Deficiency/Observation:

2x4 Lay in Fixtures don't appear to be rated for within pool area.

Recommendation:

Replace with LED light fixtures listed for wet or damp location. Provide GFCI Protection for light fixtures above indoor pool per NEC 680.22.



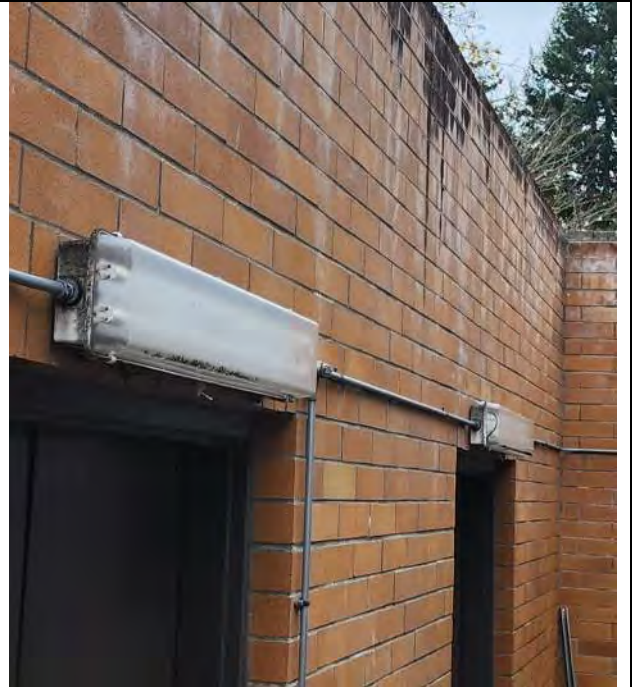
6. – Back of House Lighting

Deficiency/Observation:

Light fixtures show discoloration and some appear to be damaged.

Recommendation:

Replace light fixtures with LED listed for outdoor location.



7. – Egress Lighting

Deficiency/Observation:

Some egress lights are a mix of older and newer lights.

Recommendation:

Replace older egress light fixtures with new throughout.



8. – Pool Wall Lighting

Deficiency/Observation:

Working condition is unknown.

Recommendation

If overhead interior lighting is upgraded. It is recommended to remove wall fixtures.



9. – Locker Room Lighting

Deficiency/Observation:

All fluorescent T8 fixtures.

Recommendation:

Water recreation facilities locker rooms require 20 footcandles per WAC 246-260-031. If lighting is less than 20 foot-candles, replace light fixtures with new LED listed for location.



9. – Mechanical area Lighting

Deficiency/Observation:

Fluorescent lighting. Covers are broken and some lights do not function. Panels in room show rust.

Recommendation:

Replace light fixtures with LED and 10% up-light listed for wet or damp location all supports shall be suitable for location per NEC 300.6. Replace conduit suitable for location NEC 680.12, & 300.6. Water recreation facilities mechanical rooms require 20 foot-candles per WAC 246-260-031.



10. – Parking lot Lighting

Deficiency/Observation:

Newer LED pole lights appear to be sufficient.



11. – General Area Receptacles and cover plates

Deficiency/Observation:

Power: General area receptacles seem to be in decent shape. Cover plates show discoloration and corrosion.

Recommendation:

Replace all discolored or corroded devices and faceplates. Devices and face plates shall be listed for the environment.



12. – Pool Area Receptacle

Deficiency/Observation: Pool area receptacles don't have in use covers. Pool area receptacles are a mix of GFCI and Non-GFCI. Some non GFCI receptacles may be GFCI protected however there are missing labels. Some appear to show corrosion.

Recommendation: All 15 and 20-ampere, single phase 120V receptacles located within 20ft of the inside walls of a pool shall be protected by a Class A ground fault circuit interrupter per NEC 680.22(4). Covers should be In-use style for safety. Replace all devices in pool area with corrosive resistant devices per NEC 680.12 & 300.6.

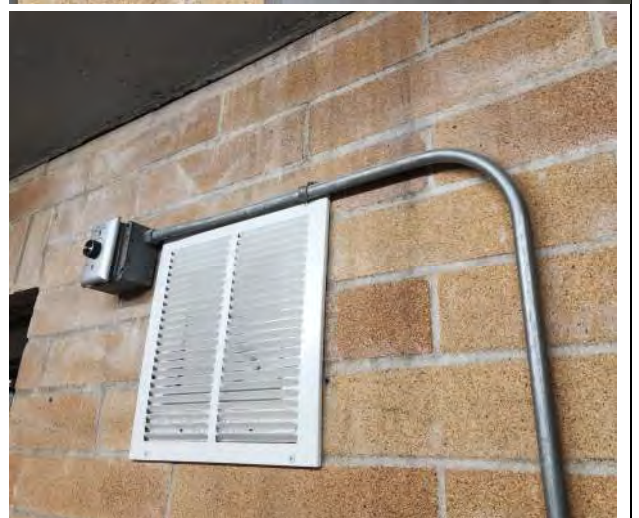
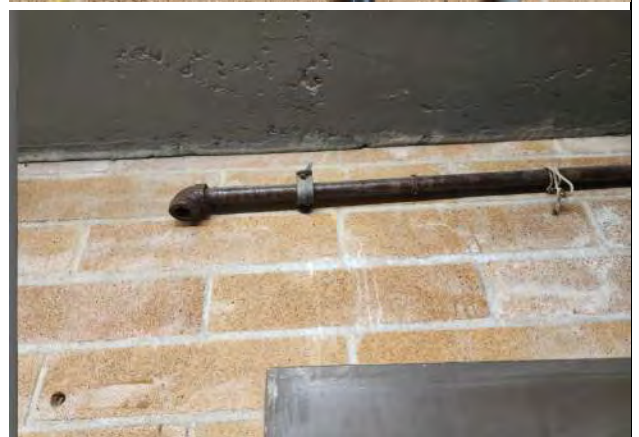


13. – Pool Area Room

Deficiency/Observation: Many conduits, elbows, couplings and fittings in pool area appear corroded.

Recommendation:

Replace with corrosive resistant conduits, elbows, couplings and fittings in pool area per NEC 680.12 & 300.6.



14. – Mechanical Room

Deficiency/Observation: Some junction boxes do not have appropriate cover plates for environment or are missing completely.

Recommendation:

Provide cover plates suitable for corrosive resistant per NEC 680.12 & 300.6.



15. – Chlorine Room Devices and Conduit

Deficiency/Observation: – Some devices and conduits are corroding and should be replaced.

Recommendation:

Replace with corrosive resistant conduit and devices per NEC 680.14, 680.12 & 300.6.



16. – Chlorine Room

Deficiency/Observation: Florescent T8 Light fixtures show discoloration.

Recommendation:

Replace with LED light fixtures with 10% up-light and listed for wet or damp location. All supports shall be suitable for location per NEC 300.6. Replace conduit suitable for location NEC 680.12, & 300.6.



17. – Exterior Receptacles

Deficiency/Observation: Receptacles are missing correct weatherproof covers.

Recommendation:

Provide receptacle listed for wet-location and weather-proof cover.

18. – Janitors room

Deficiency/Observation:

Light fixture shielding damaged. Panels in same room show rust.

Recommendation:

Replace with LED light fixtures with 10% up-light and listed for wet or damp location. All supports shall be suitable for location per NEC 300.6. Replace conduit suitable for location NEC 680.12, & 300.6.



19. –Main electrical distribution - 600A, 120/208, 3-Phase, 4-Wire

Deficiency/Observation: Main Distribution Board is from 1987 and shows extreme rust/degradation. 600A panelboard 120/208V 3 Phase. Distribution board appear to be from 1987 and manufactured by ITE.

Recommendation:

Main Distribution Board is past the standard life expectancy of 30 years. Full replacement and potential upgrades to capacity. Main Distribution board and raceway shall be suitable for the environment NEC 680.14, 680.12 & 300.6.



20. – Panel X - 100A, 120/208V, 3 phase

Deficiency/Observation: Panel X 100A 120/208V 3-Phase shows extreme rust. Panel appears to be mounted at a high location.

Recommendation:

Panelboard is past the standard life expectancy of 30 years. Full replacement and potential upgrades to capacity. Panel and raceway shall be suitable for the environment NEC 680.14, 680.12 & 300.6. Panel will need to be located to meet working space clearances and heights per NEC and local jurisdiction.



21. – Panel P1 - 225A, 120/208V, 3-Phase

Deficiency/Observation: Panel P1 225A 120/208V 3-Phase shows extreme rust. Panelboard appear to be from 1987 and manufactured by ITE.

Recommendation:

Panelboard past the standard life expectancy of 30 years. Full replacement and potential upgrades to capacity. Panel and raceway shall be suitable for the environment NEC 680.14, 680.12 & 300.6.



22. – Panel P2 - 225A, 120/208V, 3-Phase

Deficiency/Observation: Panel P2 225A 120/208V 3-Phase shows rust but not as bad as other panelboards. Panelboard appear to be from 1987 and manufactured by ITE.

Recommendation:

Panelboard is past the standard life expectancy of 30 years. Full replacement and potential upgrades to capacity. Panel and raceway shall be suitable for the environment NEC 680.14, 680.12 & 300.6.



23. – Panel A - 225A, 120/208V, 3-Phase

Deficiency/Observation: Panel A 225 120/208V 3-Phase Square D. Newer panelboard with GFCI breakers. Is showing some signs of rust.

Recommendation:

Full replacement and potential upgrades to capacity. Panel and raceway shall be suitable for the environment NEC 680.14, 680.12 & 300.6.



24. – Back of House HVAC

Deficiency/Observation: HVAC disconnects showing discoloration. Newer types and mounting showing some discoloration and corrosion.

Recommendation:

Replace existing HVAC disconnect. Shall listed for NEMA-3R outdoor locations.



25. – Exterior CT

Deficiency/Observation: Exterior CT boxes – most marking have faded and rust is present.

Recommendation:

Replace service enclosure boxes with weatherproof NEMA-3R enclosure.



27. – Filter room

Deficiency/Observation: Electrode grounding conductor should be tested for continuity. The ground will need to be replaced.

Recommendation:

Replace electrode grounding conductor if there is no continuity.



28. – Filter room Lighting

Deficiency/Observation:

Fixtures show dirt and discoloration. Conduits between fixtures show rust.

Recommendation:

Replace with LED light fixtures with 10% up-light and listed for wet or damp location. All supports shall be suitable for location per NEC 300.6. Replace conduit suitable for location NEC 680.12, & 300.6.



29. – Filter room Receptacles

Deficiency/Observation:

Existing receptacles are painted over or show discoloration.

Recommendation:

Replace existing receptacles. Devices shall be listed for the environment.



IV. LIGHTING STANDARDS

WAC 246-260-031 provides minimum lighting level requirements at water recreation facilities. The following table notes WAC requirements for minimum light level and IESNA recommendations for maximum/minimum uniformity.

Area	Minimum	Max/Min (Uniformity)
Locker rooms and mechanical rooms	20-foot candles	
Pool Deck	10-foot candles	3:1 or less
Pool Surface	30-foot candles	3:1 or less

SS

V. RECOMMENDATIONS FOR EXISTING CONDITIONS

Lighting

- Replace all the existing fluorescent, HID, and incandescent fixtures with LED.
 - All high ceiling pool fixtures shall be all the same LED fixture type.
 - All light fixtures shall be suited for respective environment and meet the suitable foot-candle levels per WAC and IESNA. Provide GFCI protection to pool light fixtures.

Electrical Equipment, Devices, and Raceway

- Replace all corroded and not listed for environment receptacles, raceway, panelboards, and electrical equipment enclosures. All shall be listed for respective environment.
- Relocate panelboards to meet working clearances and heights.
- Provide and replace all missing junction box cover plates.
- Replace building grounding electrode conductor if continuity is not present.

corrosion off of all exposed reinforcing bars. Encapsulate the reinforcing with an epoxy coating and patch the spall area.

2. Cracking in the brick masonry.

The brick masonry walls are generally in good condition; however, cracking through the face of the brick masonry and/or through the mortar joints occurs in both exterior and interior walls at some locations. Remove and replace damaged and cracked brick masonry units at these areas, excavate and repair cracks in the mortar joints.

3. Concrete stair tread deterioration.

The concrete access stairs on the west side of the seating area located to the north of the pool show signs of degradation, including cracking and a failed previous patch that is delaminating from the concrete base material. Remove the failed patch on the front corner of an upper tread completely down to sound concrete and reapply the patch with small diameter reinforcing added to tie the patch material to the base concrete. Inject cracks in the concrete greater than 0.1 inches in width with epoxy.

4. Concrete cracks at seating area slab.

The concrete seating area slab has cracking through its surface at every bench post embedment location. Significant cracking is also observed along each side of the intermediate concrete stairs at the transitions to the bench areas. Inject cracks in the seating area concrete slab and stairs that are greater than 0.1 inches in width with high pressure epoxy.

5. Filter Room basement concrete deterioration.

The basement of the Filter Room on the east end of the building shows signs of significant deterioration issues in the cast-in-place concrete. Large areas of the underside of the suspended slab above the basement level have cracked and delaminated concrete. The delaminated concrete is caused by corrosion in the reinforcing steel causing the area of the bar to expand, breaking apart the concrete. Cracking is also observed in the tank walls and the floor slab-on-grade, which can allow water infiltration and further corrosion and delamination. Hammer tapping the topside of the suspended slab on the pool deck surface revealed areas of delamination on that surface as well. Remove all delaminated concrete from both the lower and upper surfaces of the suspended slab. In some areas this may result in complete demolition of a section of the slab. Clean all exposed reinforcing and rebuild the slab, with new reinforcing detailed to properly tie the rebuilt concrete areas to the remaining original concrete. Inject all cracks in the existing concrete walls, suspended slab and beams, and slab-on-grade in the Filter Room basement that are greater than 0.1 inches in width with high pressure epoxy.

6. Cracking/corrosion at perimeter of pool.

The pool deck slab cantilevers over the skimmer around the perimeter of the pool, and where that slab section is exposed at the access panels located at the pool edge, signs of cracking and reinforcing corrosion can be seen. A crack is noticeable at the mid-depth of the slab with exposed reinforcing in some areas. This will lead to delaminated concrete in that cantilevered slab length, with localized delamination likely already occurring. Where the concrete has already delaminated around the access panels, remove the upper

surface of the slab down to sound concrete and provide a properly applied patch. Where the concrete is still sound through the full slab thickness, clean and encapsulate any exposed reinforcing and inject visible cracks in the slab with high pressure epoxy.

IV. RECOMMENDATIONS FOR EXISTING CONDITIONS

ROUGH ORDER OF MAGNITUDE (ROM) – Preliminary Cost Estimate for Existi					
Description of items	Quantity	Unit	Unit Cost	Sub-Total	Line Item Total w/ Markup**
Total					
Contingency (15%)					
Contractor's OH&P (15%) + General Conditions (10%)					
Grand Total ROM Cost					

DRAFT

Des Moines Pool Metropolitan Park District

Mount Rainier Pool Master Plan and Feasibility Study



Des Moines Pool Metropolitan Park District

Mount Rainier Pool Master Plan and Feasibility Study

Prepared for:



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Des Moines Pool Metropolitan Park District
Mount Rainier Pool Master Plan and Feasibility Study

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Des Moines Pool Metropolitan Park District

Mount Rainier Pool Master Plan and Feasibility Study

Basis

Pricing is based on the following general conditions for construction:

- Regular, overtime, and off-hour work is anticipated
- The work will be competitively bid with qualified General Contractors and Subcontractors.
- The Contractors will be required to pay prevailing wages
- Phasing of work is not assumed.
- The facility will be occupied during construction.
- The Contractor will have scheduled access to the areas of work
- Escalation is not included. Pricing is based upon current dollars.
- Anticipated construction duration: 4 to 6 months

Pricing excludes the following items, unless specifically noted otherwise:

- Hazardous material testing, handling, abatement and disposal.

Contingencies and Markups

The contingency below is a design and estimating contingency.
Contingencies & markups are broken down as follows:

Contractor	25.00%
Contingency	15.00%
Overhead and Profit (FEE)	included
General Conditions	included
General Requirements	included
Bonds	included
Insurance	included
General Markups Total	40.00%

Rounding of Subtotals

For ease of cross reference, scope item subtotals are rounded up to the nearest \$1,000.

Concept Costs

Scope items identified in this cost estimate are conceptual in nature, made without design of the proposed scope of work.
Owner Soft Costs - not included

- Typical soft costs include:
- Jurisdictional costs
 - A/E fees
 - Other Consultants
 - FF&E
 - Owner's project management
 - Staff moving
 - Relocation of equipment and/or materials
 - Owner's contingency

Des Moines Pool Metropolitan Park District

Mount Rainier Pool Master Plan and Feasibility Study

Summary

TOTAL

Site Improvements

Remove and replace poor asphalt	84,094
2" overlay and Petromat	134,386
Install concrete at ADA parking	26,209
Replace ADA pathway	77,625
Replace cracking and lifting concrete	96,600
Replace extruded curbs	48,241
Add new ADA pathway to the public way	51,750

Total	518,905
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Structural

Pitting and spalling - pre-cast roof system	13,225
Clean/repair cracked masonry	14,434
Repair cracking stairs	2,257
Concrete cracks at seating area	15,453
Filter room concrete repair	25,444
Cracking and corrosion at perimeter of pool	40,969

Total	111,782
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Exterior

Repair roof flashing	683
Roof vent pipe repair	611
Repair roof counter flashing	827
Reseal brick at clerestory windows	3,234
Replace flashing and sealants at roof transitions	2,480
Cracking at roof to wall transaction repair	489
Repair roof flashing sealant	1,538
Clean and patch roof	133,328
Tuckpoint exterior wall	537,625
Replace sealant at storefront	3,234
Architectural	
Exterior louvers	819
Exterior door replacement	54,625
Exterior window replacement - storefront and clerestory	106,663
Exterior window replacement - decorative	10,005

Des Moines Pool Metropolitan Park District

Mount Rainier Pool Master Plan and Feasibility Study

Summary

TOTAL

Exterior access ladder	719
Exterior chain-link fence	6,469
General site clean up	7,705

Total	871,053
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Services

Mechanical

See Mechanical Narrative	<i>Included in Engineers Report</i>
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Electrical

Replace lighting	155,451
Replace receptacles and conduit	51,606
Replace main distribution board	119,313
Replace panelboards	53,475
HVAC disconnect replacement	43,125
NEMA-3 enclosure	3,881
Replace grounding conductor	2,243

Total	429,094
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Architectural

Repair pool deck surface	487,313
Pool and tile grout	46,000
Replace ceiling systems	67,275
Revise restroom to single user	105,800
Replace reception booth w/ accessible deck system	66,125
Revise Locker rooms including ceiling grid	145,590
Office and hallway floors	406,094
Lifeguard station hanging rack	1,222
Locker rooms door and bench revisions	38,381
Locker rooms shower and restroom revisions	91,138
Lobby brick	51,520
Replace awards case	21,563
Natatorium general repairs	24,438

Total	1,552,457
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TOTAL COST - ALL LINE ITEMS	3,483,291
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Des Moines Pool Metropolitan Park District

Mount Rainier Pool Master Plan and Feasibility Study

Site Improvements

Remove and replace poor asphalt	Qty.	Unit	\$/Unit	Total
Remove asphalt (squares) to base, haul	6500	SF	3.00	19,500
Replace with new	6500	SF	6.00	39,000
Subtotal				\$58,500
Subcontractor OH&P			25%	\$14,625
Total Subcontracted				\$73,125
General Markups			15%	\$10,969
TOTAL				\$84,094

2" overlay and Petromat	Qty.	Unit	\$/Unit	Total
Install Petromat	11870	SF	2.90	34,423
Overlay w/ 2" lift	11870	SF	4.90	58,163
Raise manhole, etc as required	6	EA	150.00	900
Subtotal				\$93,486
Subcontractor OH&P			25%	\$23,372
Total Subcontracted				\$116,858
General Markups			15%	\$17,529
TOTAL				\$134,386

Install concrete at ADA parking	Qty.	Unit	\$/Unit	Total
Demo asphalt as ADA parking	935	SF	3.00	2,805
Install concrete and restripe	935	SF	16.50	15,428
Subtotal				\$18,233
Subcontractor OH&P			25%	\$4,558
Total Subcontracted				\$22,791
General Markups			15%	\$3,419
TOTAL				\$26,209

Replace ADA pathway	Qty.	Unit	\$/Unit	Total
Demo concrete	1800	SF	9.00	16,200
Reslope and pour new pathway	1800	SF	21.00	37,800
Subtotal				\$54,000
Subcontractor OH&P			25%	\$13,500

Des Moines Pool Metropolitan Park District

Mount Rainier Pool Master Plan and Feasibility Study

Site Improvements

Total Subcontracted		\$67,500
General Markups	15%	\$10,125

TOTAL	\$77,625
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Replace cracking and lifting concrete	Qty.	Unit	\$/Unit	Total
Demo concrete	2400	SF	9.00	21,600
Install additional base materials	2400	SF	2.50	6,000
Pour new concrete	2400	SF	16.50	39,600

Subtotal		\$67,200
Subcontractor OH&P	25%	\$16,800

Total Subcontracted		\$84,000
General Markups	15%	\$12,600

TOTAL	\$96,600
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Replace extruded curbs	Qty.	Unit	\$/Unit	Total
Demo curb	907	LF	5.00	4,535
Install new extruded curbs	907	LF	32.00	29,024

Subtotal		\$33,559
Subcontractor OH&P	25%	\$8,390

Total Subcontracted		\$41,949
General Markups	15%	\$6,292

TOTAL	\$48,241
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Add new ADA pathway to the public way	Qty.	Unit	\$/Unit	Total
Clear site	400	SF	15.00	6,000
Install new ADA pathway and rails	40	LF	750.00	30,000

Subtotal		\$36,000
Subcontractor OH&P	25%	\$9,000

Total Subcontracted		\$45,000
General Markups	15%	\$6,750

TOTAL	\$51,750
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Des Moines Pool Metropolitan Park District

Mount Rainier Pool Master Plan and Feasibility Study

Structural

Pitting and spalling - pre-cast roof system	Qty.	Unit	\$/Unit	Total
Clean and seal exposed reinforcing	20	LOC	80.00	1,600
Repair pre-cast areas and finish	20	LOC	380.00	7,600
		Subtotal		\$9,200
		Subcontractor OH&P	25%	\$2,300
		Total Subcontracted		\$11,500
		General Markups	15%	\$1,725
		TOTAL		\$13,225

Clean/repair cracked masonry	Qty.	Unit	\$/Unit	Total
Removed cracked brick	145	SF	9.25	1,341
Repair and prep substraat	145	SF	20.00	2,900
Install new masonry to match existing, seal	145	SF	40.00	5,800
		Subtotal		\$10,041
		Subcontractor OH&P	25%	\$2,510
		Total Subcontracted		\$12,552
		General Markups	15%	\$1,883
		TOTAL		\$14,434

Repair cracking stairs	Qty.	Unit	\$/Unit	Total
Remove loose concrete	1	FLT	800.00	800
Epoxy repair exposed reinforcing	1	FLT	210.00	210
Repair areas and reseal	1	FLT	560.00	560
		Subtotal		\$1,570
		Subcontractor OH&P	25%	\$393
		Total Subcontracted		\$1,963
		General Markups	15%	\$294
		TOTAL		\$2,257

Concrete cracks at seating area	Qty.	Unit	\$/Unit	Total
Open crack at seating deck	500	LF	8.50	4,250
Epoxy injection	500	LF	13.00	6,500

Des Moines Pool Metropolitan Park District

Mount Rainier Pool Master Plan and Feasibility Study

Structural

Subtotal		\$10,750
Subcontractor OH&P	25%	\$2,688
Total Subcontracted		\$13,438
General Markups	15%	\$2,016
TOTAL		\$15,453

Filter room concrete repair	Qty.	Unit	\$/Unit	Total
Remove loose concrete materials	600	SF	8.50	5,100
Prep crack and inject epoxy	600	SF	13.00	7,800
Patch flat surfaced	600	SF	8.00	4,800
Subtotal				\$17,700
Subcontractor OH&P		25%		\$4,425
Total Subcontracted				\$22,125
General Markups		15%		\$3,319
TOTAL				\$25,444

Cracking and corrosion at perimeter of pool	Qty.	Unit	\$/Unit	Total
Remove loose concrete materials	500	LF	17.00	8,500
Epoxy repair exposed reinforcing	500	LF	13.00	6,500
Repair areas and reseal	500	LF	27.00	13,500
Subtotal				\$28,500
Subcontractor OH&P		25%		\$7,125
Total Subcontracted				\$35,625
General Markups		15%		\$5,344
TOTAL				\$40,969

Des Moines Pool Metropolitan Park District

Mount Rainier Pool Master Plan and Feasibility Study

Exterior

Repair roof flashing	Qty.	Unit	\$/Unit	Total
Seal edge	1	LOC	45.00	45
Install new flashing	1	LOC	430.00	430
Subtotal				\$475
Subcontractor OH&P			25%	\$119
Total Subcontracted				\$594
General Markups			15%	\$89
TOTAL				\$683

Roof vent pipe repair	Qty.	Unit	\$/Unit	Total
Extend vent pipe	1	EA	100.00	100
Liquid flashing	1	EA	200.00	200
Reseal joints	1	EA	125.00	125
Subtotal				\$425
Subcontractor OH&P			25%	\$106
Total Subcontracted				\$531
General Markups			15%	\$80
TOTAL				\$611

Repair roof counter flashing	Qty.	Unit	\$/Unit	Total
Remove failed flashing	1	LOC	20.00	20
Install new flashing	1	LOC	430.00	430
Reseal joints	1	LOC	125.00	125
Subtotal				\$575
Subcontractor OH&P			25%	\$144
Total Subcontracted				\$719
General Markups			15%	\$108
TOTAL				\$827

Reseal brick at clerestory windows	Qty.	Unit	\$/Unit	Total
Remove existing sealant	100	LF	4.00	400
Install backer rod and reseal	100	LF	18.50	1,850
Subtotal				\$2,250

Des Moines Pool Metropolitan Park District

Mount Rainier Pool Master Plan and Feasibility Study

Exterior

Subcontractor OH&P	25%	\$563
Total Subcontracted		\$2,813
General Markups	15%	\$422
TOTAL		\$3,234

Replace flashing and sealants at roof transitions	Qty.	Unit	\$/Unit	Total
Remove existing sealant	50	LF	4.00	200
Reseal	50	LF	15.00	750
Install counter flashing	50	SF	15.50	775
Subtotal				\$1,725
Subcontractor OH&P			25%	\$431
Total Subcontracted				\$2,156
General Markups			15%	\$323
TOTAL				\$2,480

Cracking at roof to wall transaction repair	Qty.	Unit	\$/Unit	Total
Clean and install top coat	20	LF	17.00	340
Subtotal				\$340
Subcontractor OH&P			25%	\$85
Total Subcontracted				\$425
General Markups			15%	\$64
TOTAL				\$489

Repair roof flashing sealant	Qty.	Unit	\$/Unit	Total
Remove existing sealant	80	LF	4.00	320
Reseal	50	LF	15.00	750
Subtotal				\$1,070
Subcontractor OH&P			25%	\$268
Total Subcontracted				\$1,338
General Markups			15%	\$201
TOTAL				\$1,538

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Des Moines Pool Metropolitan Park District

Mount Rainier Pool Master Plan and Feasibility Study

Exterior

Exterior louvers	Qty.	Unit	\$/Unit	Total
Remove louvers and install membrane and flashing	30	SF	15.00	450
Reinstall louver and paint	30	SF	4.00	120
Subtotal				\$570
Subcontractor OH&P			25%	\$143
Total Subcontracted				\$713
General Markups			15%	\$107
TOTAL				\$819

Exterior door replacement	Qty.	Unit	\$/Unit	Total
Remove existing doors	10	EA	200.00	2,000
Replace doors including flashing and hardware	10	EA	3,600.00	36,000
Subtotal				\$38,000
Subcontractor OH&P			25%	\$9,500
Total Subcontracted				\$47,500
General Markups			15%	\$7,125
TOTAL				\$54,625

Exterior window replacement - storefront and clerestory	Qty.	Unit	\$/Unit	Total
Remove existing windows	530	SF	20.00	10,600
Replace existing windows including flashing and sealants	530	SF	120.00	63,600
Subtotal				\$74,200
Subcontractor OH&P			25%	\$18,550
Total Subcontracted				\$92,750
General Markups			15%	\$13,913
TOTAL				\$106,663

Exterior window replacement - decorative	Qty.	Unit	\$/Unit	Total
Remove existing windows	12	EA	60.00	720
Replace existing windows including flashing and sealants	12	EA	520.00	6,240
Subtotal				\$6,960
Subcontractor OH&P			25%	\$1,740

Des Moines Pool Metropolitan Park District

Mount Rainier Pool Master Plan and Feasibility Study

Exterior

Total Subcontracted \$8,700
General Markups 15% \$1,305

TOTAL \$10,005

Exterior access ladder	Qty.	Unit	\$/Unit	Total
Modify ladder	1	EA	500.00	500

Subtotal \$500
Subcontractor OH&P 25% \$125

Total Subcontracted \$625
General Markups 15% \$94

TOTAL \$719

Exterior chain-link fence	Qty.	Unit	\$/Unit	Total
Replace fence at gas main	1	EA	4,500.00	4,500

Subtotal \$4,500
Subcontractor OH&P 25% \$1,125

Total Subcontracted \$5,625
General Markups 15% \$844

TOTAL \$6,469

General site clean up	Qty.	Unit	\$/Unit	Total
Clean up overgrown foliage	1	LS	5,000.00	5,000
Pressure wash pavers	200	SF	1.80	360

Subtotal \$5,360
Subcontractor OH&P 25% \$1,340

Total Subcontracted \$6,700
General Markups 15% \$1,005

TOTAL \$7,705

Des Moines Pool Metropolitan Park District

Mount Rainier Pool Master Plan and Feasibility Study

Services

Replace lighting	Qty.	Unit	\$/Unit	Total
Remove and replace exterior light fixtures - on building	12	EA	835.00	10,020
Sealant - light fixture	12	EA	75.00	900
Replace lobby lighting	16	EA	985.00	15,760
Replace restroom and locker room lighting	18	EA	735.00	13,230
Replace pool area lighting	40	EA	785.00	31,400
Replace egress and back of house lighting	58	EA	635.00	36,830
		Subtotal		\$108,140
		Subcontractor OH&P	25%	\$27,035
		Total Subcontracted		\$135,175
		General Markups	15%	\$20,276
		TOTAL		\$155,451

Replace receptacles and conduit	Qty.	Unit	\$/Unit	Total
Replace interior receptacles, as required	60	EA	525.00	31,500
Replace exterior receptacles, as required	8	EA	550.00	4,400
		Subtotal		\$35,900
		Subcontractor C	25%	\$8,975
		Total Subcontracted		\$44,875
		General Mark	15%	\$6,731
		TOTAL		\$51,606

Replace main distribution board	Qty.	Unit	\$/Unit	Total
Remove and make safe existing board	1	EA	8,000.00	8,000
Replace with new 600 AMP board	600	AMP	125.00	75,000
		Subtotal		\$83,000
		Subcontractor OH&P	25%	\$20,750
		Total Subcontracted		\$103,750
		General Markups	15%	\$15,563
		TOTAL		\$119,313

Replace grounding conductor	Qty.	Unit	\$/Unit	Total
Filter room grounding conductor	1	EA	1,560.00	1,560
				Subtotal \$1,560
			Subcontractor OH&P 25%	\$390

Des Moines Pool Metropolitan Park District
Mount Rainier Pool Master Plan and Feasibility Study

Services

Total Subcontracted		\$1,950
General Markups	15%	\$293
TOTAL		\$2,243

Des Moines Pool Metropolitan Park District

Mount Rainier Pool Master Plan and Feasibility Study

Architectural

Repair pool deck surface	Qty.	Unit	\$/Unit	Total
Repair cracks and grind surface	3000	SF	33.00	99,000
Install non-skid surfacing	3000	SF	80.00	240,000
Subtotal				\$339,000
Subcontractor OH&P			25%	\$84,750
Total Subcontracted				\$423,750
General Markups			15%	\$63,563
TOTAL				\$487,313

Pool and tile grout	Qty.	Unit	\$/Unit	Total
Replace pool markers and signs	20	EA	100.00	2,000
Replace tile	750	SF	40.00	30,000
Subtotal				\$32,000
Subcontractor OH&P			25%	\$8,000
Total Subcontracted				\$40,000
General Markups			15%	\$6,000
TOTAL				\$46,000

Replace ceiling systems	Qty.	Unit	\$/Unit	Total
Replace ceiling systems	1800	SF	26.00	46,800
Subtotal				\$46,800
Subcontractor OH&P			25%	\$11,700
Total Subcontracted				\$58,500
General Markups			15%	\$8,775
TOTAL				\$67,275

Revise restroom to single user	Qty.	Unit	\$/Unit	Total
Revise restroom to single user (2x)	180	SF	370.00	66,600
Widen doors including demo and new doors	2	EA	3,500.00	7,000

Des Moines Pool Metropolitan Park District

Mount Rainier Pool Master Plan and Feasibility Study

Architectural

Subtotal		\$73,600
Subcontractor OH&P	25%	\$18,400
Total Subcontracted		\$92,000
General Markups	15%	\$13,800
TOTAL		\$105,800

Replace reception booth w/ accessible deck system	Qty.	Unit	\$/Unit	Total
Remove booth	1	EA	1,000.00	1,000
Add reception desk system	30	LF	1,500.00	45,000
Subtotal				\$46,000
Subcontractor OH&P			25%	\$11,500
Total Subcontracted				\$57,500
General Markups			15%	\$8,625
TOTAL				\$66,125

Revise Locker rooms including ceiling grid	Qty.	Unit	\$/Unit	Total
Revise restroom to meet ADA	240	SF	410.00	98,400
Replace ceiling grid	240	SF	12.00	2,880
Subtotal				\$101,280
Subcontractor OH&P			25%	\$25,320
Total Subcontracted				\$126,600
General Markups			15%	\$18,990
TOTAL				\$145,590

Office and hallway floors	Qty.	Unit	\$/Unit	Total
Repair cracks and grind surface	2500	SF	33.00	82,500
Install non-skid surfacing	2500	SF	80.00	200,000
Subtotal				\$282,500
Subcontractor OH&P			25%	\$70,625

Des Moines Pool Metropolitan Park District

Mount Rainier Pool Master Plan and Feasibility Study

Architectural

Total Subcontracted		\$353,125
General Markups	15%	\$52,969

TOTAL	\$406,094
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Lifeguard station hanging rack	Qty.	Unit	\$/Unit	Total
Install a hanging rack for gear	1	EA	850.00	850

Subtotal		\$850
Subcontractor OH&P	25%	\$213

Total Subcontracted		\$1,063
General Markups	15%	\$159

TOTAL	\$1,222
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Locker rooms door and bench revisions	Qty.	Unit	\$/Unit	Total
Change door swing	2	EA	350.00	700
Replace benches	10	EA	2,600.00	26,000

Subtotal		\$26,700
Subcontractor OH&P	25%	\$6,675

Total Subcontracted		\$33,375
General Markups	15%	\$5,006

TOTAL	\$38,381
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Locker rooms shower and restroom revisions	Qty.	Unit	\$/Unit	Total
Remove and replace shower tile	1080	EA	30.00	32,400
Replace restroom stalls	10	EA	2,600.00	26,000
Provide privacy changing rooms	2	EA	2,500.00	5,000

Subtotal		\$63,400
Subcontractor OH&P	25%	\$15,850

Total Subcontracted		\$79,250
General Markups	15%	\$11,888

TOTAL	\$91,138
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Natatorium general repairs	Qty.	Unit	\$/Unit	Total
Remove pegboard and carpet on wall, replace	200	SF	35.00	7,000
Paint conduit and other non-masonry surfaces	3000	SF	2.00	6,000
Replace sound/microphone booth	8	LF	500.00	4,000

Des Moines Pool Métropolitain Park District

AGENDA ITEMS SUMMARY SHEET

Agenda Item #: 8d **Assigned to:** Aquatics Manager **Meeting Date:** 05/23/23

Under: Old Business **Attachment:** Yes

Subject: June Closure

Background/Summary:

The District moved its annual closure to late June in 2021. The reasoning for this closure is to provide certification classes, new staff training, cleaning, and maintenance.

This has helped the district increase services in the past by training and onboarding new staff to increase capacity.

This year the district will modify this closure to have modified open hours.

The aquatics manager will be present to present the closure information.

Fiscal Impact: N/A. Closure balances with increased service offerings with additional staff for future programming.

Proposed Motion: No motion. Informational only.

Reviewed by District Legal Counsel: **Yes** _____ **No** **X** **Date:** _____

<u>Two Touch Rule:</u>	<u> N/A </u>	Committee Review
	<u> N/A </u>	First Board Meeting (Informational)
	<u> N/A </u>	Second Board Meeting (Action)

Action Taken: **Adopted** _____ **Rejected** _____ **Postponed** _____

Follow-up Needed: **Yes** _____ **No** _____ **Report back date:** _____

Notes:

- June 18-24 (Week 1) Modified Schedule
- June 25-July 1 (Week 2) Modified Schedule
- 2023 Closure Planning

MT RAINIER POOL SUMMER SCHEDULE

June 18th – June 25th, 2023

Average Pool Temperature – 84-86° F

(See Program Descriptions on 2nd Page)

Shallow End						
MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
Water Walking: 7-9:30am	Water Walking: 7-9am	Water Walking: 7-9:30am	Water Walking: 7-9:15am	Water Walking: 7-9:30am	Swim Lesson Registration: 8am-3pm	Not Available.
Water Exercise: 9:30-10:30am		Water Exercise: 9:30-10:30am		Water Exercise: 9:30-10:30am		
Water Walking: 10:30am-1pm	Training: 9am-1pm	Water Walking: 10:30am-1pm	Training: 9am-1pm	Water Walking: 10:30am-1pm		
Cleaning: 1-5pm	Cleaning: 1-5pm	Cleaning: 1-5pm	Cleaning: 1-5pm	CAMP KHAOS: 1-2pm		
Family Swim: 5-7pm	Family Swim: 5-6pm	Family Swim: 5-7pm	Family Swim: 5-6pm	Cleaning: 2-3pm		
	Water Exercise: 6-7pm		Water Exercise: 6-7pm	Swim Lesson Registration: 3-7pm		

Deep End						
MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
Lap Swim: 7-1pm	Lap Swim: 7-1pm	Lap Swim: 7-1pm	Lap Swim: 7-1pm	Lap Swim: 7-1pm	Swim Lesson Registration: 8am-3pm	Not Available.
Cleaning: 1-4:30pm	Training: 9am-1pm	Cleaning: 1-4:30pm	Training: 9am-1pm	CAMP KHAOS: 1-2pm		
				Cleaning: 2-3pm		
SMAC: 4:30-7:30pm	Cleaning: 1-4:30pm	SMAC: 4:30-7:30pm	Cleaning: 1-4:30pm	Swim Lesson Registration: 3-7pm		
	SMAC: 4:30-8pm		SMAC: 4:30-8pm			

Pool Access: ADA stairs available for shallow end and chair lift available for either end of pool.

*4 Lanes available for SMAC 5-6pm (weekdays) and 6-7pm on T/TH and Saturday mornings. **Only 4 lanes available on the Third Saturday for Wibit Setup for Open Swim.

Schedule subject to change Please check website's schedule page for updates. [Click here](#) for more information.

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MT RAINIER POOL SUMMER SCHEDULE

June 26th – July 1st, 2023

Average Pool Temperature – 84-86° F

(See Program Descriptions on 2nd Page)

Shallow End						
MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
Water Walking: 7-9:30am	Water Walking: 7-9am	Water Walking: 7-9:30am	Water Walking: 7-9am	Water Walking: 7-9:30am	Water Walking: 8am-11:30am	Not Available.
Water Exercise: 9:30-10:30am		Water Exercise: 9:30-10:30am		Water Exercise: 9:30-10:30am	Family Swim: 11:30am-1pm	
Water Walking: 10:30am-1pm	Training: 9-1pm	Water Walking: 10:30am-1pm	Training: 9-1pm	Water Walking: 10:30am-1pm	Open Swim: 1-2pm	
Cleaning: 1-5pm	Cleaning: 1-5pm	Cleaning: 1-5pm	Cleaning: 1-5pm	CAMP KHAOS: 1-2pm		
Family Swim: 5-7pm	Family Swim: 5-6pm	Family Swim: 5-7pm	Family Swim: 5-6pm	Cleaning: 2-5pm		
	Water Exercise: 6-7pm		Water Exercise: 6-7pm	Family Swim: 5-7pm		

Deep End						
MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
Lap Swim: 7-1pm	Lap Swim: 7-1pm	Lap Swim: 7-1pm	Lap Swim: 7-1pm	Lap Swim: 7-1pm	SMAC: 8-10:30am	Not Available.
Cleaning: 1-4:30pm	Training 9-1pm	Cleaning: 1-4:30pm	Training 9-1pm	CAMP KHAOS: 1-2pm	Lap Swim: 10:30am-1pm	
SMAC: 4:30-7:30pm	Cleaning: 1-4:30pm	SMAC: 4:30-7:30pm	Cleaning: 1-4:30pm	Cleaning: 2-4:30pm	Open Swim: 1-2pm	
	SMAC: 4:30-8pm		SMAC: 4:30-8pm	SMAC: 4:30-7:30pm		

Pool Access: ADA stairs available for shallow end and chair lift available for either end of pool.

*4 Lanes available for SMAC 5-6pm (weekdays) and 6-7pm on T/TH and Saturday mornings. **Only 4 lanes available on the Third Saturday for Wibit Setup for Open Swim.

Schedule subject to change Please check website's schedule page for updates. [Click here](#) for more information.

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SUMMER SCHEDULE PLANNING

OVERALL TIMELINE

- Spring Swim Lessons End on June 17
- Closure (Cleaning, Maintenance and Training) – June 19 – July 2
- Summer “Peak” Schedule – July 3 – August 19
 - Closed July 4, July 22 (Waterland Parade)
 - Swim Lessons – Start July 10
- Summer/Fall “Off” Schedule – August 21 – October ?
 - HSD Swim and Dive Teams start ???
 - Fall Swim Lessons Start in October ???

CLOSURE (June 19 – July 2)

Trainings:

- Lifeguarding – June 2, 3, 9, 11
- Swim Instructor – June 20, 22, 27, 29
- Harassment Training – TBD

Staff Projects:

- Parking Lot Gate – TBD
- Benches Sanding – Ongoing
- Landscaping – TBD
- Parking Lot Painting – TBD
- Crack Filling - TBD

Contractor Projects:

- Strainer – Moved to August
- Thermostat mixing – Complete
- Shower recirculation - TBD
- Tile Cleaning – Moved to August
- Deep Cleaning – Moved to August (will be worked around possible closure)
- Roof Algae Cleaning - Anytime
- Other? -

Des Moines Pool Métropolitain Park District

AGENDA ITEMS SUMMARY SHEET

Agenda Item #: 8e **Assigned to:** Aquatics Manager **Meeting Date:** 05/23/23

Under: Old Business **Attachment:** Yes

Subject: Summer Schedule

Background/Summary:

The District is presenting the following schedule for the summer that will include increased hours, and the plan to serve the most people with swim lessons.

This summer there will be less grants to cover free programming, so the district is making adjustments to best serve the most people with available staffing.

The schedule will take place after the closure and go from July 5th through July 31 with additional schedule for August 1 – Labor Day presented at another future meeting.

All information is tentative and subject to change.

The aquatics manager will be present to make the presentation.

Fiscal Impact: N/A.

Proposed Motion: No motion. Informational only.

Reviewed by District Legal Counsel: **Yes** **No** X **Date:**

<u>Two Touch Rule:</u>	<u> N/A </u>	Committee Review
	<u> N/A </u>	First Board Meeting (Informational)
	<u> N/A </u>	Second Board Meeting (Action)

Action Taken: **Adopted** **Rejected** **Postponed**

Follow-up Needed: **Yes** **No** **Report back date:**

Notes:

- July 5-31 Schedule
- Summer Swim Lesson Information

MT RAINIER POOL SUMMMER SCHEDULE

July 2nd – July 31st, 2023

Average Pool Temperature – 84-86° F

(See Program Descriptions on 2nd Page)

Shallow End						
MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
Water Walking: 7-7:45am	Water Walking: 7-9am	Water Walking: 7-7:45am	Water Walking: 7-9am	Water Walking: 7-7:45am	Water Walking: 8-11am	Not Available.
Water Exercise: 7:45-8:45am		Water Exercise: 7:45-8:45am		Water Exercise: 7:45-8:45am		
Lessons: 9am-11am	Lessons: 9am-11am	Lessons: 9am-11am	Lessons: 9am-11am	Water Walking: 9am-12pm	Family Swim: 11am-12:30pm	
Family Swim: 11am-12pm	Family Swim: 11am-12pm	Family Swim: 11am-12pm	Family Swim: 11am-12pm	Family Swim: 12-1pm	Open Swim: 1-2pm	
Water Walking: 12pm-1pm	Water Walking: 12pm-1pm	Water Walking: 12pm-1pm	Water Walking: 12pm-1pm	CAMP KHAOS: 1-3pm	Rentals: 2-4pm	
Cleaning: 1-4pm	SMAC Clinic: 1-2pm	Cleaning: 1-4pm	SMAC Clinic: 1-2pm	Cleaning: 3-5pm		
Swim Lessons: 4-6pm	Cleaning: 2-4pm	Swim Lessons: 4-6pm	Cleaning: 2-4pm	Family Swim: 5-7pm		
Family Swim: 6-7pm	Family Swim: 4-6pm Water Exercise: 6-7pm	Family Swim: 6-7pm	Family Swim: 4-6pm Water Exercise: 6-7pm			

Deep End						
MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
Lap Swim: 7-1pm	Lap Swim: 7-10am	Lap Swim: 7-1pm	Lap Swim: 7-10am	Lap Swim: 7-1pm	SMAC (5): 8-10:30am	Not Available.
					Lap Swim: 10:30am-12:30pm	
					Open Swim: 1-2pm	
Cleaning: 1-4pm	SMAC: 10am-11am	Cleaning: 1-4pm	SMAC (4): 10am-11am	CAMP KHAOS: 1-3pm	Rentals: 2-4pm	
SMAC: 4-7pm	SMAC: 11am-1pm	SMAC: 4-7pm	SMAC: 11am-1pm	Cleaning: 3-4pm		
	SMAC Clinic: 1-2pm		SMAC Clinic: 1-2pm	SMAC: 4-7pm		
	Cleaning: 2-4pm		Cleaning: 2-4pm			

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	Lap Swim: 4-7pm		Lap Swim: 4-7pm			
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*Pool Access: ADA stairs available for shallow end and chair lift available for either end of pool.
*4 Lanes available for SMAC 5-6pm (weekdays) and 6-7pm on T/TH and Saturday mornings. **Only 4 lanes available on the Third
Saturday for Wibit Setup for Open Swim.*

Schedule subject to change Please check website’s schedule page for updates. [Click here](#) for more information.



SUMMER SWIM LESSON INFORMATION

Mount Rainier Pool

INFORMATION AVAILABLE

Information will be available the following dates to patrons.

Date Available	Information Available
Wednesday, June 3	Swim Lesson Information will be sent out by email notification and updated on website.
Monday, June 5	Current class participants will be notified of which level they can register for in the next session. <ul style="list-style-type: none"> Monday, June 5 – Monday class Wednesday, June 7 – Wednesday class Saturday, June 10 – Saturday class
Thursday, June 8	Exact class times for each level will be posted in the front lobby. (Note-This requires knowledge of what levels children will be promoted into for the next session.)

WHAT ARE THEY ELIGIBLE TO REGISTER FOR? What days and times?

REGISTRATION DATES AND TIMES

Registration will follow the 1,2,3,4 system to ensure residents are being given priority for registration. Please show up on the dates below.

	Resident*	Non-Resident
Current**	(1) <u>Current Student Resident Registration:</u> <ul style="list-style-type: none"> Friday – 6/23, 3pm-5pm <i>Open for all four class options (Mon./Wed. Mornings, Tues/Thurs Mornings, Mon. Evenings, Wed. Evenings).</i>	(2) <u>Current Student Non-Resident Registration:</u> <ul style="list-style-type: none"> Friday – 6/23, 5pm-7pm <i>Open for all four class options (Mon./Wed. Mornings, Tues/Thurs Mornings, Mon. Evenings, Wed. Evenings).</i>
Non-Current	(3) <u>Non-Current, Resident Registration:</u> <ul style="list-style-type: none"> Saturday – 6/24, 8:00am-12pm <i>Open for all four class options (Mon./Wed. Mornings, Tues/Thurs Mornings, Mon. Evenings, Wed. Evenings).</i>	(4) <u>New, Non-Resident Registration:</u> <ul style="list-style-type: none"> Saturday – 6/24, 12pm-3pm <i>Open for all four class options (Mon./Wed. Mornings, Tues/Thurs Mornings, Mon. Evenings, Wed. Evenings).</i>

**Residents from Des Moines and Normandy Park are given registration priority. They subsidize the operations of the pool through taxes.*

***Current student registration is only for those who are currently in lessons and have not had uncommunicated absences from lessons.*

GENERAL CLASS DATES AND TIMES

Below are general class times. Exact class times will be available on Wednesday, June 7.

AM Class Option	Times	Dates
Monday/Wednesday	9am-11am	7/5-7/31 (7 classes) *5 instructors

Tuesday/Thursday	9am-11am	7/6-8/1 (7 classes) *5 instructors
Mon-Thurs	9am-11am	8/7-8/17 (8 classes) *4-5 instructors
PM Class Option	Times	Dates
Monday	4-6pm	7/10-8/14 (8 classes) *3-4 instructors
Wednesday	4-6pm	7/12-8/16 (8 classes) *3-4 instructors

*4 instructors needed to teach in the morning for M/W and T/TH

*3-4 instructors needed to teach in the evening M/W or T/TH

PRACTICE TIMES

We could allow participants to come in during Family Swims (Adult and Child) to allow them to practice. Making a parent pay, might be prohibitive to get them to practice.

CAMP KHAOS

No special time.

Des Moines Pool Metropolitan Park District

AGENDA ITEMS SUMMARY SHEET

Agenda Item #: 9a Assigned to: District GM Meeting Date: May 23, 2023

Under: New Business Attachment: Yes

Subject: May 5th Special Meeting Edits

Background/Summary: I sent the May 5th meeting edits out on Tuesday, May 9th with a deadline of May 16th.

The only suggested edits I received were the attached edit from Commissioner Achziger.

I have attached the edited comments and can make the video of the comments.

Fiscal Impact: N/A

Proposed Motion: I move to the amended minutes for the May 5th Special Board Meeting.

Reviewed by District Legal Counsel: Yes _____ No _____ x Date: N/A

Three Touch Rule: _____ N/A _____ Committee Review
_____ N/A _____ First Board Meeting (Informational)
_____ 5/23/23 _____ Second Board Meeting (Action)

Action Taken: Adopted _____ Rejected _____ Postponed _____

Follow-up Needed: Yes x No _____ Report back date: Monthly

Notes: Attachments:
- Commissioner Achziger Edited May 5th Special Meeting



Des Moines Pool Metropolitan Park District

May 5, 2023
7:00 p.m.

Hybrid (DMPMPD District Office and Remote Online)

MINUTES SPECIAL MEETING

CALL TO ORDER/ROLL CALL

President Young called the meeting to order at 7:00 p.m. Also present were Commissioners Campbell, Dusenbury, Stender, and Achziger, District General Manager Deschenes and Legal Counsel, Jackson B. Marchant

PLEDGE OF ALLEGIANCE – Commissioner Dusenbury led the flag salute.

ADOPTION/MODIFICATIONS OF AGENDA – There were no modifications to the agenda as it was a special meeting.

ANNOUNCEMENTS, PROCLAMATIONS AND PRESENTATIONS – Legal Counsel, Jackson B. Marchant of Inslee Best was introduced by President Young.

PUBLIC COMMENT - None

Executive Session Business

6. Executive Session, Potential Litigation

The Board President announced the commissioners will go into executive session pursuant to RCW 42.30.110(1)(i) to meet with legal counsel to discuss to potential litigation. The executive session will be for 20 minutes until 7:26pm. Commissioner Achziger elected to recuse himself from the executive session, due to the session being requested by him as a result of a quo warranto action letter from the Prosecuting Attorney's Office of King County, dated April 10, 2023, challenging his ability to hold two offices: the Des Moines City Council and the Des Moines Pool Metropolitan Park Board.

After the executive session was completed, the board notified Commissioner Achziger in open session that it could not indemnify him with counsel or funds to obtain counsel, as the litigation was not in his official duties as a commissioner, as the quo warranto suit is aimed at his ability as an individual to hold two elected positions. If counsel or financial support were to be provided by the District; it could be construed as a gifting of public funds.

Commissioner Achziger was offered the opportunity to make a motion to challenge the decision of the board, but he did not request a motion. Thus, no motion was made after the executive session.

ADJOURNMENT

With no further business the meeting was adjourned at 7:37pm.

22015 Marine View Drive South, Suite 2B, Des Moines WA 98198 (Physical Location)
22722 19th Avenue South, Des Moines, WA 98198 (Mailing Address)

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 meetings are being held hybrid including remote access to give the community more access options. See the information above to join a meeting. If you have any questions, please contact Scott Deschenes, District General Manager at 206.429.3852 or info@mtrainierpool.com.

Formatted: French

Commented [A1]: Dear Board,

Please have all edits back to me by the end of the day on Tuesday, May 16. This and the April 25 minutes will be a part of the consent agenda at the May 23 board meeting. Please use the track changes. It is already enabled on this document. If you cannot use this, please use the highlighter function to help communicate your changes.
Thank you,
Scott Deschenes, District GM

Deleted: that are at odds with one another

**Des Moines Pool Metropolitan Park District
Special Meeting Minutes – 5/5/2023**

UPCOMING MEETINGS

- May 23, 2023, Regular Board Meeting, 7:00pm, Location: Hybrid (DMPMPD Offices and Online)

Respectfully submitted by Scott Deschenes, District General Manager.

Des Moines Pool Metropolitan Park District Board of Commissioners

Commissioner Young

Commissioner Dusenbury

Commissioner Campbell

Commissioner Stender

Commissioner Achziger

District Clerk, Theresa Stang

**22015 Marine View Drive South, Suite 2B, Des Moines WA 98198 (Physical Location)
22722 19th Avenue South, Des Moines, WA 98198 (Mailing Address)**

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 holding hybrid meetings remotely and at the MRHS Library until further notice. The public may join meetings through the Zoom app. Logon information is published in each Meeting Agenda. Contact Scott Deschenes, District GM at scott.deschenes@desmoinespool.org if you have questions.

Des Moines Pool Metropolitan Park District

AGENDA ITEMS SUMMARY SHEET

Agenda Item #: 9b

Assigned to: District GM

Meeting Date: May 23, 2023

Under: New Business

Attachment: Yes

Subject: 2023 Rate Recommendations

Background/Summary: On January 17, 2023, the district updated its Admission and Refunds Policy to move rate changes to June 1st of each year. This allows the district to review annual rate changes made by other service providers and better match the services.

First, in 2023, the district was still building back its hours. The district estimates it will be open 7am-7/8pm on weekdays and 8am-2pm on Saturdays. This should offer adequate value for most users of the pool and justifies the rate changes.

Second, the district's rates are much cheaper than other local public pools. A comparison sheet is attached that includes the other two local pools: Evergreen and Tukwila. Although the district is not suggesting moving prices up to their totals, it is recommending a rate increase to gradually catch up with other districts.

Third, district staff is recommending additional free practice time that includes free access to parents to promote better mastery of their strokes, and youth and family pass rates for the summer. There will be specific times after swim lessons for parents to get into the water and train with their younger children.

Finally, district staff has included a rate sheet for approval. The district gm is recommending approving it at this meeting to have it ready to go to meet the deadline of June 1 as set in [Policy 320 Admissions and Refunds](#).

Fiscal Impact: N/A

Proposed Motion: I move to approve the 2023 Rates as specified in the attached 2023 Recommended Rates.

Reviewed by District Legal Counsel: Yes _____ No _____ x Date: N/A

Three Touch Rule:

<u>N/A</u>	Committee Review
<u>5/23/23</u>	First Board Meeting (Informational)
<u>5/23/23</u>	Second Board Meeting (Action)

Action Taken: Adopted _____ Rejected _____ Postponed _____

Follow-up Needed: Yes x No _____ Report back date: Monthly

Notes: Attachments:

- 2023 Rate Recommendations
- 2023 Rate Comparison
- [Policy 320 Admissions and Refunds \(Not attached, Use Link\)](#)

Proposed 2023 Rate/Fees for MRP (Effective 6/1/2023)

Type of Admission	2022 (OLD)		2023 Suggested Rates	
	Non- Res. Rate	Res. Rate	Non- Res. Rate	Res. Rate
Daily Rate				
Adult	\$ 5.00	\$ 4.00	\$ 7.00	\$ 5.00
Senior/Youth	\$ 4.00	\$ 3.25	\$ 5.00	\$ 4.00
Disabled Swimmer	\$ 3.75	\$ 3.00	\$ 5.00	\$ 4.00

	Non- Res. Rate	Res. Rate	Non- Res. Rate	Res. Rate
Water Exercise Drop In				
Adult	\$ 5.75	\$ 5.00	\$ 7.00	\$ 6.00
Senior/Youth	\$ 5.75	\$ 5.00	\$ 7.00	\$ 6.00
Disabled Swimmer	\$ 5.75	\$ 5.00	\$ 7.00	\$ 6.00

	Non- Res. Rate	Res. Rate	Non- Res. Rate	Res. Rate
10 Visit Water Exercise				
Adult	\$ 51.00	\$ 42.50	\$ 55.00	\$ 45.00
Senior/Youth	\$ 51.00	\$ 42.50	\$ 55.00	\$ 45.00
Disabled Swimmer	\$ 51.00	\$ 42.50	\$ 55.00	\$ 45.00

	Non- Res. Rate	Res. Rate	Non- Res. Rate	Res. Rate
10 Visit Lap Swim				
Adult	\$ 40.00	\$ 35.00	\$ 50.00	\$ 40.00
Senior/Youth	\$ 34.00	\$ 29.00	\$ 39.00	\$ 34.00
Disabled Swimmer	\$ 34.00	\$ 29.00	\$ 39.00	\$ 34.00

	Non- Res. Rate	Res. Rate	Non- Res. Rate	Res. Rate
3 Month Membership				
Adult	\$ 119.00	\$ 99.00	\$ 139.00	\$ 109.00
Senior/Youth	\$ 96.00	\$ 79.00	\$ 109.00	\$ 89.00
Disabled Swimmer	\$ 96.00	\$ 79.00	\$ 109.00	\$ 89.00
Family	\$ 269.00	\$ 249.00	\$ 299.00	\$ 269.00
Add'l Family Member (per)	\$ 29.00	\$ 25.00	\$ 34.00	\$ 29.00

	Non- Res. Rate	Res. Rate	Non- Res. Rate	Res. Rate
Annual Membership				
Adult	\$ 399.00	\$ 359.00	\$ 399.00	\$ 359.00
Senior/Youth	\$ 249.00	\$ 209.00	\$ 289.00	\$ 249.00
Disabled Swimmer	\$ 249.00	\$ 209.00	\$ 289.00	\$ 249.00
Family	\$ 649.00	\$ 599.00	\$ 699.00	\$ 649.00
Add'l Family Member (per)	\$ 59.00	\$ 50.00	\$ 59.00	\$ 50.00

	Non- Res. Rate	Res. Rate	Non- Res. Rate	Res. Rate
Water Exercise Annual				
Adult	\$ 359.00	\$ 299.00	\$ 399.00	\$ 349.00
Senior/Youth	\$ 359.00	\$ 299.00	\$ 399.00	\$ 349.00
Disabled Swimmer	\$ 359.00	\$ 299.00	\$ 399.00	\$ 349.00

	Non- Res. Rate	Res. Rate	Non- Res. Rate	Res. Rate
Pool Rental				
1 to 25	\$ 134.00	\$ 109.00	\$ 134.00	\$ 109.00
25 to 60	\$ 174.00	\$ 139.00	\$ 174.00	\$ 139.00
61 to 90	\$ 209.00	\$ 169.00	\$ 209.00	\$ 169.00
91 to 120	\$ 264.00	\$ 199.00	\$ 264.00	\$ 199.00
Lobby	\$ 69.00	\$ 49.00	\$ 69.00	\$ 49.00
Lane Rental	\$ 16.50	\$ 15.00	\$ 18.15	\$ 16.50

	Non- Res. Rate	Res. Rate	Non- Res. Rate	Res. Rate
Swim Lessons				
Parent & Child	\$ 7.50	\$ 5.88	\$ 9.00	\$ 6.50
All Other Group Lessons	\$ 10.00	\$ 8.50	\$ 10.00	\$ 8.50
Private Lessons	\$ 40.00	\$ 30.00	\$ 50.00	\$ 40.00
Semi-Private (2/3 Lesson)	\$ 50.00	\$ 37.50	\$ 60.00	\$ 50.00

A review of rates will be done in Spring of each year from now on. Any changes will be announced.
Residents are residents of Des Moines and Normandy Park. Both support the Mount Rainier Pool through taxes and subsidies.

*Medical and attention referrals for private lessons will receive 50% discount. (Must provide documentation.)

2023 Rate Comparison

Type of Admission	MRP Current		Tukwila Current		ECAC Current (No taxes)	
	Non- Res. Rate	Res. Rate	Non- Res. Rate	Res. Rate	Non- Res. Rate	Res. Rate
Daily Rate						
Adult	\$ 5.00	\$ 4.00	\$ 7.25	\$ 6.75	\$ 7.00	\$ 7.00
Senior/Youth	\$ 4.00	\$ 3.25	\$ 4.75	\$ 4.75	\$ 6.00	\$ 6.00
Disabled Swimmer	\$ 3.75	\$ 3.00	\$ 4.75	\$ 4.75	\$ 6.00	\$ 6.00

Water Exercise Drop In	MRP Current		Tukwila Current		ECAC Current (No taxes)	
	Non- Res. Rate	Res. Rate	Non- Res. Rate	Res. Rate	Non- Res. Rate	Res. Rate
Adult	\$ 5.75	\$ 5.00	\$ 7.75	\$ 7.75	\$ 7.00	\$ 7.00
Senior/Youth	\$ 5.75	\$ 5.00	\$ 6.00	\$ 6.00	\$ 6.00	\$ 6.00
Disabled Swimmer	\$ 5.75	\$ 5.00	\$ 6.00	\$ 6.00	\$ 6.00	\$ 6.00

10 Visit Water Exercise	MRP Current		Tukwila Current		ECAC Current (No taxes)	
	Non- Res. Rate	Res. Rate	Non- Res. Rate	Res. Rate	Non- Res. Rate	Res. Rate
Adult	\$ 51.00	\$ 42.50	\$ 70.00	\$ 67.00	\$ 63.00	\$ 63.00
Senior/Youth	\$ 51.00	\$ 42.50	\$ 54.00	\$ 51.50	\$ 54.00	\$ 54.00
Disabled Swimmer	\$ 51.00	\$ 42.50	\$ 54.00	\$ 51.50	\$ 54.00	\$ 54.00

10 Visit Lap Swim	MRP Current		Tukwila Current		ECAC Current (No taxes)	
	Non- Res. Rate	Res. Rate	Non- Res. Rate	Res. Rate	Non- Res. Rate	Res. Rate
Adult	\$ 40.00	\$ 35.00	\$ 64.75	\$ 59.50	\$ 63.00	\$ 63.00
Senior/Youth	\$ 34.00	\$ 29.00	\$ 43.25	\$ 41.25	\$ 54.00	\$ 54.00
Disabled Swimmer	\$ 34.00	\$ 29.00	\$ 43.25	\$ 41.25	\$ 54.00	\$ 54.00

3 Month Membership	MRP Current		Tukwila Current		ECAC Current (No taxes)	
	Non- Res. Rate	Res. Rate	Non- Res. Rate	Res. Rate	Non- Res. Rate	Res. Rate
Adult	\$ 119.00	\$ 99.00	\$ 208.75	\$ 166.50	N/A	N/A
Senior/Youth	\$ 96.00	\$ 79.00	\$ 132.75	\$ 105.50	N/A	N/A
Disabled Swimmer	\$ 96.00	\$ 79.00	\$ 96.00	\$ 105.50	N/A	N/A
Family*	\$ 269.00	\$ 249.00	\$ 467.25	\$ 367.50	N/A	N/A
Add'l Member (per)	\$ 29.00	\$ 25.00	N/A	N/A	N/A	N/A

Annual Membership	MRP Current		Tukwila Current		ECAC Current (No taxes)	
	Non- Res. Rate	Res. Rate	Non- Res. Rate	Res. Rate	Non- Res. Rate	Res. Rate
Adult	\$ 399.00	\$ 359.00	\$ 399.00	\$ 613.00	N/A	N/A
Senior/Youth	\$ 249.00	\$ 209.00	\$ 249.00	\$ 374.50	N/A	N/A
Disabled Swimmer	\$ 249.00	\$ 209.00	\$ 249.00	\$ 374.50	N/A	N/A
Family*	\$ 649.00	\$ 599.00	\$ 1,869.00	\$ 1,470.00	N/A	N/A
Add'l Member (per)	\$ 59.00	\$ 50.00	N/A	N/A	N/A	N/A

2023 Rate Comparison

Water Exercise Annual	Non- Res. Rate	Res. Rate	Non- Res. Rate	Res. Rate	Non- Res. Rate	Res. Rate
Adult	\$ 359.00	\$ 299.00	N/A	N/A	N/A	N/A
Senior/Youth	\$ 359.00	\$ 299.00	N/A	N/A	N/A	N/A
Disabled Swimmer	\$ 359.00	\$ 299.00	N/A	N/A	N/A	N/A

Pool Rental	Non- Res. Rate	Res. Rate	Non- Res. Rate	Res. Rate	Non- Res. Rate	Res. Rate
1 to 25	\$ 134.00	\$ 109.00	\$ 145.00	\$ 125.00	\$ 144.00	\$ 144.00
25 to 60	\$ 174.00	\$ 139.00	\$ 145.00	\$ 125.00	\$ 183.00	\$ 183.00
61 to 90	\$ 209.00	\$ 169.00	\$ 145.00	\$ 125.00	\$ 238.00	\$ 238.00
Lobby	\$ 69.00	\$ 49.00	N/A	N/A	\$ 45.00	\$ 45.00
Lane Rental (lane/hour)	\$ 16.50	\$ 15.00	\$ 21.00	\$ 17.40	\$ 16.00	\$ 16.00

Swim Lessons	Non- Res. Rate	Res. Rate	Non- Res. Rate	Res. Rate	Non- Res. Rate	Res. Rate
Parent & Child	\$7.50	\$5.88	\$ 10.25	\$ 8.50	\$ 9.00	\$ 9.00
All Other Group Lessons	\$10.00	\$8.50	\$ 10.25	\$ 8.50	\$ 9.00	\$ 9.00
Private Lessons	\$ 40.00	\$ 30.00	N/A	N/A	\$30-\$67	\$30-\$67
Semi-Private (2/3 Lesson)	\$ 50.00	\$ 37.50	N/A	N/A	\$45-\$67	\$45-\$67

A review of rates will be done in Spring of each year from now on. Any changes will be announced.