

Des Moines Pool Metropolitan Park District

September 26, 2023 7:00 p.m. Regular "Hybrid" Meeting

Meetings are hybrid: being held remotely using Zoom and in-person at the Des Moines Pool MPD District Office (22015 Marine View Dr. So. – Main floor). If you wish to listen in, please do so at 1-253-205-0468; Meeting ID: 850 8090 2608; Passcode: 404662. 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 comment for those who cannot physically attend will be due by email to info@mtrainierpool.com by noon on the day of each meeting. Patrons that can attend in-person will be allotted three minutes during public comment (#5). 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
- 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, September 26th. 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, will be read at the following regular meeting

7:10 **6. CONSENT AGENDA**

- a. EXPENDITURE/REVENUE FOR AUGUST
- b. STAFF/CONTRACTOR/COMMITTEE REPORTS
 District General Manager Report
- c. ADOPTION OF MINUTES August 22, 2023
- d. CORRESPONDENCE

None (As of Thursday, September 21, 2023)

- e. BANK TRANSFERS (MRP REVENUE)
- f. VOUCHER APPROVAL

\$55,038.03 was processed in August for warrant requests.

g. KING COUNTY ELECTRONIC FUNDS TRANSFERS (EXPENSES) \$83,667.19 was processed in August for payroll.

7:15 7. EXECUTIVE SESSION(S)

a. HSD Lease

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 remotely. See the information above to join a meeting. If you have any questions, please contact Scott Deschenes, District General Manager, 206.429.3852.

8. OLD BUSINESS

- 7:20 a. Aquatic Feasibility Study Review and Retreat
- 7:30 b. Front Desk/Finance Specialist Update
- 7:35 c. Normandy Park Presentation

9. **NEW BUSINESS**

- 7:40 a. 2024 Staffing Recommendations (First Touch)
- 7:50 b. 2024 Rate Recommendations (First Touch)
- 8:00 c. Downspout "Emergency Repair"
- 8:05 d. Mixing Valves "Critical Repair"
- 8:10 e. Pool Plumbing Supports "Critical Repair"

10. GOOD OF THE ORDER

11. UPCOMING MEETINGS

- Study Session/Retreat, To Be Determined
- October 24, 2023, Regular Board Meeting, 7:00 p.m., Location DMPMPD Office (22015 Marine Drive So. #2B, Des Moines, WA)
- November 14, 2023, Regular Board Meeting, 7:00 p.m., Location DMPMPD Office (22015 Marine Drive So. #2B, Des Moines, WA)

For other future meetings, <u>click here</u> to visit our website's governance page.

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: September 26, 2023 | | | | | | |
|---|---|--|--|--|--|--|--|
| Under: Consent Agenda | Attachment: Yes | | | | | | |
| Subject: Consent Agenda | | | | | | | |
| Background/Summary: To improve process and better utilize time, the following items have been | n moved to the Consent Agenda: | | | | | | |
| Item 6a: Financial Summary Revenue and Expenses for August 2023 | | | | | | | |
| Item 6b: Staff/Committee Reports • District General Manager Weekly Reports | | | | | | | |
| Item 6c: Adoption of Minutes • August 22, 2023, Regular Board Meeting | | | | | | | |
| Item 6d: Correspondence 2023 Preliminary Levy Rate Information (Email + Attachments) | | | | | | | |
| Item 6e: Bank Transfers (MRP Revenue) – | | | | | | | |
| Item 6f: Voucher Approval - The following voucher/warrants totaling \$55 • \$2,539.26 was processed on August 1, 2023 • \$821.91 was processed on August 8, 2023 • \$15,870.94 was processed on August 15, 2023 • \$6,099.49 was processed on August 16, 2023 • \$10,116.67 was processed on August 24, 2023 • \$19,589.76 was processed on August 29, 2023 | \$821.91 was processed on August 8, 2023 \$15,870.94 was processed on August 15, 2023 \$6,099.49 was processed on August 16, 2023 \$10,116.67 was processed on August 24, 2023 | | | | | | |
| Item 6g: Funds Transfers (Payroll) - The following Electronic Transfers to processed for payment. • \$39,826.84 was approved for payroll on August 15, 2023 • \$43,840.35 was approved for payroll on August 30, 2023 | o King County totaling \$83,667.19 were | | | | | | |
| A total of \$138,705.22 was processed in August 2023 under the oversigh | nt of the Clerk of the Board. | | | | | | |
| Per RCW 42.24.180(3), "The legislative body shall provide for its review of the do approval of all checks or warrants issued in payment of claims at its next regularly 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 August 2023 totaling \$138,705.22. | | | | | | | |
| Reviewed by District Legal Counsel: Yes Nox_ Date: | | | | | | | |
| Two Touch Rule: N/A First Board Meeting (Ir | nformational) | | | | | | |
| N/A Second Board Meeting | g (Action) | | | | | | |
| Action Taken: Adopted Rejected Postponed | | | | | | | |
| Follow-up Needed: Yes No X Report | back date: | | | | | | |
| Notes: Attachments: Various | | | | | | | |



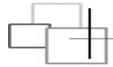
2023 REVENUES August

| Account # | Reference | Aug 2023 | YTD Balance | 2023 Budget | Budget Balance |
|--------------------------|--|-------------|--------------|----------------|----------------|
| | General Fund Taxes | | | | |
| 001-000000-311-11-00-00 | Property Taxes | \$9,707.85 | \$684,577.56 | \$1,295,380.00 | \$610,802.44 |
| 001-000-000-311-11-00-01 | Timber Harvest Tax | \$0.00 | \$0.16 | \$0.00 | -\$0.16 |
| 001-000-000-317-20-00-00 | Leasehold Excise Tax | \$1,657.15 | \$4,581.43 | \$0.00 | -\$4,581.43 |
| | Total General Fund | \$11,365.00 | \$689,159.15 | \$1,295,380.00 | \$606,220.85 |
| | Charges for Goods and Services | | | | |
| 001-000-000-347-60-00-00 | Normandy Pk - Pool Use Fee (annual)* | \$0.00 | | \$25,000.00 | \$0.00 |
| | Total Charges for Goods and Services | \$0.00 | \$0.00 | \$25,000.00 | \$0.00 |
| | Miscellaneous Revenues | | | | |
| 001-000-000-361-11-00-00 | Investment Interest | \$4,976.68 | \$30,705.46 | \$15,000.00 | -\$15,705.46 |
| 001-000-000-367-00-00-01 | Contributions/Donations (to Scholarships) | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 001-000-000-369-81-00-00 | Cash Over/Shorts (Refunds) | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 001-000-000-369-81-00-02 | Misc Revenue | \$0.00 | \$500.00 | \$0.00 | \$0.00 |
| 001-000-000-369-81-00-03 | MRP Cash Deposits** | \$1,728.55 | \$12,697.16 | \$20,000.00 | \$7,302.84 |
| 001-000-000-369-81-00-04 | MRP Credit Card Deposits and Refunds** | \$9,888.25 | \$63,631.70 | \$175,000.00 | \$111,368.30 |
| 001-000-000-369-81-00-05 | Reimbursements (Fitness Specialists)*** | \$234.00 | \$2,349.20 | \$5,000.00 | \$2,650.20 |
| | Total Miscellaneous Revenue | \$16,827.48 | \$109,883.52 | \$215,000.00 | \$108,266.68 |
| | Capital Projects/Reserve | | | | |
| 301-000-000-397-00-00 | Transfer from General Fund - Capital | \$0.00 | \$0.00 | \$75,000.00 | \$75,000.00 |
| 001-000-000-397-00-00 | Transfer from Capital Projects Fund | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | Total Capital Projects/Reserve | | \$0.00 | \$75,000.00 | \$75,000.00 |
| | Grand Total Revenue | \$28,192.48 | \$799,042.67 | \$1,610,380.00 | \$811,337.33 |

^{*}Annual Normandy Park Billing delivered on September 12.

**Lump MRP Billing together as \$215,000 including Cash Deposits, Credit Cards and Insurance Billing. Now Broken Out.

***Unpaid amounts will increase insurance reimbursements.



2023 EXPENDITURES - August 2023

Beginning Monthly Balance = \$1,767,671.81 Ending Monthly Balance = \$1,656,199.40

| Category/ Acct # | Reference | Aug 2023 | YTD Expense | 2023 Budget | Budget Balance | % of Budget |
|---|--|---------------------|------------------------|--------------------------|--------------------------|------------------|
| Salaries & Wages | | | | | | |
| 001-000-000-576-20-10-00 | Commissioners - Subsidies | \$1,029.70 | \$8,099.56 | \$24,000.00 | \$15,900.44 | 33.75% |
| 001-000-000-576-20-10-01 | District Manager - Wage | \$6,232.65 | \$49,953.02 | \$105,000.00 | \$55,046.98 | 47.57% |
| 001-000-000-576-20-10-02 | District Clerk -Wage | \$0.00 | \$27,456.88 | \$37,377.60 | \$9,920.72 | 73.46% |
| 001-000-000-576-21-10-01 | Aquatics Mgr -Wage | \$5,610.09 | \$44,013.05 | \$91,582.40 | \$47,569.35 | 48.06% |
| 001-000-000-576-21-25-02 | Aquatic Coordinators (2) | \$4,677.01 | \$37,283.11 | \$74,755.20 | \$37,472.09 | 49.87% |
| 001-000-000-576-21-30-03 | Lead Lifeguard | \$0.00 | \$0.00 | \$51,251.20 | \$51,251.20 | 0.00% |
| 001-000-000-576-21-30-04 | PPT Lifeguards | \$3,224.07 | \$22,994.32 | \$100,713.60 | \$77,719.28 | 22.83% |
| 001-000-000-576-21-30-02 | Instructors | \$19,644.03 | \$61,347.88 | \$90,000.00 | \$28,652.12 | 68.16% |
| 001-000-000-576-21-32-02 | Head Lifeguards | \$12,316.26 | \$63,587.61 | \$35,000.00 | (\$28,587.61) | 181.68% |
| 001-000-000-576-21-30-01 | TPT Lifeguards (Various) | \$10,396.07 | \$75,753.35 | \$195,000.00 | \$119,246.65 | 38.85% |
| 001-000-000-576-21-30-05 | Water Exercise Instructor | \$0.00 | \$1,121.12 | \$12,500.00 | \$11,378.88 | 8.97% |
| | Total Salaries & Wages | \$63,129.88 | \$391,609.90 | \$817,180.00 | \$425,570.10 | 47.9% |
| Taxes & Misc | | | | | | |
| 001-000-000-576-21-21-19 | Payroll Taxes | \$20,213.58 | \$117,401.67 | \$200,000.00 | \$82,598.33 | 58.70% |
| 001-000-000-576-21-33-04 | Overtime (OT) | \$0.00 | \$2,438.51 | \$5,000.00 | \$2,561.49 | 48.77% |
| 001-000-000-576-21-33-05 | Family Medical Leave (FMLA) | \$0.00 | \$0.00 | \$500.00 | \$500.00 | 0.00% |
| 001-000-000-576-21-33-00 | Sick Pay | \$0.00 | \$1,111.36 | \$3,500.00 | \$2,388.64 | 31.75% |
| | Total Taxes & Misc | \$20,213.58 | \$120,951.54 | \$209,000.00 | \$88,048.46 | 57.9% |
| Personal Benefits | | | | | | |
| 001-000-000-576-21-22-30 | Personal Benefits (AWC/DRS) | \$10,648.95 | \$28,303.98 | \$76,000.00 | \$47,696.02 | 37.24% |
| 001-000-000-576-20-22-40 | Fringe Benefits (Car, Mileage) | \$135.00 | \$1,020.00 | \$2,000.00 | \$980.00 | 51.00% |
| 001-000-000-576-21-25-05 | Incentive Pay | \$0.00 | \$0.00 | \$7,500.00 | \$7,500.00 | 0.00% |
| | Total Personal Benefits | \$10,783.95 | \$29,323.98 | \$85,500.00 | \$56,176.02 | 34.29% |
| Office Supplies | | | | | | |
| 001-000-000-576-21-35-03 | Office Supplies (Amazon/staples) | \$198.43 | \$410.41 | \$2,000.00 | \$1,589.59 | 20.52% |
| 001-000-000-576-20-35-00 | Office Equipment (non-capitalized-SAA) | \$0.00 | \$0.00 | \$2,500.00 | \$2,500.00 | 0.00% |
| 001-000-000-576-20-35-01 | Computer Equipment (Non-capitalized) | \$443.05 | \$5,926.58 | \$6,000.00 | \$73.42 | 98.78% |
| | Total Office Supplies | \$641.48 | \$6,336.99 | \$10,500.00 | \$4,163.01 | 60.35% |
| Maintenance & Repair S | | | | 40 500 00 | #0.004.00 | |
| 001-000-000-576-21-31-00 | Maintenance Supplies and Small Tools | \$265.40 | \$805.38 | \$3,500.00 | \$2,694.62 | 23.01% |
| 001-000-000-576-21-35-02 | Janitorial Supplies & Services | \$399.45 | \$2,604.02 | \$7,700.00 | \$5,095.98 | 33.82% |
| | Total Maintenance & Repair Supplies | \$664.85 | \$3,409.40 | \$11,200.00 | \$7,790.60 | 30.44% |
| Pool Supplies | | | | | | |
| 001-000-000-576-21-40-00 | Employee Recognition | \$75.00 | \$567.64 | \$2,000.00 | \$1,432.36 | 28.38% |
| 01-000-000-576-21-35-15 | Special Pool Events | \$312.68 | \$312.68 | \$5,000.00 | \$4,687.32 | 6.25% |
| 001-000-000-576-21-42-06 | Uniforms &Clothing | \$0.00 | \$0.00 | \$5,000.00 | \$5,000.00 | 0.00% |
| 001-000-000-576-21-43-06 | First Aid Supplies | \$0.00 | \$49.19 | \$2,500.00 | \$2,450.81 | 1.97% |
| 01-000-000-576-21-49-01 | Lifeguard Supplies & Equip Total Pool Supplies | \$110.08 | \$6,072.25 | \$5,000.00 | (\$1,072.25) | 121.45% |
| | Total Fool Supplies | \$497.76 | \$7,001.76 | \$19,500.00 | \$12,498.24 | 35.91% |
| Pool Equipment 01-000-000-576-21-35-14 | Misc Pool Equipment (ER&R) | 00.00 | ¢774 60 | \$6,000.00 | \$5,225.40 | 12.010 |
| 70 1-000-000-07 0-Z 1-30-14 | Total Pool Equipment | \$0.00 | \$774.60 | | | 12.91% |
| | rotar roor Equipment | \$0.00 | \$774.60 | \$6,000.00 | \$5,225.40 | 12.91% |
| Professional Svcs - Cler | | | | | | |
| 001-000-000-576-20-41-01 | Consulting Contracts | \$0.00 | \$2,263.20 | \$5,000.00 | \$2,736.80 | 45.26% |
| 001-000-000-576-20-41-04 | Legal Services Contract (Snure) | \$426.25 | \$9,716.82 | \$14,000.00 | \$4,283.18 | 69.41% |
| 001-000-000-576-20-41-05 | Financial Management Software (VisionMS) | \$0.00 | \$0.00 | \$3,000.00 | \$3,000.00 | 0.00% |
| 01-000-000-576-20-41-08 | IT Admin/Computer Services (CMIT) | \$5,154.00 | \$19,171.81 | \$25,000.00 | \$5,828.19 | 76.69% |
| 01-000-000-576-20-41-14 | IT Server Hosting | \$0.00 | \$227.35 | \$4,000.00 | \$3,772.65 | 5.68% |
| 01-000-000-576-20-49-10 | Printing/Copying (Canon) | \$138.59 | \$765.05 | \$460.00 | (\$305.05) | 166.329 |
| 01-000-000-576-21-49-10 | , | \$31.44 | \$427.73 | \$2,000.00 | \$1,572.27 | 21.39% |
| 01-000-000-576-21-42-03 | Recreation Mgmt Software (CivicRec) | \$4,954.50 | \$4,954.50 | \$6,000.00 | \$1,045.50 \$1,571.56 | 82.58% |
| 001-000-000-576-21-42-04 | Credit Card Transactions (Authorize.net) Payroll/HR Fees (Heartland) | \$77.30 \$768.74 | \$428.44 \$4,830.40 | \$2,000.00 \$6,000.00 | \$1,571.56 \$1,169.60 | 21.42% 80.51% |
| 001-000-000-576-21-42-05 | | | | | | |

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|--|--|------------------------------|-----------------------------|---------------------------|--------------------------|------------------------|
| Category/ Acct # | Reference | Aug 2023 | YTD Expense | 2023 Budget | Budget Balance | % of Budget |
| 001-000-000-576-21-42-09 | Timekeeping | \$264.24 | \$2,214.70 | \$2,500.00 | \$285.30 | 88.59% |
| 001-000-000-576-20-41-15 | Website RFQ Total Prof Services-Front Offc | \$0.00 \$11.815.06 | \$0.00 | \$15,000.00 | \$15,000.00 | 0.00% |
| | Total Prof Services-Front Offic | \$11,815.06 | \$45,000.00 | \$84,960.00 | \$39,960.00 | 52.97% |
| Professional Svcs - Maint | tenance | | | | | |
| 001-000-000-576-20-41-09 | District Janitorial Services | \$0.00 | \$720.00 | \$0.00 | (\$720.00) | 0.00% |
| 001-000-000-576-20-41-03 | Financial Services (Bookkeeping) | \$0.00 | \$0.00 | \$10,000.00 | \$10,000.00 | 0.00% |
| 001-000-000-576-21-31-01 | Custodial Qtly Deep Clean (See COVID) | \$0.00 | \$0.00 | \$6,000.00 | \$6,000.00 | 0.00% |
| 001-000-000-576-21-31-02 | CO2 Services (Central Welding) | \$295.91 | \$2,517.94 | \$5,000.00 | \$2,482.06 | 50.36% |
| 001-000-000-576-21-41-20 001-000-000-576-21-48-02 | Gutter and Roof Management Rekey Services (Bill's Locksmith) | \$0.00 | \$0.00 \$615.91 | \$4,000.00 \$3,000.00 | \$4,000.00 \$2,384.09 | 0.00% 20.53% |
| 001-000-000-576-21-41-30 | Landscaping Services (NW Landscape) | \$0.00 \$604.34 | \$5,439.06 | \$8,000.00 | \$2,560.94 | 20.53% 67.99% |
| 001-000-000-576-21-42-08 | Water/Coffee (Mountain Mist) | \$128.83 | \$1,019.91 | \$1,750.00 | \$730.09 | 58.28% |
| 001-000-000-576-21-48-10 | Maintenance Contract (MacD-Miller) | \$0.00 | \$14,528.22 | \$27,500.00 | \$12,971.78 | 52.83% |
| 001-000-000-576-21-48-11 | Water Quality Main Contract (Aq Spec) | \$485.44 | \$8,911.38 | \$16,000.00 | \$7,088.62 | 55.70% |
| | Total Prof Services-Maintenance | \$1,514.52 | \$33,752.42 | \$81,250.00 | \$47,497.58 | 12.58% |
| Repairs & Maintenance | | | | | | |
| 001-000-000-576-21-48-00 | Maintenance Services (non-contracted) | \$6,484.49 | \$35,953.21 | \$75,000.00 | \$39.046.79 | 47.94% |
| 001-000-000-576-21-48-01 | Office/IT Equipment Repairs | \$0.00 | \$0.00 | \$2,500.00 | \$2,500.00 | 0.00% |
| | Total Repairs & Maintenance | \$6,484.49 | \$35,953.21 | \$77,500.00 | \$41,546.79 | 46.39% |
| | | | | | | |
| Communications | | | | | | |
| 001-000-000-576-20-41-02 | Web Design & Maintenance | \$712.53 | \$3,320.78 | \$3,000.00 | (\$320.78) | 110.69% |
| 001-000-000-576-20-42-10 | Desktop Licenses (MS & Misc) | \$320.40 | \$2,214.69 | \$4,800.00 | \$2,585.31 | 46.14% |
| 001-000-000-576-21-42-07 | Postage and Mailing | \$70.35 | \$380.13 | \$750.00 | \$369.87 \$401.18 | 50.68% |
| 001-000-000-576-20-42-20 | Telephone/Internet (Comcast) Elevate Phone System | \$157.91 | \$3,098.82 \$913.20 | \$3,500.00 \$5,000.00 | \$4,086.80 | 88.54% 18.26% |
| 001-000-000-576-21-42-14 001-000-000-576-21-42-30 | Work Email Accounts (Google Suite) | \$228.49 \$48.24 | \$913.20 \$279.44 | \$800.00 | \$520.56 | 34.93% |
| 001-000-000-576-21-41-14 | Remote Meeting Software (GoToMtg,Zoom) | \$26.78 | \$794.56 | \$1,000.00 | \$205.44 | 79.46% |
| 001-000-000-576-20-42-04 | Email Notification System (CampaignMonitor) | \$59.00 | \$354.00 | \$1,000.00 | \$646.00 | 35.40% |
| | Total Communications | \$1,623.70 | \$11,355.62 | \$19,850.00 | \$8,494.38 | 57.21% |
| Training & Travel | | | | | | |
| 001-000-000-576-21-43-10 | Travel for Business (Mileage, Tolls) | \$0.00 | \$359.76 | \$3,000.00 | \$2,640.24 | 11.99% |
| 001-000-000-576-21-43-10 | Misc Travel Expenses (Lodging, Per Diem) | \$0.00 | \$0.00 | \$3,000.00 | \$3,000.00 | 0.00% |
| 001-000-000-576-21-43-02 | Training (LGI/WSI Certs) | \$399.35 | \$2,250.99 | \$3,000.00 | \$749.01 | 75.03% |
| 001-000-000-576-21-43-03 | Certifications (non WSI) | \$0.00 | \$0.00 | \$3,500.00 | \$3,500.00 | 0.00% |
| 001-000-000-576-21-43-04 | In Service Supplies (Internal Training) | \$0.00 | \$1,086.33 | \$2,500.00 | \$1,413.67 | 43.45% |
| 001-000-000-576-21-43-05 | Swim Lesson Licensing (Amer Red Cross) | \$0.00 | \$0.00 | \$2,500.00 | \$2,500.00 | 0.00% |
| 001-000-000-576-21-43-07 | Management Staff Training | \$150.00 | \$1,645.00 | \$5,000.00 | \$3,355.00 | 32.90% |
| | Total Training & Travel | \$549.35 | \$5,342.08 | \$22,500.00 | \$17,157.92 | 23.74% |
| Advertising | | | | | | |
| 001-000-000-576-20-41-07 | District Advertising | \$223.07 | \$14,129.46 | \$10,000.00 | (\$4,129.46) | 141.29% |
| 001-000-000-576-20-42-05 | Bulk Mailing - District Postcard | \$0.00 | \$0.00 | \$4,500.00 | \$4,500.00 | 0.00% |
| 001-000-000-576-20-49-09 | Bulk Printing - District Postcard | \$0.00 | \$0.00 | \$2,500.00 | \$2,500.00 | 0.00% |
| 001-000-000-576-20-41-40 | Ad Design | \$37.99 | \$151.96 | \$500.00 | \$348.04 | 30.39% |
| | Total Advertising | \$261.06 | \$14,281.42 | \$17,500.00 | \$3,218.58 | 81.61% |
| Rentals & Leases | | | | | | |
| 001-000-000-576-20-45-00 | District Office Rental (Zen) | \$1,434.50 | \$6,457.00 | \$0.00 | (\$6,457.00) | N/A |
| 001-000-000-576-20-45-01 | Storage Rental (AAAA) | \$290.00 | \$1,970.00 | \$5,000.00 | \$3,030.00 | 39.40% |
| 001-000-000-576-20-45-02 | Miscellaneous Rentals | \$0.00 | \$0.00 | \$5,000.00 | \$5,000.00 | 0.00% |
| 001-000-000-576-20-45-05 | Meeting Room Rental Total Rentals & Leases | \$0.00 | \$0.45 \$8,427.45 | \$1,000.00 \$44,000.00 | \$999.55 | 0.05% 76.61% |
| | Total Rentals & Leases | \$1,724.50 | \$6,42 <i>1</i> .45 | \$11,000.00 | \$2,572.55 | 76.61% |
| Utilities | | | | | | |
| 001-000-000-576-21-47-00 | Electricity (PSE) | \$7,554.44 | \$109,664.22 | \$180,000.00 | \$70,335.78 | 60.92% |
| 001-000-000-576-21-47-02 | Water (Highline) | \$1,285.58 | \$5,096.64 | \$9,900.00 | \$4,803.36 | 51.48% |
| 001-000-000-576-21-47-03 | Garbage/Recycling (Recology) | \$0.00 | \$3,652.08 | \$6,000.00 | \$2,347.92 | 60.87% |
| 001-000-000-576-21-47-04 | Sewer (Midway) | \$0.00 | \$1,957.62 \$420.370.56 | \$5,000.00 | \$3,042.38 | 39.15% |
| Inavirona | Total Utilities | \$8,840.02 | \$120,370.56 | \$200,900.00 | \$80,529.44 | 59.92% |
| Insurance 001-000-000-576-20-46-00 | Insurance - WCIA, AWC | \$0.00 | \$38,234.00 | \$31,000.00 | (\$7,234.00) | 123.34% |
| 001-000-000-370-20-40-00 | Total Insurance | \$0.00 \$0.00 | \$38,234.00 | \$31,000.00 | (\$7,234.00) | 123.34% |
| | | 40.00 | | ŢŪ.,000.00 | (+.,=0-1.00) | |
| Miscellaneous | Scholarshine | 60.00 | **** | ¢15,000,00 | ¢1/1 6/15 6/1 | 0.500/ |
| 001-000-000-576-21-40-20 | Scholarships AMG Liabilities | \$0.00 | \$384.36 | \$15,000.00 \$250.00 | \$14,615.64 \$250.00 | 2.56% |
| 001-000-000-576-20-41-12 001-000-000-576-20-49-07 | Misc. Services/Discrepancies | \$0.00 \$83.94 | \$0.00 \$5,354.63 | \$2,000.00 | (\$3,354.63) | 0.00% 267.73% |
| 001-000-000-576-20-49-07 | Printing & Copying (Outside Vendors) | \$0.00 | \$5,354.63 \$0.00 | \$2,000.00 | \$2,000.00 | 0.00% |
| 001-000-000-576- <u>x20-49-</u> 60 | Dues/Membershp/Subscriptions | \$0.00 | \$1,028.04 | \$6,000.00 | \$4,971.96 | 2 17.13% |
| 2020 Experiultures | | ֥ | , ,== | . , | . , | 2 |

| Category/ Acct # | Reference | Aug 2023 | YTD Expense | 2023 Budget | Budget Balance | % of Budget |
|---------------------------|--|--------------|--------------|----------------|----------------|-------------|
| 001-000-000-334-05-10-01 | SEEK Grant | \$352.00 | \$20,945.05 | \$80,000.00 | \$59,054.95 | 26.18% |
| 001-000-000-576-20-51-50 | Background checks | \$290.00 | \$973.00 | \$2,500.00 | \$1,527.00 | 38.92% |
| | Total Miscellaneous | \$725.94 | \$28,685.08 | \$107,750.00 | \$79,064.92 | 26.62% |
| Intergovernmental Service | ces | | | | | |
| 001-000-000-576-20-51-02 | Inspections (Fire Ext) | \$617.66 | \$767.16 | \$1,000.00 | \$232.84 | 76.72% |
| 001-000-000-576-20-41-11 | SAO Audit | \$0.00 | \$0.00 | \$5,500.00 | \$5,500.00 | 0.00% |
| 001-000-000-576-20-51-03 | B&O Tax/Agency (DOR) | \$0.00 | \$5,393.44 | \$7,500.00 | \$2,106.56 | 71.91% |
| 001-000-000-576-20-51-10 | Services Contract (City of Des Moines) | \$7,840.00 | \$7,840.00 | \$5,000.00 | (\$2,840.00) | 156.80% |
| 001-000-000-576-21-49-20 | Permits and Fees (KCHD, CoDM, Cash Mgmt) | \$0.00 | \$929.80 | \$2,000.00 | \$1,070.20 | 46.49% |
| 001-000-000-576-20-51-00 | Election Costs | \$759.60 | \$759.60 | \$0.00 | (\$759.60) | 0.00% |
| | Total Intergov Services | \$9,217.26 | \$14,930.40 | \$21,000.00 | \$6,069.60 | 71.10% |
| Capital * | | | | | | |
| 001-000-000-594-76-41-01 | Capital - Permits, Fees, Inspections | \$0.00 | \$0.00 | \$1,500.00 | \$1,500.00 | 0.00% |
| 001-000-000-594-76-41-02 | Capital - Advertising/Public Notices | \$0.00 | \$0.00 | \$500.00 | \$500.00 | 0.00% |
| 001-000-000-594-76-41-03 | Capital - Architects/Engineers | \$0.00 | \$66,186.44 | \$137,500.00 | \$71,313.56 | 48.14% |
| 001-000-000-594-76-41-06 | Gate Installation | \$0.00 | \$0.00 | \$20,000.00 | \$20,000.00 | 0.00% |
| 301-000-000-397-00-00 | Transfer From General Fund to Capital | \$0.00 | \$0.00 | \$75,000.00 | \$75,000.00 | 0.00% |
| | Total Capitals | \$0.00 | \$66,186.44 | \$234,500.00 | \$168,313.56 | 28.22% |
| | TOTAL ADMINISTRATION | \$26,259.53 | \$211,294.19 | \$333,587.60 | \$122,293.41 | 63.34% |
| | TOTAL OPERATIONS | \$112,427.87 | \$704,446.22 | \$1,405,502.40 | \$722,001.23 | 50.12% |
| | TOTAL CAPITAL | \$0.00 | \$66,186.44 | \$234,500.00 | \$168,313.56 | 28.22% |
| GRAND TOTALS | | \$138,687.40 | \$981,926.85 | \$1,973,590.00 | \$1,012,608.20 | 49.75% |

Target - 66.67%

2020 Expenditures 3

DES MOINES POOL METROPOLITAN PARK DISTRICT

Date: Thursday, September 21, 2023 To: District Board Commissioners

From: Scott Deschenes, District General Manager

Subject: Weekly Reports - Weeks Ending August 25-September 15, 2023

WEEK ENDING AUGUST 25:

BOARD MEETING WRAPUP

- Minutes I sent out minutes for August 22 on Thursday. Please have all edits back to me by Tuesday, September 12 (or hopefully sooner).
- <u>Signatures</u> I sent out minutes for July 25. At the time of sending this, I have all but one member. I will post this preliminarily on Monday, to have them posted for inspection.
- <u>Lease Response Letter</u> Brian sent me language for the letter, and I will mail it out on Friday.
- NP Notes At the time of preparing this email, I still have not received any notes from the NP study session.

SCHEDULE UPDATE

We sent a schedule update out on Thursday, August 24. Below is a link to the email notification.

https://createsend.com/t/d-76C8D1562B4ECDED2540EF23F30FEDED

FALL SWIM LESSON UPDATE

We will be sending out the Fall Swim Lesson Update information on Tuesday, August 29. We are working to update the swim lesson page including consolidating information. We are working to ensure people understand that online is only for current students. We do have people that show up without reading the emails or website. We are working to lessen this, as it can affect the process and staff capacity.

Emmitt has worked to place tags on all levels to improve the process. If you have questions about your child's level, please contact him for more information.

CLOSURE

I sent the following email to PSE on making sure they communicate any future planned outages directly to us. The good news is that this is the first time in seven years this has happened.

To Whom It May Concern:

On Tuesday, August 22, Puget Sound Energy had what we later learned was a "planned power outage" for areas around the Mount Rainier High School campus, which includes our facility. We did not learn this was a planned outage until our project manager contacted your company that afternoon.

At 9:15am that morning, the power went out in our facility without any warning. This is a dangerous situation for any pool, especially our facility that was built in 1975 and does not have a backup generator or many exterior windows. We do have emergency protocols as part of our Emergency Action Plan that our staff instituted.

Luckily our swim lessons ended the week before where we could have had around 30 youth, ages 4 to 14 in the pool. This could have been a dangerous situation that could easily have been avoided with a simple call or email.

For any future planned outages, please contact us directly. I was told that your agents called the high school, but no one informed our organization. Below is our contact information and it is also the billing information for the Mount Rainier Pool.

Mount Rainier Pool

Phone number: 206.824.4722

Staff numbers:

Quentin Knox, Aquatics Manager: 206.274.5559

Scott Deschenes, District GM: 206.429.3852

Email: info@mtrainierpool.com

We do appreciate your business, but hope to not have a situation like this again,

COMPLAINT

We received a complaint from a patron that was water walking on Wednesday, August 24. Staff reported that the patron was upset that a man was shooting baskets during water walking (there were two people water walking and one shooting baskets in the shallow end). They requested a refund. We are working to better define what activities are available during water walking, and how we can communicate with it. Quentin is looking into the situation, and will discuss it with the patron.

DIVING BOARD REPAIRS

Jared reported that WMS Aquatics came out to repair the diving board. They completed the first half of the repair, but we are still awaiting the fulcrum to complete the repair.

ENTRY CRACKS

Jared is working with staff to fill some of the larger cracks in the entry area. This should help make the entry safer, but we still have some trees that are pushing the concrete up with their roots.

CLEANOUT CAPS (DOWNSPOUTS) DAMAGE

The cleanout caps for the downspouts have been damaged by the HSD lawn mowing crew. They are flush with the ground, and the crew may not have been aware. We are working with the project manager to have MacMiller come out and reconfigure them to be higher off the ground, so the mowing crew will see them and mow around them. I should have a quote in the next couple of weeks.

FRONT DOOR REPLACEMENT PARTS

The Project Manager is also helping us have the front door repaired. The front right door is non-operational until the repairs are completed, but luckily the ADA door is still operational. We do not have a timeline for this repair, but we are hoping by the end of September.

OLD PULL-UP BAR

There are two sets of pull-up bars. The one over the white board, and the one where the pool covers once were. Jared took the

CREDIT CARD READERS

I am working to hopefully have the updated credit card readers by next week or the week after.

DC COMPUTER

The main computer we use to login to the server and keep all financial information is the District Clerk computer. It recently has dramatically slowed and needs to be replaced. CMIT is sending a quote to replace the computer, as it is too old to update the memory. This will take us over budget for computer replacement but needs to be accomplished. The new computer will be around \$1,800.

LEVY CERTIFICATION CORRECTION

If you hear of anyone receiving a levy certification correction from King County, please be aware that we were aware of this in November 2022 and factored updated it in our budget information. Below is the notice that was sent out to all taking districts.

I, John Wilson, King County Assessor, pursuant to the duty imposed upon me by RCW 84.48.130, certify that the assessed valuation of all the taxable property situated within the boundaries of the DesMoines Pool Metro Park for the assessment year 2022 and tax year 2023 is \$6,438,867,879 and is recorded as such in the King County Assessment Roll.

The above valuation is based upon the values established and certified in the 2022 assessment year and certified to the King County Board of Equalization on October 25, 2022, pursuant to RCW 84.40.320.

This valuation includes \$24,222,990 which is the value of new construction and improvements to property in 2022, plus any increase in the value of state-assessed property included in the certificate of values from the Washington State Department of Revenue received November 18, 2022.

The value herein certified to you has been adjusted to exclude \$58,739,199, which is exempt from taxation pursuant to RCW 84.36.381, and does not include all changes that may be ordered by the King County Board of Equalization, which is now in session and will remain so for an undetermined period of time.

FEATURED RESEARCH

Citizen advisory committees are used by local governments to receive recommendations on items from planning to police to parks. Below is a link to an article recommending approaches to ensure better DEI.

https://icma.org/articles/pm-magazine/achieving-diversity-citizen-advisory-committees

RESEARCH

- Ballot measure highlights from August 2023 primary election (MRSC Insight Blog)
 https://mrsc.org/stay-informed/mrsc-insight/august-2023/aug-2023-ballot-measure-election-highlights
- Community park, aquatic center planned for former landfill site (DJC)
 https://www.djc.com/news/ae/12158593.html
- New Mexico Pool Project Delays (NRPA SmartBrief) https://www.kob.com/new-mexico/north-domingo-baca-aquatic-center-when-could-we-see-progress/
- Denver neighborhood fighting removal of trees at park (NRPA SmartBrief)
 https://www.westword.com/news/trees-removed-from-denvers-congress-park-to-make-way-for-sidewalks-17523861
- The potential for mixed-use health districts (MRSC/CNU Public Squate)
 - https://www.cnu.org/publicsquare/2023/08/11/potential-mixed-use-health-districts

WEEK ENDING SEPTEMBER 1:

SWIM LESSON UPDATE

With all of the changes for the Fall Swim Lessons, we decided to put the changes out in two emails.

- <u>First Email</u>: With the holiday weekend coming up and needing more lead time for the website changes, we sent a sneak peak out of the swim lesson information. Here is the link... https://createsend.com/t/d-D655AD1F6B97BA142540EF23F30FEDED
- <u>Second Email</u>: Here is a link to our second email blast.
 https://createsend.com/t/d-F5D4FC275AC08C532540EF23F30FEDED

Website Update: We updated the website to not only add Fall information, but try condense the
information accordion style. We added information on online registration, no show process and
a new levels pdf to reduce the length of the page. Click link below for more information.
https://mtrainierpool.com/swimlessons/

SCHEDULE UPDATE

The Fall Schedule takes effect on Tuesday, September 5. We have updated the banner, which pushes people to the schedule page. I had 575 show me how to do the Divi process for the banner ad, and I am going to start performing that internally to save money. I want to focus all updates on major changes, as smaller updates may reduce their effectiveness.

RENTAL PAGE UPDATE

We met on Wednesday, and will be updating the website's rental page along other information for Saturday events. Once finalized, we will put out an email. To best serve patrons, we have limited each party swim to 50 minutes, which allows us to offer two swims per Saturday, and have ample time to transition between swims. Staff is contacting people from our waiting list, and once completed, we will post the dates. The dates offered this fall are 2-2:50pm and 3-3:50pm on:

- September 16, 23 & 30
- October 10 & 28*
- November 11**
- December 9**
- *October 28 is 3:15-4:15pm only to accommodate for Halloween Swim from 1-3pm.

Emmitt is calling and booking people off of the rental interest list, and we should have an update coming out next week to the rental page.

OTHER FALL OPEN SWIMS

- First Saturday \$1 Open Swims 9/2, 10/7. 11/4 & 12/2
- Wibit Swims 10/21, 11/18 (No 12/16 holiday break)

PTSA SWIMS

We are working on setting up a meeting with PTSA leadership for Des Moines and Normandy Park elementary schools. We want to go over our idea for the water safety outreach and other logistics. We are busy with Fall changeover, lessons, hiring a front desk staff member, so we will probably schedule this in a couple of weeks. Our preliminary dates for the PTSA swims are: 10/21, 11/18, 1/20, 2/17 and dates not set for March and May. We are avoiding December (holiday) and April (April Pool's Day water safety event).

HOLIDAY HOURS

We also updated the holiday hours on the website's schedule page through the end of the year.

LEASE UPDATE

I mailed the lease by certified mail on Monday. Attached is a copy of the letter. Thanks to Brian for helping with it.

DISTRICT CLERK UPDATE

^{**}November 25 and 23 were not offered due to occurring on holiday weekends.

Quentin and I are going through the applications on Friday morning to setup some interviews. We hope to have the list paired down to 5-10 people.

CITY SURVEY

The city sent us a survey to complete. I offered to post it and include it at the bottom of one of our future email notifications. I added it to the bottom of the second swim lesson update. We also posted it for them at the pool in a couple of places. If you want to complete it, the link is in that email blast or on their website. I would like to also see if this might work in partnering with the City of Normandy Park too to help promote some of their larger programs. I think the more we can all work to communicate, the better it will be for all of us.

NORMANDY PARK STUDY SESSION

Below is video of the Normandy Park Study Session on August 22. The discussion starts at the 8:45 mark and goes about five minutes.

https://media.avcaptureall.cloud/meeting/e65496c7-9cc9-40f9-bfb5-2ea40ced054a

DOWNSPOUT CAP REPAIRS

The downspouts were damaged due to mowing. It was a design issue, as they are flush to the ground. Not repairing them could lead to backups and more expensive repairs in the future. MacMiller will complete the repair for around \$7.5k. I sent the quote through the finance committee before putting it through and it will be on the September 26 agenda.

DIVING BOARD

WMS is coming out in the next couple of weeks to finalize the diving board repair and have notified Jared that it will be at no additional cost.

SHOWER RECIRCULATION REPAIR

We finally got an estimate back for the men's shower recirculation repair and it comes out to around \$21k + taxes. We are trying to see if we can push it off until our closure for the pool piping in March or if it needs to be completed before. Quentin is talking to patrons about the necessity before we make a decision to send it forward to the board or not. Patrons can take warm showers, but it does take a little time to heat up.

AMERICAN RED CROSS UPDATE

The American Red Cross has pushed their major update in programming back from Fall 2023 to February 2024. We will share more when we have more information, as it will affect our staff' certifications and our training programs.

SATURDAY \$1 OPEN SWIM

Just a reminder that Saturday is our next \$1 open swim. https://www.facebook.com/events/235022086176919?ref=newsfeed

LABOR DAY REMINDER

We plan to be open on Monday, September 4th from 11am-6pm. We will have family and lap swim from 11am-1pm, a training rental for one of the airlines from 1-3pm and school swim and dive practices from 3-6pm. All full-time staff are off as part of state and federal holidays.

POWER OUTAGE RESPONSE FROM PSE

Below is the response I received from PSE this week. I redacted the name.

My name is XXXX XXXXXX and I am the Puget Sound Energy project manager for the pole relocation project taking place on 24th Ave S, in conjunction with the City of Des Moines' 24th Ave S Street Improvement project.

First off, I want to say that PSE is very grateful that the situation did not escalate into any more dangerous of a situation than it already was. There was a misunderstanding as to when the planned outage was to take place as well as the extent in which different properties would be affected. When we reached out to the school district to inform them of the outage we were told there were generator backups that would switch on to provide power when the outage began. Unfortunately, this information provided was only in reference to Pacific Middle School.

PSE takes safety very seriously and it is a core value for the company. When mistakes like this happen, it is not taken lightly by myself or anyone else on my team. I can assure you we will take this experience and learn from it moving forward to help avoid similar scenarios and also help to better identify other potentially dangerous scenarios.

Please let me know if you have any additional questions or concerns, or if you would like to discuss this further. I can be available to chat via phone if that is more desirable as well.

Thanks,

FEATURED RESEARCH

On Tuesday, while driving into work I listened to the following podcast. It is about what I believe is part of the future of recreation centers. It is a recreation center in Las Vegas that helps families better adapt to the changing technology in our society. Click link below to listen to the podcast. https://nrpaopenspace.libsyn.com/how-las-vegas-is-leading-the-way-in-technology-and-recreation-episode-141

RESEARCH

- Less is more: action minutes save time, serve the agency best (MRSC Insight Blog)
 - https://mrsc.org/stay-informed/mrsc-insight/august-2023/action-minutes
- Justifying closing a waterpark earlier than usual for major renovations (park and rec business)
 - https://www.parksandrecbusiness.com/articles/what-the-public-doesnt-see
- Renovation vs. new construction (park and rec business)
 - https://www.parksandrecbusiness.com/articles/renovation-vs-new-construction
- Remain relevant (park and rec business)
 - https://www.parksandrecbusiness.com/articles/renovation-vs-new-construction
- Woodstock reuses pool water in conservation effort (NRPA Insight Blog/WHSV)
 - https://www.whsv.com/2023/08/28/woodstock-reuses-community-pool-water-conservation-effort/

WEEK ENDING SEPTEMBER 8:

NEXT BOARD MEETING

Just a reminder that our next meeting will be on Tuesday, September 26. The packet will be mailed out on Thursday, September 21.

- <u>Edits</u>: Just a reminder that the following document edits are due. If you need me to resend anything, please let me know.
 - o <u>Board Minutes</u> Due September 12
 - o Aquatic Feasibility Study Edits Due September 19
- <u>Fall Programming</u>: We are pushing the fall programming presentation to the October 24 meeting. Staff needs to get the fall programming covered before dedicating time to this.

NORMANDY PARK

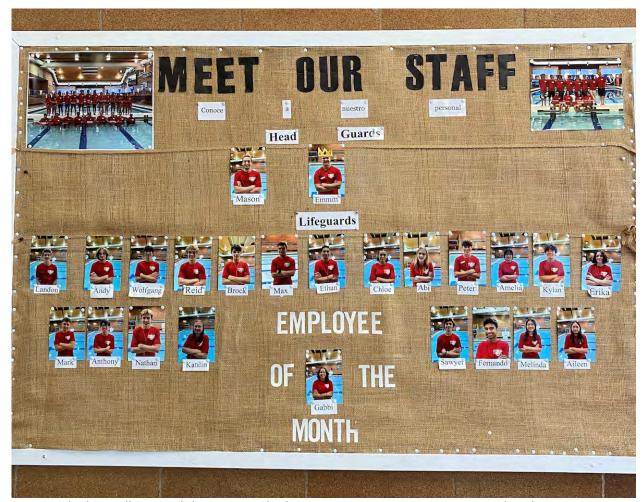
I have prepared 2023's billing and plan to attend the Normandy Park meeting on Tuesday, September 12 at 7pm. If you plan to attend, please. let me know.

SUMMER TO FALL TRANSITION

This fall we will have more staff than last fall or the fall before, but below is the summer staffing board compared to the fall. Most staff are going back to school or participating in school activities that make it difficult for them to work.

Summer 2023





Note- In the last Falls around this time, we had 6 in 2020, 8 in 2021, 14 in 2022 and we have 22 + 2 new staff we just onboarded last week.

Jared and Quentin will start covering lifeguarding during the day starting the week of September 18 with staff going back to college. If you need to stop by the pool to talk to them, please schedule a meeting with them.

SWIM LESSON REGISTRATION

Swim lesson registration starts tomorrow. We will see how online registration works for the first time for current students. We will update you next week after the process.

SCHOLARSHIP NIGHT

We had our Fall Scholarship Night. It was sent out on email blasts, posted on the website, and posted on social media including the Des Moines Community Group. We had two attend and two turn in forms (total of four), which is up from the summer. We do get people that complain they did not know, and many are repeat offenders who we tell to sign up for email notifications.

PTSA MEETING

We are working on scheduling a meeting later this month with PTSA representatives from the local elementary schools. Our goal is to find out how we can improve the process from the last two years, and

best incorporate the water safety elements. We also want to discuss how to better communicate programming for their representatives. We will let you know more in future reports.

SWIM MEET

We will be hosting our first swim meet of the school year on Tuesday, September 12. The meet will be from 3:30-5:30pm.

SWIM TEAM STANDINGS BOARD

We plan on meeting sometime next week to discuss the standings board for the pool. We are attempting to schedule the meeting and will have more information next week.

MAINTENANCE

- <u>DIVING BOARD REPAIR:</u> Jared worked with WMS Aquatics on diving board repairs. They came out and fixed both boards. The left board is fully operational, and the right board is just waiting for a part and it should be back to fully operational.
- BACKFLOW PREVENTION REPAIR: Our backflow prevention annual inspection was completed.
- <u>DOWNSPOUT REPAIR:</u> The finance committee approved the repairs for the downspouts. We should have them repaired soon.
- <u>CRITICAL REPAIR ITEMS FOR SEPTEMBER 26 BOARD MEETING:</u> We have two critical repairs that we have added to the September 26 board meeting agenda. The two repairs are mixing valves for repairing the men's showers, and the plumbing supports for the piping over the backflow valves. In total the proposed repairs are just under \$50k with taxes. Our goal is to get them approved to source parts in case there is an emergency shutdown.
- ROOF & GUTTER CLEANING: We have scheduled Sound Cleaning to come out on Thursday, November 9 to clean the roof and gutters, which can be damaged by the leaves.

HIRING

Staff onboarded two more staff members last week, and we just had our 100th online job interest card since late December 2021, and have received two more job interest cards since (102). We did however have a lot of school people that went back to school this last week.

DISTRICT CLERK INTERVIEWS

Quentin will be contacting our top applicants for interviews. We plan on interviewing next Wednesday and Thursday.

IT UPDATE

- <u>DISTRICT CLERK COMPUTER REPLACEMENT</u>: CMIT will be replacing the District Clerk's computer next Tuesday morning. The old one was purchased in 2015 and we could no longer add any additional RAM.
- <u>INTERNET DOWN</u>: The internet was down on Thursday. CMIT has been contacted to fix the system. The internet affects not only our computer system, but controls of our HVAC and phone systems. We hope to have it fixed later today.
- FRONT DESK PAYMENT SYSTEM: We are still trying to get Heartland to update the payment systems. Heartland has not completed the rebuild of the POS systems.

STEMPER ARCHITECTS

I met with Stemper Architects this week to go over the billing to make sure we were on the same page.

DES MOINES CITY CURRENTS

The Des Moines City Currents came out this week. Below is a link to the magazine. https://publications.colibrinw.com/DesMoinesCityCurrents/flipbook/?page=1

FEATURED RESEARCH

MRSC answers questions from municipal/special district representatives and their elected officials. Below is the question and response about a city donating water to a pool. Doubt this would happen for us, but it has some good information.

https://mrsc.org/research-tools/ask-mrsc-archives/finance#Can-the-town-donate-water-to-a-community-pool-that

RESEARCH

- Girls drowns at Portland Pool (KGW8) https://www.kgw.com/video/news/local/young-girl-dies-after-drowning-in-a-portland-public-pool-first-in-nearly-40-years/283-c598b153-738a-4d4a-9fec-32ccfb3a9026
- Cultural attributes that impact retention in high performing organizations (Training)
 https://trainingmag.com/cultural-attributes-that-impact-retention-in-high-performing-organizations/
- Enumclaw pool receives \$526,000 grant from King County (Courierherald)
 https://www.courierherald.com/news/enumclaw-pool-receives-526000-grant-from-king-county/
- 5 keys to accommodating disabled patrons (Aquatics Int'l Page 9) https://lsc-pagepro.mydigitalpublication.com/publication/frame.php?i=793579&p=&pn=&ver=html5
- Designing a more inclusive aquatic facility (PRB) https://www.parksandrecbusiness.com/articles/design-a-more-inclusive-aquatic-facility
- Natatorium design for beginners (PRB)
 - https://www.parksandrecbusiness.com/articles/6i5t3uubxyecepy3mwmwr8om5evewb

WEEK ENDING SEPTEMBER 15:

BOARD MEETING

Just a reminder that our next board meeting is on Tuesday, September 26. Packets are scheduled to go out on Thursday, September 21.

AQUATIC FEASIBILITY STUDY QUESTIONS AND EDITS

Just a reminder that all edits and questions are due by Tuesday, September 19. We will review and compile this information for discussion at the September 26 regular board meeting. I also have requested available dates for the retreat from Stemper Architecture. If you need me to resend the report, or have any questions give me a call. I am also getting notes and having a meeting from the city's project manager, and I am meeting with Stemper on September 20 to get their schedule and go over questions/edits submitted by the board.

SWIM LESSON UPDATE

- Online registration: The online registration on Friday went great, but the lessons filled up quickly. We did overfill a couple of classes, but by only one participant. We still do not have a good path to have online registration for new students with our current software.
- <u>Waitlists</u>: We had more people than this summer on the waiting list. This is due to having limited instructor availability. We should have more instructors to cover the interest in the winter.

- Extra classes: We are being conservative, but staff was only able to add an instructor to the Level 5/6 class, and one class for Level 3. Any additional classes would cause problems with spacing in the shallow end. We will have more swim lessons in the winter. Just a reminder that we did not offer any swim lessons last fall.
- <u>Scholarships</u>: We had our scholarship night and processed seven scholarships. We are still experiencing people that are not paying attention to scholarship deadlines or attending nights, but Quentin has been working with them.
- <u>Attendance Reports and Notifications</u>: Quentin tasked one of our former head lifeguards Hensen with creating a system for tracking attendance. He not only created the system, but a method to notify participants with a reminder, if they miss a class. We will have Quentin report on this in October when he presents his Q3 report.

NORMANDY PARK

- <u>Presentation</u>: Here is a link to the presentation on September 12. We presented right after the new officer presentation. https://normandyparkwa.gov/media/
- Annual Billing: I also delivered the annual billing for 2023.
- <u>Partnering</u>: I spoke with Aimee Lloyd, Parks Manager, after the meeting, and they are going to
 potentially post our resident benefits ad on their website, and going to post our job interest
 card too.
- <u>Fall City Scene Ad</u>: The Fall City Scene Ad is due next week. Gene is working on a half-page ad promoting working as a lifeguard. This is probably good since the city will be pushing the benefits.

FRONT DESK LEAD INTERVIEWS

Quentin is contacting people to schedule interviews for next week. We will let you know how things go.

CRITICAL REPAIRS

We have three critical repairs coming up that need to be addressed: downspouts, shower mixing valves and pool plumbing. We will discuss all three at our next regular board meeting.

SWIM PLACEMENT BOARD

Commissioner Stender is donating a placement board to MRHS. He sent us some potential designs. Quentin is meeting with the MRHS swim coach, who coaches both boys and girls teams. Hopefully, they will select a placement board and we will meet with the HSD AD, coaches and Commissioner Stender to finalize the plan and move forward with purchasing and installation.

SWIM MEET

We hosted our first swim meet on Tuesday, September 12. Staff reported that everything went well.

COMPUTERS/IT

- <u>POS Payment System Update</u>- We are still awaiting Heartland Payment Systems to build the new POS Payment System.
- <u>Firewall</u> The firewall at Mount Rainier Pool got fried. CMIT is replacing it on Thursday, September 14.
- <u>District Clerk Computer</u> CMIT came in Thursday to update the district clerk computer. It is still being migrated to the new system, but it will take until this weekend to be completed. Also, I

had to order some more HD space. Finally, the computer is much faster and should help us be more efficient.

- <u>Shareware</u> Quentin is working with Hensen to setup a shareware system as part of our Microsoft licenses. This should help us communicate better and not need our DropBox license. You will start receiving shared files from this system.
- <u>Lobby TV</u> We were going to replace the lobby TV before the pandemic. We are working to get the tv installed for future trainings and communication. Especially with our services.

WRPA AQUATICS GROUP

Quentin attended the WRPA Aquatics Group meeting on Thursday. Below is a summary of the meeting.

- <u>RCW/WAC Changes</u> The Revised Code of Washington (RCW) and Washington Administrative
 Codes (WAC) for pools have not been updated for around a decade. The changes mainly revolve
 around the Model of Aquatic Health Code (MAHC) which is recommended by the CDC. Quentin
 stated that they are going to not require, but strongly recommend adopting these guidelines.
 Nothing is finalized as the RCW changes will need to be approved by the legislature.
- <u>American Red Cross (ARC)</u> The American Red Cross is also going through some process improvements that will also include more hybrid/online opportunities. This should help us have less time taken away from public programming for trainings (not a lot, but some).

2024 MINIMUM WAGE

Just a reminder that the 2024 minimum wage (2023 - \$15.74) will be announced on September 30. Did you know that the surrounding communities of Seattle, SeaTac and Tukwila (over 500 employees) will have wages that exceed the state's (2023 numbers below) and national minimum wages.

- Seattle \$18.69
- SeaTac \$19.09
- Tukwila \$18.99 (over 500 employees)

Below is an excerpt from the Labor and Industries webpage on minimum wage.

Beginning mid-September each year, L&I will make a cost-of-living adjustment to the minimum wage based on the federal Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W). The new minimum wage will be announced on Sept. 30, and take effect Jan. 1.

Link to webpage - https://www.lni.wa.gov/workers-rights/wages/minimum-wage/

FEATURED RESEARCH

Our district does not have the resources to launch large scale DEI community discussions, but we can learn from other agencies that have. See Walnut Creek Parks and Recreation's DEI efforts. There are some interesting ideas here.

https://www.walnut-creek.org/departments/arts-and-recreation/arts-rec-diversity-equity-and-inclusion-efforts

RESEARCH

- Kirkland proposes ballot measure for "enhanced recreation" (City of Kirland)- https://www.kirklandwa.gov/Government/Departments/Parks-and-Community-Services/Parks-2023-Ballot-Measure
- Becoming culturally responsive (NRPA Magazine) https://www.nrpa.org/parks-recreation-magazine/2023/september/becoming-culturally-responsive/
- Build a pool conference aligns with AOAP broadens brand (Aquatics International)
 https://www.aquaticsintl.com/facilities/build-a-pool-conference-aligns-with-aoap-broadens-brand o



Des Moines Pool Metropolitan Park District

August 22, 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, Aquatics Manager, Knox and Legal Counsel, Brian Snure.

PLEDGE OF ALLEGIANCE – Commissioner Dusenbury led the flag salute.

ADOPTION/MODIFICATIONS OF AGENDA – The District GM moved to add payment information to the Department of Retirement Services as item 9c. Commissioner Achziger moved, and Commissioner Stender seconded. The motion passed 5-0.

ANNOUNCEMENTS, PROCLAMATIONS AND PRESENTATIONS – The District GM notified the board of a power outage that occurred earlier in the day.

PUBLIC COMMENT - None

CONSENT AGENDA

Commissioner Achziger moved to approve the Consent Agenda including the vouchers and electronic transfer requests processed in July totaling \$119,577.33 Commissioner Dusenbury 2nd. The motion passed 5-0.

EXECUTIVE SESSION BUSINESS

7a. Executive Session, HSD Lease

Board President Young announced the board will go into executive session pursuant to RCW 42.30.110(1)(b) to discuss the lease of real property for approximately fifteen minutes until 7:19pm. After the executive session, the board gave the District GM and legal counsel direction to respond to the school district's proposed agreement and reject it. The District will suggest using the proposed agreement sent to them in August 2022, and request they the school district consider it if they wish to move forward in negotiations.

OLD BUSINESS

8a. Q2 Finance Report

The District GM reported on the second quarter finance. A copy of the report is provided with the August 22 agenda packet. Commissioner Stender suggested a better billing cycle to ensure revenues are received more promptly.

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 – 8/22/2023

8b. Fall Programming

The Aquatics Manager notified the board about the Fall schedule with rentals, swim lessons with online registration, information on what it takes to train a lifeguard, and PTSA swim changes for 2023-2024 school year including outreach for water safety. A copy of the report is part of the August 22 board packet. Commissioner Achziger suggested expanding to Pacific Middle School. District GM also notified the board that North Hill PTSA has reached out to be included this year.

8c. Aquatic Feasibility Study Update

The District GM notified the board that he received the draft of the aquatic feasibility study at around 4:00pm on the day of the meeting (August 22) and that he forwarded a link to the study by DropBox to all board members. The District GM suggested developing a timeline for review of the packet and to receive questions from the board. Those questions would be sent to the architect to determine how long the meeting would be and could be used to determine if a separate retreat would need to be scheduled, or the discussion would be added to a future meeting. Commissioner Achziger suggested having a retreat, since it is an important issue. He also stated there were some mischaracterizations of the history that he would like to resolve. The board came to consensus that they would prefer a retreat that will be scheduled at the next regular board meeting on September 26. A deadline was set for September 19 for all board members to have their questions and comments submitted. The District GM will summarize all questions to be discussed at the September 26 board meeting. A copy of the draft is included in the August 22 agenda packet.

8d. District Clerk Update

The District GM stated that there were over 367 applicants for the Front Desk/Administrative Specialist (formerly District Clerk) position, which closed on Tuesday, August 22. Staff is working to prioritize staff for interviews, and a list of backups for future interviews. Staff hopes to have the position filled in late-September or early-October. He also stated that a previous District Clerk has been helping him on contact get caught up with some of the payments.

NEW BUSINESS

9a. SMAC Addendum

The District GM notified the board that District staff would be working with the Seattle Metropolitan Aquatic Club (SMAC) to develop an addendum to their swim team's agreement that will incorporate changes for the 2024 Intro to Swim Team program. The addendum is a first-touch item that will hopefully be approved at the September 26 regular board meeting.

9b. Normandy Park Presentation

The District GM informed the board that Normandy Park's Park Manager notified him about making a presentation at the Normandy Park City Council meeting on Tuesday, September 12 at 7:00pm. Normandy Park is reviewing all of their Interlocal Agreements (ILAs) including annually subsidizing Mount Rainier Pool \$25,000. Normandy Park is reviewing the presentation at their Tuesday, August 22 study session, and will provide comments for the September 12 presentation. A summary of the presentation will be made at the September 26 regular board meeting.

9c. Department of Retirement System (Added)

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 – 8/22/2023

The District GM stated that the District had fallen behind on benefit payments to a couple of staff since April, and explained a plan on how the District would catch up on the payments, including an interest payment that would be presented at the September 26 board meeting.

GOOD OF THE ORDER

Commissioner Achziger updated the board on his legal proceedings.

ADJOURNMENT

With no further business the meeting was adjourned at 8:00 pm.

UPCOMING MEETINGS

- September 26, 2023, Regular Board Meeting, 7:00pm, Location: Hybrid (DMPMPD Offices and Online)
- To be determined, Board Retreat, 7:00pm, Location: Hybrid (DMPMPD Offices and Online)
- October 24, 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 | Vacant, District Clerk | | | | | |

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

Subject: 9/14/2023 Preliminary Worksheets for Des Moines PMP

Date: Wednesday, September 20, 2023 at 12:54:39 PM Pacific Daylight Time

From: Petty, Danielle (DOA)

To: Scott Deschenes

Attachments: image001.png, Des Moines PMP 9.14.2023 New Prelim WS.pdf, Des Moines PMP 9.14.2023

Prelim WS.docx

Good afternoon Scott,

Attached are your 2 levy limit 9/14/2023 Preliminary Worksheets for Des Moines PMP.

Have a great day,



Setting values, serving the community, and pursuing excellence*

Danielle Petty

Annexation and Assistant Levy Coordinator Department of Assessments

KSC-AS-0708 | 201 S. Jackson St., Room 708 Seattle, WA 98104

Off: (206) 477-2301

www.kingcounty.gov/assessor

*From the Department of Assessments' Vision & Guiding Principle

PRELIMINARY LEVY LIMITATIONS WORKSHEET 9.14.2023

| T/ | AXING DISTRICT | Des Moines | Pool Metro Park | 2023 | Levy for | 2024 | Taxes | IPD: 1.06460 |
|------------------|---|---------------------|-------------------------------|------------------------|------------------|--------------|--------------|--------------------------------|
| Α. | Highest regular tax which could have | been lawfully lev | ied beginning with the 1985 I | levy (refund levy not | included). | | | |
| | Year 2023 | \$2,280, | 162 × | 101.00% | | | = | \$2,302,964 |
| | | Highest Lawful Lev | vy Since 1985 | Limit Factor/Max Incre | ase 101% | _ | | |
| | Current year's assessed value of new | v construction, im | provements, and wind turbing | es, solar, biomass, | and geotherm | al facilitie | s in origina | al districts before annexation |
| В. | occurred times last year's levy rate (if | | | | | | | |
| | occurred). | | | | | | | |
| | \$7,345,561 | . × _ | 0.20113 | ÷ | \$1,000 | _ | = | \$1,477 |
| | A.V. | | Last Year's Levy Rate | | | | | |
| c. | Tax Increment fi | nance area increr | ment AV increase (RCW 84. | 55.010(1)€).(value i | included in B | & D canno | at he includ | ded in C) |
| Ι ^Ο . | | | • | 00.010(1)c) (value 1 | | x D oaimic | n be molac | · · |
| | \$0 | . × _ | 0.20113 | ÷ | \$1,000 | _ | = | <u>\$0</u> |
| | A.V. | | Last Year's Levy Rate | | | | | |
| D. | Current year's state assessed proper | ty value less last | year's state assessed prope | rty value. The remai | inder is to be i | multiplied | by last yea | ar's regular levy rate (or the |
| . | rate that should have been levied). | | PEO 007 440 | | | Φ0 | | |
| | \$56,007,110 | | \$56,007,110 | | | \$0 | | _ |
| | Current Year's A.V. | | Previous Year's A.V. | | Rema | maer | | |
| | <u></u> \$0 | . * _ | 0.20113 | ÷ | \$1,000 | _ | = | \$0 |
| | Remainder from Line D | | Last Year's Levy Rate | | | | | |
| E. | Regular property tax limit: | | | | A+B+C+D | | = | \$2,304,441 |
| _ | | | | | | | | |
| Pa | arts F through H are used in calculating | the additional le | vy limit due to annexation. | | | | | |
| F. | To find the rate to be used in F, take t | the levy limit as s | hown in Line E above and di | vide it by the curren | t assessed va | lue of the | district, ex | cluding the annexed area. |
| | \$2,304,441 | | \$6,117,621,677 | × | \$1,000 | | | \$0.37668 |
| | Total in Line E | | ssessed Value Less Annexed A | | \$1,000 | - | | Ψ0.07000 |
| _ | | | | | | | | |
| G. | Annexed area's current assessed val | lue including new | • | ents, times the rate i | | | | 00 |
| | \$0 | . * _ | \$0.37668 | ÷ | \$1,000 | - | - | \$0 |
| l | Annexed Area's A.V. | | \$0.00000 | | | E. 0 | _ | PO 204 444 |
| Н. | Regular property tax limit including ar | inexation | | | | E+G | = | \$2,304,441 |
| ī. | Statutory maximum calculation | | | | | | | |
| | Only enter fire/RFA rate, I | | | | | | | |
| | 0.75000 | 0 | - | 0 | + | 0 | _ = | 0.75000 |
| | District base levy rate | Fire or RF | A Rate | Library Rate | Firefigh | ter Pensio | n Fund | Statutory Rate Limit |
| | 6,117,621,677 | × | 0.75000 | ÷ | \$1,000 | | = | \$4,588,216 |
| | A.V. of District | - | Statutory Rate Limit | | | - | | Statutory Amount |
| H | Highest Lawful Levy For This Tax | Year (Lesser of | G and H) | | | | = | \$2,304,441 |
| | New highest lawful levy since 1985 | • | • | | e aroator than | . Lor H mi | nue C | 42 ,000 i, |
| K | then A before the limit factor increase | | minus o, unless A (before in | Till lactor increase; | 3 greater trial | 1101111111 | 1143 0, | \$2,304,441 |
| H | Lesser of I and J | | | | | | | \$2,304,441 |
| L. | Refunds | | | | | | | \$0 |
| | Levy Corrections | Year of Error: | 0 | | | | | Φ0 |
| IN. | Minus amount over levied (if applic | _ | 0 | | | | | 0 |
| | Plus amount under levied (if application) | | | | | | | 0 |
| | Total: L+M+/-N | , | | | | | | \$2,304,441 |
| \vdash | | | | | | | | ΨΣ,004,441 |
| Ρ. | Tax Base For Regular Levy | | | | | | | |
| | Total district taxable value (includin | · · | | | | | | |
| | boats, timber assessed value, and the | e senior citizen e: | xemption for the regular levy |) | | | | \$6,117,621,677 |
| Q. | Tax Base for Excess and Voted Bo | nd Levies | | | | | | |
| | 2. Less assessed value of the senior | citizen exemption | of less than \$40,000 incom | e or 65% | | | | |
| | of the median household income for t | the county based | on lower of frozen or market | t value. | | | | \$84,218,364 |
| | 3. Plus Timber Assessed Value (TAV | ") | | | | | | \$0 |
| | 4. Tax base for excess and voted bor | nd levies | | | | (1-2+3) | | \$6,033,403,313 |
| L | | | | | | | | |
| R | Increase Information | | <u> </u> | | | | | |
| | 1. Levy rate based on allowable levy | | | | | | | 0.37668 |
| | 2. Last year's ACTUAL regular levy | | | | | | | \$1,295,380 |
| | 3. Dollar Increase over last year other | r than New Const | ruction (-) Annexation | | | | | \$2 |
| | 4. Percent Increase over last year oth | ner than New Cor | struction (-) Annexation | | | | | 0.00014% |

REV 64 007 Page 1

PRELIMINARY

LEVY LIMIT WORKSHEET - 2024 Tax Roll

TAXING DISTRICT:

Des Moines Pool Metropolitan Park

The following determination of your regular levy limit for 2024 property taxes is provided by the King County Assessor pursuant to RCW 84.55.100.

(Note 1)

| Using Limit Factor For District | Calculation of Limit Factor Levy | Using Implicit Price Deflator |
|------------------------------------|--|-------------------------------|
| 2,280,162 | Levy basis for calculation: (2023 Limit Factor) (Note 2) | 2,280,162 |
| 1.0100 | x Limit Factor | 1.0646 |
| 2,302,964 | = Levy | 2,427,392 |
| 7,345,561 | Local new construction | 7,345,561 |
| 0 | + Increase in utility value (Note 3) | 0 |
| 7,345,561 | = Total new construction | 7,345,561 |
| 0.20113 | x Last year's regular levy rate | 0.20113 |
| 1,477 | = New construction levy | 1,477 |
| 2,304,441 | Total Limit Factor Levy | 2,428,869 |
| | Annexation Levy | |
| 0 | Omitted assessment levy (Note 4) | 0 |
| 2,304,441 | Total Limit Factor Levy + new lid lifts | 2,428,869 |
| 6,117,621,677 | Regular levy assessed value less annexations | 6,117,621,677 |
| 0.37669 | = Annexation rate (cannot exceed statutory maximum rate) | 0.39703 |
| 0 | x Annexation assessed value | 0 |
| 0 | = Annexation Levy | 0 |
| | Lid lifts, Refunds and Total | |
| 0 | + First year lid lifts | 0 |
| 2,304,441 | + Limit Factor Levy | 2,428,869 |
| 2,304,441 | = Total RCW 84.55 levy | 2,428,869 |
| 0 | + Relevy for prior year refunds (Note 5) | 0 |
| 2,304,441 | = Total RCW 84.55 levy + refunds | 2,428,869 |
| | Levy Correction: Year of Error (+or-) | |
| 2,304,441 | ALLOWABLE LEVY (Note 6) | 2,428,869 |
| 0.07000 | Increase Information (Note 7) | 2 22 7 2 2 |
| 0.37669 | Levy rate based on allowable levy | 0.39703 |
| 1,295,380 | Last year's ACTUAL regular levy | 1,295,380 |
| 1,007,584 | Dollar increase over last year other than N/C – Annex | 1,132,012 |
| 77.78% | Percent increase over last year other than N/C – Annex | 87.39% |
| | Calculation of statutory levy | |
| | Regular levy assessed value (Note 8) | 6,117,621,677 |
| | x Maximum statutory rate | 0.75000 |
| | = Maximum statutory levy | 4,588,216 |
| | +Omitted assessments levy | 0 |
| | =Maximum statutory levy | 4,588,216 |
| | Limit factor needed for statutory levy | Not usable |

ALL YEARS SHOWN ON THIS FORM ARE THE YEARS IN WHICH THE TAX IS PAYABLE. *Please read carefully the notes on the reverse side.*

Notes:

- 1) Rates for fire districts and the library district are estimated at the time this worksheet is produced. Fire district and library district rates affect the maximum allowable rate for cities annexed to them. These rates *will* change, mainly in response to the actual levy requests from the fire and library districts. Hence, affected cities may have a higher or lower allowable levy rate than is shown here when final levy rates are calculated.
- 2) This figure shows the maximum *allowable levy*, which may differ from any actual prior levy if a district has levied less than its maximum in prior years. The maximum allowable levy excludes any allowable refund levy if the maximum was based on a limit factor. The maximum allowable levy excludes omitted assessments if the maximum was determined by your district's statutory rate limit. If your district passed a limit factor ordinance in the year indicated, that limit factor would help determine the highest allowable levy. However, if the statutory rate limit was more restrictive than your stated limit factor, the statutory rate limit is controlling.
- 3) Any increase in value in state-assessed property is considered to be new construction value for purposes of calculating the respective limits. State-assessed property is property belonging to inter-county utility and transportation companies (telephone, railroad, airline companies and the like).
- 4) An omitted assessment is property value that should have been included on a prior year's roll but will be included on the tax roll for which this worksheet has been prepared. Omits are assessed and taxed at the rate in effect for the year omitted (RCW 84.40.080-085). Omitted assessments tax is deducted from the levy maximum before calculating the levy rate for current assessments and added back in as a current year's receivable.
- 5) Administrative refunds under RCW 84.69.020 were removed from the levy lid by the 1981 legislature.
- 6) A district is entitled to the lesser of the maximum levies determined by application of the limit under RCW 84.55 and the statutory rate limit. Levies may be subject to further proration if aggregate rate limits set in Article VII of the state constitution and in RCW 84.52.043 are exceeded.
- 7) This section is provided for your information, and to assist in preparing any Increase Ordinance that may be required by RCW 84.55.120. The increase information compares the allowable levy for the next tax year with your ACTUAL levy being collected this year. The actual levy excludes any refund levy and expired temporary lid lifts, if applicable. New construction, annexation and refund levies, as well as temporary lid lifts in their initial year, are subtracted from this year's *allowable* levy before the comparison is made.
- 8) Assessed valuations shown are subject to change from error corrections and appeal board decisions recorded between the date of this worksheet and final levy rate determination.





Scheduled Payment Date: 08/01/2023 **District Name:** Des Moines Pool Metropolitan Park District **Total Amount:** \$2,539.26

Control Total: 6

Payment Method: WARRANT

File Name: AP_DMPOLPRK_APSUPINV_20230728104432.csv Fund #: 170950010

| CONTACT INFORMATION | | | |
|---|---|--|-----------------|
| Scott Deschenes Preparer's Name: | | Email Address: linda.ray@desmoinespool.org | |
| | | | |
| | | | |
| PAYMENT CERTIFICATION | | | RCW (42.24.080) |
| | partial fulfillment of a contractual obligation | ne services rendered, the labor performed as described, or that any advan, and that the claim(s) is(are) just, due and unpaid obligation against the a | |
| AythorizedsDigedibt:Signature(s) for Payment of Claims <i>(Au</i> | diting Officer(s) or Board Member(s)) : | DocuSigned by: | |
| Scott Deschenes | 7/28/2023 | Shane Young | 7/28/2023 |
| Authorized District Signature | Date | 8116619AAC1C481 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: | | | | | | |
| | | | | | | |



KC v2.0

District Name: Des Moines Pool Metropolitan Park District

File Name: AP_DMPOLPRK_APSUPINV_20230728104432.csv

| Payee (Vendor Name) | Vendor No. | Vendor Site | Invoice No. | Invoice Date | Inv. Amount | Description |
|--------------------------------|------------|-------------|-------------|--------------|-------------|---|
| GRAINGER | | | 9764966836 | 07/13/2023 | \$237.84 | POOL CLEANING SUPPLIES |
| HIGHLINE WATER DISTRICT | | | 081623HWD | 07/23/2023 | \$670.75 | CURRENT BALANCE + LATE FEE FOR LAST PMT |
| MOUNT RAINIER HIGH SCHOOL | | | 2023100 | 06/01/2023 | \$180.00 | AD FOR MOUNT RAINIER POOL IN SCHOOL |
| | | | | | | NEWSPAPER |
| MOUNTAIN MIST | | | 0055122426 | 07/27/2023 | \$128.83 | JULY 27 WATER DELIVERY |
| NORTHWEST LANDSCAPING SERVICES | | | CD50321807 | 08/01/2023 | \$604.34 | AUGUST 23 LANDSCAPE SERVICES |
| ZEN 22015, LLC | | | 08012023ZEN | 08/01/2023 | \$717.50 | AUGUST OFFICE RENTAL |



Scheduled Payment Date: 08/08/2023 District Name: Des Moines Pool Metropolitan Park District

Total Amount: \$821.91 File Name: AP_DMPOLPRK_APSUPINV_20230804103240.csv

Control Total: 4 **Fund #:** 170950010

Payment Method: WARRANT

| CONTACT INFORMATION | | | |
|--|--|---|-----------------|
| Scott Deschenes Preparer's Name: | | Email Address: linda.ray@desmoinespool.org | |
| | | | |
| | | | |
| PAYMENT CERTIFICATION | | | RCW (42.24.080) |
| | or partial fulfillment of a contractual obligation | ne services rendered, the labor performed as described, or that any advance, and that the claim(s) is(are) just, due and unpaid obligation against the al | |
| Authorized District Signature(s) for Payment of Claims | (Auditing Officer(s) or Board Member(s)) : | CocuSigned by: | |
| Scott Deschenes | 8/4/2023 | Joe Dusenbury | 8/7/2023 |
| 2E03815D71304B0 Authorized District Signature | Date | 5E8DDA9899F2474 Authorized District Signature | Date |
| Authorized District Signature | Date | Authorized District Signature | Date |
| Authorized District Signature | Date | Authorized District Signature | Date |
| | | | |
| | | | |

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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: | | | | |
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KC v2.0

District Name: Des Moines Pool Metropolitan Park District

File Name: AP_DMPOLPRK_APSUPINV_20230804103240.csv

| Payee (Vendor Name) | Vendor No. | Vendor Site | Invoice No. | Invoice Date | Inv. Amount | Description |
|------------------------|------------|-------------|------------------|--------------|-------------|----------------------------|
| CENTRAL WELDING SUPPLY | | | RN07232653 | 07/31/2023 | \$80.92 | JULY CO2 REFILL |
| DATAQUEST, LLC | | | 21529 - 08012023 | 07/31/2023 | \$290.00 | JULY BACKGROUND CHECKS (5) |
| GRAINGER | | | 9783343800 | 07/26/2023 | \$24.74 | SANITARY NAPKINS REFILL |
| SNURE LAW OFFICE | | | 08012023BSL | 08/01/2023 | \$426.25 | JULY LEGAL SERVICES |



REQ#58466329

Scheduled Payment Date: 08/15/2023

Total Amount: \$15,870.94

Control Total: 9

Payment Method: WARRANT

District Name: Des Moines Pool Metropolitan Park District **File Name:** AP_DMPOLPRK_APSUPINV_20230810143012.csv

Fund #: 170950010

| SCOTT Deschenes reparer's Name: | | Email Address: linda.ray@desmoinespool.org | pool.org | |
|---------------------------------|--|--|-------------------|--|
| | | | | |
| | | | | |
| PAYMENT CERTIFICATION | | | RCW (42.24.0 | |
| | all or partial fulfillment of a contractual obligation claim(s). | ne services rendered, the labor performed as described, or that any advan, and that the claim(s) is(are) just, due and unpaid obligation against the a | | |
| | | | | |
| Scott Discheries | 8/11/2023 | Joe Dusenbury | 8/11/2023 | |
| | | | 8/11/2023 Date | |
| Scott Descheres | 8/11/2023 | Joe Dusenbury | | |

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| Batch Processed By: | | | | |
| Date Processed: | | | | |
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District Name: Des Moines Pool Metropolitan Park District

File Name: AP_DMPOLPRK_APSUPINV_20230810143012.csv

| Payee (Vendor Name) | Vendor No. | Vendor Site | Invoice No. | Invoice Date | Inv. Amount | Description |
|----------------------------|------------|-------------|-------------|--------------|-------------|------------------------------------|
| AAA FIRE PROTECTION INC. | | | 12484157 | 08/09/2023 | \$617.66 | INSPECTION + NEW EXTINGUISHER |
| AQUATIC SPECIALTY SERVICES | | | 4801-1 | 08/02/2023 | \$280.88 | CHEMS + FILTER SUPPLIES |
| AQUATIC SPECIALTY SERVICES | | | 1126-7 | 07/24/2023 | \$204.56 | JULY SERVICE CHARGES |
| AQUATIC SPECIALTY SERVICES | | | 1126-6 | 06/30/2023 | \$1,193.25 | JUNE SVC CHARGS + CHEMS |
| AQUATIC SPECIALTY SERVICES | | | 23622 | 03/13/2023 | \$5,291.24 | STRAINER BASKET REPAIRS |
| CITY OF DES MOINES | | | 233 | 07/31/2023 | \$7,840.00 | 2020-2022 PROJECT MGMT AGRMNT FEES |
| COPIERS NORTHWEST | | | 2688154 | 08/08/2023 | \$107.15 | AUGUST MACHINES SERVICE FEES |
| FERNANDO CORTEZ | | | 081523PRFC | 08/15/2023 | \$320.35 | 08/15/23 PAYROLL PMT |
| NAOMI (IAN) SCOTT | | | 081523PRNS | 08/15/2023 | \$15.85 | 08/15/23 PAYROLL PMT |



REQ#58466307

Scheduled Payment Date: 08/16/2023

Total Amount: \$6,099.49

Control Total: 5

Payment Method: WARRANT

District Name: Des Moines Pool Metropolitan Park District **File Name:** AP_DMPOLPRK_APSUPINV_20230811094401.csv

Fund #: 170950010

| CONTACT INFORMATION | | | |
|---|---|---|-----------------|
| Scott Deschenes Preparer's Name: | | Email Address: <u>linda.ray@desmoinespool.org</u> | |
| | | | |
| | | | |
| PAYMENT CERTIFICATION | | | RCW (42.24.080) |
| pursuant to a contract or is available as an option for full or pathat I am authorized to authenticate and certify to said claim(| artial fulfillment of a contractual obligation s). | ne services rendered, the labor performed as described, or that any advance, and that the claim(s) is(are) just, due and unpaid obligation against the ab | |
| Authorizeds gistrist: Signature(s) for Payment of Claims (Audi | ting Officer(s) or Board Member(s)): | DocuSigned by: | |
| Scott Deschenes | 8/11/2023 | Joe Dusenbury | 8/11/2023 |
| 2E03815D71304B0 Authorized District Signature | Date | 5E8DDA9899F2474 Authorized District Signature | Date |
| Authorized District Signature | Date | Authorized District Signature | Date |
| Authorized District Signature | Date | Authorized District Signature | Date |
| | | | |
| | | | |

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| Batch Processed By: | | | | |
| Date Processed: | | | | |
| | | | | |



District Name: Des Moines Pool Metropolitan Park District

File Name: AP_DMPOLPRK_APSUPINV_20230811094401.csv

| Payee (Vendor Name) | Vendor No. | Vendor Site | Invoice No. | Invoice Date | Inv. Amount | Description |
|-------------------------|------------|-------------|-------------|--------------|-------------|----------------------------|
| CMIT SOLUTIONS EASTSIDE | | | 11672B | 04/30/2023 | \$0.03 | UNDERPMT OF \$0.03 BALANCE |
| CMIT SOLUTIONS EASTSIDE | | | 11934 | 07/31/2023 | \$1,606.00 | JULY IT SVC FEES |
| CMIT SOLUTIONS EASTSIDE | | | 11995 | 07/31/2023 | \$228.49 | JULY PHONE SVC FEES |
| CMIT SOLUTIONS EASTSIDE | | | 12004 | 07/31/2023 | \$3,547.97 | SERVER SECURITY UPGRADES |
| ZEN 22015, LLC | | | 08152023 | 08/31/2023 | \$717.00 | SEPTEMBER LEASE PMT |

Special District Voucher Approval Document

KC v2.0





Special District Voucher Approval Document

Scheduled Payment Date: 08/24/2023 **District Name:** Des Moines Pool Metropolitan Park District **Total Amount:** \$10,116.67

Control Total: 6

Payment Method: WARRANT

File Name: AP_DMPOLPRK_APSUPINV_20230821105433.csv Fund #: 170950010

| CONTACT INFORMATION | | | | | |
|-------------------------------------|-------------------------------------|--|---|---------------------------------------|-----------------------------------|
| Scott Des | schenes | | Email Address: linda.ray@de | esmoinespool.org | |
| | | | | | |
| | | | | | |
| PAYMENT CERTIFICATION | | | | | RCW (42.24.080 |
| that I am authorized to authention | icate and certify to said claim(s). | al fulfillment of a contractual obligation g Officer(s) or Board Member(s)): 8/21/2023 | and that the claim(s) is(are) just, due and ur DocuSigned by: Joe Dustubury | npaid obligation against the above-na | med governmental unit, 8/21/2023 |
| 2E03815D71304B0 Authorized Distr | rict Signature | Date | 5E8DDA9899F2474 Authorized D | Pistrict Signature | Date |
| Authorized Distr | rict Signature | Date | Authorized D | District Signature | Date |
| | | | | | |

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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: | | | | | |
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King County

Special District Voucher Approval Document

District Name: Des Moines Pool Metropolitan Park District

File Name: AP_DMPOLPRK_APSUPINV_20230821105433.csv

| Payee (Vendor Name) | Vendor No. | Vendor Site | Invoice No. | Invoice Date | Inv. Amount | Description |
|--------------------------------|------------|-------------|-------------|--------------|-------------|-----------------------------|
| 575 INC | | | 1120 | 07/05/2023 | \$712.53 | JULY 5 WEBSITE UPDATE |
| CANON FINANCIAL SERVICES, INC. | | | 31078640 | 08/12/2023 | \$62.88 | AUGIST SERVICE FEES |
| CENTRAL WELDING SUPPLY | | | CG132024 | 08/14/2023 | \$214.99 | AUGUST 14 CO2 REFILL |
| CIVICPLUS | | | 262743 | 07/27/2023 | \$4,954.50 | 2023-24 ANNUAL PAYMENT |
| GRAINGER | | | 9791219927 | 08/02/2023 | \$74.09 | AUGUST PAPER TOWELL REFILLS |
| US BANK | | | 08102023USB | 08/10/2023 | \$4,097.68 | AUGUST 10 BILLING |



King County

CONTACT INFORMATION

Special District Voucher Approval Document

REQ#58584491

Scheduled Payment Date: 08/29/2023

Total Amount: \$19,589.76

Control Total: 7

Payment Method: WARRANT

District Name: Des Moines Pool Metropolitan Park District **File Name:** AP_DMPOLPRK_APSUPINV_20230824135915.csv

Fund #: 170950010

| Preparer's Name:Scott Deschenes | | Email Address: linda.ray@desmoinespool.org | |
|---------------------------------|---|--|----------------|
| | | | |
| PAYMENT CERTIFICATION | | | RCW (42.24.080 |
| | partial fulfillment of a contractual obligation, an(s). | e services rendered, the labor performed as described, or that any advantage and that the claim(s) is(are) just, due and unpaid obligation against the another consistency by: | |
| 2E03815D71304B0 | | 5E8DDA9899F2474 | |
| 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

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|-------------------------------|--|--|--|--|
| Batch Processed By: | | | | |
| Date Processed: | | | | |
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Special District Voucher Approval Document

District Name: Des Moines Pool Metropolitan Park District

File Name: AP_DMPOLPRK_APSUPINV_20230824135915.csv

| Payee (Vendor Name) | Vendor No. | Vendor Site | Invoice No. | Invoice Date | Inv. Amount | Description |
|----------------------------------|------------|-------------|--------------|--------------|-------------|---|
| DEPARTMENT OF RETIREMENT SYSTEMS | | | 08222023DCP | 08/22/2023 | \$10,648.95 | ADJUSTMENT - APRIL-AUGUST 2023 |
| | | | | | | |
| FERNANDO CORTEZ | | | 08232023PRFC | 08/23/2023 | \$167.09 | 8/30 PR - F CORTEZ |
| HIGHLINE WATER DISTRICT | | | 08162023HWD | 08/16/2023 | \$614.83 | JULY BALANCE. PMT ALREADY SENT FOR JUNE |
| JOE DUSENBURY | | | 08232023PRJD | 08/23/2027 | \$223.27 | 8/30 PR J DUSENBURY STIPENDS X2 (JULY) |
| PUGET SOUND ENERGY | | | 08222023PSE | 08/22/2023 | \$7,554.44 | JULY GAS AND ELECTRIC |
| SHANE STENDER | | | 08232023PRSS | 08/23/2023 | \$223.27 | 8/30 PR S STENDER STIPENDS X 2 (JULY) |
| US BANK | | | 8102023USBLT | 08/10/2023 | \$157.91 | AUGUST LT PMT (AUTOPMT ONLINE) |

ELECTRONIC PAYMENT REQUEST FORM

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

| 8/ | 17/2023 |
|-----------------------|---------|
| Payment Date <u> </u> | |

| , | | | | | | | | _ | | <u> </u> |
|-------------------------------------|---|----------------------|-----------------------|-----------------------|------------------------------|--------------------|---------------|---------------|------------------|----------------------|
| PAYMENT 1 | NFORMATION | | | | | | | | | |
| ACH Credit | - Pay Code (BENXX, GE | NXX, PAYXX) | | | ACH Debit - Pay Code (COLXX) | | | | | Automatic Withdrawal |
| Book Trans | sfer (Last 4 digits of the | account) From | То | | Wire - Repe | etitive Wire | Code | | | |
| DISTRIBUT | ION INFORMATIO | ON | | | | | | | | |
| | Explanation / Descript | ion | Fund (9 digits) | Project (7 digits) | Cost Center (6 digits) | Account (5 digits) | BAF (7 dig | | uture digits) | Amount |
| 1 Heartland I | PE 08/15/2023 (Correctio | n) | 170950010 | | | 24219 | | | | 39,826.84 |
| 2 | | | | | | | | | | |
| 3 | | | | | | | | | —ps | |
| 4 | | | | | | | | | 20 | 8/18/2023 |
| 5 | | | | | | | | | | |
| 6 | | | | | | | | | | |
| 7 | | | | | | | | | | |
| 8 | | | | | | | | | | |
| 9 | | | | | | | | | | |
| 10 | | | | | | | | | | |
| BANK INFO | RMATION FOR W | IRE PAYME | NTS (for non | -repetiti | ve wires onl | ly) | | | Total | 39,826.84 |
| Payee | | Address | | | | City | | | _State_ | Zip |
| Bank Name | | Routing N | umber | Acc | count Number | | | | | |
| Reference | | | | | | | | | | |
| CONTACT 8 | AUTHORIZATION | N (Certifica | tion of Paym | ent - RC | W 42.24.080 | 0) | | | | |
| Agency/Specia | I Purpose District Des M | oines Pool Met | ropolitan Park Di | strict | | | | | | |
| Contact Name | Scott Deschenes | | strict General Ma | | one Number 206 | 3.429.3852 | Email | scott.des | chenes@ | desmoinespool.org |
| Signer Name | Joe Dusenbury | Title Cl | erk of the Board | Pho | one Number 206 | 5.795.4832 | Email | mypeggy | sue@me | e.com |
| Signature | Joe Dusenbury | | | | | | Date | 8/19/202 | | |
| I, the undersigned authenticate and | d, do hereby certify under per certify to said payment. | nalty of perjury, th | nat the payment is du | ue and payable | e, that the payment | is just, due, a | nd unpaic | l obligation, | and that I | am authorized to |

ELECTRONIC PAYMENT REQUEST FORM

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

| Payment Date8/31/2023 | |
|-----------------------|---|
| Payment Date | • |

| rayment bate | | | | | | | <u></u> | Jimmanagemen | te-tarigeourity igov |
|---|---|--------------------|-----------------------|-----------------------|---------------------------|-----------------------|---------------|----------------------|----------------------|
| PAYMENT INF | ORMATION | | | | | | | | |
| ACH Credit - P | ay Code (BENXX, GEN | NXX, PAYXX) | | | ACH Debit - | Pay Code (| | Automatic Withdrawal | |
| Book Transfer | (Last 4 digits of the a | ccount) Fron | n To | | _O Wire – Repe | etitive Wire | Code | | |
| DISTRIBUTIO | N INFORMATIO | N | | | | | | | |
| E: | xplanation / Description | on | Fund (9 digits) | Project (7 digits) | Cost Center (6 digits) | Account (5 digits) | BAF (7 dig | | Amount |
| 1 Heartland PE (| 08/31/2023 | | 170950010 | | | 24219 | | | 43,840.35 |
| 2 | | | | | | | | | |
| 3 | | | | | | | | DS | 0 (22 (2022 |
| 4 | | | | | | | | SD | 8/23/2023 |
| 5 | | | | | | | | | |
| 6 | | | | | | | | | |
| 7 | | | | | | | | | |
| 9 | | | | | | | | | |
| 10 | | | | | | | | | |
| | | | | | | | | | |
| BANK INFORM | MATION FOR WI | RE PAYME | NTS (for non | -repetit | ive wires onl | у) | | Total | 43,840.35 |
| Payee | | | | | | City | | State | Zip |
| | | Routing N | lumber | Ac | count Number | | | | |
| Reference | | | | | | | | | |
| CONTACT & A | UTHORIZATION | (Certifica | ition of Paym | ent - RC | W 42.24.080 | 9) | | | |
| Agency/Special Pu | rpose District Des Mo | ines Pool Me | tropolitan Park Dis | strict | | | | | |
| Contact Name So | cott Deschenes | Title D | istrict General Ma | nager _{Ph} | one Number 206 | .429.3852 | Email | scott.deschenes | @desmoinespool.org |
| Signer Name <u>Jo</u> | pe Dusenbury | Title C | lerk of the Board | Ph | one Number 206 | .795.4832 | Email | mypeggysue@n | ne.com |
| Signature | Joe Dusenbury | | | | | | Date | 8/28/2023 | |
| I, the undersigned, do authenticate and certi | b hereby certify under pen- ify to said payment. | alty of perjury, t | hat the payment is du | e and payabl | e, that the payment | is just, due, a | nd unpaid | obligation, and that | I am authorized to |

Des Moines Pool Metropolitain Park District

| AGENDA ITEMS SUMMARY SHEET | | | | | | |
|---|----------------------------|--|--|--|--|--|
| Agenda Item #: 7a Assigned to: Legal | Meeting Date: 9/26/2023 | | | | | |
| Under: Executive Session Business | 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: A certified (mail) response was mailed on Tuesday, August 29. At the time this packet was sent out, we have received no formal response. | | | | | | |
| 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: <u>Various</u> | | | | | |
| Two Touch Rule: 8/03/22 Committee 3/15/22 First Boar To be determined Second Board | rd Meeting (Informational) | | | | | |
| Action Taken: Adopted Rejected | Postponed | | | | | |
| Follow-up Needed: YesNo Re | port back date: | | | | | |
| Notes: - Certified Response – August 29, 2023 | | | | | | |



Des Moines Pool Metropolitan Park District

Des Moines Pool Metropolitan District Scott Deschenes, District General Manager 22722 19 Avenue So. Des Moines, WA 98198

August 29, 2023

Alexandra (Alex) Novotny Capital Planning and Construction 17810 8th St. Ave S., Bldg. A Burien, WA 98148

Dear Alexandra,

Thank you for providing us with a draft lease proposal, which we received on July 7, 2023. We have reviewed the proposed lease and reject it based on the following.

- The evening hours would severely limit our organization's ability to serve the community that chose to support it for public use. Peak time would be limited to 30-minutes per evening, 6:30-7pm.
- Graffiti removal damages the structure of the building according to our architect, and we
 would be placed in the position of an untenable situation of damaging the facility we are
 contractually obligated to protect.
- The costs of the additional services including mowing and graffiti removal are additional financial encumbrances that the school district would disproportionally put on the residents of Des Moines. The school district can continue to perform these services at a lower rate than the special purpose district. For example, we received a one-time quote for around \$1,500 in 2022 to remove a patch of graffiti on our property that was part of a series of tagging on the campus. Highline School District sent their graffiti team out to remove the surrounding area and Mount Rainier Pool that saved taxpayers by not having a team mobilize to just the pool.
- Equal and fair representation across the school district. The Highline School District not only pays for their swim practices and meets at the Evergreen Aquatic Center, but also completes their practices by 4:30pm. The practice fees help cover operations of the pool (including the lifeguard monitoring their practices for safety). Additionally, the 4:30 end time allows Evergreen to not only generate more revenue but to better serve the public by having 2 ½ hours of peak time available to the public. We believe it would be equitable for our lease to be similarly structured.

Lease Response Letter August 29, 2023 Page 2

In July 2022, following my discussions with Phillip Willenbrock, we proposed a revision to the existing lease (copy attached). Almost a year later, we received your proposal which did not reflect any of my prior discussions and did not acknowledge or respond to our proposal. Given the positive relationship we have with the School District we are frustrated by the delays and the apparent lack of communication regarding the proposed lease. At the present time, we will continue operating under the existing lease. We do believe that scheduling a meeting, at which the appropriate decision makers from each agency are present, would be the most efficient way to move the lease negotiations forward in a way that is mutually beneficial to both agencies. Please let us know if you are interested in scheduling such a meeting.

Sincerely,

Scott Deschenes, District General Manager

Des Moines Pool Metropolitan Park District/Mount Rainier Pool

Des Moines Pool Métropolitain Park District

| AGENDA ITEMS SUMMARY SHEET | | | | | | | |
|--|---|---|---|--|--|--|--|
| Agenda Item #: 8a | Assigned to: Dis | trict GM | Meeting Date : 9/26/23 | | | | |
| Under: Old Business | Under: Old Business | | | | | | |
| Subject: Aquatic Feasibility | y Study Review an | d Retreat | | | | | |
| | | | | | | | |
| by Tuesday, September 19 the board agenda packet o | s sent a copy of the when district staff n Thursday, Septe will work with staff to | e report to creat could compile mber 21. o schedule a re | the questions. Questions were due the information to be sent out with etreat for the board to meet with | | | | |
| · | | ' | , , , | | | | |
| Fiscal Impact: To be deter | mined. | | | | | | |
| Proposed Motion: No mot a study session/retreat is a | | | ential motion will be made on floor, if more detail.) | | | | |
| Reviewed by District Legal | Counsel: Yes_ | NoX_ | Date: | | | | |
| Two Touch Rule:N/ACommittee ReviewN/AFirst Board Meeting (Informational)N/ASecond Board Meeting (Action) | | | | | | | |
| Action Taken: Adopted | d Rej | ected | Postponed | | | | |
| Follow-up Needed: | YesNo | | Report back date: | | | | |
| Notes: - Summary of Items for Dis | | | | | | | |

- Aquatic Feasibility Study DRAFT- September 19 Questions and Edits for the Architect

Aquatic Feasibility Study

September 26, 2024

1

Overview/Timeline

- Final Draft Report received on August 22, 2023
- Emailed out to board for review
- Deadline set for all board member and staff/consultant edits on September 19
- Received edits from commissioner Dusenbery, project manager, district general manager and volunteer
- Met with Stemper on September 20, 2023
- Sent edits on September 21, 2023
- Received retreat availability from Stemper (Tuesday-Thursday)

2

Attachments

- Preliminary Draft of Study
- Commissioner Dusenbury only edits
 - Suggest additional edits before synthesizing
 - Included Dusenbury's comments
- Did not include comments from staff/project manager/volunteer
 - · Not part of process and meetings
 - Decision should come from board, but they have good input

3

Suggestions/Moving Forward

- Extend deadline for feedback to be shared with architect
 - · Data will help best represent board
- Retreat should be a Q&A
 - Architect available in October until 10/20
- Need to discuss study on overall direction of district
 - Citizen advisory, Non-voted v. voted bond taxing effects, relationship with school district, long-term effects on programming, lifecycle costs of each plan, borrowing process/execution, etc.
- May require more than one retreat

4

Questions

Aquatic Feasibility Study, September 26 Regular Board Meeting

5

MT. RAINIER POOL EXISTING CONDITIONS AND FEASIBILITY STUDY

Joe Dusenbury – Comments & Opinions 9/18/2023

ASSESSSMENT

Introduction

- 2nd page, 2nd column sentence beginning with "Subsequently..." is too long and confusing.
- 3rd page, Core Objectives 2nd bullet providing swimming lessons to the children in our district is so central to our values and mission should this bullet be expanded include our desire to keep lessons affordable?
- In "Needs Assessment" segment under DMPMPD goals I think the Citizen Advisory Commission should be in the "Critical Term "section.

Condition Assessment

- In the Executive Summary, Pg. 1, General Information, report states that "destructive investigation" was not preformed. Should the report include some discussion of the potential risks for not doing some degree of destructive testing? Especially in areas where we know there are problems like the slab/ceiling in the filter room. Also, we have seen some spalling of the brick walls, both interior and exterior. A possible cause could be corrosion of the steel rebar inside the wall.
- Pg. 3, General Priority, after the bullets there is a discussion of continuing supply chain issues/cost escalation, etc. Here or at some point in the report I think we should discuss and decide on a reasonable escalation factor and we should include WSST in the final cost estimates because it is such a large number.
- General comment about Architectural Evaluation pages 1 thru 13. I think this section is very good, very complete listing of all the problems.
- Same comment for the Building Envelope Evaluation.
- Pg.14 of the Building Envelope Evaluation "Exterior Walls". 2nd paragraph talks about vapor migrating thru the wall from the "humid" inside to the exterior. Later, all of the options include some type of wall system applied to the exterior that includes a vapor barrier. Should the system include a vapor barrier on the interior as well?

Structural Assessment

• Pg. 1 – Introduction, last paragraph discusses the pool construction. Obviously, the slab at the bottom of the pool slope up from deep to shallow. It would be unusual for the footing under the wall to "slope". Usually, footings under walls are horizontal and they

- "step-up" where needed. Is that the case with the pool? If so, where do the walls "step-up".
- Pg. 5 Building Interior Observations. Concrete de-lamination. I think it is hard to determine the extent of the de-lamination.
- Pg. 7 Building interior Observations. Item 6, "Cracking/Corrosion Perimeter of Pool". Is this the best system for wave attenuation? It looks like the gutter is not very accessible and would be hard to keep sanitary. Also, difficult to fix spalled areas underneath the cantilever. I know this configuration was necessary to move the bulkhead but since we are removing the bulkhead is there a better configuration for the wave attenuator/gutter?
- Page 7 9 Narrative Discussion pages 8 & 9. Reinforce my concerns about the risk of hidden damage/corrosion in the walls and slabs. The last sentence in the section summarizes my concerns.
- The rest of the Evaluation part of the report, Mechanical Evaluation, Pool Systems Evaluation, Plumbing System Evaluation and Electrical/Lighting Evaluations confirms that the complete, (or in some cases, the nearly complete) replacement of all these systems is needed.
- Conclusions and Recommendations:
 - Exterior Conditions D. Parking lot and sidewalks. I think the parking lot and sidewalks need to be demolished and replaced with a new design that removes the ivy along the east end of the north side of the building.
 - o Interior Conditions H. Concrete deck. Again, I think this area is past repairing and should be removed and replaced.

FEASIBILITY

Site and Code Review

• I think we should include EV charging stations. Mostly for staff. Also, would like to see a discussion about solar.

Option 1

- Generally OK but family changing room does not have direct access to pool deck and one room is not enough. Can we the use covered area around the exit door from the pool deck on the north side for the changing room(s).
- I would replace wading pool with a zero-entry therapy pool or a space for exercise equipment. I don't think a wading pool would get enough use.

• Option 2

- Generally OK but family changing room does not have direct access to pool deck and one room is not enough. Can we the use covered area around the exit door from the pool deck on the north side for the changing room(s).
- I would replace wading pool with a zero-entry therapy pool or a space for exercise equipment. I don't think a wading pool would get enough use.
- More office spaces. Would allow district to consolidate office space and staff.



MOUNT RAINIER POOL EXISTING CONDITION ASSESSMENT and FEASIBILITY STUDY

AUGUST 2023

DES MOINES POOL METROPOLITAN PARK DISTRICT MOUNT RAINIER POOL EXISTING CONDITION ASSESSMENT AND FEASIBILITY STUDY

Submitted To:

Scott Deschenes, District General Manager 22722 19th Ave. S., Des Moines, WA 98198

BOARD OF COMMISSIONERS

Joe Dusenbury, Clerk of the Board Shane Stender, Commissioner Shane Young, President Holly Campbell, Commissioner Gene Achziger, Commissioner

Prepared By:



In Association With:





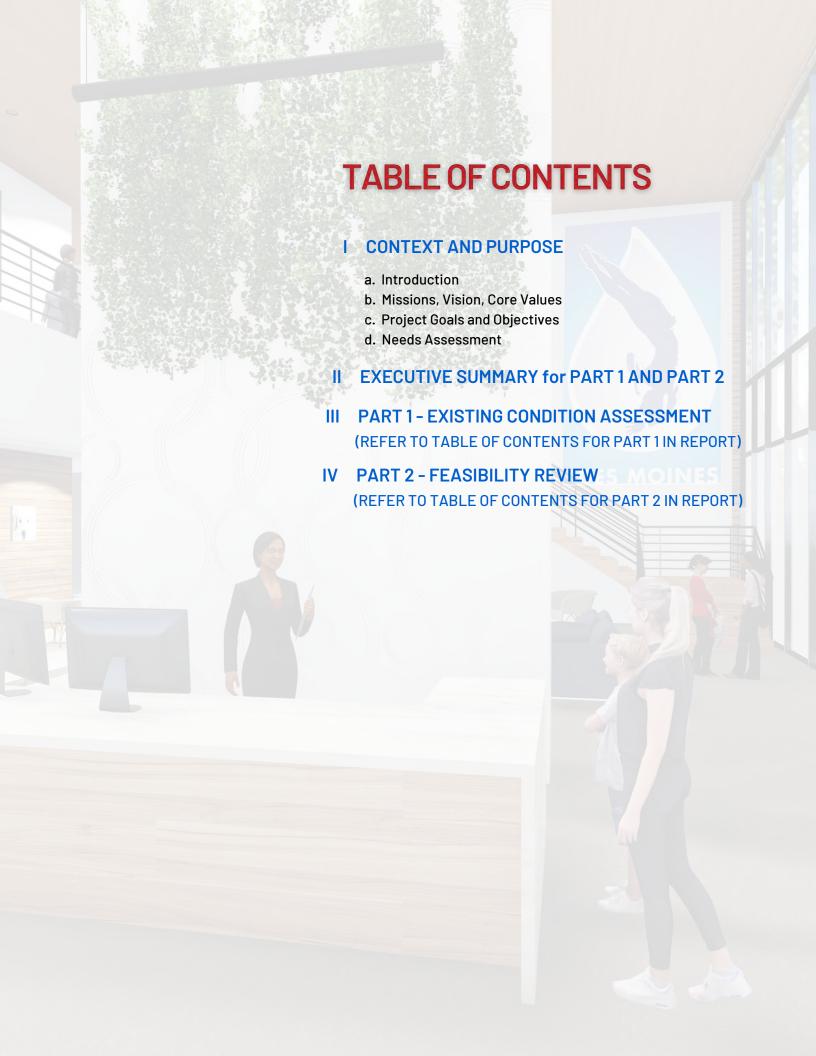












INTRODUCTION

Completed and opened in 1975, Mount Rainier Pool was constructed as part of the King County Forward Thrust initiative, offering public indoor aquatic services to the City of Des Moines and its greater geographic areas.

Specific services offered to the community include swimming lessons, water exercises, recreational, and high school swim team events. These services have been provided since the opening of the pool.

Created by voters in 2009 to keep the aquatic center doors open, the Des Moines Pool Metropolitan Park District (DMPMPD) currently operates and maintains the pool through a lease agreement with Highline School District. Additionally, both Highline School District and the City of Normandy Park remain as active stakeholders in the operations of the pool.

With Mount Rainier Pool being located in a waterfront community, water safety is a concern, and the Des Moines Pool Metropolitan Park District's primary goal is to ensure everyone, especially children, know how to swim.

GENERAL INFORMATION

Mount Rainier Pool was originally jointly operated by the cities of Des Moines, Normandy Park, Sea-Tac, King County Parks, and the Highline School District from its opening in September of 1975 until it was slated for closure in 2009. It was then that The Des Moines Pool Metropolitan Park District was formed in 2009 by public citizen vote to acquire and maintain operations of the pool. From 2009 to present, Mount **Rainier Pool underwent renovations** and improvements to extend the life of the existing building, but with the building starting to age out, considerations for replacing the building became a priority.



In 2014, DMPMPD hired BLRB to perform and existing condition review (non-comprehensive) and report on deficiencies and needs for the existing building. The report summation was a precursor for determining future improvements and building upgrades with consideration for designing a new facility. At that time, only building repairs were made. Subsequently in 2017, DMPMPD tasked Barker Rinker Seacat to provide feasibility studies reviewing the existing aquatic building for improvement and expansion in comparison with a new aquatic facility located on new property site based on census data review and projections for increase and influx of population in the Des Moines areas due to positive economic growth in the last ten years. While a new facility was favored for consideration, other similar facilities located in secondary service areas of Des Moines offered both aquatic services and additional amenities already being utilized by those communities. In order to recover the new building costs, a significant demographic of users would be required to contribute the revenue needed. Based on the consultant's economic modeling, it was determined that a new facility and its operations revenue would not be able to recover such costs.

Additionally, it did not appear that support would come from other agencies or key community members for building a new facility. DMPMPD determined this option would not benefit the use of additional funds or provide a successful solution and did not commission the completion of the report.

With the recent social and economic impacts of the pandemic, reviewing options for renovating the existing aquatics building has come to the forefront. This condition assessment and feasibility study establishes a framework for possible future improvements and expansion of the existing building and property, as well as focusing on programs which enhance and promote the unique function of Mount Rainier Pool as a learning and teaching facility for aquatic programs.

Additionally, this study reviews DMPMPD's need to establish relationships and linkages with other businesses, organizations, and agencies which may utilize these facilities for the longer term. These partnerships will assist in accomplishing a more successful economic goal than if DMPMPD were to move forward alone.

MISSION, VISION, CORE VALUES

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.

VISION STATEMENT

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

OPERATIONAL PRINCIPLES

The organizational and business culture of the Des Moines Pool Metropolitan 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.

- 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 sieze 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 and 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

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.

GOALS AND OBJECTIVES

QUALITY PROGRAMS, ACTIVITIES, AND SERVICES

The Des Moines Pool Metropolitan Pool District (DMPMPD) intends for Mount Rainier Pool (MRP) to provide more comprehensive and quality swim services and space to serve multi-function programs within the immediate community they serve. DMPMPD aligns with the community values and their history together, and the commitment to education, teaching, accessibility, diversity, and inclusion. This includes improvement of the current MRP facilities to accommodate future growth and expansion of swim programs and services.

Existing services which include open programs, swim classes, facility rentals, and special events are currently maximized for scheduling. MRP is also at physical capacity for program services based on availability of its existing building space. DMPMPD endeavors to add additional programming that elevates MRP as an educational aquatic facility which offers programs such as master swimming, pairing swim classes with the school district curriculum, and creating district-wide swim lessons to name a few.

COMMUNITY and PARTNERSHIP

MRP is an important community builder in Des Moines as it is the only public local aquatic facility available in the area. Located in Central Des Moines and situated on the same campus site as Mount Rainier High School, Pacific Middle School, and Midway Elementary, it is directly leased by the Highline School District, and partners with the adjacent schools for swim classes when school is in session. MRP has maintained a long term reciprocal relationship with the school district, and continues to actively find opportunities to connect with other groups and organizations in the immediate and surrounding community.

MRP's presence serves to cultivate a hub for educational and social enrichment. DMPMPD is committed to providing a facility that promotes a healthy community by embracing swimming as an essential life skill. This pool is a center for the immediate neighborhood to gather and share experiences and activities which engage the community at large. MRP is sustained and strengthened by community support, and in turn, intends to maximize its value and investment with its excellence in instructional swim services.

DIVERSITY, EQUITY, AND INCLUSION

A core value for DMPMPD is to ensure that MRP is a facility which is equitable and inclusive in all of its program and facility offerings. Part of this is designing program curricula and building spaces which promote diversity of nationalities, culture, and thought. Additionally, providing a safe and positive environment for all members of the community, regardless of race, gender, ethnicity, belief or economic circumstance is priority.

Another critical aspect of inclusion is ensuring that the building facility is physically accessible to all. Accessibility is most commonly characterized as resolving a physical barrier for users; however, not all disabilities are visibly seen. Therefore, the physical attributes of the building and functions of the spaces should reflect accessibility compliance. As this is a fifty plus year old building, the assessment and feasibility study will consider DMPMPD's DEI goals with holistic design in mind. This includes all aspects of the exterior property and site, and building in its entirety.

PLANNING PROCESS

The purpose of the Mount Rainier Pool planning process is to guide the development of the existing aquatics facility and associated property over the next five to ten years with regards to infrastructure development, building, land, and property use in support of the core objectives. This is necessary to accommodate projected growth within the primary service areas in the City of Des Moines, and allow for flexibility to changing programmatic needs. The mission and vision of The Des Moines Pool Metropolitan Park District is the basis for this planning process. These principles shall guide the decision making processes and provide a pathway for implementing the objectives and goals. A comprehensive condition assessment and feasibility study follows this narrative.

GOALS AND OBJECTIVES

USE OF THE FACILITY and IMPROVEMENTS

DMPMPD aims to enhance the mission and vision of Mount Rainier Pool in services, programs, and outreach. Comprehensive assessment and feasibility review will determine the best way to integrate funding resources that become available in to multiple objectives for the facility and property. This will also be reviewed for best practices and use in short, mid, and long term goals. Areas and issues which will be reviewed for viability shall include but not be limited to:

Physical Attributes:

- code allowances, occupancy review
- exterior property boundaries and utilities
- general grounds and landscaping
- parking spaces, capacity, and area
- pedestrian walkways and pathways
- · universal accessibility and wayfinding
- security and safety
- building exterior envelope
- · building interior spaces and floor plan efficiency
- building systems such as electrical and mechanical
- building condition such as seismic and structural
- relevant technology

Programmatic:

- organization of programs, classes, activities equitable to funds
- scheduling and staffing to maximize programs and classes
- accommodations for functions for private lessons, rentals, special use, staff offices, locker rooms, meeting areas, gathering spaces and other auxiliary support spaces

Feasibility Study:

- Review property site and building for viability of improvements/modernization, expansion or additions
- Review options and designs which consider creating functions and features that cultivate gathering, community life, community participation and growth, and partners in the mission and vision of DMPMPD
- Create visually impacting and inviting spaces

COMMUNITY GATHERING

With MRP being located directly in a single family residential area, and on Highline School District land within three schools directly adjacent, the immediate service area and surrounding neighborhoods benefit from this building renewal. The improvements and added programming, expansion of space, and creation of places to gather both outside and inside create, in essence, a third place. Having an option to utilize a third place not only allows for community inclusion, but creates a sense of belonging and ownership for those participating in extra curricular and social activities, providing common ground and strengthens community bonds and relationships.

OUTREACH AND RESOURCE ACQUISITION

DMPMPD and MRP are committed to developing an outward focus and engagement with the immediate Des Moines community, and are dedicated to strengthening existing relationships and communications with the City of Des Moines, City of Normandy Park, Highline School District, local businesses, and primary stakeholders and users with similar goals and mission.

General increase of public visibility and exposure will also be necessary to garner public interest and leverage resource support. Pursuing opportunities and partnerships with other businesses and community organizations for joint events will also galvanize similar mission and vision goals while establishing connections that enrich the general community in the importance and value of swimming and aquatic activities as a healthy and important life safety skill.



NEEDS ASSESSMENT

Mount Rainier Pool demographics illustrate diverse user groups and stakeholders within a limited geographic area. The current existing programs and services offered is at or beyond capacity. Proportionate to the programs and service, the building facility is also at capacity.

Based on an existing population of approximately 32,000 and projected growth for the Des Moines and greater area expected to increase continuously over the next five years plus, DMPMPD is reviewing the options for providing additional programming over a 2-10 year period. This in turn requires a comprehensive review of the existing building occupancy, utilization, and capacity to accommodate the forecasted plans at the existing property.

NEIGHBORHOODS SERVED

DES MOINES
NORTH FEDERAL WAY
KENT WEST HILL
NORMANDY PARK

USER GROUPS

FAMILIES
SENIORS
MOTHERS
KIDS
PERSONS W/
DISABILITIES

PNS SWIMMING
MASTERS PROGRAM
DIVE TEAMS
MRHS, PACIFIC
RECREATIONAL
FITNESS

PARTNERS/ STAKEHOLDERS

HSD Highline College City of Des Moines and Residents **King County City of Normandy** Park **PNS Swimming Legacy Foundation Alpha Dive Seattle Metropolitan** Aquatic Club (SMAC) **Yacht Club Local SCUBA** businesses Local outdoor pools **Private Clubs**

Physical Therapists Sensory Classes Boating Community Dive Shops Fire District Port of Seattle

EXISTING PROGRAMS AND SERVICES

• Mount Rainier Pool operating hours:

Monday/Wednesday/Friday
 Tuesday/Thursday
 Saturday
 Sunday
 Sunday

• SERVICES (offered at varied times and days):

swim lessonswater exercise

Lifequard Prep

Water walking

• Open Swim

special events

o swim teams (contract

• MRP Swim Club

 MRHS Swim and HSD Dive Teams

• Lap swimming

• Family Swim

 Rentals (birthdays and first responder training)

MOUNT RAINIER POOL FACILITY UTILIZATION

The current building is about 14,918 sf, with a total property area of 45,850 sf.. There are 39 existing parking stalls, and 4 accessible stalls for 42 total parking stalls. The parking entry has a drop off loop which flows into the main parking area, and Highline School District offers overflow parking at the Mount Rainier High School lot. There currently no activities that occur at the building exterior, and pedestrian friendly areas are minimal to non-existent. Excluding the parking lot, the remaining property is undeveloped.

The building interior is at maximum usage capacity. While the natatorium is used for swim-related programs and events, the Lobby is used for certification classes (eg: lifeguard), babysitter trainings, PTSA swims, registration, special events, and family waiting areas as there are no other meeting rooms available. Special events utilize the entire facility. The

existing building comprises of: natatorium, Lobby (w/reception), staff locker rooms, public men's and women's locker rooms, first aid office, small storage, men's and women's small changing room, manager's office, and pool operations and mechanical spaces. This building compared with other Forward Thrust pools lacks amenities to effectively serve the user groups and activities associated with the aquatics programs.

PROGRAM AND SERVICE SPACES

Programmatically, Mount Rainier Pool provides a comparable level of instructional swim services and activities to other nearby area pools. The primary focus at MRP is to provide education, instruction, training, and safety for water related activities. While the pool offers some recreational classes and events at their facility, the core goal is to be an aquatic venue that provides learning opportunities to all children and adults in the Des Moines area and region.

Current programming includes but is not limited to:

community swims (MRP Swim Club and lifeguard prep), swim lessons, water exercise, swim teams (SMAC), lap swimming, water walking, family swims, open swims, and Witbit swim. The programming includes school classes and team events. Facility rentals are also available for events such as birthday parties, special events for summer and holidays, PTSA, private swims, and service training (police, fire and divers).

The existing building size has limited DMPMPD's curriculum; however, the desire is to increase the capacity of instructors to offer more early morning and evening classes for training and certification programs. Other priorities include the addition of lifeguard class for Mount Rainier High School, a warm body therapy pool, zero depth entry, gender neutral facilities, family changing rooms, and dedicated multi-use space for training classes, birthday parties, community gatherings, and miscellaneous functions.

Ideally, MRP's facilities would include additional recreational features for interactive play and be a safe place for all users. Reorganizing infrastructure for the building dictates that reconfiguration of the spaces, ensuring accessibility for all, modernizations such as updated technologies, security, energy efficiency, and water safety features (UV System) will be necessary to bring the vision of becoming an optimal aquatic and recreation facility to the community.

DMPMPD TERM GOALS

CRITICAL TERM (CURRENT - 2 YEARS)

- build staff capacity
- renegotiate HSD Lease
- build grassroots support for facility modifications
- partnerships with schools (PE HS, PTSAs, PE Credits, Water Safety/Lessons)
- Meetings with legislators and county for funding support
- develop partnerships with other local pools for support during closure
- maintain free swim lessons
- swim lessons for Des Moines community
- offer balanced, community-based, lifelong swim program
- become local training center for staff to reduce barriers and increase programming capacity
- develop stakeholders/partnerships for aquatics, youth enrichment, and overall youth programming for recreation

SHORT TO MID TERM (3-5 YEARS)

- form partnerships with other schools
- form partnerships with private sector and government agencies
- develop citizen advisory commission
- continue maximizing swim lessons
- maximize lifeguard swim instructor training
- develop therapy pool program and include in renovations
- create a competition pool
- facility design meetings/study with bond vote
- facility remodel, redesign (or new building in new location)

LONG TERM (6+ YEARS)

- discuss regional approach to aquatics (proposed pool)
- work with King County and other to: 1] develop a public facilities district or 2] expand DMPMPD footprint outside of Des Moines
- develop regional partnership with other government agencies
- get new regional facility built and operating
- develop grassroots support for aquatics scholarship funding
- work with schools to develop curriculum for swim lessongs, staffing, and other water-realted programs
- gain support and fundin gof replacement facility that meets the functional and physical needs
- find home for competitive aquatic teams



EXECUTIVE SUMMARY

Mount Rainier Pool (MRP) has been a fixture in the City of Des Moines since its opening in 1975 and has remained as the neighborhood aquatic center for 48 years. In that time, building operations and ownership have changed hands, with the Highline School District currently owning the property. The Des Moines Metropolitan Park District (DMPMPD) was formed in 2009 to take over operations and currently maintains a lease with the school district.

DMPMPD /MRP core values and objectives strongly align in their belief that with the city and greater area being located in a waterfront community, water safety is a concern, and strives to ensure that every child or adult have the opportunity to be able to swim and gain this important and essential life safety skill. Furthermore, embracing swimming as a recreation can be a healthy and fun pass time, especially as the general Pacific Northwest geography offers numerous ways to enjoy open water.

in the fourteen years of operation under DMPMPD, Mt. Rainier Pool has excelled in its swim programs and recreational swimming, collaborating with the community neighborhoods, adjacent schools, local businesses, and first responders for swim lessons, special events, service training and school curriculum classes. MRP has become a local hub for aquatic activities and its programming comparable to other larger pools in other service areas. The existing building and plan configuration, however has not evolved with this and has remained much the same as the original design. Wear and tear over 48 years have not only brought the building toward the end of its life cycle, the success of the aquatics programs have exceeded the capacity of the building's spaces and availability to expand programming.

With the prospect of an ageing building and the need to address the major maintenance items of the facility, DMPMPD reviewed the possibility of renovating the existing aquatic center or build a new aquatic center on a new site. A team was hired in 2017 to consider all prospects for consideration. While there was considerable favor for a new facility. cost models and census data revealed that the revenue stream required by the tax payers would not be able to recover the new facility costs. Nearby existing aquatic facilities offering similar amenities were already being utilized by adjacent communities and thus local support waned.

in 2019, the Covid-29 pandemic created social and economic circumstances in which a new building was not feasible, at least not for the near future. As MRP continued to age and operate at or above capacity, DMPMPD revisited the opportunities for improvements at the existing facility. The Stemper AC Team was hired in 2021 to provide an extensive review of the existing property and assess potential options for improvements and/or expansion of the building.

Stemper AC worked with DMPMPD and the Board of Commissioners through a series of meetings and workshops to reassess the goals and objectives for MRP as well as discuss visioning and core values for the prospective improvements at the aquatic center.

The A/E Team approach proposed two parts for planning:

- Part 1 Comprehensive Condition
 Assessment of the existing
 building to determine major and
 minor issues requiring repair or
 replacement, and general
 condition of the building and site
 as a whole; make
 recommendations for critical
 priority, secondary, and tertiary
 items to extend the life of the
 building.
- Part 2 Feasibility Study
 examining the existing site and
 aquatic facility and determine its
 eligibility for expansion and
 major renovations; prepare two
 viable concept design options
 with cost analysis and narrative
 to inform next steps for the
 Board of Commissioners.
- Provide a final report inclusive of all data and information gathered

DMPMPD GOALS AND OBJECTIVES

- Promote swimming as a healthy lifestyle, expand participation ins swimming, educate and teach about swimming as a mandatory life skill, and make swimming an opportunity available to all.
- Provide quality programs, activities, and services
- Ensure that diversity, equity, inclusion, and accessibility are available to all
- partner with the community to create long term relationships which cultivate educational and social enrichment.
- create a community gathering third place space

PART 1: COMPREHENSIVE CONDITION ASSESSMENT

The overall assessment for the MRP building revealed that the facility has been well maintained considering its 48 years of age, but weatherization, natural attrition from age, heavy use and a corrosive environment has enabled general deterioration of infrastructure systems such as the electrical panels and HV systems, and the building interior and exterior structural brick.

MRP was also not originally designed for accessibility in 1975; therefore, a significant portion of the building does not comply with current ADA guidelines and requirements. While some improvements have been made to create accessible spaces for all, the floor plan configuration creates awkward usage of the narrow hallways and undersized rooms and corridors throughout the building.

Critical/Primary Scope needing immediate repair or improvements:

- Replace the HV System as this system is in eminent failure in the near future
- Replace corroded electrical panels and wiring.
- Replace all lighting with LED fixtures for energy efficiency
- Repair/replace plumbing lines as the corrosive environment and age has deteriorated the original cast iron iping.
- Repair the exterior structural brick walls as exposure to weather over time has caused cracks, spalling, and breakage.
- Replace interior ceilings as they are damaged, worn, and missing parts and pieces

- Repairing the pool deck and exterior sidewalks where major spalling has occurred and creates trip hazards.
- update the entire facility to comply with accessibility requirements (including locker rooms)

Initial valuation of the MACC for all work to be done is at \$5.3 million. Addressing the critical items will be vital for the facility to continue operations. While the repairs and improvements will vary in terms of their future wear and tear, major items such as HV systems and electrical panel replacements are designed to last another 20+ years. As DMPMPD considers this investment in to improve existing conditions, it is important to consider long term design provides opportunity to update and modernize an older building . Part 2 Feasibility Options explores this area, but regardless of whether major renovations are made, building infrastructure and systems that are at the end of their useful life can not be ignored and must be treated.

PART 2: FEASIBILITY STUDY

MRP is an unassuming brick building situated on Highline School District property. The building is unidentifiable as an aquatic facility and requires signage to determine its function. The aquatic facility is currently undersized for its programs and general function as a local hub for educational and recreational swim, and is currently at or over capacity. This does not allow DMPMPD to achieve its core goals and

PROBLEM STATEMENT

A major renovation and addition to the existing MRP building will contribute to DMPDMPD reaching their goals and objectives to expand their swim programs, service training, life safety courses, and rental spaces. Improving both indoor and outdoor spaces will allow for flexibility in utilizing the building to its full potential while creating a welcoming, inclusive space that encourages all users to be a part of the MRP and help create a successful community space that will last for generations.

OPTION 1

Option 1 concept maintains the existing building as a single story facility with standard programming for the natatorium such as locker rooms, staff locker rooms, and restrooms. Additions to the administrative area at the northwest and west/southwest corners. At the northwest, enlarging the lobby and reception area makes the entry way and front of building pronounced, while offering more social interactive area for the users. Adding a multi-purpose room at the west allows for program flexibility and privacy for classes, training, and rentals. A new office suite with conference room gives staff and managers an area for private meetings. Creating a new space at the south wall of natatorium extends the pool deck and adds a wading pool and rental/activity space. Partitioning the existing pool allows for program flexibility.

OPTION 2

Option 2 concept is similar to Option 1 in its proposal for the natatorium area and supporting locker room facilities. However, it proposes a two story administration area in which significant programming spaces are added. The building/zoning for the area allows building up to 30ft in height, providing a great advantage in increasing square foot space while minimizing the general footprint of the building. This option adds (3) multipurpose rooms, a conference area, break out space, new offices, and a large lobby/community shared space in which gatherings and general activities can occur. With this option, the dynamic of the space changes from being an aquatic center to an aquatic and recreation center since it will be able to accommodate a significant number of users and activities.

OPTION 1 AND 2 - COMMONALITIES

Both concept design options share similarities in the proposed programming for the primary elements of MRP: increased versatility and flexibility in the natatorium and pool area; connecting the outdoor and indoor area for maximum space utilization and activities; creating a sense of belonging and ownership for the community members who use or will use the facilities; and creating a valuable commodity in the region that is built to last for at least fifty years.

COST REVIEW

OPTION 1

MACC COST: \$16,132,750

TOTAL PROJECT COST RANGE: \$21,779,213 to \$22,585,850

(w/ 35-40% added for WSST, permitting, contingencies, design fees)

OPTION 2

MACC COST: \$19,593,947

TOTAL PROJECT COST RANGE: \$26,451,828 to \$27,341,525 (w/ 35-40% added for WSST, permitting, contingencies, design fees)

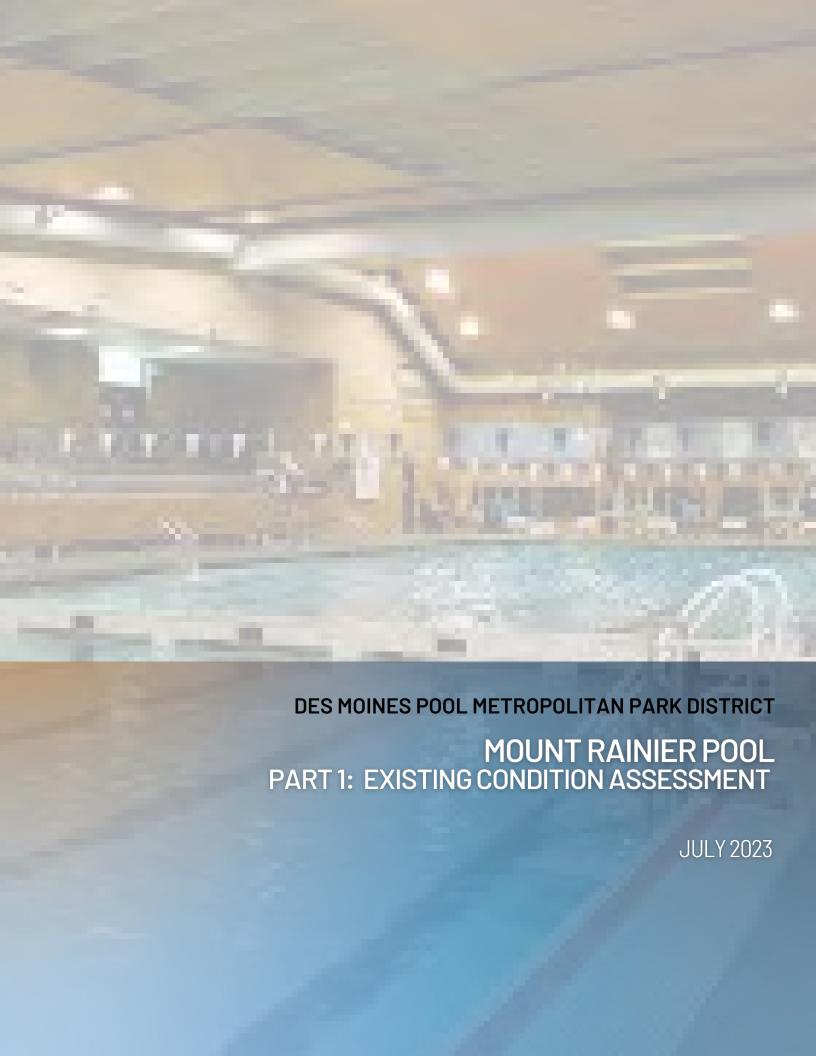
Both Option 1 and Option have similar proposed programming and improvements with the exception that Option 2 proposes a second floor at the administration portion of the building. Costs per square foot range from \$850/sf to \$860/sf. This is comparable in costs for a new building, but for a new building that is already sited (land purchased), has ground utilities available and requires no extensive site development. Otherwise, a rough cost for constructing a new building on a new site would be significantly higher. The average size of an aquatics/community center today is between 20,000sf to 26,000sf.

The proposed Options 1 and 2 concepts bring the aquatic facility up to comparable size and programming with other aquatic buildings and even other community center buildings. The higher expense for renovating MRP is derived from the nature of retrofits and renovations. Also because of it's current construction, demolishing the entire west portion of the building to do ground up construction will be a simpler process than saving walls. The original natatorium walls of structural brick will need to be brought up to seismic code and protected, and partitioning the pool adds costs for having independent pump and water line systems, as well as triggering a full pool deck replacement.

DMPMPD must consider the options:

- Make repairs/replacements on the existing building and major systems
 to extend the life of the building an additional 20+ years, but maintain the
 same floor plan, work with inadequate space, and have a building which
 does not provide the accessibility and inclusivity that is desires;
- 2. Move forward with Option 1 to update the floor plan and building to provide what is needed to improve the space, increase revenue, and extend the building life for 50+ years, though it will not maximize the programming and core objectives desired;
- 3. Move forward with Option 2 which updates the floor plan and building, and optimizes programming, adds flexibility and utilization of the spaces, and creates an aquatic building that also becomes a recreation and community center for the neighborhood and greater service areas. This option will also bring in significantly more revenue with the added spaces and will extend the life of the building for 50+ years.

Regardless of the decision to be made, the existing building deficiencies must be addressed to keep the building operational in the interim.





MOUNT RAINIER POOL PART 1: EXISTING CONDITION ASSESSMENT EXECUTIVE SUMMARY

CONDITION ASSESSMENT REPORT for MOUNT RAINIER POOL

22722 19th Ave. S., Des Moines, WA 98198 May 1, 2023

EXECUTIVE SUMMARY

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 (formerly 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 report 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

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 DMPMPD 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 in building usage and programming.

The original building construction consists of structural brick for interior and exterior walls with a pre-cast concrete double tee deck system and houses a natatorium with support facilities such as a reception booth, staff offices, staff locker rooms, public restrooms, and locker rooms. Functionally, the building spaces are inefficient for the current use requirements and lacks additional auxiliary spaces such as meeting rooms or general meeting spaces which are needed for training classes, additional programming, and general usage for rental services. This aspect of MRP is explored in more detail in Part 2 Feasibility Study.

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III. GENERAL FINDINGS AND DISCUSSION

The primary purpose for a comprehensive condition assessment at MRP is to determine:

- 1. What existing building systems and elements of MRP are in eminent failure and/or require major maintenance or repairs to keep the building functioning and extend the life of the building for the next several years or longer.
- 2. Determine costs to address the critical improvement items.
- 3. Correlate this with the Part 2 Feasibility Study should DMPMPD choose to move forward with possible expansion and major renovation of the building and its immediate site.

The Stemper AC Team's overall assessment and investigations for MRP building revealed that the general building has been well maintained, but weather, age, heavy use, and a corrosive environment has caused general attrition over time. The existing infrastructure and building systems such as mechanical, plumbing and electrical systems are nearing the end or are at the end of their useful life. While parts and pieces can be replaced to extend their lives further by a few years, full replacement of the HV System and electrical panels and wiring are necessary. Interior plumbing fixtures are aged and inefficient, while storefront window systems are at end of life and do not comply with energy code requirements. Weatherization and time have also enabled deterioration at the exterior structural brick. Cracking, mortar deterioration, and water intrusion are apparent at various areas in the natatorium and auxiliary facilities. Major areas with heavy use such as the existing pool deck is heavily eroding and spalling and general building maintenance is requiring care beyond standard requirements. Additionally, MRP is severely lacking in accessibility compliance both at the exterior parking, sidewalk and entry areas as well as multiple major use areas in the building such as public restrooms, locker rooms, the reception booth and the office staff area.

The Stemper AC Team documented all possible issues for the existing MRP building. Each consultant reviewed their documented issues and made recommendations based on items in worst case condition or eminent failure. The major items requiring immediate attention are:

CRITICAL/PRIMARY SCOPE

- Replacement of heating and ventilation systems
- Replacement of electrical panels and associated wiring
- Replacement of storefront systems and windows, clerestories
- Repair of exterior brick veneer (install cladding system)
- Repair/replacement of general domestic water piping and plumbing fixtures
- Rehabilitation of the Locker Rooms (Men's and Women's)
- Replacement of main electrical panels
- Replacing lighting with LED fixtures and lighting control upgrades
- Removing and replacing exterior concrete walks where spalled and broken
- Removing and replacing all interior suspended ceiling and acoustical systems
- Repairing and resurfacing the natatorium pool deck
- Updating critical use areas to current accessibility standards, including the parking lot area

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GENERAL PRIORITY

- Removing, replacing accessory items at the exterior such as ladders, roof railing, and fencing
- Removing and clearing exterior foliage that are creating sidewalk accessibility and walkability
- Repairing cracks in the precast double tees and spectator concrete seating area (this is not a life safety issue)
- Roof repair (under separate warranty)
- Other issues listed in the pool report that are secondary issues

Initial evaluation and analyses of all the pool facilities indicate that the itemized conditions list will approximately be a MACC of \$5.3 million if all items are addressed, excluding Washington State sales tax. Should work occur on any of the major critical system items such as mechanical heating/ventilation systems or electrical panel replacement be prioritized before other work, industry supply chain and labor issues have not fully resolved and long lead times for specific equipment and materials continue to occur, which in turn affects current cost estimates. If repair work does not proceed within the next 6-9 months, costs shown in this report should be re-evaluated. ROM costs are included at the end of the report.

In correlation with DMPMPD's consideration for expanding and renovating the existing building, it is important to note that majority of the improvements listed, especially the major infrastructure systems, and exterior brick repair/cladding will extend the life of the building another 15-25 years and longer with excellent facility maintenance. The StemperAC Team understands that DMPMPD is seriously considering short and long term needs for their immediate user groups and service area(s). While any improvements made will prolong the life of the building, the investments made to the existing MRP building will not allow for any expanded programming, increased capacity usage, or added flexible rental usages due to its existing building size.

Consequently, the feasibility study in Part 2 will explore the goals of DMPMPD to achieve their mission and vision for swimming, learning, and teaching as stated in the core objectives of the overall report. The prioritization of project goals for the recommended work will require close coordination and collaboration with the Owner, Des Moines Pool Metropolitan Park District.

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IV. STEMPER AC TEAM CONTACT INFORMATION

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CIVIL EVALUATION

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 bout 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 Deficiency/Observation: 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. Recommendation: 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 Note: 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

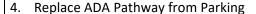
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4. ADA Parking

Deficiency/Observation: The existing ADA is noncompliant and over the maximum ADA slope of 2% in any direction.

Recommendation: Remove existing asphalt and replace with concrete as it is more durable and tolerant to set precise and flatter slopes.



<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.

Recommendation: Remove and replace nonconforming portions of the existing concrete sidewalk ADA Pathway.

5. Replace Cracking and Lifting Concrete

Deficiency/Observation: Portions of the existing concrete sidewalks and plazas are lifting due to tree roots or other issues related to life expectancy of the improvements.

Recommendation: Replace existing concrete to eliminate pedestrian safety concerns.

6. Replace Extruded Curbs

Deficiency/Observation: The majority of the existing extruded curbs are disintegrating.

Recommendation: Replace existing extruded curbs.



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| 6. Add New ADA Pathway to the Public Way | |
|---|--|
| <u>Deficiency/Observation</u> : There is no sidewalk, including an ADA compliant pathway down to the public right-ofway in 19 th Avenue South. <u>Recommendation</u> : Install a new concrete ADA Pathway with handrails from the front door down to the sidewalk along 19 th 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. | |

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ARCHITECTURAL EVALUATION

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

1. Pool deck surface

Deficiency/Observation: 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 of water to occur which can cause slippery conditions; the general pool drainage is functioning.

Recommendation: 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.

Note: cracks noted at stairs for seating area; structural cracks in the concrete platform at seating area. Refer to structural report.

Photo



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2. Pool tile and grout

Deficiency/Observation: Pool tile and grout looks 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. DMPMPD indicates that the pool tile was replaced in 2017.

<u>Recommendation</u>: the existing pool tile can remain in place, though it should be cleaned. Replacing the pool markers and tile should be replaced if significant deck work occurs.



3. Natatorium Lighting/General Lighting

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

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



4. Natatorium ceiling

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

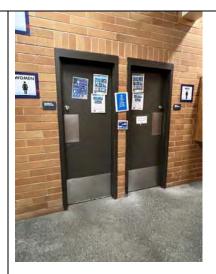
Recommendation: remove the ceiling clouds and replace with a more durable ceiling system such as an Armstrong Serpentina grid system, or possibly leave exposed to structure.



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.

<u>Recommendations</u>: replace the booth in its entirety to be an open reception desk and counter area that complies with current accessibility requirements.





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

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

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

Recommendations: replace the ACT grid system with a new more resilient system and align with reconfigured space





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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" aff requirement.

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



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11. Fire Extinguisher Cabinet and AED Station

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

<u>Recommendations</u>: clear away existing items blocking the access path.



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

<u>Deficiency/Observation</u>: 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; reconfigure the locker room area and 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)





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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. While these areas minimally comply with accessibility requirements, improvements to provide better accessibility pathways and stalls should be considered.







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).



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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.

<u>Deficiency/Recommendation</u>: 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 with current energy code compliant LED fixtures. Refer to electrical report for recommendations.











Building Exterior Observations:

Description

1. Exterior louvers

<u>Deficiency/Observation</u>: At several exterior vent / louver locations, these louvers were observed to have deteriorated finishes and rough opening flashings.

Recommendation: Remove all existing louvers to confirm acceptable venting operation. Furnish and Install selfadhered or liquid applied rough opening membrane flashing. Furnish and install head, jamb, and sill flashing. Paint existing louver with special coatings and re-install.

Photo





2. Exterior doors and frames

Deficiency/Observation: Exterior doors of facility are aged; frame, door, and hardware are corroded.

Recommendation: Replace exterior frames, doors, and relites with hollow metal doors with same operation. Furnish and install rough opening flashings, and sheet metal head, jamb, and sill flashing.



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3. Exterior storefront windows

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

<u>Recommendation</u>: Replace existing storefront windows with thermally broken, energy efficient, aluminum storefront windows.





4. Decorative exterior windows

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

<u>Recommendation</u>: Replace windows with new installation that recognizes and reflects the original design intent. Coordinate with DMPMPD prior to replacement as these appear to be a public art item.





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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 or a translucent insulated panel system for energy efficiency.





6. Exterior masonry

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

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

**Note: coordinate comments 6 and 7 with the building envelope narrative as a cladding system over existing structural brick may be needed.



7. Exterior masonry

<u>Deficiency/Observation</u>: 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 repellant and anti-graffiti coating at all masonry elevations.



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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 exist rail should be replaced and railing attachments should be flashed to prevent water intrusion.







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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

<u>Recommendation</u>: Modify ladder installation to coordinate with any building envelope modifications. Address landscape overgrowth at base of ladder. Replace the fencing with vinyl slatted fencing.



10. Exterior fencing at riser

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

Recommendation: replace the fencing in it's entirety with vinyl slatted fencing.



11. Exterior concrete walk and bicycle yard

<u>Deficiency/Observation</u>: 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. For areas where major spalling is occurring, break out the concrete and replace the concrete panel.



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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 AND RECOMMENDATIONS

- 1. Exterior Structural Brick -The exterior brick is showing significant wear and tear, with cracking visible both at selective exterior and interior locations throughout the existing building. Moisture intrusion and effluorescence are also apparent from weathering over time. In correlation with the building envelope and structural narratives, the single wythe brick makes up the exterior walls and need to remain in place. Repairs to the cracks and waterproofing are needed to ensure that the brick does not further deteriorate. As suggested in the building envelope narrative, installing a rain screen cladding system will ensure that the brick is protected and will extend the life of the structural brick. This also provides an opportunity for the building to have an updated look, which will create visual interest and provide Mount Rainier Pool with a new identity within the neighborhood and Highline School District schools immediately adjacent to the property.
- 2. Exterior Walks/Interior surfacing: Various areas of concrete paving and sidewalk which surround the building are in fair to poor condition. Areas near the entry show concrete panels completely spalled due to tree root intrusion over time, and existing stone paver style panels are worn and covered with dirt, with some panels broken. The concrete paver panels at the bike area and patio at west entry are placed 4" apart, with the sand/dirt filling the joints eroded from weather. The spalled concrete and broken panels should be removed and replaced. This will create a visual disparity with the existing concrete walks, but will darken over time. The interior floor surfacing in the entire building is a similar heavy aggregate concrete as the exterior concrete. This appears to be in fair condition though some pitting and wear and tear is visible. For cleaning and maintenance purposes, as well as providing an updated finished surface, installing an interior flooring system may be beneficial.
- 3. Storefront doors/windows and art windows: while windows seem to be minimal at this building, the existing storefront systems appear to be functioning adequately though they appear to be nearing the end of their life and show chipping and resealing at meeting joints. The art windows in the natatorium are showing breakage as well. These should be replaced to ensure that the new storefront meets current energy codes and are properly flashed and sealed to prevent any moisture intrusion in to the structural brick. The art windows appear to be blind stopped in to the brick, but show signs of sealant failure and breakage. These should be coordinated with DMPMPD to determine best methods to repair/restore the window areas.

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durable ceiling systems and more effective acoustical paneling material.

- 4. Building ceiling systems: while areas of the interior ceilings are exposed to the existing double tee concrete system, the public restrooms, office, staff, and natatorium have existing suspended ceiling and acoustical ceiling systems that are severely aged and some damaged. Built-out pegboard panels on the natatorium walls which conceal some existing conduit and piping appear to function doubly to absorb some sound as well. All ceiling systems and the pegboard panels should be replaced with
- 5. General lighting: while the electrical panels and lighting need to be replaced for better efficiency and compliance with energy code requirements, new lighting throughout the building and natatorium will refresh the spaces and also provide a better sense of safety and security at the exterior building areas.
- 6. Natatorium: the original pool deck is pitted and hairline cracks are showing in numerous areas. These cracks should be repaired with consideration for a new concrete topping or surfacing which provides a smoother even deck surface.
- 7. General Accessiblity: Mount Rainier Pool is significantly deficient in accessible usability. Major areas lacking compliance include the reception booth and counters, public restroom and door entries, office corridors, staff locker rooms, general offices, and locker room toilets, benches, lockers all need updating to come in to current compliance. The original 1970s floor plans did not take in to consideration this need, and some improvements were made over time, but this should be an area of focus to bring the exterior and interior in to current accessibility requirements.

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BUILDING ENVELOPE EVALUATION

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, ½-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 form 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 twocomponent 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:

| De | escription | Photo | |
|----|--|--|--|
| 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. 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. | 11/21/2022 | |
| 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). 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. | | |
| 3. | Closer view of previous photo showing unsealed coating and lack of return around corner. | 11 1 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 | |

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4. Low pipe penetration through parapet at south side of roof adjacent roof access ladder. Recommendation: Raise pipe penetration with extension and flash with reinforced liquid flashing, such as PMMA, or similar.



- 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). Recommendation: Remove counterflashing, extend roof membrane further up vertical surface, termination bar at top edge, and install new counterflashing set in a saw cut.
- 6. Closer view of previous photo showing roof membrane and coating not installed behind metal flashing.



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.

Recommendation: Reseal joints after lower counterflashing is replaced, per item #5 & 6.



8. Unadhered perimeter sealant joints at clerestory Kalwall windows at the east end of the main roof. Recommendation: Remove existing sealant joints

and replace with new sealant and backer rod, full perimeter of clerestory windows.

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.

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.

10. Cracking of the coating at the transition from roofto-wall at the base of the clerestory windows. Recommendation: Patch cracked areas with additional coating/reinforcing.

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. Recommendation: Seal joints in flashing with additional reinforced coating and monitor until reroofing occurs.





12. View of open lap joints in drip edge metal, as indicated in previous item.

Recommendation: See item #11.

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.

Recommendation: Remove debris.

14. Broken gutter straps at the west end of the main roof.

Recommendation: Replace gutters when reroofing occurs.

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.

Recommendation: Replace gutters when reroofing occurs. Front edge of new gutter should be lower than back and gutters sized appropriate for roof area.



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16. Overview of roof, looking north and west, and widespread algae growth.

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.

17. Closer view of previous photos showing algae growth on roof surface.

Recommendation: See item 16.

18. Splits in coating that allow moisture entry under coating.

Recommendation: Patch areas of coating that are split, as recommended by the manufacturer, Tremco.

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).



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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

23. Showing void around base plate of railing attached through roofing.

Recommendation: See item 22.

rails



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 \(\frac{1}{2} \) 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.



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2. Closer view of the previous photo at the north elevation, showing unadhered mortar. Recommendation: See item #1.



3. Overview of cracks through brisk and mortar at the north elevation below the ridge between the main roof and small roof at the northeast corner. 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.



4. East elevation of the building.



5. Overview of cracks in the brick at the northeast corner of the building, east elevation. 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.



6. Additional cracks at the east elevation. *Recommendation: see previous.*



7. Damaged brick, or brick with a hole from a previous penetration at the east elevation (highlighted). Recommendation: Patch with mortar or clad over brick as indicated above.



8. Cracked brick at the southeast corner, east elevation (arrow).



9. Closer view of previous photo showing crack through brick and mortar.

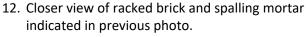
Recommendation: Structural repair appears necessary to prevent future cracking, followed by replacement of the brick. Another option is to install new cladding, insulation, and weather barrier over the brick after structural repairs.



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.



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.



- 14. Cracked brick around small windows at the south elevation, towards the west end of the building. 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.
- 15. Closer view of cracks in brick as noted in previous photo.

Recommendations: See previous.

16. Overview of cracking/spalled brick below louver adjacent the roof access ladder at the south elevation.

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.

17. Closer view of cracks in brick as noted in previous photo.

Recommendations: See previous.

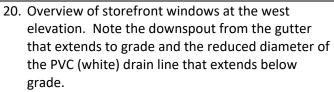


18. Looking down from the roof at the south elevation, where the main roof transitions to the clerestory structure. There is a large crack in the brick and

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.



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.





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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.

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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.

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STRUCTURAL EVALUATION

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 opinion of cost to complete construction of 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 are based on visual observations of the facility completed on November 21, 2022, and review of the as-built drawing set. If the recommended structural work is completed it is anticipated that the structure will have a minimum of another 25 years of service life.

The Mt. Rainier Pool building was constructed in 1975. 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 under 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 eight 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 four 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 two-foot-wide strip footing under the wall. The floor in the non-pool areas of the building is a four-inch slab-on-grade reinforced with welded wire mesh.

The pool itself is constructed with reinforced concrete, with the pool depth varying from three feet at the west end to 12 feet at the east end. The pool slab is typically six 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 during our visit:

Building Interior Observations:

Description

1. Pitting and spalling in precast concrete roof system <u>Deficiency/Observation</u>: Pitting and local spalling exposing sections of reinforcing is common on the underside of the precast roof system.

Recommendation: Clean areas where pitting and spalling are observed, including any exposed reinforcing. Excavate the concrete around the corroded reinforcing bars and coat the exposed steel, then patch the spall area.

Photo





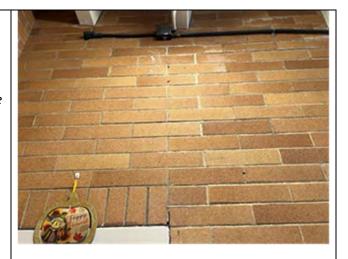


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2. Cracking in the brick masonry

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

<u>Recommendation:</u> Replace cracked brick faces, with the focus being on significant cracks that could allow water intrusion.







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3. Concrete stair tread deterioration

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

<u>Recommendation:</u> 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 lowviscosity epoxy.

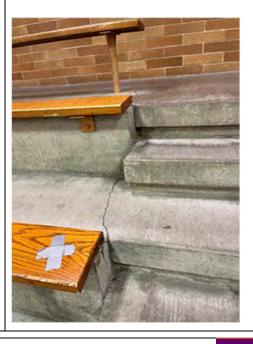


4. Concrete cracks at seating area

<u>Deficiency/Observation</u>: 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 low-viscosity ероху.





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.

<u>Recommendation:</u> Remove all delaminated concrete from the suspended slab. Clean and coat all exposed reinforcing, rebuild suspended slab, and fill spalls with new reinforcing added where required. Excavate behind corroded rebar where corrosion surrounds rebar. Inject cracks that are greater than 0.1 inches in width with high pressure low-viscosity epoxy.







5. (Continued)







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6. Cracking/corrosion at perimeter of pool

<u>Deficiency/Observation</u>: Concrete cracking and

reinforcing corrosion are visible in the cantilevered slab section over the pool perimeter skimmer/drain.

<u>Recommendation:</u> 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 low-viscosity 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. 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

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corrosion from 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. Where cracking or spalling is significant, which could lead to water intrusion and compromise the structure, remove and replace the damaged bricks. At locations where cracks in the brick faces are more minor, they are still recommended to be repaired to reduce the risk of water infiltration and for general aesthetics but can be repaired at the owner's option. Excavate and repair all cracks in the mortar joints at the locations where they exist.

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 significant 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 high-pressure low-viscosity ероху.

Concrete cracks at seating area slab. 4.

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 low-viscosity epoxy. The seating area slab and stairs bear on soil and once repaired will be sufficient for the expected loading.

5. Filter Room basement concrete deterioration.

The basement of the Filter Room on the east end of the building shows signs of significant deterioration in the cast-in-place concrete. Large areas of the underside of the suspended slab above the basement level have cracked and delaminated concrete, though not to an extent that warrants any immediate safety concerns for continued use of the facility. 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 the complete removal of the concrete from 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 low-viscosity epoxy.

6. Cracking/corrosion at perimeter of pool.

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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. Some localized delamination is likely already occurring. Where the concrete has 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. The full extent of the required repairs will be unknown until the localized demolition work to remove delaminated concrete and expose all reinforcing corrosion is completed during the repair process. If the concrete and reinforcing issues are not fully addressed with the repair they will continue to spread and impact larger areas of the pool perimeter.

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MECHANICAL EVALUATION

INTRODUCTION

The Mount Rainier pool was constructed in 1975. 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. Since the 65% level report was written, additional as-built information has been provided. 65% level comments have been received from the maintenance staff. This final report incorporates comments from staff and prior reports as well as revisions based on new information gathered from the newly-recently received 1997 mechanical as-built drawings.

II. SUMMARY OF FINDINGS

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

Building Interior Observations:

Description

1. Pool heating tube bundle (Critical-1, wear and tear) Deficiency/Observation: M001

Recommendation: The connection between the hydronic piping and the pool heating tube bundle leaks. According to staff, the bundle was replaced in 2020 and the leak is due to a failure in the penetration itself. Reinstallation of the tube bundle is required and needs to be coordinated with any surge tank repairs.

2. Carbon dioxide tank (Critiacal-1, life safety) Deficiency/Observation: M002

Recommendation: CO2 car-boy tank is not seismically restrained. Install operable chain restraints that can be opened and re-fastened when CO2 tank is exchanged.

3. Disinfecting Chemical Conversion. (Optional-wish list)

Deficiency/Observation: M003 (Optional- wish list) Recommendation: Replace existing solid Chlorine injection system to a Bromine or Saline electrolysis system.

Photo





Description

4. Domestic Water Heaters (Critical -1, life safety)

Deficiency/Observation: M004

<u>Recommendation:</u> Domestic water heaters are not seismically restrained. While this is a life-safety issue, the age of the tanks indicates replacement. If replacement is undertaken, the entire domestic hot water design needs to be evaluated and alternatives designs considered. The major hot water load (locker rooms, showers) is on the opposite end of the building. Alternative heat sources and configuration should be considered.

5. Lobby public restrooms (General -3; ADA violations) <u>Deficiency/Observation</u>: M005

<u>Recommendation:</u> Existing public restrooms need to be re-configured to meet ADA requirements. Replace fixtures with code compliant fixtures. Staff suggests low flow fixtures not be used, due to frequent clogging. A code variance should be considered to use blow-out type water closets.

6. Locker room plumbing fixtures (Generall-3; Wear and tear)

Deficiency/Observation: M006

<u>Recommendation:</u> Replace all existing plumbing fixtures with modern, code compliant fixtures. Replace existing gang showers with individual temperature control shower valves and heads.

7. Exterior clean-out caps (General-3; Wear and Tear)

<u>Deficiency/Observation</u>: M007

<u>Recommendation:</u> Install new hub and cap on existing open clean-out south of the building.

Photo









Photo

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8. Replace di-electric unions (Critical 1, wear and tear) Deficiency/Observation: M008

Description

Recommendation: Replace all di-electric unions with proper di-electric waterway fittings. Replace corroded sections of piping and damaged insulation. This should be coordinated with the boiler system replacement.

9. Cast iron boiler system (Critical -2; wear and tear) <u>Deficiency/Observation</u>: M009

Recommendation: The existing cast iron boiler system has no redundancies. The boiler was recently (2013) retrofit with a variable-fire burner, which reduced energy use, however, the cast iron boiler has limited thermal efficiency. We suggest replacement of the single boiler with two 50% load sized, condensing boilers, and revise/replace piping and pumps to accommodate a conventional variable speed pumping design.

10. Exterior insulated supply and exhaust ductwork (Critical-1: wear and tear)

Deficiency/Observation: M010

Recommendation: 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. The extent of ductwork damage is not known. This should be incorporated with the replacement of the Natatorium HV unit.

11. Natatorium HV unit (Critical-2, wear and tear) Deficiency/Observation: M011

Recommendation: 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.









CONDITION ASSESSMENT REPORT for MOUNT RAINIER POOL

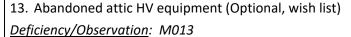
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Description

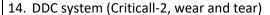
12. Lobby/Locker room rooftop unit (Critical-1, wear and tear)

<u>Deficiency/Observation</u>: M012

Recommendation: Replace Roof mounted HV unit. Reconfigure ductwork from lobby and office as return ductwork. Install a new heat reclaim ventilator to precondition outside air stream.



Recommendation: Replace existing attic hatch and ladder to provide better attic access. Remove abandoned HVAC equipment through new hatch.



Deficiency/Observation: M014

<u>Recommendation:</u> Upgrade proprietary DDC system installed in 2013 with BACnet DDC system, including upgrade of existing damper actuators and conversion of 3-way valves to 2-way valves to accommodate variable speed pumping.

Photo







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III. NARRATIVE DISCUSSION

Pool systems:

The pool systems have been upgraded and appear to be in serviceable 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 should be installed for enhanced 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 a newer (2020) 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. According to staff, the leak is the penetration itself. The condition of the concrete surge tank is the cause of the leak. The tube bundle needs to be removed and re-installed with a water-tight seal between the tank and the tube bundle. This work needs to be coordinated with any structural improvements to the surge tank as noted in the structural section of this report.

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 car-boy tank is not seismically restrained. Removable chain restraints should be installed to prevent seismic overturn. Chain type restraints would be removable for ongoing tank service 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 was a fitting leaking on the suction side of the main circulation pump, which was pulling air into the system. During our second visit, the pump was not at all noisy. The problem seems to 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

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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 and the "softer" water will be less apt of causing allergic reaction to swimmers.

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 (the saline option is what is provided in the cost section).

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 connected to the boiler. The water heaters are old (1997) and ready for replacement. The maintenance staff is considering replacement in the near future. Considering the water heater loads are on the opposite end of the building in the locker rooms, it might be advantageous to re-configure the water heating system rather than an in-kind replacement. This replacement/conversion should constructed at the same time as the Mechanical HVAC boiler replacement item #9.

Item #4: replace domestic hot water system. We suggest a heat pump water heater with a gas-fired or hydronic back-up heating tube bundle.

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 #5: Re-configure public toilet rooms and install new fixtures. Contact AHJ to see if a variance can be obtained to install blow-out type water closets, which would reduce clogging issues.

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, selfcontained mixing valve. The tempering valve has recently been replaced. 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 #6: Replace all locker room toilet fixtures with 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 makeup 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.

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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 is rusty but appears to be serviceable. It should be replaced along with the other plumbing fixtures. We suggest the new sink should be an alternative material (terrazzo or fiberglass) to resist rusting.

Roof drainage is directed to gutters and down-spouts which are connected to the Storm Drainage piping. The north parking lot catch basins 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 #7: Install new hub and clean-out cap to open sewer clean-out at south side of building.

The storm and sanitary drainage piping is located on the south side of the building. The drain pipes 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. Presently, 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.

HVAC systems:

Larger heating water (hydronic) piping is steel, but most of the smaller runouts are copper piping. Di-electric unions were used to connect the dissimilar metal piping. All di-electric unions 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 #8: 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 2013 the burner was replaced with a higher efficiency 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. Traditional 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.

There are three primary 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

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terminal equipment branched off the loop. This system instead, has a supply header, with three pumping loops tapped off the header: We consider this configuration to be unconventional and poor design practice, as such a design may cause reduced flow through the boiler if a single pump fails or is off-line. 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 and serviceable. The boiler room is equipped with large upper and lower combustion air louvers, which could subject the room to freezing temperatures during a severe winter storm. Newer boiler systems incorporate direct vent boilers, which would eliminate the need for massive louvers open to the outside air conditions.

Item #9: 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. Replacement of this system should be undertaken at the same time as the water heater replacement (item #4 above) and the replacement of di-electric unions (item #8, above). These three items are probably not mutually exclusive projects since systems are all interrelated and interconnected.

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 an open masonry enclosure which is equipped with large hollow metal doors for servicing the equipment. 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. Both Heating/Ventilation units are ready for replacement.

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. While all grilles and registers were scheduled as aluminum, the BLRB report noted that some of the grilles are corroded and in need of replacement. The ductwork appears to be serviceable and in relatively good condition. When the HVAC systems are replaced, the ductwork and grilles should be further evaluated during the replacement design.

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 #10: 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.

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The Natatorium HV system is ready for 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 presently serviceable, it has exceeded its expected life expectancy.

Item #11: 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. 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 unit 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 serviceable condition, we considered this unit to be in only fair condition.

Item #12: 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.

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

Direct Digital Controls (DDC) were installed at the time of the 1997 upgrades. The system was upgraded in the 2013 energy enhancement project. The current 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 #14: Replace existing DDC controls with new BACnet DDC system.

IV. RECOMMENDATIONS FOR EXISTING CONDITIONS

| ROUGH ORDER OF MAGNITUDE (ROM) – Preliminary Cost Estimate for Existing Deficiencies | | | | | |
|--|----------|------|-----------|-----------|-----------------------------------|
| Description of items | Quantity | Unit | Unit Cost | Sub-Total | Line Item Total w/ Markup** |
| 1. Pool heater tube bundle leak | 1 | LS | 2000 | 2000 | 2908 |
| 2. CO2 tank seismic restraint | 1 | LS | 500 | 500 | 727 |
| 3. Pool chemistry conversion | 1 | LS | 30,000 | 30,000 | 43,643 |
| 4. Water heater replacement | 2 | ea | 80,000 | 160,000 | 232,640 |
| 5. Reconfigure public restrooms | 2 | ea | 6,000 | 12,000 | 17,448 |
| 6. Replace locker plumbing fixtures | 20 | ea | 3000 | 60,000 | 87,285 |
| 7. Repair exterior sewer clean-out | 1 | LS | 500 | 500 | 727 |
| 8. Replace failed di-electric unions | 20 | ea | 500 | 10,000 | 14,548 |
| 9. Replace boiler/piping/pumps | 2 | LS | 100,000 | 200,000 | 290,800 |
| 10. Repair/replace external duct & insulation | 75 | LF | 700 | 52,500 | 76,335 |
| 11. Replace Natatorium HV unit | 1 | LS | 408,000 | 408,000 | 586,500 |
| 12. Locker/lobby HV unit | 1 | LS | 30,000 | 30,000 | 43,643 |
| 13. Demolish old attic HV system | 1 | LS | 25,000 | 25,000 | 36,369 |
| 14. DDC replace | 1 | LS | 80,000 | 80,000 | 116,380 |
| Total | | | | 1,075,500 | |
| Contingency (25%) | | | | 268,875 | |
| Contractor's OH&P (15%) + General Conditions (10%) | | | | 336,094 | |
| Grand Total ROM Cost | | | | 1,680,469 | |

CONDITION ASSESSMENT REPORT for MOUNT RAINIER POOL

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ELECTRICAL EVALUATION

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 1975. 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 have exceeded their life span and show signs of corrosion and discoloration from being exposed to moisture and the environment. Condition of branch wiring is unknown as the majority of areas were concealed. Panelboards covers were too corroded to allow for access to determine if the branch wiring connections to breakers was in good condition. Circuit breakers were reported to be frequently tripping notably the breakers feeding the pool deck receptacles.

Building Observations:

Description

1. Exterior Lighting

Deficiency/Observation:

Exterior lighting is either Metal Halide or High-pressure sodium or fluorescent.

Recommendation:

Replace exterior building lighting with new LED fixtures listed for outdoor location.

Photo







2. – Lobby Lighting

<u>Deficiency/Observation</u>:

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.





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3. - Bathroom Lighting

Deficiency/Observation:

Area above pendant light fixtures are very dark giving a "cave effect". Pendant light fixtures have little to no uplight.

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.





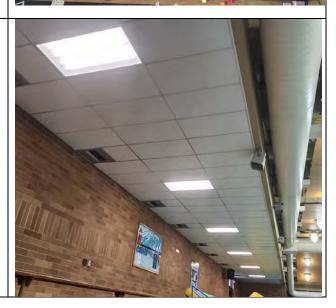
5. - Pool Seating Area Lighting

<u>Deficiency/Observation</u>:

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

<u>Deficiency/Observation</u>:

Light fixtures show discoloration and some appear to be damaged.

Recommendation:

Replace light fixtures with LED listed for outdoor location.







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7. – Egress Lighting

<u>Deficiency/Observation</u>:

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

Recommendation:

Replace older egress light fixtures with new throughout.



8. – Pool Wall Lighting

<u>Deficiency/Observation</u>:

Working condition is unknown.

Recommendation

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



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9. - Locker Room Lighting

<u>Deficiency/Observation</u>:

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

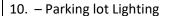
<u>Deficiency/Observation:</u>

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.





<u>Deficiency/Observation</u>:

Newer LED pole lights appear to be sufficient.



11. – General Area Receptacles and cover plates

<u>Deficiency/Observation:</u>

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-amphere, 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.







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14. - Mechanical Room

<u>Deficiency/Observation</u>: 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

<u>Deficiency/Observation</u>: – 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

<u>Deficiency/Observation</u>: 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.



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17. – Exterior Receptacles

Deficiency/Observation: Receptacles are missing correct weatherproof covers.

Recommendation:

Provide receptacle listed for wet-location and weatherproof 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.



DES MOINES POOL METROPOLITAN PARK DISTRICT CONDITION ASSESSMENT REPORT for MOUNT RAINIER POOL

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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.





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.



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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.



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24. - Back of House HVAC

<u>Deficiency/Observation</u>: 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.





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25. – Exterior CT

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

Recommendation:

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



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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.



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29. - Filter room Receptacles

<u>Deficiency/Observation</u>:

Existing receptacles are painted over or show discoloration.

Recommendation:

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





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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 |

٧. RECOMMENDATIONS FOR EXISTING CONDITIONS

Lighting

- Replace existing emergency battery backed egress lights.
- Provide emergency battery backed fixtures to locations with insufficient egress lighting.
- Replace all the existing fluorescent, HID, metal halide, and incandescent fixtures with LED.
 - All high ceiling pool fixtures shall be all the same LED fixture type.
 - o All light fixtures shall be suited for respective environment and meet the suitable footcandle levels per WAC and IESNA. Provide GFCI protection to pool light fixtures.
 - New natatorium lighting system shall be coordinated with architect.

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.



CONDITION ASSESSMENT REPORT for MOUNT RAINIER POOL

22722 19th Ave. S., Des Moines, WA 98198

May 1, 2023

CONCLUSIONS AND RECOMMENDATIONS

The StemperAC Team completed an on-site comprehensive survey of existing conditions for Mount Rainier Pool. Major deficiencies observed during the site visit(s) have been identified and discussed with DMPMPD. For Mount Rainier Pool, critical items recommended for including in the primary Scope of Work are listed below.

I. EXTERIOR BUILDING CONDITIONS

- A. <u>Structural Brick</u>: the existing brick requires repair, cleaning, and a water resistant coating. Recommendations to install a rainscreen cladding over the brick for long term protection and preservation. Refer to the building envelope and structural report sections for additional detail.
- B. <u>Storefront Windows</u>, <u>Art Windows</u>: The existing storefront window systems are near the end of life with seals delaminating from the brick walls, and do not comply with energy code requirements; the art windows in the natatorium have cracks and breaks in them while they are smaller and inoperable, it is recommended that they be replaced, as it is uncertain whether they can be repaired. Coordination with DMPMPD is required.
- C. <u>Clerestory Windows:</u> the existing clerestory windows at the east natatorium roof area appear to be aged, and looks like frame repair and applications of sealant have been applied over time to prevent water or moisture intrusion. It is recommended that these windows and frames be replaced with a polycarbonate translucent panel system and flashing around the openings, which will be beneficial in energy efficiency and providing diffused light in to the natatorium.
- D. Parking lot and concrete flatwork/sidewalks: the existing parking lot asphalt appears to be near the end of life with alligatoring and cracking. Patchwork repairs can be made for temporary fixes, but a discussion regarding replacement will need to occur; the existing concrete flatwork and sidewalks are also aged, spalling, and lifting where tree roots have grown underneath. The concrete walks are not compliant with accessible pathway slopages and the lifted concrete are tripping hazards. These areas should be removed and replaced with new concrete.

II. INTERIOR BUILDING CONDITIONS

- E. <u>Pool Heating and Ventilation</u>: considered critical for life safety and energy efficiency, replace the HV System. The existing system is deteriorated and corroded from being in a corrosive environment long term (inst. 1998). The existing system also does not comply with the current Washington State Energy Code and requires a new humidification system as well. While some of the existing exhaust louvers can be rehabilitated for reuse, the existing exterior supply and exhaust ductwork is also corroded beyond repair and will need to be reconfigured and replaced.
- F. <u>Electrical Panels and Wiring/Receptacles</u>: existing main distribution panel and Panel X, and Panel P1 are severely corroded and are not in compliance with code require clearances. Additionally, the associated wiring, boxes, fittings, and supports are in similar corroded condition. It is recommended that all of these major electrical elements be replaced and brought in to compliance with equipment suitable for a wet/natatorium and corrosive environment. This is considered a hazard and life safety issue.
- G. <u>Lighting and Light Controls</u>: Existing exterior and interior lighting in the lobby, offices, lockers, natatorium and other auxiliary spaces are a mixture of fluorescent, HID, and high-pressure sodium

CONDITION ASSESSMENT REPORT for MOUNT RAINIER POOL

22722 19th Ave. S., Des Moines, WA 98198 May 1, 2023

lights and are not energy efficient; some of the light fixtures are damaged and produce low light levels. The lighting for MRP does not allow for dimming or auto shutoff control. It is recommended that the lighting be replaced with LED fixtures to bring light levels up and comply with the energy code, increasing energy efficiency in general.

- H. Concrete Pool Deck: the existing pool deck is the original deck from 1975 and is showing its age. Erosion, pitting, spalling, and cracking in various locations is visible from long term use. Repair the damaged areas at deck, and install a urethane or cementitious coating system over the existing concrete deck for sloping the deck to drains properly, as well as extending the life of the deck. Women's
- I. Interior Ceilings: the existing ceilings vary in material from suspended acoustical 2x4 systems to a metal panel cloud system in the natatorium. Majority of the ceilings are aged, discolored, and damaged in some aspect. The ceilings should be replaced.
- J. Locker Room Rehabilitation: the existing locker rooms are dated and items such asthe furnishings, plumbing fixtures, toilet partitions, etc., are aged and do not comply with current accessibility requirements. These areas should be reconfigured for best accessible pathways, benches and lockers replaced, and toilet partitions and plumbing fixtures replaced. Refer to mechanical narrative for additional details.
- G. General accessibility (ADA) compliance: A significant number of areas at MRP building exterior and interior do not comply with accessible requirements. While some effort has been made to come in to compliance, such as new locker room doors and hardware from the lobby, many aspects of this 1975 building are significantly lacking. These areas include but are not limited to current accessible parking stalls, sidewalk and flatwork, public restrooms, locker rooms (see item J), reception booth and counters, office and staff areas. As repair and improvement work is done, this should be a major area of focus with DMPMPD.

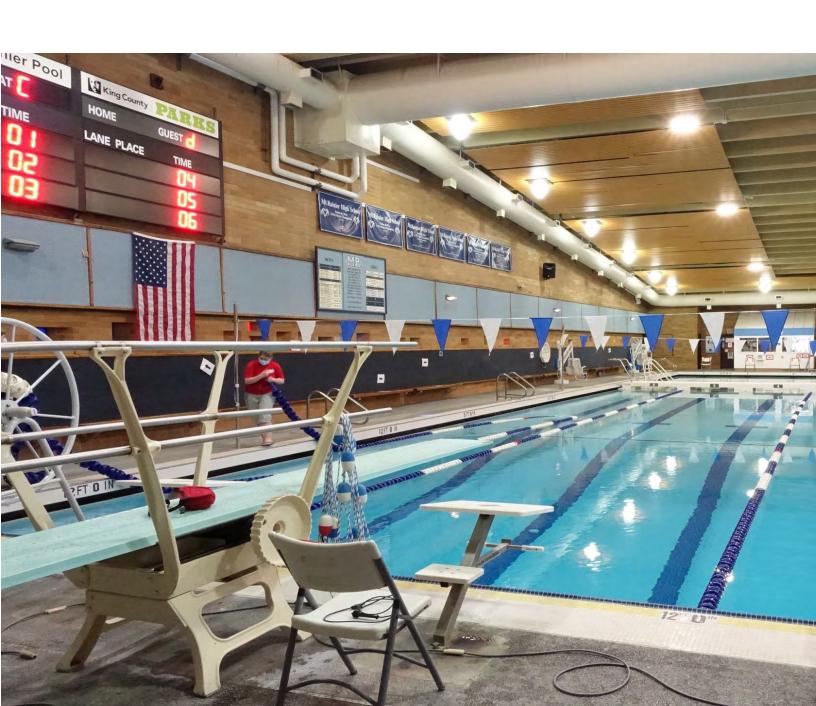
The information reported in this section documents architectural, building envelope, civil, structural, mechanical, and electrical issues for the existing building condition at the Mount Rainier Pool. This conditions assessment reviewed all aspects of the building as was practicable; however, no destructive testing was performed. Recommendations, suggestions, and cost estimates are made to the best of the Stemper AC Team's experience and ability for similar project conditions. The overall goal of this report is to provide documentation of critical and general conditions which will help inform Des Moines Pool Metropolitan Park District in determining a Scope of Work. Stemper AC and the consultant team will coordinate with Des Moines Pool Metropolitan Park District to provide any additional information and consultation required.

MOUNT RAINIER POOL
PART 1: EXISTING CONDITION ASSESSMENT
COST ESTIMATE



Des Moines Pool Metropolitan Park District

Mount Rainier Pool Master Plan and Feasibility Study



DCW Cost Management Condition Assessment August 9, 2023

Des Moines Pool Metropolitan Park District

Mount Rainier Pool Master Plan and Feasibility Study

Prepared for:



Melody Leung Stemper Architecture Collaborative 4000 Delridge Way SW, # 200 Seattle, WA 98106 (206) 624-2777

Prepared by:



Trish Drew
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Seattle, WA 98109
(206) 259-2991

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| Services | 17 |
| Architectural | 20 |

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 Contractor will have scheduled access to the areas of work

Escalation is not included. Pricing is based upon current dollars.

Anticipated construction duration: 8 to 12 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 | 30.00% |
| Overhead and Profit (FEE) | included |
| General Conditions | included |
| General Requirements | included |
| Bonds | included |
| Insurance | included |
| General Markups Total | 55.00% |

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

| nary | TOTA |
|---|--------|
| Improvements | |
| Remove and replace poor asphalt | 126,75 |
| 2" overlay and Petromat | 152,89 |
| Install concrete at ADA parking | 35,70 |
| Replace ADA pathway | 99,48 |
| Replace cracking and lifting concrete | 164,77 |
| Replace extruded curbs | 67,00 |
| Add new ADA pathway to the public way | 79,98 |
| Replace pavers at bike area | 46,92 |
| Add exterior ADA ramp - north | 57,28 |
| Total | 830,78 |
| ctural | |
| Pitting and spalling - pre-cast roof system | 20,1 |
| Clean/repair cracked masonry | 16,3 |
| Repair cracking stairs | 8,5 |
| Concrete cracks at seating area | 24,78 |
| Filter room concrete repair | 37,53 |
| Cracking and corrosion at perimeter of pool | 53,62 |
| Total | 160,94 |
| rior | |
| Repair roof flashing | 2,80 |
| Roof vent pipe repair | 1,76 |
| Repair roof counter flashing | 2,72 |
| Reseal brick at clerestory windows | 3,68 |
| Replace flashing and sealants at roof transitions | 3,5 |
| Cracking at roof to wall transaction repair | 7 |
| Repair roof flashing sealant | 2,24 |
| Clean and patch roof | 190,53 |
| Tuckpoint exterior wall | 762,12 |
| Replace sealant at storefront | 3,98 |
| Architectural | |
| Exterior louvers | 1,60 |
| Exterior door replacement | 90,18 |
| Exterior window replacement - storefront and clerestory | 127,46 |
| Exterior window replacement - decorative | 11,3 |
| Exterior access ladder | 4,00 |
| Exterior chain-link fence | 15,84 |
| General site clean up | 8,80 |
| · | |

5,359,117

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

TOTAL COST - ALL LINE ITEMS

| ummary | TOTAL |
|---|-----------------------------|
| Services | |
| Mechanical | |
| See Mechanical Narrative | Included in Engineers Repor |
| Electrical | |
| Replace lighting | 450,84 |
| Replace receptacles and conduit | 57,85 |
| Replace main distribution board | 134,87 |
| Replace panelboards | 109,20 |
| HVAC disconnect replacement | 48,75 |
| NEMA-3 enclosure | 4,38 |
| Replace grounding conductor | 2,53 |
| Total | 808,43 |
| Architectural | |
| Repair pool deck surface | 550,87 |
| Pool and tile grout | 79,62 |
| Replace ceiling systems | 76,05 |
| Revise restroom to single user | 157,62 |
| Replace reception booth w/ accessible deck system | 74,75 |
| Revise Locker rooms including ceiling grid | 166,92 |
| Office and hallway floors | 459,06 |
| Lifeguard station hanging rack | 1,38 |
| Locker rooms door and bench revisions | 58,01 |
| Locker rooms shower and restroom revisions | 103,02 |
| Lobby brick | 70,72 |
| Replace awards case | 24,37 |
| Natatorium general repairs | 503,13 |
| Total | 2,325,5 |

| | Qty. | Unit | \$/Unit | Total |
|--|---------------------|-------|---------|-----------|
| Remove asphalt (squares) to base, haul | 6500 | SF | 4.00 | 26,000 |
| Replace with new | 6500 | SF | 8.00 | 52,000 |
| | Subtotal | | | \$78,000 |
| | Subcontractor OH&P | | 25% | \$19,500 |
| | Total Subcontracted | | | \$97,500 |
| | General Markups | | 30% | \$29,250 |
| | - | TOTAL | | \$126,750 |
| 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 | 250.00 | 1,500 |
| | Subtotal | | | \$94,086 |
| | Subcontractor OH&P | | 25% | \$23,522 |
| | Total Subcontracted | | | \$117,608 |
| | General Markups | | 30% | \$35,282 |
| | - | TOTAL | | \$152,890 |
| stall concrete at ADA parking | Qty. | Unit | \$/Unit | Total |
| Demo asphalt as ADA parking | 935 | SF | 4.00 | 3,740 |
| Install concrete and restripe | 935 | SF | 19.50 | 18,233 |
| | Subtotal | | | \$21,973 |
| | Subcontractor OH&P | | 25% | \$5,493 |
| | Total Subcontracted | | | \$27,466 |
| | General Markups | | 30% | \$8,240 |
| | - | TOTAL | | \$35,705 |
| eplace ADA pathway | Qty. | Unit | \$/Unit | Total |
| Demo concrete | 1800 | SF | 12.00 | 21,600 |
| Reslope and pour new pathway | 1800 | SF | 22.00 | 39,600 |
| | Subtotal | | | \$61,200 |
| | Subcontractor OH&P | | 25% | \$15,300 |

| | Total Subcontracted | | | \$76,5 |
|------------------------------------|---------------------|-------|---------|---------|
| | General Markups | | 30% | \$22,9 |
| | - | TOTAL | | \$99,4 |
| lace cracking and lifting concrete | Qty. | Unit | \$/Unit | To |
| Demo - tree, allow | 10 | EA | 900.00 | 9,0 |
| Demo concrete | 2400 | SF | 12.00 | 28,8 |
| Install additional base materials | 2400 | SF | 4.50 | 10,8 |
| Pour new concrete | 2400 | SF | 22.00 | 52,8 |
| | Subtotal | | | \$101,4 |
| | Subcontractor OH&P | | 25% | \$25,3 |
| | Total Subcontracted | | | \$126,7 |
| | General Markups | | 30% | \$38,0 |
| | - | TOTAL | | \$164,7 |
| lace extruded curbs | Qty. | Unit | \$/Unit | T |
| Demo curb | 907 | LF | 7.50 | 6,8 |
| Install new extruded curbs | 907 | LF | 38.00 | 34,4 |
| | Subtotal | | | \$41,2 |
| | Subcontractor OH&P | | 25% | \$10,3 |
| | Total Subcontracted | | | \$51, |
| | General Markups | | 30% | \$15,4 |
| | - | TOTAL | | \$67,0 |
| new ADA pathway to the public way | Qty. | Unit | \$/Unit | Т |
| Clear site | 800 | SF | 21.00 | 16,8 |
| Reslope and pour new pathway | 800 | SF | 22.00 | 17,0 |
| Install new rails | 80 | LF | 185.00 | 14, |
| | Subtotal | | | \$49,2 |
| | Subcontractor OH&P | | 25% | \$12,3 |
| | Total Subcontracted | | | \$61, |
| | | | | |
| | General Markups | | 30% | \$18,4 |

\$57,281

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

| olace pavers at bike area | Qty. | Unit | \$/Unit | Tota |
|--|---------------------|-------|-----------|----------|
| Replace pavers | 750 | SF | 26.50 | 19,875 |
| Planters - soil repair and improvement | 1 | LS | 9,000.00 | 9,000 |
| | Subtotal | | | \$28,875 |
| | Subcontractor OH&P | | 25% | \$7,219 |
| | Total Subcontracted | | | \$36,094 |
| | General Markups | | 30% | \$10,828 |
| | - | TOTAL | | \$46,922 |
| exterior ADA ramp - north | Qty. | Unit | \$/Unit | Tota |
| ADA ramp, complete | 1 | EA | 1,850.00 | 1,850 |
| Curbs | 50 | LF | 30.50 | 1,525 |
| Paving - asphalt | 250 | SF | 5.50 | 1,375 |
| Demo - misc. obstructions | 1 | LS | 8,500.00 | 8,500 |
| Clear and grub - softscape | 1 | LS | 2,000.00 | 2,000 |
| Landscape, allow | 1 | LS | 20,000.00 | 20,000 |
| | Subtotal | | | \$35,250 |
| | Subcontractor OH&P | | 25% | \$8,813 |
| | Total Subcontracted | | | \$44,063 |
| | General Markups | | 30% | \$13,219 |
| | - | | | |

TOTAL

Structural

| ng and spalling - pre-cast roof system | Qty. | Unit | \$/Unit | Tota |
|---|---------------------|-------|----------|----------|
| Clean and seal exposed reinforcing | 20 | LOC | 140.00 | 2,800 |
| Repair pre-cast areas and finish | 20 | LOC | 480.00 | 9,600 |
| | Subtotal | | | \$12,400 |
| | Subcontractor OH&P | | 25% | \$3,100 |
| | Total Subcontracted | | | \$15,500 |
| | General Markups | | 30% | \$4,650 |
| | - | TOTAL | | \$20,150 |
| n/repair cracked masonry | Qty. | Unit | \$/Unit | Total |
| Removed cracked brick | 145 | SF | 9.25 | 1,341 |
| Repair and prep substrate | 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 | | 30% | \$3,765 |
| | | TOTAL | | \$16,317 |
| air cracking stairs | Qty. | Unit | \$/Unit | Total |
| Remove loose concrete | 1 | FLT | 1,200.00 | 1,200 |
| Epoxy repair exposed reinforcing | 1 | FLT | 550.00 | 550 |
| Repair areas and reseal | 1 | FLT | 3,500.00 | 3,500 |
| | Subtotal | | | \$5,250 |
| | Subcontractor OH&P | | 25% | \$1,313 |
| | Total Subcontracted | | | \$6,563 |
| | General Markups | | 30% | \$1,969 |
| | | TOTAL | | \$8,531 |

Structural

| crete cracks at seating area | Qty. | Unit | \$/Unit | Tota |
|---|---------------------|-------|---------|----------|
| Open crack at seating deck | 500 | LF | 8.50 | 4,25 |
| Epoxy injection | 500 | LF | 22.00 | 11,00 |
| | Subtotal | | | \$15,25 |
| | Subcontractor OH&P | | 25% | \$3,81 |
| | Total Subcontracted | | | \$19,06 |
| | General Markups | | 30% | \$5,71 |
| | - | TOTAL | | \$24,78 |
| room concrete repair | Qty. | Unit | \$/Unit | Tota |
| Remove loose concrete materials | 600 | SF | 8.50 | 5,10 |
| Prep crack and inject epoxy | 600 | SF | 22.00 | 13,20 |
| Patch flat surfaced | 600 | SF | 8.00 | 4,80 |
| | Subtotal | | | \$23,10 |
| | Subcontractor OH&P | | 25% | \$5,77 |
| | Total Subcontracted | | | \$28,87 |
| | General Markups | | 30% | \$8,66 |
| | - | TOTAL | | \$37,538 |
| king and corrosion at perimeter of pool | Qty. | Unit | \$/Unit | Tota |
| Remove loose concrete materials | 500 | LF | 17.00 | 8,500 |
| Epoxy repair exposed reinforcing | 500 | LF | 22.00 | 11,000 |
| Repair areas and reseal | 500 | LF | 27.00 | 13,50 |
| | Subtotal | | | \$33,00 |
| | Subcontractor OH&P | | 25% | \$8,25 |
| | Total Subcontracted | | | \$41,25 |
| | General Markups | | 30% | \$12,37 |
| | • | TOTAL | | \$53,62 |

| epair roof flashing | Qty. | Unit | \$/Unit | Total |
|--|---|--------------------------|--|--|
| Seal edge | 1 | LOC | 375.00 | 375 |
| Install new flashing | 30 | LF | 45.00 | 1,350 |
| | Subtotal | | | \$1,725 |
| | Subcontractor OH&P | | 25% | \$431 |
| | Total Subcontracted | | | \$2,156 |
| | General Markups | | 30% | \$647 |
| | 7 | TOTAL | | \$2,803 |
| oof vent pipe repair | Qty. | Unit | \$/Unit | Total |
| Extend vent pipe | 1 | EA | 390.00 | 390 |
| Liquid flashing | 1 | EA | 520.00 | 520 |
| Reseal joints | 1 | EA | 175.00 | 175 |
| | Subtotal | | | \$1,085 |
| | Subcontractor OH&P | | 25% | \$271 |
| | Total Subcontracted | | | \$1,356 |
| | General Markups | | 30% | \$407 |
| | | | | |
| | ٦ | TOTAL | | \$1,763 |
| epair roof counter flashing | Qty. | TOTAL Unit | \$/Unit | \$1,763 Total |
| epair roof counter flashing Remove failed flashing | | | \$/Unit 150.00 | |
| | Qty. | Unit | | Total |
| Remove failed flashing | Qty. | Unit LOC | 150.00 | Total 150 |
| Remove failed flashing Install new flashing | Qty. 1 30 | Unit LOC LF | 150.00 45.00 | Total 150 1,350 |
| Remove failed flashing Install new flashing | Qty. 1 30 1 | Unit LOC LF | 150.00 45.00 | Total 150 1,350 175 |
| Remove failed flashing Install new flashing | Qty. 1 30 1 Subtotal | Unit LOC LF | 150.00 45.00 175.00 | Total 150 1,350 175 \$1,675 |
| Remove failed flashing Install new flashing | Qty. 1 30 1 Subtotal Subcontractor OH&P | Unit LOC LF | 150.00 45.00 175.00 | Total 150 1,350 175 \$1,675 \$419 |
| Remove failed flashing Install new flashing | Qty. 1 30 1 Subtotal Subcontractor OH&P Total Subcontracted General Markups | Unit LOC LF | 150.00 45.00 175.00 ——————————————————————————————————— | Total 150 1,350 175 \$1,675 \$419 |
| Remove failed flashing Install new flashing | Qty. 1 30 1 Subtotal Subcontractor OH&P Total Subcontracted General Markups | Unit LOC LF LOC | 150.00 45.00 175.00 ——————————————————————————————————— | Total 150 1,350 175 \$1,675 \$419 \$2,094 \$628 |
| Remove failed flashing Install new flashing Reseal joints | Qty. 1 30 1 Subtotal Subcontractor OH&P Total Subcontracted General Markups | Unit LOC LF LOC | 150.00 45.00 175.00 | Total 150 1,350 175 \$1,675 \$419 \$2,094 \$628 |
| Remove failed flashing Install new flashing Reseal joints eseal brick at clerestory windows | Qty. 1 30 1 Subtotal Subcontractor OH&P Total Subcontracted General Markups | Unit LOC LF LOC | 150.00 45.00 175.00 | Total 150 1,350 175 \$1,675 \$419 \$2,094 \$628 \$2,722 |
| Remove failed flashing Install new flashing Reseal joints eseal brick at clerestory windows Remove existing sealant | Qty. 1 30 1 Subtotal Subcontractor OH&P Total Subcontracted General Markups Qty. 100 | Unit LOC LF LOC | 150.00 45.00 175.00 25% 30% | Total 150 1,350 175 \$1,675 \$419 \$2,094 \$628 \$2,722 Total 400 |

Exterior **Total Subcontracted** \$2,813 General Markups 30% \$844 TOTAL \$3,656 Replace flashing and sealants at roof transitions \$/Unit Remove existing sealant 50 LF 6.00 300 Reseal 50 LF 18.00 900 50 SF 20.00 Install counter flashing 1,000 \$2,200 Subtotal Subcontractor OH&P 25% \$550 \$2.750 **Total Subcontracted** General Markups 30% \$825 **TOTAL** \$3,575 Cracking at roof to wall transaction repair Clean and install top coat 20 LF 22.00 440 Subtotal \$440 25% Subcontractor OH&P \$110 **Total Subcontracted** \$550 General Markups 30% \$165 **TOTAL** \$715 Repair roof flashing sealant Remove existing sealant 80 LF 6.00 480 50 LF 18.00 900 Reseal Subtotal \$1,380 Subcontractor OH&P 25% \$345 **Total Subcontracted** \$1,725 30% General Markups \$518

TOTAL

\$2,243

| n and patch roof | Qty. | Unit | \$/Unit | Tota |
|---|---------------------|-------|---------|----------|
| Clean per manufacturer | 35000 | SF | 2.50 | 87,50 |
| Patch as required 5% | 1750 | SF | 17.00 | 29,75 |
| Replace roof, coping and flashing - future | | | | NIC |
| Replace gutters - future | | | | NIC |
| | Subtotal | | | \$117,25 |
| | Subcontractor OH&P | | 25% | \$29,31 |
| | Total Subcontracted | | | \$146,56 |
| | General Markups | | 30% | \$43,96 |
| | 7 | TOTAL | | \$190,53 |
| point exterior wall | Qty. | Unit | \$/Unit | Tota |
| See 'Structural' | | | | inc |
| Patch as required, damaged brick | 2000 | SF | 22.00 | 44,00 |
| Tuckpoint and seal brick at areas of repair | 10000 | SF | 35.00 | 350,00 |
| Apply anti-graffiti coating | 10000 | SF | 7.50 | 75,00 |
| | Subtotal | | | \$469,00 |
| | Subcontractor OH&P | | 25% | \$117,25 |
| | Total Subcontracted | | | \$586,25 |
| | General Markups | | 30% | \$175,87 |
| | 7 | TOTAL | | \$762,12 |
| ace sealant at storefront | Qty. | Unit | \$/Unit | Tota |
| Remove existing sealant | 100 | LF | 6.00 | 60 |
| Install backer rod and reseal | 100 | LF | 18.50 | 1,85 |
| Drain and water testing by others | | | | NI |
| | Subtotal | | | \$2,45 |
| | Subcontractor OH&P | | 25% | \$61 |
| | Total Subcontracted | | | \$3,06 |
| | General Markups | | 30% | \$91 |
| | | | | |

| erior louvers | Qty. | Unit | \$/Unit | Total |
|--|---------------------|------|----------|-----------|
| Remove louvers and install membrane and flashing | 30 | SF | 25.00 | 750 |
| Reinstall louver and paint | 30 | SF | 8.00 | 240 |
| | Subtotal | | | \$990 |
| | Subcontractor OH&P | | 25% | \$248 |
| | Total Subcontracted | | | \$1,238 |
| | General Markups | | 30% | \$371 |
| | T | OTAL | | \$1,609 |
| rior door replacement | Qty. | Unit | \$/Unit | Total |
| Remove existing doors | 10 | EA | 350.00 | 3,500 |
| Replace doors including flashing and hardware | 10 | EA | 5,200.00 | 52,000 |
| | Subtotal | | | \$55,500 |
| | Subcontractor OH&P | | 25% | \$13,875 |
| | Total Subcontracted | | | \$69,375 |
| | General Markups | | 30% | \$20,813 |
| | T | OTAL | | \$90,188 |
| rior window replacement - storefront and cleresto | Qty. | Unit | \$/Unit | Total |
| Remove existing windows | 530 | SF | 23.00 | 12,190 |
| Replace existing windows including flashing and sealants | 530 | SF | 125.00 | 66,250 |
| | Subtotal | | | \$78,440 |
| | Subcontractor OH&P | | 25% | \$19,610 |
| | Total Subcontracted | | | \$98,050 |
| | General Markups | | 30% | \$29,415 |
| | Ţ | OTAL | | \$127,465 |
| rior 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 |

| Exterior | | | | |
|--|---|---------------|-----------------------------|---|
| | | | | |
| | Subtotal | | | \$6,960 |
| | Subcontractor OH&P | | 25% | \$1,740 |
| | Total Subcontracted | | | \$8,700 |
| | General Markups | | 30% | \$2,610 |
| | ī | TOTAL | | \$11,310 |
| Exterior access ladder | Qty. | Unit | \$/Unit | Total |
| Modify ladder | 1 | EA | 2,500.00 | 2,500 |
| | Subtotal | | | \$2,500 |
| | Subcontractor OH&P | | 25% | \$625 |
| | Total Subcontracted | | | \$3,125 |
| | General Markups | | 30% | \$938 |
| | Ī | TOTAL | | \$4,063 |
| Exterior chain-link fence | Qty. | Unit | \$/Unit | Total |
| Replace fence at gas main | 150 | LF | 65.00 | 9,750 |
| | Subtotal | | | \$9,750 |
| | Subcontractor OH&P | | 25% | \$2,438 |
| | | | 2070 | Φ2,430 |
| | Total Subcontracted | | 2070 | |
| | Total Subcontracted General Markups | | 30% | \$12,188 \$3,656 |
| | General Markups | TOTAL | | \$12,188 |
| General site clean up | General Markups | FOTAL Unit | | \$12,188 \$3,656 |
| General site clean up Clean up overgrown foliage | General Markups - 1 | | 30% | \$12,188 \$3,656 \$15,844 |
| | General Markups - 1 Qty. | Unit | 30% \$/Unit | \$12,188 \$3,656 \$15,844 Total |
| Clean up overgrown foliage | General Markups T Qty. 1 | Unit LS | 30% \$/Unit 5,000.00 | \$12,188 \$3,656 \$15,844 Total 5,000 420 |
| Clean up overgrown foliage | General Markups T Qty. 1 200 | Unit LS | 30% \$/Unit 5,000.00 | \$12,188 \$3,656 \$15,844 Total 5,000 |
| Clean up overgrown foliage | General Markups Qty. 1 200 Subtotal | Unit LS | \$/Unit 5,000.00 2.10 | \$12,188 \$3,656 \$15,844 Total 5,000 420 \$5,420 |
| Clean up overgrown foliage | General Markups Oty. 1 200 Subtotal Subcontractor OH&P | Unit LS | \$/Unit 5,000.00 2.10 | \$12,188 \$3,656 \$15,844 Total 5,000 420 \$5,420 \$1,355 |

Services

| place lighting | Qty. | Unit | \$/Unit | Total |
|--|---------------------|------------|-----------|-----------|
| Remove and replace exterior light fixtures - on building | 12 | EA | 1,035.00 | 12,420 |
| Sealant - light fixture | 12 | EA | 75.00 | 900 |
| Replace lobby lighting | 16 | EA | 1,185.00 | 18,960 |
| Replace restroom and locker room lighting | 18 | EA | 935.00 | 16,830 |
| Replace pool area lighting | 40 | EA | 985.00 | 39,400 |
| Replace egress and back of house lighting | 58 | EA | 835.00 | 48,430 |
| Emergency lighting, new | 5000 | SF | 2.25 | 11,250 |
| Conduit and wiring | 5000 | SF | 4.85 | 24,250 |
| Controls | 5000 | SF | 4.00 | 20,000 |
| Security cameras and servers, allow | 1 | LS | 85,000.00 | 85,000 |
| | Subtotal | | | \$277,440 |
| | Subcontractor OH&P | | 25% | \$69,360 |
| | Total Subcontracted | | | \$346,800 |
| | General Markups | | 30% | \$104,040 |
| | - | TOTAL | | \$450,840 |
| ace receptacles and conduit | Qty. | Unit | \$/Unit | Total |
| Replace interior receptacles, as required | 60 | EA | 520.00 | 31,200 |
| Replace exterior receptacles, as required | 8 | EA | 550.00 | 4,400 |
| | | Subtotal | | \$35,600 |
| | Subco | ntractor (| 25% | \$8,900 |
| | Total S | Subcontrac | ted | \$44,500 |
| | | eral Mark | 30% | \$13,350 |
| | = | TOTAL | | \$57,850 |

Services

| place 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 | | 30% | \$31,125 |
| | - | TOTAL | | \$134,875 |
| olace panelboards | Qty. | Unit | \$/Unit | Total |
| Remove and make safe existing board | 4 | EA | 8,000.00 | 32,000 |
| Replace 100 A board | 1 | EA | 8,200.00 | 8,200 |
| Replace 225 A board | 3 | EA | 9,000.00 | 27,000 |
| | Subtotal | | | \$67,200 |
| | Subcontractor OH&P | | 25% | \$16,800 |
| | Total Subcontracted | | | \$84,000 |
| | General Markups | | 30% | \$25,200 |
| | - | TOTAL | | \$109,200 |
| AC disconnect replacement | Qty. | Unit | \$/Unit | Total |
| Remove and replace disconnect | 1 | EA | 28,500.00 | 28,500 |
| Reinstall toilet accessories to comply with ADA | 1 | LS | 1,500.00 | 1,500 |
| | Subtotal | | | \$30,000 |
| | Subcontractor OH&P | | 25% | \$7,500 |
| | Total Subcontracted | | | \$37,500 |
| | General Markups | | 30% | \$11,250 |
| | - | TOTAL | | \$48,750 |

Services

| NEMA-3 enclosure | Qty. | Unit | \$/Unit | Total |
|---------------------------------|--------------------------------|-------|--------------|------------------|
| Enclosure boxes | 2 | EA | 1,350.00 | 2,700 |
| | Subtotal | | | \$2,700 |
| | Subcontractor OH&P | | 25% | \$675 |
| | Total Subcontracted | | | \$3,375 |
| | General Markups | | 30% | \$1,013 |
| | - | TOTAL | | \$4,388 |
| Replace grounding conductor | Qty. | Unit | \$/Unit | Total |
| Filter room grounding conductor | 1 | EA | 4 500 00 | |
| | · | LA | 1,560.00 | 1,560 |
| | Subtotal | LA | 1,560.00 | 1,560 \$1,560 |
| | | LA | 1,560.00 | |
| | Subtotal | LA | | \$1,560 |
| | Subtotal Subcontractor OH&P | LA | | \$1,560 \$390 |

| rchitectural | | | | |
|--|----------------------|------------|-------------------|-----------------|
| pair pool deck surface | Qty. | Unit | \$/Unit | 1 |
| Repair cracks and grind surface | 3000 | SF | 33.00 | 99 |
| Install non-skid surfacing | 3000 | SF | 80.00 | 240 |
| | Subtotal | | | Ф22 0 |
| | Subcontractor OH&P | | 25% | \$339, \$84, |
| | Subcontractor Office | | 23% | Ф04 |
| | Total Subcontracted | | | \$423 |
| | General Markups | | 30% | \$127 |
| | Ī | OTAL | | \$550 |
| ol and tile grout | Qty. | Unit | \$/Unit | - |
| Replace pool markers and signs | 20 | EA | 200.00 | 4 |
| Replace tile | 750 | SF | 60.00 | 45 |
| | Subtotal | | | \$49 |
| | Subcontractor OH&P | | 25% | \$12 |
| | Total Subcontracted | | | \$61 |
| | General Markups | | 30% | \$18 |
| | _ T | OTAL | | \$79, |
| | | | | |
| place ceiling systems | Qty. | Unit | \$/Unit | 10 |
| Replace ceiling systems | 1800 | SF | 26.00 | 46 |
| | Subtotal | | | \$46 |
| | Subcontractor OH&P | | 25% | \$11 |
| | Total Subcontracted | | | \$58 |
| | General Markups | | 30% | \$17 |
| | - | OTAL | | \$76 |
| viaa raatraam ta ainala vaar | | l loit - | C/Lloit | |
| Poviso restroom to single user (2x) | Qty. 180 | Unit SF | \$/Unit 500.00 | 90 |
| Revise restroom to single user (2x) Widen doors including demo and new doors | 2 | EA | 3,500.00 | 90 7 |
| | | | | * ~ - |
| | Subtotal | | 050/ | \$97 |
| | Subcontractor OH&P | | 25% | \$24. |

| Architectural | | | | |
|--|---------------------|------|----------|-----------|
| | | | | |
| | Total Subcontracted | | | \$121,250 |
| | General Markups | | 30% | \$36,375 |
| | Ţ | OTAL | | \$157,625 |
| eplace 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 | | 30% | \$17,250 |
| | Ţ | OTAL | | \$74,750 |
| evise 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 | 18.00 | 4,320 |
| | Subtotal | | | \$102,720 |
| | Subcontractor OH&P | | 25% | \$25,680 |
| | Total Subcontracted | | | \$128,400 |
| | General Markups | | 30% | \$38,520 |
| | Ţ | OTAL | | \$166,920 |
| fice 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 |
| | Total Subcontracted | | | \$353,125 |
| | General Markups | | 30% | \$105,938 |
| | | OTAL | | \$459,063 |

Architectural

| Lifeguard station hanging rack | Qty. | Unit | \$/Unit | Total |
|--|-----------------------------|------|----------|-------------------|
| Install a hanging rack for gear | 1 | EA | 850.00 | 850 |
| | Culatotal | | | фо <u>г</u> о |
| | Subtotal Subcontractor OH&P | | 25% | \$850 \$213 |
| | Subcontractor Of Idi | | 2070 | ΨΖ1Ο |
| | Total Subcontracted | | | \$1,063 |
| | General Markups | | 30% | \$319 |
| | Ŧ | OTAL | | \$1,381 |
| Locker rooms door and bench revisions | Qty. | Unit | \$/Unit | Total |
| Change door swing | 2 | EA | 350.00 | 700 |
| Replace benches | 10 | EA | 3,500.00 | 35,000 |
| | Subtotal | | | \$35,700 |
| | Subcontractor OH&P | | 25% | \$8,925 |
| | Substitution Strain | | 2070 | ψ0,020 |
| | Total Subcontracted | | | \$44,625 |
| | General Markups | | 30% | \$13,388 |
| | Ŧ | OTAL | | \$58,013 |
| 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 | | 30% | \$23,775 |
| | 23.13.13.111antapo | | | Ψ 2 0,. 10 |
| | T | OTAL | | \$103,025 |

Architectural

| obby brick | Qty. | Unit | \$/Unit | Tota |
|---|---------------------|------|-----------|-----------|
| Clean and repair, as required | 1280 | SF | 34.00 | 43,520 |
| | Subtotal | | | \$43,520 |
| | Subcontractor OH&P | | 25% | \$10,880 |
| | Total Subcontracted | | | \$54,400 |
| | General Markups | | 30% | \$16,320 |
| | T | OTAL | | \$70,720 |
| eplace awards case | Qty. | Unit | \$/Unit | Tota |
| Remove and replace awards case w/ slimmer model | 1 | EA | 15,000.00 | 15,000 |
| | Subtotal | | | \$15,000 |
| | Subcontractor OH&P | | 25% | \$3,750 |
| | Total Subcontracted | | | \$18,750 |
| | General Markups | | 30% | \$5,625 |
| | T | OTAL | | \$24,375 |
| atatorium general repairs | Qty. | Unit | \$/Unit | Tota |
| Remove pegboard and carpet on wall | 7600 | SF | 2.50 | 19,000 |
| Acoustical panel | 7600 | LS | 35.00 | 266,000 |
| Paint conduit and other non-masonry surfaces | 5000 | SF | 3.50 | 17,500 |
| Replace sound/microphone booth | 8 | LF | 890.00 | 7,120 |
| | Subtotal | | | \$309,620 |
| | Subcontractor OH&P | | 25% | \$77,405 |
| | Total Subcontracted | | | \$387,025 |
| | General Markups | | 30% | \$116,108 |
| | | | | |



MOUNT RAINIER POOL PART 2: FEASIBILITY STUDY

AUGUST 2023



- I PROBLEM STATEMENT
- II SITE AND CODE REVIEW
- III OPTIONS 1 AND 2 REVIEW
 - a. Option 1 and 2 Architectural Review Narrative
 - b. Supplemental Narratives
 - 1. Civil Narrative
 - 2. Building Envelope Narrative
 - 3. Structural Narrative
 - 4. Mechanical Narrative
 - 5. Electrical Narrative

IV COST ESTIMATE AND DISCUSSION

V APPENDICES

- a. Option 1 Cost Estimate
- B. Options 2 Cost Estimate

MOUNT RAINIER POOL PART 2: FEASIBILITY STUDY PROBLEM STATEMENT

PROBLEM STATEMENT

Completed and opened to the public in 1975, Mount Rainier Pool (MRP) currently maintains its original building design and footprint of 14,918 sf (16,690 gsf), with property area of 45,850 sf. **DMPMPD** and its predecessors have strived to encourage, educate, and train the public on the importance of learning how to swim as a life skill. MRP's current programming is comparable to those of other larger aquatic centers when considering swim related events and programs, certifications classes, training, and special events. The pool has been widely used since opening and is currently extended beyond its maximum usage capacity.

EXISTING CONDITION LIMITATIONS

The original building spaces were designed for its original vision as a public swimming pool with functional but minimal support spaces. Aside from the main pool area, the remaining auxiliary spaces consisted of locker rooms, small public restrooms, a reception and staff office area with minimal storage and remaining rooms for mechanical and filtration equipment. Fast forward 48 years later to current day, and the mission, vision, and goals for the building have evolved. The existing spaces are undersized, outdated with current code and do not comply with accessibility needs or requirements. Building systems are at the end of their functional usability and face eminent failure.

MRP programming, along with the City of Des Moines population and greater area have grown in size and are projected to continue on an upward trend of population increase. The existing building space is not proportionate with the level of use and capacity needed, and can no longer continue to adequately accommodate the current and future activities at MRP. Basic space needs such as multipurpose rooms or conference room are non-existent. This does not align with the core objectives and mission to provide one of the best educational aquatic facilities in the region as well as provide inclusive opportunities to the community as related to instructional, recreational, and competitive swimming.

CORE GOALS AND OBJECTIVES

As related to swimming, DMPMPD desires to:

- expand programming as much as possible
- educate and train the public in swimming
- create a welcoming, inclusive, accessible space that anyone can be a part of
- expand rental activities and usage (birthday parties, special events, service training, life safety classes, youth programs, summer camps, etc.)

BUILDING IDENTITY IN COMMUNITY

Mt. Rainier Pool is not physically identifiable as an aquatic facility, and is out of context as an aged brick building in a neighborhood with single family residences with lap and wood siding, and schools with metal panel cladding and glazed curtain walls. The building is 48 years old and must be updated and given its own unique identity within the neighborhood to maintain its relevance as a structure, and be recognized as a outstanding aquatic facility.

A COMMUNITY PLACE TO GATHER

MRP currently has a singular purpose in swim education and recreation. While the building is generally functional and provides swim services, its age and appearance are not conducive to making it a third place community gathering space. Modernization and major renovations and improvements are needed.

PROBLEM SOLUTIONS - FEASIBILILTY

A major renovation and addition to the existing MRP building will contribute to DMPDMPD reaching their goals and objectives to expand their swim programs, service training, life safety courses, and rental spaces. Improving both indoor and outdoor spaces will allow for flexibility in utilizing the building to its full potential while creating a welcoming, inclusive space that encourages all users to be a part of the MRP and help create a successful community space that will last for generations.

MOUNT RAINIER POOL PART 2: FEASIBILITY STUDY SITE AND CODE REVIEW

SITE AND CODE REVIEW

BUILDING SITE AND PROPERTY CONDITIONS

Mount Rainier Pool is located in the City of Des Moines, WA, and is situated in a residential neighborhood on Highline School District property surrounded by three schools (elementary, middle, and high schools). The main entry drive is located on 19th Ave. S. and is the only means of vehicular access to the building. To the north is Mt. Rainier High School, directly east are its ball fields and Pacific Middle School. Directly south and east across 19th are single family homes.

MRP's building exterior maintains itself as its original single story brick building with the parking lot immediately north. The east side of the building accesses mechanical and maintenance spaces while the south side of the building faces an undeveloped portion of the site which also slopes down twelve feet in elevation as it approaches the property line to the single family residential plots. However, the southeast corner of the site also brags a spectacular view of Mt. Rainier on a clear day. The main entry is at the northwest corner and an underutilized but sizeable bike area and hardscape area are directly adiacent.

On approach, MRP is an unassuming structure and not immediately identifiable as an aquatic center.

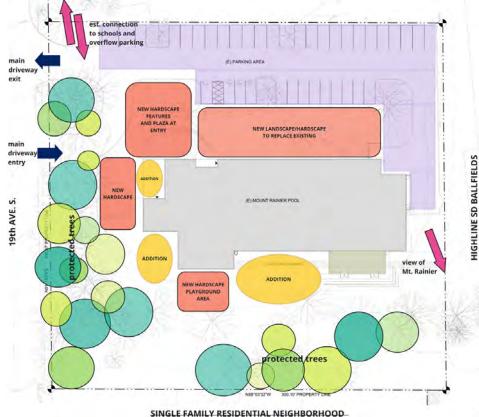
The building is visually dominated by the existing parking lot and general groundcover landscaping at it's north side. The building has minimal fenestration and visibility in to the

building interior as the original floor plan is arranged such that the exterior building walls are the natatorium, public restrooms, and the locker rooms flank either side of the lobby. The exterior entry doors and Lobby have the only storefront window systems in the building, making this the only visual connection to the exterior site.

There is little to no indoor/outdoor interaction of the building with the property site, and the existing floor plan and exterior hardscape features do not encourage this type of relationship. MRP's building and site are showing their age, and do not reflect the aquatic center's values for an energetic, modern, bright, welcoming and inclusive space.

Options 1 and 2 of this study reviews the connections of the exterior site to the building interior, potential improvements for enhancing the programming goals for swimming opportunities, whether recreationally or instructionally, and seeks to maximize the potential for engaging and repurposing spaces to provide multi-faceted interactive experiences for all users and stakeholders.

The diagrammatic site plan shown explores possible options in bringing MRP up to date and extend capacity and usage to the extent possible at the existing building and property while working with limitations /site constraints of the surrounding neighborhood and properties.



JURISDICTIONAL REVIEW

City of Des Moines, Land Use Code

The area and site is currently zoned RS-9600, which is a residential zoning designation. However, the current use on the full site, including the adjacent schools and aquatic center, will continue as its current use. In reviewing two possible options for renovations and/or expansion at MRP (refer to Options 1 and 2 section in report), the lot coverage of the proposed options are both viable, as the lot coverage requirements apply to the full property, which extends beyond the MRP site.

The MRP site features a variety of mature trees. While many of the trees would be maintained with the proposed renovations, some of the trees directly south of the building would need to be removed. The City of Des Moines identifies evergreen trees greater than 6" in diameter, and deciduous trees greater than 8" in diameter be retained to the extent feasible. The impacted trees would need to be reviewed and designated by the City of Des Moines during the presubmittal process.

A building addition at the pool will require Land Use modifications that impact the pool site, including trees, parking, and drainage.

The existing parking area at Mount Rainier Pool (MRP) includes 39 parking spaces, 4 of which are accessible.

City of Des Moines Code requires one parking space for every 3 occupants. The occupancy counts for the renovation options our team explored range from 275 to 325. 108 parking spaces would be required for the Option 2 renovation and addition. MRP also utilizes overflow parking at the adjacent school site and these two parking areas would meet the requirements. Upgrades and improvements within the parking areas, and connection between these parking areas would improve the full access to the site. Pool parking areas would be upgraded to include required accessible parking. The parking requirements and upgrades would need to be reviewed with the City of Des Moines during a Land Use pre-submittal conference.

Jacobson Consulting Engineers, the civil engineer, has reviewed the potential building modifications and additions and the potential impacts to storm drainage. With additional square footage, the site redevelopment will require drainage mitigation through storm water flow control and a detention system. this type of site development can be implemented within the MRP site.

A Land Use pre-submittal conference with the City of Des Moines, will ensure that all land use and zoning requirements are addressed and implemented in the proposed redevelopment. Our team's initial inquiries with the City of Des Moines indicates that the proposed improvements are feasible.

City of Des Moines, Building Code

The Mount Rainier Pool (MRP) renovations will need to meet current International Building Code and International Energy Conservation Code as adopted by the State of Washington. It is anticipated that the 2021 Codes will be adopted and current at the time of permitting. Part 1 of this study which reviews the existing building components and their present condition with recommended repair and improvements is considered maintenance items under the 2018 Existing Building Code and is assumed that this code standing will not change when the 2021 EBC is adopted. Part 2 which reviews feasibility in renovating and/or expanding the existing building will, however, trigger a substantial alteration compliance requirement for the building in which critical elements such as life safety and notification systems will require full upgrade to comply with the most current code adaptation.

The existing building occupancy is, and will continue to be A-4. The proposed upgrades would meet the requirements of this Assembly Occupancy. The proposed installation of automatic fire sprinkler system would also ensure that facility will comply with all life and safety requirements for this Type IB

(Non-combustible) building, with minimal additional costs or impacts to meet the required building ratings.

All upgrades to meet Energy Code requirements would greatly impact and improve the building performance. These improvements would also benefit all community visitors and staff accessing these spaces. While these requirements would impact the building's energy efficiency, there are also provisions for existing buildings. As this is an existing building, the improvement and addition areas will be required to meet the Energy Code, but full system wide improvements such as electric vehicle charging stations and photovoltaic systems, typically required of new construction, does not apply. However, considerations and provisions for future renewable energy and EV charging would ensure that the MRP site meets the goals as is necessary to anticipate future needs of this changing environment, especially as these renovations will extend the life of the MRP as a a vital and important facility in the Des Moines Community.

Accessibility upgrades, as proposed for all options at this site, will be required to meet current Accessibility Code. These improvements will be implemented from parking to interior building spaces to ensure all areas are accessible for people of all abilities.

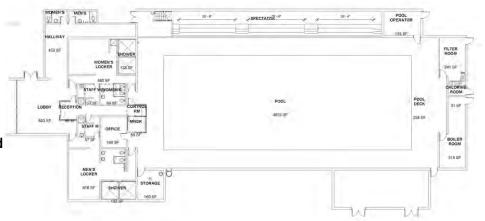
MOUNT RAINIER POOL PART 2: FEASIBILITY STUDY OPTIONS 1 AND 2 REVIEW

OPTIONS 1 and 2 - EXISTING SITE

EXISTING BUILDING OVERVIEW

MRP's existing facility is currently 16,690 sf gross and consists of: natatorium area, spectator stands, men's and women's locker rooms. lobby, reception booth, staff offices and locker rooms, a men's and women's restroom for public use, and supporting auxiliary spaces for storage and mechanical equipment. The existing building is one story with the exception of the mechanical filter room which has a small basement area. Within the natatorium, clerestory windows on the eastern part of the room brings natural light in to the space, and on the south interior wall, small art glass windows are scattered across the length of the wall, allowing some aesthetic light to filter in. The lobby area is the only other location in the building that has natural light entering its space with storefront door system at the main entry and a storefront window facing the west side.

The existing reception booth, staff offices, and lobby areas are severely undersized for the current level of usage, with majority of spaces noncompliant with accessible needs, and is difficult to navigate. Majority of the interior doors ,with exception of door replacement at the main locker rooms, are 32 to 34 inches in width and are unable to facilitate wheelchair access. The reception area (68sf), staff locker rooms (133sf), and manager's office (168sf with two staff members in this space), are inadequate for the level of effort required to operate all programming, activities, rentals,



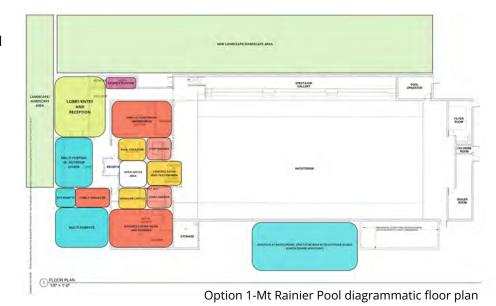
Mt Rainier Pool existing floor plan lacking with only one designated

and general user groups. The lobby, at 583 sf is the largest available space for group activities, and MRP staff indicates that the entire building is utilized for special events since there is no alternative space available. The natatorium holds a 35 meter pool with six lanes. The concrete deck that surrounds the pool is only wide enough for circulation and does not allow for any major equipment or spectators to be present without creating challenges. The pool is the only aquatic feature and is utilized for all swimming functions, with MRP using the

bulkhead to separate activities as

needed. Storage is severely

room, under bleacher storage, and the custodial room. At the building exterior, existing hardscape areas such as the main entry sidewalk, covered entry, bike storage and sitting area do not get used and sit empty at all times. The north landscape area covers the length of the natatorium and consists of subs ground cover foliage. Each of these areas are singularly isolated and do not encourage engagement or use in conjunction with the aquatic facility. The south side of the property is undeveloped and consists of grass, legacy trees and miscellaneous foliage.



OPTION 1 REVIEW

Mt. Rainier Pool serves as the main aquatic center for the immediate Des Moines neighborhood and adjacent Highline Schools as well as a greater service area for the general public. Option 1 explores a more economical renovation and expansion of the existing building and site.

PROGRAM AND SPACE

MRP's primary function is to provide aquatic services to the immediate community through recreational, educational, and training offerings. It's secondary function is to offer alternate use of the facility through rentals for birthday parties, special events, and service training for first responders. The current building space does not allow for adequate secondary use as there is no multipurpose room or alternate space to hold such events. There also is no meeting or conference room so MRP staff can hold training classes, staff meetings, or have visitor meetings in private. Aside from the natatorium space being rented out, all other activities take place in the small lobby.

The building site can accommodate moderate expansion in terms of its building footprint, Enlargement of the main lobby to the west and to the north will allow users to casually gather, while addition of a multipurpose room and small kitchen will provide rentals with a private room. A family restroom can function as a general public restroom, and an office suite with conference room will allow the staff to function more efficiently.

AOUATIC FEATURES

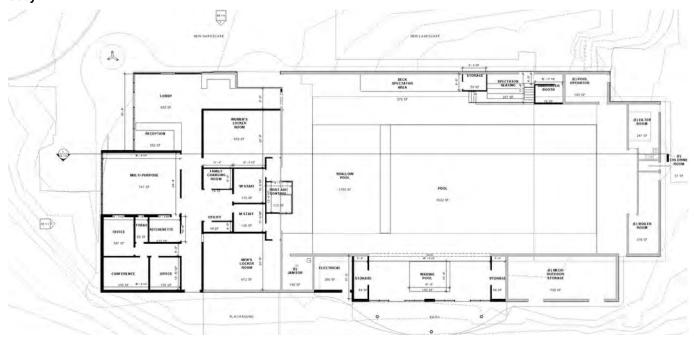
There is only one 35 meter pool serving all programming and classes at MRP. This has created some issues with user groups as one of the major complaints from members is the water temperature. The proposal to partition the pool in to a 25 meter and 9 meter pool with a walkway separating the two will provide versatility in water temperature management and in programming functions. This will require two separate pump and waterline systems and replacement

of the existing deck to accommodate the change.

Removal of the aged concrete spectator seating area on the north side of the natatorium provides more space on the deck and versatility to use moveable bleachers as needed. At the south wall, adding a new room which pushes to the south exterior will enlarge the deck space and allow for a new wading pool with play structures and additional storage. The new addition will have direct connection to an exterior deck and have direct access to a new playground area.

OUTDOOR CONNECTION

Connecting outside spaces to inside spaces allow for the building to be fully utilized and feel more transparent and versatile. Creating outdoor spaces for sitting, playing, resting and interaction allows the facility to function as more than a single use building, encouraging community participation while strengthening the connection to the neighborhood and one another.





Main entry and plaza at northwest corner (above and below)



Natatorium with partitioned pool and south addition

The building exterior includes all new cladding and roof with an extended covered entry. The monolithic roof and exterior materials create the idea of a continuous, fluid building, a distant metaphor to the flow of water. The exterior design is intended to convey a vibrant, lively and transparent structure with direct access from outside to inside. Creation of plaza style space allows for flexibility in usage for events, festivals, food trucks and community oriented activities.

(E) Gross floor area: 16,690 sf Opt 1 total with additions: 18,853 sf





Main entry and plaza at northwest corner

PROGRAM AND SPACE

Similar to Option 1 in terms of primary and secondary functions, Option 2 expands on MRP's ability to optimize programming and flexibility of the aquatic center's space by including a second floor. The main shared space is an atrium with an open plan between the lobby and a community living room and cafe, creating flexible usage as a casual gathering space, an event venue, or collaborated space with the other available rooms in the facility. Option 2's first floor includes the natatorium with partitioned pool and addition similar to Option 1, locker rooms, staff spaces, a family/public restroom, the lobby and community living room, and one multi purpose room and kitchen with direct access to the south exterior playground area. The second floor includes includes two multi-purpose rooms, a large conference room, breakout

space on the second floor with connection to an outdoor deck, and an office suite.

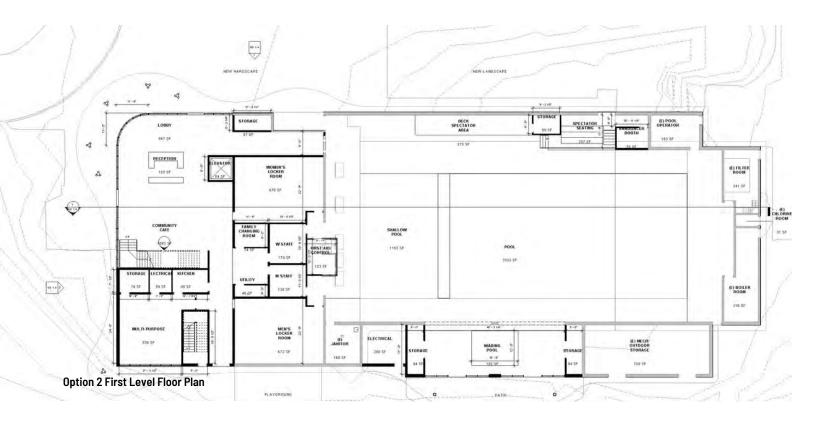
Connection to outdoor spaces are more evident with full height curtain wall system at the main room, out door decks, large storefront windows for every room with an exterior wall to optimize daylight, and access to a landscape/hardscape exterior plaza and playground area, offering a variety of activities and interactions.

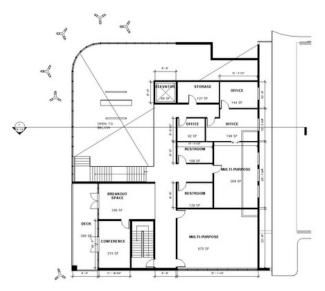
COMMUNITY OWNERSHIP AND SENSE OF BELONGING

The Option 2 design, with it's visibility and flexibility is a departure from the original solid brick wall structure of 1975. The renovation and expansion not only invites and welcomes the users and public in, it also softens the building in to an

approachable, friendly space that people can visually and mentally connect to. From the exterior, one glimpses the hum of activity and people inside, actively engaging with one another, or having personal time reading or enjoying the space with friends and family. The open plan encourages social interaction and relationship, an important core activity that is still finding its way back in to offices, homes, and people's lives post Covid.

MRP not only grows its excellence as an educational aquatic facility, but also creates a sense of belonging and ownership of the building for its users. In essence, it becomes an unofficial secondary community center to the immediate Des Moines neighborhood and ensures the life and longevity of the building for years to come.





Option 2 Second Level Floor Plan

(E) Gross floor area: 16,690 sf

Option 2: 23,259 sf First floor: 19220 sf Second floor: 4039 sf



Option 2 Main Entry and Canopy



Option 2 Reception at Lobby





BUILDING INFRASTRUCTURE AND COMPONENTS

1. CIVIL FEASIBILITY NARRATIVE

Existing Site and Utility Conditions

The existing Mount Rainier Pool is located at 22722 19th Ave S, Des Moines, WA 98198, and is on the southwest corner of the Mount Rainier High School campus that is owned by the Highline School District. The lease area for the pool is approximately 2.1 acres and is comprised of the school building, a 39-stall asphalt parking lot and sidewalk north of the building, a service drive to the northeast of the building, a drop off drive and plaza northwest of the building, and a landscape and significant tree area to the south. There is about 12-feet of elevation change across the site, generally sloping from the north to the southeast.

The building and site is served by the following utilities: domestic and irrigation water services near the southwest corner of the building, underground communication line that travels from the southwest lease area corner to the south central portion of the building, and underground electrical service from the southeast lease area corner to the south central portion of the building, as well as additional underground electrical from this south central area around the west side of the building to the northwest building corner and from the northeast corner of the building up through the north parking lot for lighting, a natural gas service south of the building that runs from 19th to the southeast corner of the building, and a storm drainage conveyance system in the north parking lot that also picks up to the building as it flows underground to the south/southeast in a series of catch basins and pipes and through drainage easement until it connects to the public storm system located S. 229th Street, and the private sanitary side sewer that flows east to west along the south side of the building and connects into the public sewer system located in 19th.

There appear to be three utility easements located on the lease area. One is for a fire hydrant in the northwest portion of the site adjacent to 19th Ave. S., a second is for a water vault located west of the southwest corner of the building, also adjacent to 19th, and the third is an electrical easement that stretches along the south portion of the building, including under the existing mechanical/outdoor storage area, but according to the survey does not contain any utilities.

Project Description

The Des Moines Metropolitan Park District is embarking on a study and planning phase to determine how to maintain and/or redevelop the pool building and site to provide the best long-term use, experience and opportunities for its patrons and the community. Two different development schemes have been explored. The building spaces and systems around the main pool area will be reconfigured and are discussed in detail in other areas of this document.

Option 1: This option keeps the building as a single-story structure, with additions on the west and south-central portions of the buildings.

Option 2: This option also as an addition between the two south lobes of the existing building but has a larger footprint and two-story addition on the west side of the building.

Existing Site and Utility Impacts

Option 1: Between the two existing south lobes of the building, the new planned addition will impact the existing electrical service and transformer. A new electrical service for the remodeled building will need to be coordinated with PSE. There is also an unused Electric Easement (King County Recording Number: 7403140364) that was the intended original pathway for the PSE's service to the existing transformer. The existing sanitary and water services are also adjacent to the south portion of the building and are near where these new additions are landing. Some impact and relocation of these services should be anticipated. The west addition also impacts some portion of underground electrical, as well as the existing main entry and northwest plaza area.

Option 2: This option has a similar impact on the south side of the building, but the size of the addition on the west end has a greater touch on the existing site and affects a larger portion of site area and utilities.

Earthwork

Option 1: There is up to 2-feet of existing grade change under the planned south building addition, and up to 4-feet of grade change under the west addition. Imported structural fill should be anticipated in conjunction with building structural support to accommodate the new additions.

Earthwork (cont'd)

Option 2: With this option, including a south patio, a larger disturbed area for the west addition, and the larger roof area with required structural support, there will undoubtedly be a more significant need for additional earthwork.

Stormwater

Stormwater system improvements will be permitted through the City of Des Moines which has adopted the King County Surface Water Design Manual.

Typically, if projects replace or add less than 2,000 square feet of impervious area, stormwater review is not required. For projects exceeding 2,000 square feet of impervious area, stormwater permit review is required. And for projects adding or replacing more than 5,000 square feet of pollution generating impervious surfaces (i.e.. Parking lots), water quality treatment is required. Similarly, projects adding or creating approximately 6,000 square feet or more of impervious area, stormwater flow control (detention) is required. The amount of stormwater mitigation (flow control and water quality treatment) required for redevelopment is proportional to the amount of new or replaced impervious surfaces, buildings and pavements, each option might generate.

Complete site redevelopment was not anticipated for either of the options being evaluated. These options are only mitigating for what is necessary to touch construct the proposed improvements, plus some minor paving replacement areas.

Option 1: New building downspout connections should be anticipated for any new roof areas. These would be connected to the existing storm drainage conveyance system. New/replaced impervious areas will require stormwater flow control (detention) mitigation, and an approximation of a CMP detention system has been accounted for. Note that the existing parking lot, except for some minor repairs, is assumed to be kept intact and will have an overlay with geotechnical bridging fabric to try and extend the life of the pavement. If a full replacement of this parking lot is anticipated, additional budget will need to be directed to not only the paving, but also a larger stormwater flow control (detention) system. Water quality treatment is not anticipated for this Option, as the planned overlay and replacement sidewalks are considered non-pollution generating.



Perimeter perforated footing drains should also be provided around the new building additions, to pick up any surface water or incidental ground water from being trapped adjacent to the building foundation.

Option 2: There is a slightly increased amount of site disturbance anticipated for this option, which will increase the amount of stormwater mitigation required.

Water - Domestic

The existing building is served by a 3-inch water meter located behind the sidewalk on 19th, and a service line that runs parallel to the south side of the building. There are two connections into the existing building, a 2-1/2" service line to the southwest lobe of the building, and a 3-inch service line into the southeast portion of the building that runs under the outdoor mechanical/storage area. The existing irrigation service appears to be a 2" deduct meter that is located west of the southwest corner of the existing building. The irrigation main shows to run due north from the meter, and then turns east after it passes the northwest corner of the building, to serve the landscape areas between the building and the parking lot. Option 1: We have not been made aware that there is a need to increase the domestic service size to service the building. Only ancillary improvements are anticipated to reroute the existing water service to avoid conflicts with the new building, and potentially adding a backflow prevention device if required by Highline Water District. Option 2: Like Option 1, we have not been made aware that there is a need to increase the domestic service size to service the building. There may be a slight increase in cost to relocate more of the existing domestic or irrigation water services that are under planned roof or patio areas.

Water - Fire

The existing building does not have a fire sprinkler system. There is only one existing fire hydrant located between the driveway to the pool on 19th located at the back of the sidewalk.

Option 1: This option proposes installing a new fire sprinkler system in the building. A new fire sprinkler service line, including a double check valve assembly will need to be coordinated with the Highline Water District and extended to the building.

Option 2: This option will have a similar impact and requirement as Option 1.

Sanitary Sewer

The existing building is served by a 4-inch side sewer leaving the southwest lobe, and a 6-inch side sewer from the southeast portion of the building that connects into a private sanitary sewer manhole. Both of these connections appear to tie into 6-inch side sewer that runs east to west on the south side of the building, that eventually turns and heads northwest and connect to an existing public sanitary sewer manhole that is located in 19th, approximately due west of the center of the building. The public sanitary system located in 19th is owned and operated by the Midway Sewer District.

Option 1: The proposed building additions do not appear to impact the existing side sewer. Some ancillary costs are included for unanticipated improvements.

Option 2: Similar to Option 1, the additions do not appear to significantly impact the existing side sewer. However, the planned roof support structure may need to be looked at to avoid any conflicts with the existing side sewer, or additional costs for a sewer relocation may be incurred. Some ancillary costs are included for unanticipated improvements

For either option, no exterior grease interceptor is planned. So potentially any new kitchen improvements may need to include a grease capturing device inside the building as part of the plumbing system.

Paving

Option 1: The existing parking lot, except for some minor repairs, is assumed to be kept intact and will have an overlay with geotechnical bridging fabric to try and extend the life of the pavement. Some sidewalk and plaza repairs are planned

Option 2: This option will have a similar impact and requirement as Option 1, except an additional patio area is planned south of the building.

Offsite Improvements

Option 1: 19th Ave. S. is already improved, and there is currently a sidewalk that runs on the east side of the street adjacent to the pool. At a minimum two new concrete driveways, some sidewalk repair, and a new ADA accessible ramp/pathway from the right-of-way should be planned for.

Option 2: This option does not have a greater impact on anticipated right-of-way / site access requirements. The same amount of improvements should be planned for both Option 1 and Option 2.

2. BUILDING ENVELOPE FEASIBILITY NARRATIVE

Roofing

The discussion below is based on two design options provided by Stemper AIC; Option 1 includes an addition on the west end, and Option 2 includes a two- story addition on the west end. Both options require new roofing for the addition at the bottom of the slope at the existing building.

The roof of the existing building has an R-value of approximately R-19 and includes an older built-up roofing assembly covered with a reinforced coating applied in 2018. We performed an infrared scan of the roof on May 3, 2023, and did not find moisture trapped within the roof assembly, however, there are areas where the surface of the 2018 coating is split and there was substantial algae growth on the surface of the roof during our initial evaluation on November 21, 2022.

The new roof assembly for the additions would require an R-value of R-38, or ~3.5 inches thicker than the existing roof. While it may be possible to tie into the existing roof, it is suggested that new roofing be installed on the entire roof to accommodate the thicker roof assembly, provide better insulation value for the entire building, and place the roof under one warranty with one manufacturer.

For the new roofs, the assemblies should include the following, from the top-down. See Figure 1, below:

- Roof Membrane: Heat-welded single ply roof membrane, PVC or KEE, 60 mil minimum, fully adhered. Since the roofing is somewhat visible, a single ply membrane with a fleece backing could help hide imperfections in the substrate. In addition, single ply membranes are slippery when wet/frosty. If available, a textured single ply membrane is suggested for use to help reduce slip issues.
- Coverboard: Dens Deck Prime, or similar, adhered in beads of low rise foam adhesive.
- Insulation: Two layers of polyisocyanurate insulation adhered in beads of low rise foam adhesive to meet current energy code. As of 2023, R-38, or 6.6" meets the current energy code.
- Vapor Barrier: Torch applied or self-adhered asphalt membrane adhered to the primed concrete substrate.
- Substrate: Concrete planks

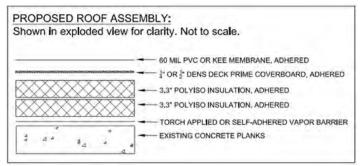


Figure 1. Proposed Roof Assembly

Exterior Walls

For both design options, it is recommended that exterior walls receive a rainscreen assembly over the existing single wythe masonry.

The existing assembly is a mass-wall assembly, which does not have a separate weather barrier, insulation, vapor retarder, or air barrier. The rain screen installation could provide these elements to help increase insulation and energy savings and cover the masonry walls that require repairs where cracks and spalls have occurred.

The rainscreen assembly could consist of the following, from the exterior to the interior. See Figure 2, below:

- Cladding: Metal siding, cement board siding, or similar, attached to a railing system attached to spacer clips that anchor to the masonry wall.
- Insulation: Mineral wool rigid insulation installed around and between clips.
- 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
- Weather Barrier: Liquid applied weather barrier, such as Prosoco Cat-5, or similar, applied direct to the masonry.
- Substrate: Existing masonry.

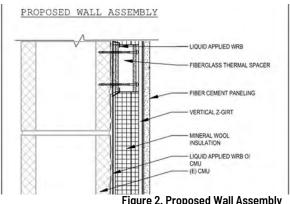


Figure 2. Proposed Wall Assembly

3. STRUCTURAL FEASIBILITY NARRATIVE

OPTION #1

The first facility renovation/addition option investigated consists of the following areas of work with the associated structural design considerations included below.

Design Item: Construct a new permanent partitioning wall / walkway across the width of the pool to allow for water at two different temperatures.

Structural Considerations: The partitioning wall walkway will be constructed with cast-in-place reinforced concrete, with an assumed thickness as required to achieve the needed walkway width. The base slab of the existing pool will need an approximately 6-to-8-foot-wide strip cut and removed along the line of this new partitioning wall to allow for the construction of the new partitioning wall walkway foundation. The foundation will be constructed with cast-in-place reinforced concrete with pin piles potentially being required for wall rotational stability. The base slab of the existing pool will then be rebuilt in the areas that were removed, with waterstops installed at all of the construction joints. The ends of the new partition wall will be doweled into the existing pool perimeter concrete wall. Due to the considerable underground piping work that will need to be completed in order to accommodate separate pool mechanical systems, it is anticipated that the perimeter pool deck, skimmer, and drains will need to be almost completely removed and rebuilt once the mechanical work is completed. The new pool deck slab can be assumed to be constructed as a 6-inch slab-on-grade.

Design Item: Modify the spectator area on the north side of the pool by removing the existing concrete bleachers and incorporating more viewing area from the pool deck. Structural Considerations: The existing concrete steps and bleacher area will be cut away and demolished, and the soil beneath them removed from the interior of the building down to the pool deck bottom of slab elevation. This can be completed without impacting the exterior wall footing, as the bottom of footing is located two feet below the top of pool deck slab. The north exterior wall may require strengthening due to the loss of the concrete bleacher upper walkway bracing the slab out of plane six feet above the pool deck.

The pool deck slab will then need to be extended into the area where the concrete bleacher used to sit and can be assumed to be constructed as a new area of 6-inch slab-on-grade.

Design Item: Addition of Wading Pool Room onto the exterior of the south side of the Pool Room, adjacent to the existing exterior mechanical area.

Structural Considerations: The construction of the addition is assumed to be masonry wall with a steel framed with metal roof deck roof system. Storefront glazing with integrated doors will also be incorporated to provide natural light into the space. Two large openings will need to be cut into the existing south exterior wall to connect the addition to the Pool Room. Since the existing south exterior wall is a bearing wall that supports the existing long-span precast roof double-tee beams, a new beam with column supports will need to be added at each of the two openings. The existing foundations under the new columns will require modification to accommodate the concentrated point loads that will now be applied at those locations. A new shallow wading pool will be constructed inside this new room using cast-in-place reinforced concrete for the base slab and walls.

Design Item: New exterior cladding system to be installed over the existing structural brick exterior walls.

Structural Considerations: A grid of gauge metal steel members will need to be anchored to the exterior face of the existing structural brick exterior walls to allow for the attachment of a new cladding system. Should the exterior walls require out-of-plane strengthening, this grid of steel members could be hot-rolled structural steel of larger size and provide that needed supplemental strength through a system of vertical full height steel strong-backs with horizontal steel girts spanning between them.

Design Item: Renovation and single-story addition to the western end of the facility.

Structural Considerations: The existing structure will be completely demolished and removed west of the building line along the men's and women's locker room west walls.

This includes precast roof beams, structural and nonstructural walls, and all foundation elements. The spaces
between the western end of the Pool Room and the
demolition line will be architecturally renovated, with no
impact to structural elements. West of the demolition line,
new single-story construction will be completed with a
larger footprint than the existing spaces that were
removed. The new construction will consist of masonry
walls and cast-in-place concrete roof, supported by a
shallow cast-in-place concrete foundation system. The
floor will be constructed with a concrete slab-on-grade.
Architecturally exposed structural steel tubes will be used
as columns to support the new canopy roof areas outside
of the new main entrance to the facility, these will be
supported by concrete spread footings and pilasters.

Due to the impact that all of these modifications will have on the existing lateral system of the building, it can be assumed that a seismic evaluation and retrofit of the full structure will be required. Retrofit work may consist of strengthening existing brick masonry shear walls, enlarging existing footings under shear walls, strengthening the side connections between the precast concrete roof panels, and strengthening the connections between the precast concrete roof panels and the top of the existing shear walls. Although the full scope and detailing of the seismic retrofit won't be known until the seismic evaluation is completed in a future design phase, the cost of implementing this retrofit work can be estimated at approximately \$750,000.

OPTION #2

The second facility renovation/addition option investigated contains some design elements similar to the first option, with similar structural considerations for them as previously listed, as well as design elements that are unique to this option. All items are included below.

Design Item: Construct a new permanent partitioning wall across the width of the pool to allow for water at two different temperatures.

Structural Considerations: See description in section for Option #1.

Design Item: Modify the spectator area on the north side of the pool by removing the existing concrete bleachers and incorporating more viewing area from the pool deck. Structural Considerations: See description in section for Option #1.

Design Item: Addition of Multi-Use Room with Storage areas onto the exterior of the south side of the Pool Room, adjacent to the existing exterior mechanical area. Structural Considerations: See description in section for Option #1.

Design Item: New exterior cladding system to be installed over the existing structural brick exterior walls.

Structural Considerations: See description in section for Option #1.

Design Item: Renovation and two-story addition to the western end of the facility.

Structural Considerations: The existing structure will be completely demolished and removed west of the building line along the Pool Room west wall. This includes precast roof beams, structural and non-structural walls, and all foundation elements. West of the demolition line, new twostory construction will be completed with a larger footprint than the existing spaces that were removed. The new construction will consist of masonry or concrete walls, a cast-in-place concrete second level suspended slab floor, and cast-in-place concrete roof, all supported by a shallow cast-in-place concrete foundation system. The ground level floor will be constructed with a concrete slab-on-grade. Architecturally exposed structural steel tubes will be used as columns to support the new canopy roof areas outside of the new main entrance to the facility, these will be supported by concrete spread footings and pilasters.

Due to the impact that all of these modifications will have on the existing lateral system of the building, it can be assumed that a seismic evaluation and retrofit of the full structure will be required. Retrofit work may consist of strengthening existing brick masonry shear walls, enlarging existing footings under shear walls, strengthening the side connections between the precast concrete roof panels, and strengthening the connections between the precast concrete roof panels and the top of the existing shear walls. Although the full scope and detailing of the seismic retrofit won't be known until the seismic evaluation is completed in a future design phase, the cost of implementing this retrofit work can be estimated at approximately \$750,000.

4. MECHANICAL FEASIBILITY NARRATIVE

The Client wants the Mount Rainier pool to be renovated to be the best facility in the area. Additional interior spaces will allow for the expansion of services available to the community, Additionally, the renovation will provide the facility with an additional 50 years of operation.

It is our understanding that all Part 1 facility recommendations will be wrapped into the Part 2 option designs and costs.

Pool re-configurations:

Both facility expansion options will include an extensive reconfiguration of the existing pool. The existing pool is to be converted into two (2) pools. A new wading pool will be installed within the south Natatorium expansion. Both options will include this re-configuration and additional wading pool.

The existing thirty-five (35) meter pool will be reconstructed to form a twenty-five (25) meter lap pool. The remainder of the pool (approximately nine (9) meters at the shallow end) will be operated at a higher temperature to be used for water aerobics (splash pool). We understand a North/South strip through the existing pool would be excavated, and a new bulkhead poured to separate the pools and provide a walkway. At the same time, the entire pool deck will be removed for replacement. New pool drains will need to be installed at this new bulkhead for draining the splash pool. Hydrostatic reliefs will need to be incorporated in new splash pool drains. The existing gutter will need to be extended around each pool, with a new gutter drain connection for the splash pool circulation system. The existing pool supply piping is in the floor of the pool. Two additional supply outlets will need to be installed in the splash pool. These can be installed in the new bulkhead wall.

The splash pool will require a new circulation pump, filter, heat exchanger and chemical sanitation system. The new wading pool will also require a new pump, filter, heat exchanger and chemical sanitation system. The newly replaced (Part 1) boiler system must be selected to have adequate capacity to heat all three pools.

Both the wading pool and the splash pool will need a new

Both the wading pool and the splash pool will need a new mechanical room. Ideally, a single new mechanical room would be located near the splash and wading pools, possibly within the new south Natatorium addition.

Option 1 description:

A.A single-story addition (approximately 1000 sq ft) to the south side of the natatorium. This area shall contain the new wading pool and a new mechanical room for the wading pool and splash pool.

B.The expanded single-story lobby/locker area will include a new lobby, a new public multipurpose room, new offices and a conference room, as well as re-configured locker areas. The approximate 2300 sq ft addition would expand the west end of the building from the existing west locker room walls to the west.

Option 2 description:

A. A single-story addition (approximately 1000 sq ft) to the south side of the natatorium. This area shall contain the new wading pool and a new mechanical room for the wading pool and splash pool.

B.A new two-story lobby/locker replacement addition, including an atrium, stairs and elevator to a new second level. The first floor will include a new lobby with a new commercial café, and a new public multipurpose room. The first floor will also include new locker rooms. The second level will house new offices and a conference room as well as two additional multipurpose rooms and public restrooms. This approximately 6000 square foot addition would be attached to the existing Natatorium at the east existing locker room walls and extend west.

POOL SYSTEMS (both options):

The Part 1 report discussed all necessary pool system upgrades and associated costs. These upgrades include new boilers and pumps and repairs to the existing pool systems as well as conversion of pool chemistry to either Saline/chlorine or Bromine.

Additionally, Part 1 included the replacement of the Natatorium Ventilation system. These pool upgrades are to be wrapped into the part 2 expansion options and the Part 1 pool repair costs will need to be included with each of the two part 2 options.

The revision from one pool to three pools includes the following: New pool drains will need to be installed at the bulk-head for draining the new splash pool. Hydrostatic reliefs will need to be incorporated in these new drains. The existing gutters will need to be extended around each pool, with a new gutter drain connection for the splash pool.

The existing pool supply piping is in the floor of the pool. Two additional supply outlets will need to be installed in the splash pool. These can be installed in the bulkhead wall.

The splash pool will require a new circulation pump, filter, heat exchanger and chemical sanitation system. The new wading pool will also require a new pump, filter, heat exchanger and chemical sanitation system. The newly replaced (Part 1) boiler system will need to be resized to provide adequate capacity to heat all three pools.

Both the wading pool and the splash pool will need a new mechanical room. Ideally, this new mechanical room would be located near the splash and wading pools, within the new south addition.

CODE REVIEW:

Building Code/Fire Code: With revised public spaces and possible occupancy revisions, installation of a fire sprinkler system should be considered and reviewed by the Architect and Client. It is our understanding that a fire sprinkler system is indicated.

Mechanical Code: Since the original construction, the required ventilation rates have been adjusted. New ventilation quantities will be calculated to new requirements. Meeting and Multipurpose areas will need to be provided with demand ventilation, to automatically modulate outside air volumes based on space occupancy.

Plumbing Code: Since the original construction, plumbing codes have been revised to conserve water usage. With expanded spaces and occupancies, fixture counts will need to be re-calculated. The roof drainage system will need to be re-considered based on the new roof shapes of both Option 1 and Option 2. Larger roof areas may impact the existing rain water leader and existing storm drainage flows and possibly pipe sizes.

Energy Code: The Energy code has been recently rewritten but not yet adopted. Energy codes are being made more stringent and include a future phasing-out of fossil fuels. Expanded use of renewable resources such as photovoltaics and wind energy and the expanded use of ground linked heat pump systems will be more widely required. The new energy code includes the prohibition of new fossil fuel equipment; However, consensus is that this stipulation will be phased-in, especially for existing buildings.

For that reason, the existing gas fired boilers are expected to be replaced with new high efficiency condensing gas fired boilers, rather than be replaced by electrification.

Option 1:(single story addition) Fire Sprinkler System:

Since the new addition is less than 5000 sq feet. It is possible that the requirement for a fire sprinkler system might be waived for this existing structure. However, we have included a cost to provide a wet pipe fire sprinkler system to the new and existing structure.

A new fire sprinkler system will include a new water service connection at the street, extension of a new underground fire main to the building, a new post or wall mounted fire department connection at/on the building and an adjacent room, preferably on the exterior wall, to house the double check backflow preventor, sprinkler riser and alarm valve. A post or wall mounted indicator valve will be required near the Fire Department Connection. The existing public toilet area might be a suitable location for the new fire sprinkler riser.

Sprinkler piping within the Natatorium will need to be painted after installation with a rust inhibitor. Screwed fittings will need to be de-greased and painted over threading. Exposed sprinkler heads should be chrome plated and may not be painted.

Exterior canopies wider than four feet (4 ft) will be required to be equipped with either a dry pipe sprinkler system or dry side wall sprinkler heads.

Plumbing Systems:

All existing plumbing fixtures in the expanded lobby/locker areas will be demolished and replaced with new code compliant fixtures, new domestic water piping and new waste and vent piping. New spaces requiring plumbing fixtures will be provided with new fixtures as required by code. Blow-out type flush valve water closets will be specified to reduce potential clogging situations. The domestic water heaters were listed to be replaced in Part 1. Since all of the domestic water heating load is located in the West portion of the building, we suggest the water heaters be placed nearer the locker rooms. Solar preheating and heat pump water heating should be considered to reduce fossil fuel usage. Tankless gas fired water heaters should also be considered. A cost item is listed as an additional cost over the Part 1 water heater replacement costs.

Roof drainage will be revised due to the new roof configuration. Existing gutters and downspouts may no longer be appropriate or feasible due to the new roof configuration.

Mechanical Systems:

The existing locker/lobby ventilation system will be replaced by a central station air handling unit placed within the new addition. We suggest a mechanical space be created above the Southwest corner of the new locker/office addition. This air handling unit would provide supply air to all areas in the addition. All exhaust air would be routed through an air-to-air heat exchanger located with this mechanical space. The air handling system would be a Variable Volume system, incorporating Fan Powered VAV boxes to condition each control zone. The air handling unit would be provided with a 100% outside air economizer cycle.

The mechanical space would include an outside air louver on the west wall and an exhaust/relief louver on the south wall of the space. Heating would be provided by the connection to the existing hydronic heating system, and air conditioning would be provided by a direct-expansion cooling coil, connected to a pad mounted air-cooled condensing unit, placed on grade along the south side of the building. The condensing unit will need to be enclosed with fencing to protect against vandalism.

The 1000 sq. ft expansion to the natatorium will be heated and ventilated by the Natatorium HV system (as replaced in Part 1), with supply ductwork extended from the existing supply air ductwork. The Natatorium system was listed for replacement in the Part 1 report but will need to be re-sized to accommodate the additional capacity required for the ventilation of this space. The cost of this incremental capacity increase and duct revisions is listed in the cost section of this report. The mechanical systems will be controlled by a new BacNet Direct Digital Control system, which was listed for replacement in the Part 1 report. The new DDC system will need to be re-sized to accommodate the additional points required for the control of the HVAC system of this option. The cost of this incremental increase of system points capacity is listed in the cost section of this report.

The locker/lobby addition must be pressurized with respect to the Natatorium, to eliminate any infiltration of chloramine laden air into the new addition. The Natatorium is required to be maintained at a negative pressure with respect to outdoors, to prevent chloramine laden air from being exfiltrated through the existing building envelope. Option 2: (two story addition)

Fire Sprinkler system:

Since the new addition is greater 5000 sq feet, it is probable a new fire sprinkler system will be required by the AHJ. We are including costs to provide a wet pipe fire sprinkler system to the new and existing structures.

A new fire sprinkler system will include a new water service connection at the street, extension of a new underground fire main to the building, a new post or wall mounted fire department connection at/on the building and an adjacent room, preferably on the exterior wall, to house the double check backflow preventor, sprinkler riser and alarm valve. A wall or post mounted indicator valve will be required near the fire Department Connection. The existing public toilet area could be a suitable location for the new sprinkler riser.

Sprinkler piping within the Natatorium will need to be painted after installation with a rust inhibitor. Screwed fittings will need to be de-greased and painted over the threading. Exterior canopies wider than four feet (4 ft) will be required to be equipped with either a dry pipe sprinkler system or dry side wall sprinkler heads. Exposed sprinkler heads in the Natatorium should be chrome plated and may not be painted.

The new elevator shaft is required to be protected with sprinkler heads.

Plumbing Systems:

All existing plumbing fixtures in the expanded lobby/locker areas will be demolished and replaced with new code compliant fixtures, new domestic water piping and new waste and vent piping. New spaces requiring plumbing fixtures will be provided with new fixtures as required by code. Blow-out flush valve type water closets are to be utilized to reduce potential clogging situations.

The domestic water heaters were listed to be replaced in Part 1. Since all the domestic water heating load is located in the West portion of the building, we suggest the water heaters be placed nearer the locker ms. Solar preheating and heat pump water heating should be

considered to reduce fossil fuel usage. Tankless gas fired water heaters should also be considered. A cost item is listed as an added cost over the Part 1 water heater replacement cost estimate.

The new hydraulic elevator pit will require a sump pump. The sump pump must discharge through an oil/water separator before entering the sewer.

Roof drainage will be revised due to the new roof configuration. Existing gutters and downspouts may no longer be appropriate or feasible due to the new roof configuration.

Mechanical Systems:

The existing locker/lobby ventilation system will be replaced by a central station air handling unit placed within the new addition. We suggest a mechanical space be created for this option above the previous public restroom area at the Northwest corner of the new locker/office addition. This air handling unit would provide supply air to all areas in the new addition. All exhaust air would be routed through an air-to-air heat exchanger located within this mechanical space. The air handling system would be a Variable Volume system, incorporating Fan powered VAV boxes to condition each control zone. The air handling unit would be provided with a 100% outside air economizer cycle.

The mechanical space would include an outside air louver on the North wall and an exhaust/relief louver at least 20 feet away on the same north wall. Heating would be provided by a connection to the existing hydronic heating system, and air conditioning would be provided by a direct-expansion cooling coil, connected to a pad mounted air-cooled condensing unit, placed on grade along the north side of the building. The condensing unit will be enclosed with fencing to protect against vandalism.

The 1000 sq. ft expansion to the natatorium will be heated and ventilated by the Natatorium HV system, with supply ductwork extended from the existing supply air ductwork. The Natatorium system was listed for replacement in the Part 1 report and will need to be oversized to accommodate the additional capacity required for the ventilation of this space. The cost of this incremental increase of capacity and ductwork is listed in the cost section of this report.

The mechanical systems will be controlled by a new BACNet Direct Digital Control system, which was listed for replacement in the Part 1 report. This DDC system will need to be re-sized to accommodate the additional points required for the control of the HVAC system of this option. The cost of this incremental increase of system points capacity is listed in the cost section of this report. The locker/lobby addition must be pressurized with respect to the Natatorium to eliminate any infiltration of chloramine laden air into the new addition. The Natatorium is required to be maintained at a negative pressure with respect to outdoors to prevent chloramine laden air from being exfiltrated through the existing building envelope.

5. ELECTRICAL FEASIBILITY NARRATIVE

INTRODUCTION

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. Two renovation options were created.

- Option 1: new addition and existing areas will provide a total estimated area of 16,780 square feet.
- Option 2: new addition and existing areas will provide a total estimated area of 20,745 square foot on two floors.

The examination and following report consist of the following:

- Code Conformance Analysis
- Summary
- Recommendations

EXISTING BUILDING CODE INFORMATION

NFPA 101 Life Safety Code (LSC)
NFPA 70 National Electrical Code (NEC)
NFPA 72 National Fire Alarm and Signaling Code
International Building Code (IBC)
Washington State Energy Code (WSEC)
Washington Administrative Code (WAC)
Illuminating Engineering Society of North America (IESNA)
International Fire Code (IFC)

SUMMARY

Both options for the new pool heating system will be converted from gas to electric. New offices, lobbies, conference rooms, kitchens, multipurpose rooms and storage rooms are added. The existing utility service transformer will need to be upsized from the current 225kVA support the new electrical load. All of the new equipment, devices, conduit and wiring shall be rated for the environments in which they are installed. Lighting shall meet the target footcandles levels per the WAC and NFPA 101 Life Safety Codes. Additionally, Option 2 adds an Elevator from the 1st to 2nd floor.

RECOMMENDATIONS

Electrical:

For both options, the new electrical distribution equipment will be located in the new electrical rooms. All new gear and raceways to be rated for the environment. The new electric pool system will add a larger amount of electrical load compared to gas. The additional load will need to be verified with mechanical design and the manufacturer of the equipment. The utility transformer will need to be upsized dependent on the new electrical load.

Controlled receptacles will need to be installed in the conference rooms, offices and workstations areas per Washington State Energy Codes.

All existing corroded disconnect switches, conduit and wiring to be replaced. Ground fault protection shall be required shall be provided for existing and new pool, kitchen, and near water source equipment and devices per NEC.

For Option 2, the new elevator will need an elevator machine room to feed the elevator branch circuits and equipment per the NEC.

Electrical-Mechanical Systems:

For both options, new electrical disconnect switches for the renovated mechanical and plumbing system will need to be coordinated. All gear and raceways shall be rated for the environment. Disconnect switches shall be sized per the NEC.

All existing to remain equipment to be refed from the new gear. All existing corroded disconnect switches, conduit and wiring to be replaced.

Systems:

For both options, fire alarm, data, access controls, and security will be modified or replaced. All equipment and raceways to be rated for the environment. New access controls, security, and data devices will be routed from the new or existing headend for their respective equipment. All new or existing headend equipment locations shall be verified or coordinated with owner. All fire alarm shall be installed per the International Fire

Code, NFPA 72, and jurisdiction requirements. Option 2, elevator will need fire alarm monitoring, shunt trip, elevator recall, and notification devices per the International Fire Codes, NFPA 72, and jurisdiction requirements.

Lighting:

For both options, new interior lighting, exterior lighting, and controls will be added and installed per Washington State Energy Code. All lighting and control panels and pathways shall be rated for the environment. Emergency interior and exterior lighting shall provide the adequate egress pathway foot candles per the NFPA 101 Life Safety Code.

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



OPTION 1 - SINGLE STORY RENOVATION AND EXPANSION

MACC COST: \$16,132,750

Exclusions:

 WA State Sales Tax, permitting, testing, and general contingencies, A/E design fees

The additional soft costs increase the overall project costs by approximately 35-40%.

TOTAL PROJECT COST RANGE:

• \$21,779,213 to \$22,585,850

PROS

- Renovation/Addition will update the existing building and provide a welcoming, inclusive space for the community
- Addition of a multi-purpose room will allow for rentals, classes, and training to have a private, separated space
- Partitioning the pool and adding a wading pool will allow programming to be more flexible
- Exterior landscaping and hardscaping will increase the interaction and use of available space for MRP
- The building, site, and utilities are readily available for modification
- Overall renovations will extend the life of the building 50+ years

CONS

- Reconfiguration of the administration area will require full demolition including foundation, and a complete ground up construction; partial demo of roof and tie in to the existing roof structure
- Addition in the natatorium triggers a full seismic upgrade requirement though this will be a positive investment for the building long term
- Only one multi-purpose room is added which alleviates some overflow programming but does not optimize the real estate of the existing building site to its full potential
- · building shutdown for 1 year is likely
- cost per square foot is expensive (see Cost Report Summary in appendices)

OPTION 2 - TWO STORY RENOVATION AND EXPANSION

MACC COST: \$19,593,947

Exclusions:

 WA State Sales Tax, permitting, testing, and general contingencies, A/E design fees

The additional soft costs increase the overall project costs by approximately 35-40%.

TOTAL PROJECT COST RANGE:

• \$26,451,828 to \$27,341,525

PROS

- Renovation/Addition will update the existing building and provide a welcoming, inclusive space for the community
- Building identity creates a statement in the neighborhood
- Addition of (3) multi-purpose rooms, conference room, break out space, shared community living room, deck access, and outdoor renovated spaces maximizes flexibility in programming and creates an attractional building for users and prospective users.
- Increases revenue intake from a wider range of rentals and possible leasing of spaces.
- Partitioning the pool and adding a wading pool will allow programming to be more flexible
- The building, site, and utilities are readily available for modification.
- Overall renovations will extend the life of the building 50+ years

CONS

- Reconfiguration of the administration area will require full demolition including foundation, and a complete ground up construction
- Addition in the natatorium triggers a full seismic upgrade requirement though this will be a positive investment for the building long term
- building shutdown for 1 year is likely
- cost per square foot is expensive, but still provides a better value than Option 1 (see Cost Report Summary in appendices) with more functional spaces and maximized site and building usage.

MOUNT RAINIER POOL PART 2: FEASIBILITY STUDY APPENDICES





Prepared for:



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| Overall Summary | | | |
|---|--------|--------|------------|
| | SF | \$/SF | TOTAL |
| BUILDING | _ | _ | _ |
| Building - Option 1 | 16,780 | 861.82 | 14,461,393 |
| Building - Option 2 | 20,745 | 850.89 | 17,651,618 |
| SITEWORK | | | |
| Sitework - Option 1 | 34,335 | 48.68 | 1,671,357 |
| Sitework - Option 2 | 34,695 | 55.98 | 1,942,329 |
| TOTAL RECOMMENDED BUDGET | | _ | |
| Option 1 - Building Renovation + Sitework | | | 16,132,750 |
| Option 2 - Building Renovation + Sitework | | | 19,593,947 |

Scope of Work

Project Scope Description

We understand that the project comprises cost planning for the Mount Rainier Pool located at 22722 19th Ave S, Des Moines, WA 98198.

The intended design package consists of renovations and potentially an expansion/addition of an existing building and property. A review of building systems will occur and investigate interior/exterior, mechanical, electrical, plumbing, structural/seismic, and hazardous materials. The existing building site/property, utility conditions/impervious cover, envelope systems/materials, and ADA compliance will be assessed as well. Lastly, local ordinances and codes for property and site conditions and restrictions will be verified.

Project Design

The cost report is based on the following documents:

- · MRP_Opt 1 Floor Plan 070523_DCW Info
- · Mount Rainier Opt 1 Floor Plan 061623
- · Mount Rainier Opt 1 ELEVATIONS 061623
- · Mount Rainier Opt 1 SECTION 061623
- · Mount Rainier Opt 1 Roof Plan 061623
- · MRP_Opt 2 1ST Floor Plan 070523_DCWInfo
- MRP_Opt 2 2ND Floor Plan 070523_DCWInfo
- · Mount Rainier Opt 2 ELEVATIONS 061623
- · Mount Rainier Opt 2 Floor Plan 061623
- · Mount Rainier Opt 2 2ND Floor Plan 061623
- · Mount Rainier Opt 2 SECTION 061623
- · Mount Rainier Opt 2 Roof Plan 06162023

Procurement

The procurement method is traditional low bid method. For best pricing, a minimum of three General Contractor's should provide qualified bids. Each bid will represent a General Contractor's best price for the project and associated alternates. Multiple bids for the same project can vary greatly. It is important for the Owner to carry a contingency to manage Owner-desired changes and unforeseen conditions.

Basis of Estimate

Assumptions and Clarifications

This estimate is based on the following assumptions and clarifications:

- 1 Hazardous materials abatement is **NOT** included.
- 2 The majority of work will be performed during typical daytime hours.
- 3 Project locations will be made unoccupied during construction.
- 4 Excludes jurisdiction fees and Owner's contingency.
- 5 Sales tax is **NOT** shown and is assumed to be included in Owner's Project Cost Estimate.
- 6 Prevailing wages applied.

Building - Option 1 Summary

| I | | | | | | | | | |
|------------------|----------------|-----------------|----------------------|-------------------------|---|-------------------------|----------------|-----------|------------|
| | | | | | | | | | |
| | | | | | | | | | |
| Substructure | Shell | Interiors | Services | Equipment & Furnishings | Special Construction & Demolition | General Requirements | Contingencie s | Mark-ups | Escalation |
| \$ 432,827 | 3,580,635 | 1,287,579 | 2,454,155 | 88,300 | 1,921,735 | 683,566 | 1,400,139 | 1,496,758 | 1,115,700 |
| otal Gross Are | ea: 16,780 SF | | | | | | % | \$/SF | TOTAL |
| 10 Foundation | ns | | | | | | 3% | 25.79 | 432,827 |
| A20 Basement | t Construction | ı | | | | | 0% | 0.00 | 0 |
| A Substructi | ure | | | | | | 3% | 25.79 | 432,827 |
| 310 Superstru | | | | | | | 11% | 98.03 | 1,644,981 |
| 320 Exterior En | nclosure | | | | | | 8% | 67.20 | 1,127,567 |
| 30 Roofing | | | | | | | 6% | 48.16 | 808,086 |
| 3 Shell | | | | | | | 25% | 213.39 | 3,580,635 |
| C10 Interior Co | | | | | | | 4% | 32.60 | 546,961 |
| 20 Stairways | | | | | | | 0% | 0.00 | 0 |
| 30 Interior Fir | nishes | | | | | | 5% | 44.14 | 740,618 |
| Interiors | | | | | | | 9% | 76.73 | 1,287,579 |
| 10 Conveying | g Systems | | | | | | 0% | 0.00 | 0 |
| 20 Plumbing | Systems | | | | | | 2% | 16.04 | 269,088 |
| 30 Heating, V | entilation & A | Air Conditionii | ng | | | | 7% | 56.84 | 953,705 |
| 040 Fire Protec | ction | | | | | | 1% | 6.40 | 107,408 |
| 50 Electrical l | Lighting, Pow | er & Commu | nications | | | | 8% | 66.98 | 1,123,955 |
|) Services | | | | | | | 17% | 146.25 | 2,454,155 |
| 10 Equipmen | | | | | | | 0% | 1.49 | 25,000 |
| 20 Furnishing | js – | | | | | | 0% | 3.77 | 63,300 |
| | t & Furnishin | gs | | | | | 1% | 5.26 | 88,300 |
| 10 Special Co | | | | | | | 10% | 85.56 | 1,435,774 |
| 20 Selective I | Demolition | | | | | | 3% | 28.96 | 485,961 |
| Special Co | onstruction & | Demolition | | | | | 13% | 114.53 | 1,921,735 |
| Direct Bui | lding Elemen | tal Costs | | | | | 68% | 581.96 | 9,765,231 |
| 10 General R | Requirements | | | | 7.00% |) | 5% | 40.74 | 683,566 |
| Building E | lemental Cos | t Including G | eneral Requir | ements | | | 72% | 622.69 | 10,448,797 |
| 20 Design Co | ontingency | | | | 8.00% |) | 6% | 49.82 | 835,904 |
| 21 Constructi | ion Continger | ncy | | | 5.00% |) | 4% | 33.63 | 564,235 |
| Building E | lemental Cos | t Including Co | ontingenc <u>ies</u> | | | | 82% | 706.13 | 11,848,935 |
| 30 General C | Conditions | | | | 6.80% |) | 6% | 48.02 | 805,728 |
| 33 Liability In: | surance | | | | 0.50% |) | 0% | 3.53 | 59,245 |
| 34 Payment 8 | & Performano | e Bond | | | 1.00% |) | 1% | 7.06 | 118,489 |
| 35 Overhead | & Profit Fee | | | | 4.00% |) | 4% | 30.59 | 513,296 |
| Building C | Construction C | Cost Before E | scalation | | | | 92% | 795.33 | 13,345,693 |
| 40 Escalation | to Start Date | e (Apr 2026) | | | 8.36% |) | 8% | 66.49 | 1,115,700 |
| _ | ended Budget | | | | | | 100% | 861.82 | 14,461,393 |

| Building - Option 1 | | | | |
|--|-----------|----------|---------------------|------------|
| | Quantity | Unit | Rate | Total |
| reas | 16 780 | Total G | SF | |
| Level 1 | 10,700 | Total O | | |
| Addition | 7,035 | SF | | |
| Existing, Renovation | 9,745 | SF | | |
| Area of No Work | 2,045 | SF | | |
| 7.100.07.10 | 2,0.0 | | | |
| Control Quantities | | | | |
| Number of Stories | 1 | EA | | |
| Gross Floor Area | 16,780 | SF | | |
| Roof Area | 20,870 | SF | | |
| A10 Foundations | 16,780 | SF | 25.79 | 432,82 |
| A1010 Standard Foundations | 16,780 | SF | 6.41 | 107,58 |
| | | | | |
| Over excavate incl. haul and dispose - machine and hand dig | 19.44 | CY | 220.00 | 4,27 |
| Footing - cont., 12" thk. | 23.41 | CY | 850.00 | 19,89 |
| Footing - spread, 4'x4'x16" | 29.00 | CY | 850.00 | 24,6 |
| Footing - modify existing at south wall | 0.74 | CY | 1,820.00 | 1,34 |
| Stem wall - 6" ht. | 158 | SF | 65.00 | 10,27 |
| Pin piles | 141 | VLF | 85.00 | 11,98 |
| Epoxy anchors incl. grout, allow | 60 | EA | 280.00 | 16,80 |
| Anchor plates and connections | 18 | LOC | 410.00 | 7,38 |
| Foundation drain Dewatering - not required | 366 | LF | 30.00 | 10,98 N |
| | | | | |
| A1030 Slab On Grade | 16,780 | SF | 19.38 | 325,24 |
| Slab on grade - patch and repair existing, as required | 6,748 | SF | 0.75 | 5,06 |
| Slab on grade, new - 6" thk. | 7,550 | SF | 16.50 | 124,5 |
| Slab on grade, infill - 6" thk. | 2,998 | SF | 18.60 | 55,7 |
| Epoxy dowels | 274 | EA | 62.00 | 16,9 |
| Vapor barrier | 10,548 | SF | 3.00 | 31,6 |
| Rigid insulation - R10 | 10,548 | SF | 5.90 | 62,2 |
| Miscellaneous concrete specialties | 10,548 | SF | 1.85 | 19,5 |
| Blockouts, allow | 10,548 | SF | 0.90 | 9,49 |
| B10 Superstructure | 16,780 | SF | 98.03 | 1,644,98 |
| B1010 Floor Construction | 16,780 | SF | 50.71 | 850,8 |
| | | | 750,000.00 | |
| Seismic retrofit, allow Structural stool addition at south side allow (10 LRS/SE) | 1 6.55 | LS TN | | 750,00 |
| Structural steel - addition at south side, allow (10 LBS/SF) | 10.06 | | 11,500.00 550.00 | 75,32 |
| Steel fireproofing Miss connections allow | | TN | | 5,53 |
| Misc. connections, allow | 1 | LS | 20,000.00 | 20,00 |
| | | | | |

| Building - Option 1 | _ | | _ | _ |
|--|----------|------|-----------|----------|
| | Quantity | Unit | Rate | Total |
| | | | | |
| B1020 Roof Construction | 16,780 | SF | 47.33 | 794,12 |
| Roof decking - concrete planks | 18,880 | SF | 35.00 | 660,80 |
| Roof decking - metal at south side | 1,990 | SF | 12.50 | 24,87 |
| Structural steel, allow (5 LBS/SF) | 7.96 | TN | 11,500.00 | 91,56 |
| Steel fireproofing | 7.96 | TN | 550.00 | 4,37 |
| Misc. connections, allow | 1 | LS | 12,500.00 | 12,50 |
| B20 Exterior Enclosure | 16,780 | SF | 67.20 | 1,127,56 |
| B2010 Exterior Walls | 16,780 | SF | 53.89 | 904,21 |
| CMU walls | 2,705 | SF | 52.20 | 141,20 |
| Metal stud walls | 2,100 | O1 | 02.20 | , |
| Framing - 2x6 metal, new | 388 | SF | 16.80 | 6,5 |
| Batt insulation, glass fiber | 388 | SF | 5.90 | 2,28 |
| Sheathing | 388 | SF | 3.30 | 1,28 |
| Vapor barrier | 388 | SF | 2.15 | 83 |
| Cladding | | | | |
| Rainscreen system, allow- fiber cement | 11,244 | SF | 40.00 | 449,7 |
| Mineral wool insulation | 11,244 | SF | 5.90 | 66,33 |
| WRB | 11,244 | SF | 8.50 | 95,5 |
| Anchors and connections | 11,244 | SF | 7.10 | 79,83 |
| Flashings and trim | 313 | LF | 12.50 | 3,9 |
| Facias, bands and screen, allow | 1,644 | LF | 30.00 | 49,32 |
| Caulking and sealants, allow | 1,535 | SF | 4.80 | 7,36 |
| B2020 Exterior Windows | 16,780 | SF | 11.12 | 186,60 |
| Storefront, new | 310 | SF | 108.00 | 33,48 |
| Curtain wall, new | 1,225 | SF | 125.00 | 153,12 |
| B2030 Exterior Doors | 16,780 | SF | 2.19 | 36,7 |
| Double, AL storefront | 6 | EA | 6,125.00 | 36,7 |

| Building - Option 1 | | | | |
|---|----------|------|----------|---------|
| | Quantity | Unit | Rate | Total |
| B30 Roofing | 16,780 | SF | 48.16 | 808,086 |
| B3010 Roof Coverings | 16,780 | SF | 48.16 | 808,086 |
| PVC roofing system | 20,870 | SF | | |
| Single ply membrane - 60 mil min | 20,870 | SF | 16.50 | 344,355 |
| Coverboard - 1/2" thk. | 20,870 | SF | 5.50 | 114,785 |
| Insulation, 2x - polyiso 3.3" | 41,740 | SF | 7.00 | 292,180 |
| Vapor barrier | 20,870 | SF | 2.72 | 56,766 |
| B3020 Roof Openings | 16,780 | SF | _ | _ |
| No work anticipated | | | | NIC |
| C10 Interior Construction | 16,780 | SF | 32.60 | 546,961 |
| C1010 Partitions | 16,780 | SF | 23.66 | 397,064 |
| | 7,128 | SF | | |
| Typical partition, typ. Framing - 2x metal | 7,128 | SF | 15.20 | 108,346 |
| Insulation, glass fiber | 7,128 | SF | 5.70 | 40,630 |
| GWB, 2x | 14,256 | SF | 3.85 | 54,886 |
| GWB, extra/over (25%) | 3,564 | SF | 3.85 | 13,721 |
| Relites | 160 | SF | 89.00 | 14,240 |
| Interior of exterior partition | 11,244 | SF | 9.10 | 102,317 |
| Blocking, allow | 16,780 | SF | 1.25 | 20,975 |
| Rough carpentry, allow | 16,780 | SF | 2.50 | 41,950 |
| C1020 Interior Doors | 16,780 | SF | 4.89 | 82,110 |
| Single, WD flush | 6 | EA | 2,930.00 | 17,580 |
| Single, glazed | 12 | EA | 3,740.00 | 44,880 |
| Double, glazed | 3 | EA | 6,550.00 | 19,650 |
| C1030 Fittings | 16,780 | SF | 4.04 | 67,787 |
| Wayfinding and signage, allow | 16,780 | SF | 0.80 | 13,424 |
| Whiteboards and tackboards, allow | 1 | LS | 5,000.00 | 5,000 |
| Corner guards and wall protection, allow | 1 | LS | 7,500.00 | 7,500 |
| Restroom fitout, allow | 10 | EA | 900.00 | 9,000 |
| Roller shades - manual | 1,225 | SF | 10.50 | 12,863 |
| Lockers, double tier (allow) | 40 | EΑ | 500.00 | 20,000 |

| Building - Option 1 | Quantity | Unit | Rate | Total |
|---|----------|------|-----------|---------|
| | | | 7.010 | |
| C20 Stairways | 16,780 | SF | | |
| C2010 Stair Construction | 16,780 | SF | _ | |
| No work anticipated | | | | NIC |
| C30 Interior Finishes | 16,780 | SF | 44.14 | 740,618 |
| C3010 Wall Finishes | 16,780 | SF | 14.29 | 239,847 |
| Paint, new walls | 25,500 | SF | 1.85 | 47,174 |
| Paint, touch up existing (allow) | 9,745 | SF | 1.05 | 10,232 |
| Paint, high performance at exposed steel, allow | 1 | LS | 10,000.00 | 10,000 |
| Tile | 1,750 | SF | 20.00 | 35,000 |
| FRP/plastic laminate, allow | 300 | SF | 8.50 | 2,55 |
| Tackable wall covering, allow | 100 | SF | 9.10 | 91 |
| Custom vinyl wall graphic, allow | 500 | SF | 35.00 | 17,50 |
| Acoustical wall paneling, allow | 3,328 | SF | 35.00 | 116,48 |
| C3020 Floor Finishes | 16,780 | SF | 5.10 | 85,54 |
| Prep floor for new finishes | 9,745 | SF | 0.80 | 7,79 |
| WOM, allow | 200 | SF | 15.00 | 3,00 |
| Carpet | 725 | SF | 6.25 | 4,53 |
| Sealed concrete | 250 | SF | 3.90 | 97 |
| Polished concrete | 2,120 | SF | 6.80 | 14,41 |
| Tile | 2,350 | SF | 20.00 | 47,00 |
| LVT | 870 | SF | 9.00 | 7,83 |
| C3030 Ceiling Finishes | 16,780 | SF | 24.75 | 415,22 |
| ACT | 725 | SF | 7.50 | 5,43 |
| GWB, painted | 2,350 | SF | 11.50 | 27,02 |
| Metal cloud system, allow | 9,445 | SF | 32.00 | 302,24 |
| OTS, painted | 4,260 | SF | 2.10 | 8,94 |
| Soffit, wood | 2,045 | SF | 35.00 | 71,57 |
| D10 Conveying Systems | 16,780 | SF | | |
| | | | | |
| D1010 Elevators & Lifts | 16,780 | SF | | |

| Building - Option 1 | | | | |
|------------------------------------|----------|------|-----------|---------|
| | Quantity | Unit | Rate | Total |
| D20 Plumbing Systems | 16,780 | SF | 16.04 | 269,088 |
| D2010 Plumbing Fixtures | 16,780 | SF | 2.22 | 37,280 |
| Fixtures | | | | |
| Water closets | 11 | EA | 1,550.00 | 17,05 |
| Sinks, wall hung | 6 | EA | 1,480.00 | 8,88 |
| Sink, counter set | 1 | EA | 1,250.00 | 1,25 |
| Drinking fountain | 2 | EA | 4,500.00 | 9,00 |
| Mop sink | 1 | EA | 1,100.00 | 1,100 |
| D2020 Domestic Water Distribution | 16,780 | SF | 7.93 | 133,083 |
| Pipes and fittings | | | | |
| Domestic water, HW/CW | 1,050 | LF | 50.00 | 52,50 |
| Insulation | 1,050 | LF | 13.65 | 14,33 |
| Seismic bracing | 1 | LS | 15,000.00 | 15,00 |
| Water heater | 3 | EA | 5,600.00 | 16,80 |
| Expansion tank | 1 | EA | 3,200.00 | 3,20 |
| Circulation pump | 2 | EA | 1,550.00 | 3,10 |
| Reduced pressure backflow assembly | 1 | EA | 3,150.00 | 3,15 |
| Valves and specialties | 1 | LS | 25,000.00 | 25,00 |
| D2030 Sanitary Waste | 16,780 | SF | 5.26 | 88,22 |
| Waste pipe and fittings | 1,155 | LF | 55.00 | 63,52 |
| Floor drains | 20 | EA | 850.00 | 17,00 |
| Trap primer | 20 | EA | 385.00 | 7,70 |
| D2040 Rain Water Drainage | 16,780 | SF_ | 0.63 | 10,50 |
| Gutters and downspouts - internal | 110 | LF | 30.00 | 3,30 |
| Roof drains | 3 | EA | 1,200.00 | 3,60 |
| Overflow drain | 3 | EA | 1,200.00 | 3,60 |
| D2090 Other Plumbing Systems | 16,780 | SF | | |

| Building - Option 1 | | | | |
|--|----------|----------|--------|-----------|
| | Quantity | Unit | Rate | Total |
| D30 Heating, Ventilation & Air Conditioning | 16,780 | SF | 56.84 | 953,70 |
| D3010 Energy Supply | 16,780 | SF | 51.94 | 871,57 |
| Mechanical systems - modifications to existing | 11,055 | SF | 40.00 | 442,20 |
| Mechanical systems - new | 5,725 | SF | 75.00 | 429,3 |
| Heating/cooling system | | | | incl. abo |
| Exhaust systems | | | | incl. abo |
| Ductwork incl. insulation | | | | incl. abo |
| Hydronic heating system | | | | incl. abo |
| Boilers | | | | incl. abo |
| Pumps | | | | incl. abo |
| Ancillaries components & piping | | | | incl. abo |
| Unit heaters | | | | incl. abo |
| D3060 Controls and Instrumentation | 16,780 | SF | 3.50 | 58,7 |
| Controls - modifications to existing | 16,780 | SF | 3.50 | 58,73 |
| D3070 Systems Testing & Balancing | 16,780 | SF | 1.39 | 23,40 |
| Testing and balancing | 120 | HR | 130.00 | 15,60 |
| Commissioning | 60 | HR | 130.00 | 7,80 |
| D40 Fire Protection | 16,780 | SF | 6.40 | 107,4 |
| D4010 Sprinklers | 16,780 | SF | 6.11 | 102,4 |
| | | | | |
| Fire sprinkler - wet, new | 16,780 | SF SF | 5.50 | 92,2 |
| Fire sprinkler - dry system, new | 1,195 | 5F | 8.50 | 10,1 |
| D4030 Fire Protection Specialties | 16,780 | SF | 0.30 | 4,9 |
| Fire extinguisher cabinets, allow | 8 | EA | 620.00 | 4,9 |
| D4090 Other Fire Protection Specialties | 16,780 | SF | | |
| Carbon dioxide systems - not required | | | | ٨ |
| • | | | | |

| uilding - Option 1 | | | | |
|---|----------|------|--------------|---------|
| | Quantity | Unit | Rate | Tota |
| D50 Electrical Lighting, Power & Communications | 16,780 | SF | 66.98 | 1,123,9 |
| D5010 Electrical Service & Distribution | 16,780 | SF | 15.22 | 255,4 |
| Modifications to existing as required, allow | 1 | LS | 50,000.00 | 50,0 |
| Transformer, relocate existing | 1 | EA | 18,000.00 | 18,0 |
| Panels, allow | 3 | EΑ | 4,650.00 | 13,9 |
| Ancillaries and equipment | 1 | LS | 12,500.00 | 12,5 |
| Secondary conduit and feeders | 250 | LF | 70.00 | 17,5 |
| Branch wiring and conduit | 16,780 | SF | 5.00 | 83,9 |
| Receptacles and devices, allow | 67 | EA | 515.00 | 34,5 |
| Disconnect switches, allow | 1 | LS | 15,000.00 | 15,0 |
| Grounding | 1 | LS | 10,000.00 | 10,0 |
| Metering - existing to remain | | | | I |
| D5020 Lighting & Branch Wiring | 16,780 | SF | 23.99 | 402,5 |
| Branch wiring and devices for lighting fixtures | 16,780 | SF | 5.80 | 97,3 |
| Lighting fixtures, allow | 16,780 | SF | 14.00 | 234,9 |
| Lighting controls | 16,780 | SF | 3.00 | 50,3 |
| Exterior lighting | 1 | LS | 20,000.00 | 20,0 |
| D5030 Communications & Security | 16,780 | SF | 25.07 | 420,6 |
| Fire alarm systems, allow | 16,780 | SF | 4.35 | 72,9 |
| Phone and data systems, allow | 16,780 | SF | 6.50 | 109,0 |
| Security/surveillance infrastructure, allow | 16,780 | SF | 3.25 | 54,5 |
| Access controls - ADA | 4 | EA | 5,500.00 | 22,0 |
| Access controls - card reader | 8 | EA | 3,600.00 | 28,8 |
| Paging system, allow | 1 | LS | 75,000.00 | 75,0 |
| DAS | 1 | LS | 50,000.00 | 50,0 |
| WAP | 5 | EA | 1,650.00 | 8,2 |
| D5090 Other Electrical Systems | 16,780 | SF | 2.70 | 45,3 |
| Equipment connections, allow | 16,780 | SF | 2.70 | 45,3 |
| PV system - not required | | | . | . 5,5 |

| Building - Option 1 | | | | |
|---|------------------|----------------|---------------------------------|--|
| | Quantity | Unit | Rate | Total |
| E10 Equipment | 16,780 | SF | 1.49 | 25,000 |
| E1010 Commercial Equipment | 16,780 | SF | 1.49 | 25,000 |
| Fridge - by Owner | | | | NIC |
| Spectator seating, allow | 1 | LS | 25,000.00 | 25,000 |
| E20 Furnishings | 16,780 | SF | 3.77 | 63,300 |
| E2010 Fixed Furnishings | 16,780 | SF | 3.77 | 63,300 |
| Reception, allow | 30 | LF | 860.00 | 25,800 |
| Uppers, plam | 8 | LF | 375.00 | 3,000 |
| Lower, plam incl. cabinets | 10 | LF | 450.00 | 4,500 |
| Benches, locker room | 50 | LF | 600.00 | 30,000 |
| E2020 Movable Furnishings | 16,780 | SF | | - |
| FF&E - by Owner | | | | NIC |
| F10 Special Construction | 16,780 | SF | 85.56 | 1,435,774 |
| F1050 Special Controls & Instrumentation | 16,780 | SF | 85.56 | 1,435,774 |
| Footing - cont., 24" thk. (pool wall) | 15.56 | CY | 1,820.00 | 28,311 |
| Concrete pool wall, 4' thk | 840 | SF | 350.00 | 294,000 |
| Pool walls finishes, allow | 3,862 | SF | 70.00 | 270,340 |
| Pool deck, broom finish | 5,698 | SF | 8.50 | 48,433 |
| Pool floors | 4,567 | SF | 70.00 | 319,690 |
| Pool plumbing system | 1 | LS | 60,000.00 | 60,000 |
| Pool mechanical systems - modify existing | 1 | LS | 35,000.00 | 35,000 |
| Pool mechanical systems - new | 1 | LS | 130,000.00 | 130,000 |
| Pool electrical systems - modify existing | 1 | LS | 80,000.00 | 80,000 |
| | | | · | |
| Pool electrical systems - new | 1 | LS | 95,000.00 | 95,000 |
| Pool electrical systems - new Pool equipment incl. play structures, allow | 1 | | · | 95,000 |
| | 16,780 | LS | 95,000.00 | 95,000 75,000 |
| Pool equipment incl. play structures, allow | | LS LS | 95,000.00 75,000.00 | 95,000 75,000 485,96 |
| Pool equipment incl. play structures, allow F20 Selective Demolition F2010 Building Elements Demolition | 16,780 | LS LS | 95,000.00 75,000.00 28.96 | 95,000 75,000 485,961 485,961 |
| Pool equipment incl. play structures, allow F20 Selective Demolition | 16,780 16,780 | LS LS SF | 95,000.00 75,000.00 28.96 | 95,000 75,000 485,961 485,961 14,618 30,000 |

| Building - Option 1 | | | | |
|---|----------|------|-------|-------------|
| | Quantity | Unit | Rate | Total |
| | | | | |
| Architectural | | | | |
| Demo - existing portion of building, complete | 2,410 | SF | 18.00 | 43,380 |
| Demo - interiors, complete | 9,745 | SF | 8.50 | 82,833 |
| Demo - pool deck, skimmer, drains | 5,698 | SF | 11.20 | 63,818 |
| Demo - existing roof, complete | 9,745 | SF | 6.00 | 58,470 |
| Demo - exterior cladding | 8,151 | SF | 4.15 | 33,825 |
| Demo - exterior wall incl. footings | 40 | LF | 75.00 | 3,000 |
| Demo - slab on grade incl. sawcut | 2,098 | SF | 2.65 | 5,558 |
| Demo - concrete steps and bleachers | 900 | SF | 25.00 | 22,500 |
| Sawcut | | | | incl. above |
| Soil | | | | incl. above |
| Mechanical | | | | |
| Trade demolition, allow | 9,745 | SF | 2.80 | 27,286 |
| Plumbing | | | | |
| Trade demolition, allow | 9,745 | SF | 2.10 | 20,465 |
| Electrical | | | | |
| Trade demolition, allow | 9,745 | SF | 3.10 | 30,210 |

Building - Option 2 Summary

| | | | | | ı | | | | | |
|----|----------------|-----------------------------------|-----------------|----------------|-------------------------|---------------------------|-------------------------|---------------|--------------|-------------------|
| | | | | | | | | | | |
| | | | | | | Special | | | | |
| | Substructure | Shell | Interiors | Services | Equipment & Furnishings | Construction & Demolition | General Requirements | Contingencies | Mark-ups | Escalation |
| \$ | 465,358 | 4,056,732 | 1,803,594 | 3,311,199 | 184,700 | 1,921,735 | 822,032 | 1,683,757 | 2,040,683 | 3,533,762 |
| | | rea: 20,745 Sf | | | | | | % | \$/SF | TOTAL |
| | .10 Foundati | | | | | | | 3% | 22.43 | 465,358 |
| | | nt Construction | n | | | | | 0% | 0.00 | 0 |
| Α | | | | | | | | 3% | 22.43 | 465,358 |
| | 10 Superstr | | | | | | | 0% | 87.27 | 1,810,519 |
| | 20 Exterior I | nclosure | | | | | | 8% | 66.98 | 1,389,472 |
| | 30 Roofing | | | | | | | 5% | 41.30 | 856,741 |
| В | | | | | | | | | 195.55 | 4,056,732 |
| | 10 Interior C | | | | | | | 5% | 40.01 | 830,011 |
| | 20 Stairway | | | | | | | 1% | 10.32 | 214,000 |
| | 30 Interior F | inisnes | | | | | | 4% | 36.62 | 759,583 |
| C | | Ot | | | | | | 0% | 86.94 | 1,803,594 |
| | 10 Conveyir | | | | | | | 1% | 6.27 | 130,000 |
| | 20 Plumbing | | A: O I'' : | | | | | 2% | 19.29 | 400,095 |
| | | Ventilation & A | Air Conditionin | ıg | | | | 7% | 61.94 | 1,284,958 |
| | 40 Fire Prot | | 0 | -:4: | | | | 1% | 6.35 | 131,695 |
| | | l Lighting, Pow | ver & Commur | nications | | | | 8% | 65.77 | 1,364,452 |
| | | | | | | | | 9% 1% | 159.61 | 3,311,199 |
| | 10 Equipme | | | | | | | 1% 0% | 6.27 2.64 | 130,000 |
| | 20 Furnishin | | 20 | _ | _ | _ | | 1% | 8.90 | 54,700 184,700 |
| | 10 Special (| nt & Furnishin | gs | | | | | 8% | 69.21 | 1,435,774 |
| | 20 Selective | | | | | | | o% 3% | 23.43 | 485,961 |
| | | Construction & | Domolition | | | | | 1% | 92.64 | 1,921,735 |
| | | | | | | | | | | |
| | | uilding Elemen | | | | | | | | 11,743,319 |
| Ζ | | Requirements | | | | 7.00% | | 5% | 39.63 | 822,032 |
| | | Elemental Cos | st Including Ge | eneral Require | ements | 2 2 2 2 4 | | | | 12,565,351 |
| | 20 Design C | | | | | 8.00% | | 6% | 48.46 | 1,005,228 |
| Ζ | | tion Continger | | | | 5.00% | | 4% | 32.71 | 678,529 |
| | | Elemental Cos | st Including Co | ntingencies | | 0.000/ | | | | 14,249,108 |
| | 30 General | | | | | 6.80% | | 5% | 46.71 | 968,939 |
| | 33 Liability I | | 5 . | | | 0.50% | | 0% | 3.43 | 71,246 |
| | - | & Performand | ce Bond | | | 1.00% | | 1% | 6.87 | 142,491 |
| | | d & Profit Fee | | | | 4.00% | | 3% | 29.76 | 617,271 |
| Ζ | 37 Phasing | | 2 | 1-4: | | 1.50% | | 1% | 11.60 | 240,736 |
| | | Construction (| | scalation | | 0.000/ | | | | 16,289,791 |
| _ | | on to Start Date lended Budget | | | | 8.36% | | 8% | 65.65 | 1,361,827 |
| | Recomm | ienaea Buaget | | | | | <u> </u> | 0% 8 | 350.89 | 17,651,618 |

| Building - Option 2 | | | | |
|---|----------|---------|-----------|---------|
| | Quantity | Unit | Rate | Total |
| Areas | 20,745 | Total G | SF | |
| Level 1 | | | | |
| Addition | 7,395 | SF | | |
| Existing, Renovation | 9,745 | SF | | |
| Level 2 | | | | |
| Addition | 3,605 | SF | | |
| Area of No Work | 2,045 | SF | | |
| Control Quantities | | | | |
| Number of Stories | 2 | EA | | |
| Gross Floor Area | 20,745 | SF | | |
| Roof Area - New | 21,880 | SF | | |
| A10 Foundations | 20,745 | SF | 22.43 | 465,358 |
| A1010 Standard Foundations | 20,745 | SF | 6.96 | 144,481 |
| Over excavate incl. haul and dispose - machine and hand dig | 28.70 | CY | 220.00 | 6,315 |
| Footing - cont., 12" thk. | 22.96 | CY | 850.00 | 19,519 |
| Footing - spread, 4'x4'x16" | 31.00 | CY | 850.00 | 26,350 |
| Footing - modify existing at south wall | 0.74 | CY | 1,820.00 | 1,348 |
| Stem wall - 6" ht. | 155 | SF | 65.00 | 10,075 |
| Pin piles | 141 | VLF | 85.00 | 11,985 |
| Epoxy dowels incl. grout, allow | 60 | EA | 280.00 | 16,800 |
| Anchor plates and connections | 19 | LOC | 410.00 | 7,790 |
| Foundation drain | 360 | LF | 30.00 | 10,800 |
| Elevator pit incl. sump pump | 1 | LS | 18,500.00 | 18,500 |
| Dewatering | 1 | LS | 15,000.00 | 15,000 |
| A1030 Slab On Grade | 20,745 | SF | 15.47 | 320,877 |
| Slab on grade - patch and repair existing, as required | 6,748 | SF | 0.75 | 5,061 |
| Slab on grade, new - 6" thk. | 7,395 | SF | 16.50 | 122,018 |
| Slab on grade, infill - 6" thk. | 2,998 | SF | 18.60 | 55,754 |
| Epoxy dowels | 274 | EA | 62.00 | 16,972 |
| Vapor barrier | 10,393 | SF | 3.00 | 31,178 |
| Rigid insulation - R10 | 10,393 | SF | 5.90 | 61,316 |
| Miscellaneous concrete specialties | 10,393 | SF | 1.85 | 19,226 |
| Blockouts, allow | 10,393 | SF | 0.90 | 9,353 |
| | | | | |

| uilding - Option 2 | | | | |
|---|----------|----------|------------|------------------------------|
| | Quantity | Unit | Rate | Total |
| B10 Superstructure | 20,745 | SF | 87.27 | 1,810,51 |
| B1010 Floor Construction | 20,745 | SF | 47.53 | 986,04 |
| Floor decking - concrete deck incl. suspended slab | 3,605 | SF | 37.50 | 135,18 |
| Seismic retrofit, allow | 1 | LS | 750,000.00 | 750,00 |
| Structural steel - addition at south side, allow (10 LBS/SF) | 6.55 | TN | 11,500.00 | 75,32 |
| Steel fireproofing | 10.06 | TN | 550.00 | 5,53 |
| Misc. connections, allow | 1 | LS | 20,000.00 | 20,00 |
| B1020 Roof Construction | 20,745 | SF | 39.74 | 824,47 |
| Roof decking - concrete planks | 19,890 | SF | 35.00 | 696,15 |
| Roof decking - metal at south side | 1,990 | SF | 12.50 | 24,87 |
| Structural steel, allow (5 LBS/SF) | 7.96 | TN | 11,500.00 | 91,56 |
| Steel fireproofing | 7.96 | TN | 550.00 | 4,3 |
| Misc. connections, allow | 1 | LS | 7,500.00 | 7,50 |
| B20 Exterior Enclosure | 20,745 | SF | 66.98 | 1,389,47 |
| B2010 Exterior Walls | 20,745 | SF | 48.19 | 999,73 |
| CMU walls | 2,705 | SF | 52.20 | 141,2 |
| Metal stud walls | | | | |
| Framing - 2x6 metal, new | 308 | SF | 16.80 | 5,1 |
| Batt insulation, glass fiber | 308 | SF | 5.90 | 1,8 |
| Sheathing | 308 | SF | 3.30 | 1,0 |
| Vapor barrier | 308 | SF | 2.15 | 6 |
| Cladding | | | | |
| Rainscreen system, allow | 11,164 | SF | 40.00 | 446,5 |
| Mineral wool insulation | 11,164 | SF | 5.90 | 65,8 |
| WRB | 11,164 | SF | 8.50 | 94,8 |
| Anchors and connections | 11,164 | SF | 7.10 | 79,2 |
| Flashings and trim | 1,152 | LF | 12.50 | 14,4 |
| riashings and tilli | 1,644 | LF | 30.00 | 49,3 |
| Facias, bands and screen (allow) | 1,011 | | | 00.5 |
| - | 20,745 | SF | 4.80 | 99,5 |
| Facias, bands and screen (allow) | | SF SF | 16.88 | |
| Facias, bands and screen (allow) Caulking and sealants, allow | 20,745 | | | 99,5 ⁻⁷ 350,13 |

| Building - Option 2 | Quantity | Unit | Rate | Tota |
|---------------------------------------|----------|----------|----------|--------------|
| B2030 Exterior Doors | 20,745 | SF | 1.91 | 39,60 |
| Single, HM flush | 1 | EA | 2,850.00 | 2,85 |
| Double, AL storefront | 6 | EA | 6,125.00 | 36,75 |
| B30 Roofing | 20,745 | SF | 41.30 | 856,7 |
| B3010 Roof Coverings | 20,745 | SF | 41.30 | 856,7 |
| PVC roofing system | 21,880 | SF | | |
| Single ply membrane - 60 mil min | 21,880 | SF | 16.50 | 361,0 |
| Coverboard - 1/2" thk. | 21,880 | SF | 5.50 | 120,3 |
| Insulation, 2x - polyiso 3.3" | 43,760 | SF | 7.00 | 306,3 |
| Vapor barrier | 21,880 | SF | 2.72 | 59,5 |
| Paver system, deck | 335 | SF | 28.50 | 9,5 |
| B3020 Roof Openings | 20,745 | SF | | - |
| No work anticipated | | | | ٨ |
| C10 Interior Construction | 20,745 | SF | 40.01 | 830,0 |
| C1010 Partitions | 20,745 | SF | 30.35 | 629,5 |
| Typical partition, typ. | 9,792 | SF | | |
| Framing - 2x metal | 9,792 | SF | 15.20 | 148,8 |
| Insulation, glass fiber | 9,792 | SF | 5.70 | 55,8 |
| GWB, 2x | 19,584 | SF | 3.85 | 75,3 |
| GWB, extra/over (25%) | 4,896 | SF | 3.85 | 18,8 |
| Partition, stairwells | 1,222 | SF | 25.99 | 31,7 |
| Partition, elevator shaft | 910 | SF | 32.18 | 29,2 |
| Relites | 650 | SF | 89.00 | 57,8 |
| Storefront | 300 | SF | 108.00 | 32,4 |
| Interior of exterior partition | 11,164 | SF | 9.10 | 101,5 |
| Blocking, allow | 20,745 | SF | 1.25 | 25,9 |
| Rough carpentry, allow | 20,745 | SF | 2.50 | 51,8 |
| | | | - 10 | 100.1 |
| C1020 Interior Doors | 20,745 | SF | 5.12 | 106,1 |
| C1020 Interior Doors Single, HM flush | 20,745 | SF EA | 2,750.00 | 106,1 2,7 |

| Building - Option 2 | | | | |
|---|----------------|------|-----------|------------|
| | Quantity | Unit | Rate | То |
| Single, glazed | 13 | EA | 3,740.00 | 48, |
| Double, glazed | 3 | EA | 6,550.00 | 19, |
| C1030 Fittings | 20,745 | SF | 4.54 | 94, |
| Wayfinding and signage, allow | 20,745 | SF | 0.80 | 16, |
| Whiteboards and tackboards, allow | 1 | LS | 5,000.00 | 5, |
| Corner guards and wall protection, allow | 1 | LS | 7,500.00 | 7, |
| Guardrails, allow | 70 | LF | 185.00 | 12, |
| Restroom fitout, allow | 10 | EA | 900.00 | 9, |
| Roller shades - manual | 2,211 | SF | 10.50 | 23, |
| Lockers, double tier (allow) | 40 | EA | 500.00 | 20, |
| C20 Stairways | 20,745 | SF | 10.32 | 214, |
| C2010 Stair Construction | 20,745 | SF | 10.32 | 214, |
| Lobby stairs, allow | 2 | FLT | 85,000.00 | 170 |
| Metal framing | _ | | 33,000.00 | incl. al |
| Metal picket and rail system | | | | incl. al |
| Pan deck | | | | incl. al |
| Wood treads | | | | incl. al |
| Egress stairs exterior | 2 | FLT | 22,000.00 | 44 |
| C30 Interior Finishes | 20,745 | SF | 36.62 | 759, |
| C3010 Wall Finishes | 20,745 | SF | 7.73 | 160 |
| Paint | 32,880 | SF | 1.85 | 60, |
| Paint, high performance at exposed steel, allow | 1 | | 10,000.00 | 10 |
| Tile - restrooms | 2,135 | SF | 20.00 | 42 |
| FRP/plastic laminate, allow | 650 | SF | 8.50 | 5 |
| Tackable wall covering, allow | 150 | SF | 9.10 | 1 |
| Custom vinyl wall graphic, allow | 1,000 | SF | 35.00 | 35 |
| Modular art wall panel, allow | 108 | SF | 45.00 | 4 |
| C3020 Floor Finishes | 20,745 | SF | 4.94 | 102 |
| Prep floor for new finishes | 9,745 | SF | 0.80 | 7. |
| WOM, allow | 200 | SF | 15.00 | 3 |
| Carpet | 995 | SF | 6.25 | 6 |
| Sealed concrete | 315 | SF | 3.90 | 1 |
| | | SF | 6.80 | 25 |
| Polished concrete | 3,820 | Oi | 0.00 | |
| | 3,820 1,085 | SF | 20.00 | |
| Polished concrete | | | | 21, 17, |

| uilding - Option 2 | Quantity | Unit | Doto | Total |
|--|----------|------|-----------|---------|
| | Quantity | Unit | Rate | Total |
| | | | | |
| C3030 Ceiling Finishes | 20,745 | SF | 23.95 | 496,802 |
| ACT | 995 | SF | 1.85 | 1,841 |
| GWB, painted | 1,085 | SF | 20.00 | 21,700 |
| Metal cloud system, allow | 9,445 | SF | 32.00 | 302,240 |
| OTS, painted | 6,010 | SF | 2.10 | 12,621 |
| Wood finish, allow (lobby) | 1,165 | SF | 55.00 | 64,075 |
| Soffit, wood | 2,695 | SF | 35.00 | 94,325 |
| D10 Conveying Systems | 20,745 | SF | 6.27 | 130,000 |
| D1010 Elevators & Lifts | 20,745 | SF | 6.27 | 130,000 |
| Passenger elevator, #2500 | 2 | ST | 65,000.00 | 130,000 |
| D20 Plumbing Systems | 20,745 | SF | 19.29 | 400,095 |
| D2010 Plumbing Fixtures | 20,745 | SF | 3.03 | 62,760 |
| Fixtures | | | | |
| Water closets | 21 | EA | 1,550.00 | 32,550 |
| Sinks, wall hung | 12 | EA | 1,480.00 | 17,760 |
| Sink, counter set | 1 | EA | 1,250.00 | 1,250 |
| Drinking fountain | 2 | EA | 4,500.00 | 9,000 |
| Mop sink | 2 | EA | 1,100.00 | 2,200 |
| D2020 Domestic Water Distribution | 20,745 | SF | 9.02 | 187,185 |
| Pipes and fittings | | | | |
| Domestic water, HW/CW | 1,900 | LF | 50.00 | 95,000 |
| Insulation | 1,900 | LF | 13.65 | 25,935 |
| Seismic bracing | 1 | LS | 15,000.00 | 15,000 |
| Water heater | 3 | EA | 5,600.00 | 16,800 |
| Expansion tank | 1 | EA | 3,200.00 | 3,200 |
| | 2 | EA | 1,550.00 | 3,100 |
| Circulation pump | | | | -, |
| Circulation pump Reduced pressure backflow assembly | 1 | EA | 3,150.00 | 3,150 |

| Building - Option 2 | | | | |
|--|----------|------|-----------|------------------------|
| | Quantity | Unit | Rate | Tota |
| D2030 Sanitary Waste | 20,745 | SF | 6.73 | 139,65 |
| Waste pipe and fittings | 2,090 | LF | 55.00 | 114,9 |
| Floor drains | 20 | EA | 850.00 | 17,00 |
| Trap primer | 20 | EA | 385.00 | 7,7 |
| D2040 Rain Water Drainage | 20,745 | SF | 0.51 | 10,5 |
| Gutters and downspouts | 110 | LF | 30.00 | 3,3 |
| Roof drains | 3 | EA | 1,200.00 | 3,6 |
| Overflow drain | 3 | EA | 1,200.00 | 3,6 |
| D30 Heating, Ventilation & Air Conditioning | 20,745 | SF | 61.94 | 1,284,9 |
| D3010 Energy Supply | 20,745 | SF | 57.31 | 1,188,9 |
| Mechanical systems - modifications to existing | 11,055 | SF | 40.00 | 442,2 |
| Mechanical systems - new | 9,690 | SF | 75.00 | 726,7 |
| Heating/cooling system | | | | incl. abo |
| Exhaust systems | | | | incl. abo |
| Ductwork incl. insulation | | | | incl. abo |
| Hydronic heating system | | | | incl. abo |
| Boilers Pumps | | | | incl. abo incl. abo |
| Ancillaries components & piping | | | | incl. abo |
| Unit heaters | | | | incl. abo |
| Fireplace, complete | 1 | LS | 20,000.00 | 20,0 |
| D3060 Controls and Instrumentation | 20,745 | SF | 3.50 | 72,6 |
| Controls - modifications to existing | 20,745 | SF | 3.50 | 72,6 |
| D3070 Systems Testing & Balancing | 20,745 | SF | 1.13 | 23,4 |
| Testing and balancing | 120 | HR | 130.00 | 15,6 |
| Commissioning | 60 | HR | 130.00 | 7,8 |
| D40 Fire Protection | 20,745 | SF | 6.35 | 131,6 |
| D4010 Sprinklers | 20,745 | SF | 5.99 | 124,2 |
| Fire sprinkler - wet, new | 20,745 | SF | 5.50 | 114,0 |
| | 1,195 | SF | 8.50 | 10,1 |
| Fire sprinkler - dry system, new | | | | |
| Fire sprinkler - dry system, new D4030 Fire Protection Specialties | 20,745 | SF | 0.36 | 7,4 |

| D4090 Other Fire Protection Specialties Carbon dioxide systems - not required NiC | Building - Option 2 | Quantity | Unit | Rate | Total |
|---|--|----------|-------|-----------|-------------|
| Carbon dioxide systems - not required 20,745 SF 65,77 1,364,452 D5010 Electrical Lighting. Power & Communications 20,745 SF 14.34 297,410 D5010 Electrical Service & Distribution 20,745 SF 14.34 297,410 Modifications to existing as required, allow 1 LS 50,000.00 50,000 Transformer, relocate existing 1 EA 18,000.00 18,000 Panels, allow 3 EA 4,650.00 13,950 Ancillaries and equipment 1 LS 12,500.00 12,500 Accillaries and equipment 450 LF 70.00 31,500 Branch wiring and conduit 20,745 SF 5.00 103,725 Receptacles and devices, allow 83 EA 515,00 42,735 Disconnect switches 1 LS 15,000.00 15,000 Grounding 1 LS 10,000.00 10,000 Metering - existing to remain 20,745 SF 5.80 120,321 | | Quartity | 01110 | - Nato | Total |
| D50 Electrical Lighting, Power & Communications 20,745 SF 65.77 1,364,452 D5010 Electrical Service & Distribution 20,745 SF 14.34 297,410 Modifications to existing as required, allow 1 LS 50,000.00 50,000 Transformer, relocate existing 1 EA 18,000.00 18,000 Panels, allow 3 EA 4,650.00 13,950 Ancillaries and equipment 1 LS 12,500.00 12,500 Secondary conduit and feeders 450 LF 70.00 31,500 Branch wiring and conduit 20,745 SF 5.00 103,725 Receptacles and devices, allow 83 EA 515.00 42,735 Disconnect switches 1 LS 10,000.00 15,000 Grounding 1 LS 10,000.00 10,000 Metering - existing to remain 20,745 SF 5.80 120,321 Lighting & Branch Wiring 20,745 SF 5.80 120,321 Light | D4090 Other Fire Protection Specialties | 20,745 | SF | _ | |
| D5010 Electrical Service & Distribution 20,745 SF 14,34 297,410 | Carbon dioxide systems - not required | | | | NIC |
| Modifications to existing as required, allow 1 LS 50,000.00 50,000 Transformer, relocate existing 1 EA 18,000.00 18,000 Panels, allow 3 EA 4,650.00 13,950 Ancillaries and equipment 1 LS 12,500.00 12,500 Secondary conduit and feeders 450 LF 70.00 31,500 Branch wiring and conduit 20,745 SF 5.00 103,725 Receptacles and devices, allow 83 EA 515.00 42,735 Disconnect switches 1 LS 15,000.00 15,000 Grounding 1 LS 10,000.00 10,000 Metering - existing to remain N/C N/C D5020 Lighting & Branch Wiring 20,745 SF 26.25 544,476 Branch wiring and devices for lighting fixtures 20,745 SF 16.00 331,920 Lighting fixtures, allow 20,745 SF 16.00 331,920 Sound baffle pendant system 20,745 | D50 Electrical Lighting, Power & Communications | 20,745 | SF | 65.77 | 1,364,452 |
| Transformer, relocate existing 1 EA 18,000.00 18,000 Panels, allow 3 EA 4,650.00 13,950 Ancillaries and equipment 1 LS 12,500.00 12,500 Secondary conduit and feeders 450 LF 70.00 31,500 Branch wiring and conduit 20,745 SF 5.00 103,725 Receptacles and devices, allow 83 EA 515.00 42,735 Disconnect switches 1 LS 15,000.00 15,000 Grounding 1 LS 10,000.00 10,000 Metering - existing to remain 20,745 SF 26.25 544,476 D5020 Lighting & Branch Wiring 20,745 SF 16.00 331,920 MIC 20,745 SF 16.00 331,920 Sound baffle pendant system 20,745 SF 3.00 62,235 Exterior lighting 1 LS 30,000.00 30,000 D5030 Communications & Security 20,745 SF | D5010 Electrical Service & Distribution | 20,745 | SF | 14.34 | 297,410 |
| Panels, allow 3 EA 4,650.00 13,950 Ancillaries and equipment 1 LS 12,500.00 12,500 Secondary conduit and feeders 450 LF 70.00 31,500 Branch wiring and conduit 20,745 SF 5.00 103,725 Receptacles and devices, allow 83 EA 515.00 42,735 Disconnect switches 1 LS 15,000.00 15,000 Grounding 1 LS 10,000.00 10,000 Metering - existing to remain N/C N/C N/C D5020 Lighting & Branch Wiring 20,745 SF 26.25 544,476 Branch wiring and devices for lighting fixtures 20,745 SF 5.80 120,321 Lighting fixtures, allow 20,745 SF 5.80 120,321 Lighting controls 20,745 SF 3.00 62,235 Exterior lighting controls 20,745 SF 3.00 62,235 Exterior lighting systems - modifications to existing 20,74 | Modifications to existing as required, allow | 1 | LS | 50,000.00 | 50,000 |
| Ancillaries and equipment 1 LS 12,500.00 12,500 Secondary conduit and feeders 450 LF 70.00 31,500 Branch wiring and conduit 20,745 SF 5.00 103,725 Receptacles and devices, allow 83 EA 515,00 42,735 Disconnect switches 1 LS 15,000.00 15,000 Grounding 1 LS 10,000.00 10,000 Metering - existing to remain NIC NIC D5020 Lighting & Branch Wiring 20,745 SF 26.25 544,476 Branch wiring and devices for lighting fixtures 20,745 SF 5.80 120,321 Lighting fixtures, allow 20,745 SF 16.00 331,920 Sound baffle pendant system 20,745 SF 3.00 62,235 Exterior lighting 1 LS 30,000.00 30,000 D5030 Communications & Security 20,745 SF 4.35 90,241 Phone and data systems - modifications to existing 20,745 </td <td>Transformer, relocate existing</td> <td>1</td> <td>EA</td> <td>18,000.00</td> <td>18,000</td> | Transformer, relocate existing | 1 | EA | 18,000.00 | 18,000 |
| Secondary conduit and feeders 450 LF 70.00 31,500 Branch wiring and conduit 20,745 SF 5.00 103,725 Receptacles and devices, allow 83 EA 515.00 42,735 Disconnect switches 1 LS 15,000.00 15,000 Grounding 1 LS 10,000.00 10,000 Metering - existing to remain NIC NIC D5020 Lighting & Branch Wiring 20,745 SF 26.25 544,476 Branch wiring and devices for lighting fixtures 20,745 SF 5.80 120,321 Lighting fixtures, allow 20,745 SF 5.80 120,321 Sound baffle pendant system incl. above incl. above Lighting controls 20,745 SF 3.00 62,235 Exterior lighting 1 LS 30,000.00 30,000 D5030 Communications & Security 20,745 SF 4.35 90,241 Phone and data systems, allow 20,745 SF 6.50 134, | Panels, allow | 3 | EA | 4,650.00 | 13,950 |
| Branch wiring and conduit 20,745 SF 5.00 103,725 Receptacles and devices, allow 83 EA 515.00 42,735 Disconnect switches 1 LS 15,000.00 15,000 Grounding 1 LS 10,000.00 10,000 Metering - existing to remain N/C N/C D5020 Lighting & Branch Wiring 20,745 SF 26.25 544,476 Branch wiring and devices for lighting fixtures 20,745 SF 5.80 120,321 Lighting fixtures, allow 20,745 SF 5.80 120,321 Sound baffle pendant system 20,745 SF 3.00 62,235 Exterior lighting controls 20,745 SF 3.00 62,235 Exterior lighting 1 LS 30,000.00 30,000 D5030 Communications & Security 20,745 SF 4.35 90,241 Phone and data systems, allow 20,745 SF 6.50 134,843 Security/surveillance infrastructure, allow 20,745 | Ancillaries and equipment | 1 | LS | 12,500.00 | 12,500 |
| Receptacles and devices, allow 83 EA 515.00 42,735 Disconnect switches 1 LS 15,000.00 15,000 Grounding 1 LS 10,000.00 10,000 Metering - existing to remain NIC NIC D5020 Lighting & Branch Wiring 20,745 SF 26.25 544,476 Branch wiring and devices for lighting fixtures 20,745 SF 5.80 120,321 Lighting fixtures, allow 20,745 SF 16.00 331,920 Sound baffle pendant system incl. above incl. above Lighting controls 20,745 SF 3.00 62,235 Exterior lighting 1 LS 30,000.00 30,000 D5030 Communications & Security 20,745 SF 2.49 466,555 Fire alarm systems - modifications to existing 20,745 SF 4.35 90,241 Phone and data systems, allow 20,745 SF 6.50 134,843 Security/surveillance infrastructure, allow 20,745 SF | Secondary conduit and feeders | 450 | LF | 70.00 | 31,500 |
| Disconnect switches 1 LS 15,000.00 15,000 Grounding 1 LS 10,000.00 10,000 Metering - existing to remain NIC NIC D5020 Lighting & Branch Wiring 20,745 SF 26.25 544,476 Branch wiring and devices for lighting fixtures 20,745 SF 5.80 120,321 Lighting fixtures, allow 20,745 SF 16.00 331,920 Sound baffle pendant system incl. above incl. above Lighting controls 20,745 SF 3.00 62,235 Exterior lighting 1 LS 30,000.00 30,000 D5030 Communications & Security 20,745 SF 2.249 466,555 Fire alarm systems - modifications to existing 20,745 SF 4.35 90,241 Phone and data systems, allow 20,745 SF 6.50 134,843 Security/surveillance infrastructure, allow 20,745 SF 3.25 67,421 Access controls - ADA 4 EA <t< td=""><td>Branch wiring and conduit</td><td>20,745</td><td>SF</td><td></td><td>103,725</td></t<> | Branch wiring and conduit | 20,745 | SF | | 103,725 |
| Grounding Metering - existing to remain 1 LS 10,000.00 10,000 10,000 D5020 Lighting & Branch Wiring 20,745 SF 26.25 544,476 Branch wiring and devices for lighting fixtures 20,745 SF 5.80 120,321 Lighting fixtures, allow 20,745 SF 16.00 331,920 Sound baffle pendant system incl. above Lighting controls 20,745 SF 3.00 62,235 Exterior lighting 1 LS 30,000.00 30,000 D5030 Communications & Security 20,745 SF 4.35 90,241 Phone and data systems - modifications to existing 20,745 SF 6.50 134,843 Security/surveillance infrastructure, allow 20,745 SF 3.25 67,421 Access controls - ADA 4 EA 5,500.00 22,000 Access controls - card reader 8 EA 3,600.00 28,800 Paging system, allow 1 LS 65,000.00 65,000 DAS 1 LS 50,000.00 50,000 | Receptacles and devices, allow | 83 | | | |
| Metering - existing to remain N/C D5020 Lighting & Branch Wiring 20,745 SF 26.25 544,476 Branch wiring and devices for lighting fixtures 20,745 SF 5.80 120,321 Lighting fixtures, allow 20,745 SF 16.00 331,920 Sound baffle pendant system incl. above Lighting controls 20,745 SF 3.00 62,235 Exterior lighting 1 LS 30,000.00 30,000 D5030 Communications & Security 20,745 SF 4.35 90,241 Phone and data systems - modifications to existing 20,745 SF 6.50 134,843 Security/surveillance infrastructure, allow 20,745 SF 3.25 67,421 Access controls - ADA 4 EA 5,500.00 22,000 Access controls - card reader 8 EA 3,600.00 28,800 Paging system, allow 1 LS 65,000.00 65,000 DAS 1 LS 50,000.00 50,000 | Disconnect switches | 1 | | | |
| D5020 Lighting & Branch Wiring 20,745 SF 26.25 544,476 Branch wiring and devices for lighting fixtures 20,745 SF 5.80 120,321 Lighting fixtures, allow 20,745 SF 16.00 331,920 Sound baffle pendant system incl. above Lighting controls 20,745 SF 3.00 62,235 Exterior lighting 1 LS 30,000.00 30,000 D5030 Communications & Security 20,745 SF 22.49 466,555 Fire alarm systems - modifications to existing 20,745 SF 4.35 90,241 Phone and data systems, allow 20,745 SF 6.50 134,843 Security/surveillance infrastructure, allow 20,745 SF 3.25 67,421 Access controls - ADA 4 EA 5,500.00 22,000 Access controls - card reader 8 EA 3,600.00 28,800 Paging system, allow 1 LS 65,000.00 50,000 DAS 1 LS <td>-</td> <td>1</td> <td>LS</td> <td>10,000.00</td> <td></td> | - | 1 | LS | 10,000.00 | |
| Branch wiring and devices for lighting fixtures 20,745 SF 5.80 120,321 Lighting fixtures, allow 20,745 SF 16.00 331,920 Sound baffle pendant system incl. above Lighting controls 20,745 SF 3.00 62,235 Exterior lighting 1 LS 30,000.00 30,000 D5030 Communications & Security 20,745 SF 2.49 466,555 Fire alarm systems - modifications to existing 20,745 SF 4.35 90,241 Phone and data systems, allow 20,745 SF 6.50 134,843 Security/surveillance infrastructure, allow 20,745 SF 3.25 67,421 Access controls - ADA 4 EA 5,500.00 22,000 Access controls - card reader 8 EA 3,600.00 28,800 Paging system, allow 1 LS 65,000.00 65,000 DAS 1 LS 50,000.00 50,000 | Metering - existing to remain | | | | NIC |
| Lighting fixtures, allow 20,745 SF 16.00 331,920 Sound baffle pendant system incl. above Lighting controls 20,745 SF 3.00 62,235 Exterior lighting 1 LS 30,000.00 30,000 D5030 Communications & Security 20,745 SF 22.49 466,555 Fire alarm systems - modifications to existing 20,745 SF 4.35 90,241 Phone and data systems, allow 20,745 SF 6.50 134,843 Security/surveillance infrastructure, allow 20,745 SF 3.25 67,421 Access controls - ADA 4 EA 5,500.00 22,000 Access controls - card reader 8 EA 3,600.00 28,800 Paging system, allow 1 LS 65,000.00 65,000 DAS 1 LS 50,000.00 50,000 | D5020 Lighting & Branch Wiring | 20,745 | SF | 26.25 | 544,476 |
| Sound baffle pendant system incl. above Lighting controls 20,745 SF 3.00 62,235 Exterior lighting 1 LS 30,000.00 30,000 D5030 Communications & Security 20,745 SF 22.49 466,555 Fire alarm systems - modifications to existing 20,745 SF 4.35 90,241 Phone and data systems, allow 20,745 SF 6.50 134,843 Security/surveillance infrastructure, allow 20,745 SF 3.25 67,421 Access controls - ADA 4 EA 5,500.00 22,000 Access controls - card reader 8 EA 3,600.00 28,800 Paging system, allow 1 LS 65,000.00 65,000 DAS 1 LS 50,000.00 50,000 | Branch wiring and devices for lighting fixtures | 20,745 | SF | 5.80 | 120,321 |
| Lighting controls 20,745 SF 3.00 62,235 Exterior lighting 1 LS 30,000.00 30,000 D5030 Communications & Security 20,745 SF 22.49 466,555 Fire alarm systems - modifications to existing 20,745 SF 4.35 90,241 Phone and data systems, allow 20,745 SF 6.50 134,843 Security/surveillance infrastructure, allow 20,745 SF 3.25 67,421 Access controls - ADA 4 EA 5,500.00 22,000 Access controls - card reader 8 EA 3,600.00 28,800 Paging system, allow 1 LS 65,000.00 65,000 DAS 1 LS 50,000.00 50,000 | Lighting fixtures, allow | 20,745 | SF | 16.00 | 331,920 |
| Exterior lighting 1 LS 30,000.00 30,000 D5030 Communications & Security 20,745 SF 22.49 466,555 Fire alarm systems - modifications to existing 20,745 SF 4.35 90,241 Phone and data systems, allow 20,745 SF 6.50 134,843 Security/surveillance infrastructure, allow 20,745 SF 3.25 67,421 Access controls - ADA 4 EA 5,500.00 22,000 Access controls - card reader 8 EA 3,600.00 28,800 Paging system, allow 1 LS 65,000.00 65,000 DAS 1 LS 50,000.00 50,000 | Sound baffle pendant system | | | | incl. above |
| D5030 Communications & Security 20,745 SF 22.49 466,555 Fire alarm systems - modifications to existing 20,745 SF 4.35 90,241 Phone and data systems, allow 20,745 SF 6.50 134,843 Security/surveillance infrastructure, allow 20,745 SF 3.25 67,421 Access controls - ADA 4 EA 5,500.00 22,000 Access controls - card reader 8 EA 3,600.00 28,800 Paging system, allow 1 LS 65,000.00 65,000 DAS 1 LS 50,000.00 50,000 | Lighting controls | 20,745 | SF | 3.00 | 62,235 |
| Fire alarm systems - modifications to existing Phone and data systems, allow Security/surveillance infrastructure, allow Access controls - ADA Access controls - card reader Paging system, allow DAS 20,745 SF 4.35 90,241 4.55 6.50 134,843 20,745 SF 3.25 67,421 4.64 5,500.00 22,000 4.65 65,000.00 65,000 50,000 | Exterior lighting | 1 | LS | 30,000.00 | 30,000 |
| Phone and data systems, allow 20,745 SF 6.50 134,843 Security/surveillance infrastructure, allow 20,745 SF 3.25 67,421 Access controls - ADA 4 EA 5,500.00 22,000 Access controls - card reader 8 EA 3,600.00 28,800 Paging system, allow 1 LS 65,000.00 65,000 DAS 1 LS 50,000.00 50,000 | D5030 Communications & Security | 20,745 | SF | 22.49 | 466,555 |
| Phone and data systems, allow 20,745 SF 6.50 134,843 Security/surveillance infrastructure, allow 20,745 SF 3.25 67,421 Access controls - ADA 4 EA 5,500.00 22,000 Access controls - card reader 8 EA 3,600.00 28,800 Paging system, allow 1 LS 65,000.00 65,000 DAS 1 LS 50,000.00 50,000 | Fire alarm systems - modifications to existing | 20,745 | SF | 4.35 | 90,241 |
| Access controls - ADA 4 EA 5,500.00 22,000 Access controls - card reader 8 EA 3,600.00 28,800 Paging system, allow 1 LS 65,000.00 65,000 DAS 1 LS 50,000.00 50,000 | , and the second | | | | |
| Access controls - ADA 4 EA 5,500.00 22,000 Access controls - card reader 8 EA 3,600.00 28,800 Paging system, allow 1 LS 65,000.00 65,000 DAS 1 LS 50,000.00 50,000 | • | 20,745 | | | |
| Access controls - card reader 8 EA 3,600.00 28,800 Paging system, allow 1 LS 65,000.00 65,000 DAS 1 LS 50,000.00 50,000 | | | | | |
| DAS 1 LS 50,000.00 50,000 | Access controls - card reader | 8 | EA | | |
| | Paging system, allow | 1 | LS | 65,000.00 | 65,000 |
| WAP 5 EA 1,650.00 8,250 | DAS | 1 | LS | 50,000.00 | 50,000 |
| | WAP | 5 | EA | 1,650.00 | 8,250 |

| uilding - Option 2 | Quantity | Unit | Rate | Total |
|---|----------|------|------------|----------------------|
| | | | | |
| D5090 Other Electrical Systems | 20,745 | SF | 2.70 | 56,012 |
| Equipment connections, allow PV system - not required | 20,745 | SF | 2.70 | 56,012 <i>NIC</i> |
| E10 Equipment | 20,745 | SF | 6.27 | 130,000 |
| E1010 Commercial Equipment | 20,745 | SF | 6.27 | 130,000 |
| Fridge - by Owner | | | | NIC |
| Spectator seating, allow | 1 | LS | 25,000.00 | 25,000 |
| Commercial cafe equipment, allow | 1 | LS | 105,000.00 | 105,000 |
| E20 Furnishings | 20,745 | SF | 2.64 | 54,700 |
| E2010 Fixed Furnishings | 20,745 | SF | 2.64 | 54,700 |
| Reception, allow | 20 | LF | 860.00 | 17,200 |
| Uppers, plam | 8 | LF | 375.00 | 3,000 |
| Lower, plam incl. cabinets | 10 | LF | 450.00 | 4,500 |
| Benches, locker room | 50 | LF | 600.00 | 30,000 |
| E2020 Movable Furnishings | 20,745 | SF | _ | _ |
| FF&E - by Owner | | | | NIC |
| F10 Special Construction | 20,745 | SF | 69.21 | 1,435,774 |
| F1050 Special Controls & Instrumentation | 20,745 | SF | 69.21 | 1,435,774 |
| Footing - cont., 24" thk. (pool wall) | 15.56 | CY | 1,820.00 | 28,311 |
| Concrete pool wall, 4' thk | 840 | SF | 350.00 | 294,000 |
| Pool walls finishes, allow | 3,862 | SF | 70.00 | 270,340 |
| Pool deck, broom finish | 5,698 | SF | 8.50 | 48,433 |
| Pool floors | 4,567 | SF | 70.00 | 319,690 |
| Pool plumbing system | 1 | LS | 60,000.00 | 60,000 |
| Pool mechanical systems - modify existing | 1 | LS | 35,000.00 | 35,000 |
| Pool mechanical systems - new | 1 | LS | 130,000.00 | 130,000 |
| Pool electrical systems - modify existing | 1 | LS | 80,000.00 | 80,000 |
| Pool electrical systems - new | 1 | LS | 95,000.00 | 95,000 |
| Pool equipment incl. play structures, allow | 1 | LS | 75,000.00 | 75,000 |

| uilding - Option 2 | | | | |
|---|----------|------|-----------|------------|
| | Quantity | Unit | Rate | Total |
| F20 Selective Demolition | 20,745 | SF | 23.43 | 485,96 |
| F2010 Building Elements Demolition | 20,745 | SF | 23.43 | 485,96 |
| Temporary protection, allow | 9,745 | SF | 1.50 | 14,61 |
| Temp shoring - allow | 1 | LS | 30,000.00 | 30,00 |
| Weather protection, allow | 1 | LS | 50,000.00 | 50,00 |
| Architectural | | | | |
| Demo - existing portion of building, complete | 2,410 | SF | 18.00 | 43,38 |
| Demo - interiors, complete | 9,745 | SF | 8.50 | 82,83 |
| Demo - pool deck, skimmer, drains | 5,698 | SF | 11.20 | 63,8 |
| Demo - existing roof, complete | 9,745 | SF | 6.00 | 58,47 |
| Demo - exterior cladding | 8,151 | SF | 4.15 | 33,82 |
| Demo - exterior wall incl. footings | 40 | LF | 75.00 | 3,00 |
| Demo - slab on grade incl. sawcut | 2,098 | SF | 2.65 | 5,55 |
| Demo - concrete steps and bleachers | 900 | SF | 25.00 | 22,50 |
| Sawcut | | | | incl. abo |
| Soil | | | | incl. abov |
| Mechanical | | | | |
| Trade demolition, allow | 9,745 | SF | 2.80 | 27,28 |
| Plumbing | | | | |
| Trade demolition, allow | 9,745 | SF | 2.10 | 20,46 |
| Electrical | | | | |
| Trade demolition, allow | 9,745 | SF | 3.10 | 30,21 |

Sitework - Option 1 Summary

| Site Preparation | Site Improvements | Site Mechanical Utilities | Site Electrical Utilities | Other Site Construction | General Requirements | Contingencies | Mark-ups | Escalation |
|-------------------|----------------------|------------------------------|------------------------------|----------------------------|-------------------------|---------------|----------|------------|
| \$ 306,851 | 547,429 | 145,000 | 129,325 | - | 79,002 | 161,819 | 196,122 | 128,946 |
| Total Gross Are | a: 34,335 SF | | | | | % | \$/SF | TOTAL |
| G10 Site Prepa | ration | | | | 1 | 8% | 8.94 | 306,851 |
| G20 Site Impro | vements | | | | 3 | 3% | 15.94 | 547,429 |
| G30 Site Mecha | anical Utilities | | | | | 9% | 4.22 | 145,000 |
| G40 Site Electri | cal Utilities | | | | 8% | | 3.77 | 129,325 |
| G90 Other Site | Construction | | | | | 0% | 0.00 | 0 |
| G Sitework | | | | | 6 | 8% | 32.87 | 1,128,604 |
| Direct Site | Elemental Cost | | | | 6 | 8% | 32.87 | 1,128,604 |
| Z10 General Re | equirements | | | 7.00% | | 5% | 2.30 | 79,002 |
| Site Eleme | ntal Cost Includ | ing General Red | quirements | | | 2% | 35.17 | 1,207,607 |
| Z11 Design Co | ntingency | | | 8.00% | 6% 2 | | 2.81 | 96,609 |
| Z11 Constructi | on Contingency | | | 5.00% | | 4% | 1.90 | 65,211 |
| Site Eleme | ntal Cost Includ | ing Contingenci | es | | | 0% | 39.88 | 1,369,426 |
| Z12 General C | onditions | | | 6.80% | | 6% | 2.71 | 93,121 |
| Z23 Liability Ins | surance | | | 0.50% | | 0% | 0.20 | 6,847 |
| Z24 Payment 8 | Performance E | ond | | 1.00% | | 1% | 0.40 | 13,694 |
| Z25 Overhead | & Profit Fee | | | 4.00% | | 4% | 1.73 | 59,324 |
| Site Const | ruction Cost Bet | ore Escalation | | | | 2% | 44.92 | 1,542,412 |
| Z30 Escalation | to Start Date (A | pr 2026) | | 8.36% | | 8% | 3.76 | 128,946 |
| Recomme | nded Budget | | | | 10 | 0% | 48.68 | 1,671,357 |

| | Quantity | Unit | Rate | Tota |
|--|----------|---------|-----------|-------|
| reas | 34,335 | Total G | SF | |
| Building Footprint - New | 7,035 | SF | | |
| Pedestrian Paving | 7,115 | SF | | |
| Vehicular Paving | 10,185 | SF | | |
| Planting Area | 5,000 | SF | | |
| Lawn | 5,000 | SF | | |
| G10 Site Preparation | 34,335 | SF | 8.94 | 306,8 |
| G1010 Site Clearing | 34,335 | SF | 3.33 | 114,4 |
| Construction entrance | 1 | EA | 5,000.00 | 5,0 |
| Construction fence, allow | 1,200 | LF | 12.00 | 14,4 |
| Erosion control, allow | 34,335 | SF | 0.17 | 5,8 |
| Tree protection, allow | 1 | LS | 20,000.00 | 20,0 |
| Site protection | 34,335 | SF | 0.50 | 17,1 |
| Utility protection | . 1 | LS | 10,000.00 | 10,0 |
| Temp facilities | 8 | MN | 1,500.00 | 12,0 |
| Construction survey incl. layout | 1 | LS | 30,000.00 | 30,0 |
| G1020 Site Demolition and Relocations | 34,335 | SF | 2.66 | 91,3 |
| Demo - hardscape | 16,595 | SF | 3.00 | 49,7 |
| Demo - softscape | 17,740 | SF | 1.50 | 26,6 |
| Demo - misc. | 1 | LS | 15,000.00 | 15,0 |
| G1030 Site Earthwork | 34,335 | SF | 2.94 | 101,0 |
| Mass excavation incl. haul and dispose | 1,272 | CY | 50.00 | 63,6 |
| Grading incl. compaction | 34,344 | SF | 0.50 | 17,1 |
| Base aggregates - 6" thk. | 451 | CY | 45.00 | 20,2 |
| G1040 Hazardous Waste Remediation | 34,335 | SF | | |
| No work anticipated | | | | ٨ |
| G20 Site Improvements | 34,335 | SF | 15.94 | 547,4 |
| G2010 Roadways | 34,335 | SF | | |
| | | | | |

| Sitework - Option 1 | | | | |
|-----------------------------------|----------|------|------------|---------|
| | Quantity | Unit | Rate | Total |
| G2020 Parking Lots | 34,335 | SF | 2.61 | 89,714 |
| Asphalt | 10,185 | SF | 5.50 | 56,018 |
| ADA ramping incl. detection pad | 2 | EA | 1,850.00 | 3,700 |
| Curbs | 606 | LF | 30.50 | 18,468 |
| Striping | 10,185 | SF | 0.15 | 1,528 |
| Signage, allow | 1 | LS | 10,000.00 | 10,000 |
| G2030 Pedestrian Paving | 34,335 | SF | 3.36 | 115,480 |
| Concrete ramp, allow | 750 | SF | 30.00 | 22,500 |
| Concrete walkway | 5,365 | SF | 12.00 | 64,380 |
| PIP play surfacing | 1,000 | SF | 28.60 | 28,600 |
| G2040 Site Development | 34,335 | SF | 7.51 | 258,000 |
| Furnishing, allow | 1 | LS | 15,000.00 | 15,000 |
| Playground equipment, allow | 1 | LS | 225,000.00 | 225,000 |
| Handrail, ramp | 120 | LF | 150.00 | 18,000 |
| G2050 Landscaping | 34,335 | SF | 2.45 | 84,235 |
| Topsoil - 12" depth | 186 | CY | 45.00 | 8,370 |
| Mulch - 2" depth | 31 | CY | 40.00 | 1,240 |
| Tree - small. | 10 | EA | 450.00 | 4,500 |
| Tree - medium | 5 | EA | 650.00 | 3,250 |
| Tree - large | 5 | EA | 875.00 | 4,375 |
| Planting | | | | |
| Lawn, seeded | 5,000 | SF | 0.75 | 3,750 |
| Planting | 5,000 | SF | | |
| 2 gal. 24" O.C. | 1,250 | EA | 25.00 | 31,250 |
| Irrigation, spray | 10,000 | SF | 2.25 | 22,500 |
| Irrigation controls and devices | 1 | LS | 5,000.00 | 5,000 |
| G30 Site Mechanical Utilities | 34,335 | SF | 4.22 | 145,000 |
| G3010 Water Supply | 34,335 | SF | 0.73 | 25,000 |
| Modifications as required - allow | 1 | LS | 25,000.00 | 25,000 |
| G3020 Sanitary Sewer | 34,335 | SF | | |
| No work anticipated | | | | NIC |
| G3030 Storm Sewer | 34,335 | SF | 3.49 | 120,000 |
| | | | | |
| Modifications as required - allow | 1 | LS | 120,000.00 | 120,000 |

| Sitework - Option 1 | | | | |
|---|----------|------|-----------|--------|
| | Quantity | Unit | Rate | Total |
| | | | | |
| | | | | |
| G40 Site Electrical Utilities | 34,335 | SF | 3.77 | 129,32 |
| G4010 Electrical Distribution | 34,335 | SF | 0.48 | 16,50 |
| Transformer - by franchise utility | | | | NI |
| Power distribution - allow | 100 | LF | 165.00 | 16,50 |
| G4020 Site Lighting | 34,335 | SF | 1.56 | 53,50 |
| Site lighting controls - modifications, as required | 1 | LS | 10,000.00 | 10,00 |
| Site lighting - parking lot | 1 | LS | 25,000.00 | 25,00 |
| Site lighting - pedestrian | 1 | LS | 18,500.00 | 18,50 |
| G4030 Site Communications & Security | 34,335 | SF | 1.73 | 59,32 |
| EV infrastructure, allow | 180 | LF | 140.25 | 25,24 |
| EV stations, allow | 6 | EA | 5,680.00 | 34,080 |

Sitework - Option 2 Summary

| | Site Preparation | Site Improvements | Site Mechanical Utilities | Site Electrical Utilities | Other Site Construction | General Requirements | Contingencies | Mark-ups | Escalation |
|---------|-------------------|----------------------|------------------------------|------------------------------|----------------------------|-------------------------|---------------|----------|------------|
| \$ | 308,577 | 728,679 | 145,000 | 129,325 | - | 91,811 | 188,054 | 227,919 | 149,851 |
| To | otal Gross Area | a: 34,695 SF | | | | | % | \$/SF | TOTAL |
| G | 10 Site Prepar | ation | | | | , | 16% | 8.89 | 308,577 |
| G | 20 Site Improv | rements | | | | 3 | 88% | 21.00 | 728,679 |
| G | 30 Site Mecha | nical Utilities | | | | | 7% | 4.18 | 145,000 |
| G | 40 Site Electric | cal Utilities | | | | | 7% | 3.73 | 129,325 |
| G | 90 Other Site | Construction | | | | | 0% | 0.00 | 0 |
| G | Sitework | | | | | 6 | 88% | 37.80 | 1,311,581 |
| | Direct Site | Elemental Cost | | | | 6 | 88% | 37.80 | 1,311,581 |
| Z | 10 General Re | quirements | | | 7.00% | | 5% | 2.65 | 91,811 |
| | Site Elemer | ntal Cost Includ | ling General Red | quirements | | - | 2% | 40.45 | 1,403,392 |
| Z | 11 Design Cor | ntingency | | | 8.00% | | 6% | 3.24 | 112,271 |
| Z | 11 Construction | n Contingency | | | 5.00% | | 4% | 2.18 | 75,783 |
| | Site Elemer | ntal Cost Includ | ling Contingenci | es | | | 0% | 45.87 | 1,591,446 |
| Z | 12 General Co | onditions | | | 6.80% | | 6% | 3.12 | 108,218 |
| | 23 Liability Insi | | | | 0.50% | | 0% | 0.23 | 7,957 |
| Z_2^2 | 24 Payment & | Performance E | Bond | | 1.00% | | 1% | 0.46 | 15,914 |
| Z | 25 Overhead 8 | | | | 4.00% | | 4% | 1.99 | 68,941 |
| | | | fore Escalation | | | (| 92% | 51.66 | 1,792,478 |
| Z | | to Start Date (A | Apr 2026) | | 8.36% | | 8% | 4.32 | 149,851 |
| | Recommen | ided Budget | | | | 10 | 00% | 55.98 | 1,942,329 |

| itework - Option 2 | Quantity | Unit | Rate | Total |
|--|--|---------|-----------|---------|
| | —————————————————————————————————————— | — Orlit | Nate | — Potai |
| reas | 34,695 | Total | GSF | |
| Building Footprint - New | 7,395 | SF | | |
| Pedestrian Paving | 7,115 | SF | | |
| Vehicular Paving | 10,185 | SF | | |
| Planting Area | 5,000 | SF | | |
| Lawn | 5,000 | SF | | |
| G10 Site Preparation | 34,695 | SF | 8.89 | 308, |
| G1010 Site Clearing | 34,695 | SF | 3.30 | 114, |
| Construction entrance | 1 | EA | 5,000.00 | 5, |
| Construction fence, allow | 1,200 | LF | 12.00 | 14, |
| Erosion control, allow | 34,695 | SF | 0.17 | 5, |
| Tree protection, allow | 1 | LS | 20,000.00 | 20, |
| Site protection | 34,335 | SF | 0.50 | 17, |
| Utility protection | 1 | LS | 10,000.00 | 10, |
| Temp facilities | 8 | MN | 1,500.00 | 12, |
| Construction survey incl. layout | 1 | LS | 30,000.00 | 30, |
| G1020 Site Demolition and Relocations | 34,695 | SF | 2.65 | 91, |
| Demo - hardscape | 16,595 | SF | 3.00 | 49, |
| Demo - softscape | 18,100 | SF | 1.50 | 27, |
| Demo - misc. | 1 | LS | 15,000.00 | 15, |
| G1030 Site Earthwork | 34,695 | SF | 2.94 | 102, |
| Mass excavation incl. haul and dispose | 1,285 | CY | 50.00 | 64, |
| Grading incl. compaction | 34,695 | SF | 0.50 | 17, |
| Base aggregates - 6" thk. | 457 | CY | 45.00 | 20, |
| G1040 Hazardous Waste Remediation | 34,695 | SF | | |
| No work anticipated | | | | |
| G20 Site Improvements | 34,695 | SF | 21.00 | 728, |
| G2010 Roadways | 34,695 | SF | | |
| No work anticipated | | | | |
| i i li i i i | | | | |

| itework - Option 2 | | Quantity | Unit | Rate | Total |
|-----------------------------------|---|----------|------|------------|---------|
| G2020 Parking Lots | | 34,695 | SF | 2.59 | 89,714 |
| Asphalt | | 10,185 | SF | 5.50 | 56,018 |
| ADA ramping incl. detection pad | | 10,103 | EA | 1,850.00 | 3,700 |
| Curbs | | 606 | LF | 30.50 | 18,468 |
| Striping | | 10,185 | SF | 0.15 | 1,528 |
| Signage, allow | | 1 | LS | 10,000.00 | 10,000 |
| G2030 Pedestrian Paving | | 34,695 | SF | 3.33 | 115,480 |
| Concrete ramp, allow | | 750 | SF | 30.00 | 22,500 |
| Concrete walkway | | 5,365 | SF | 12.00 | 64,380 |
| PIP play surfacing | | 1,000 | SF | 28.60 | 28,600 |
| G2040 Site Development | 1 | 34,695 | SF | 12.66 | 439,250 |
| Furnishing, allow | | 1 | LS | 15,000.00 | 15,000 |
| Playground equipment, allow | | 1 | LS | 225,000.00 | 225,000 |
| Covered deck, allow | | 1,250 | SF | 145.00 | 181,250 |
| Handrail, ramp | | 120 | LF | 150.00 | 18,000 |
| G2050 Landscaping | | 34,695 | SF | 2.43 | 84,235 |
| Topsoil - 12" depth | | 186 | CY | 45.00 | 8,370 |
| Mulch - 2" depth | | 31 | CY | 40.00 | 1,240 |
| Tree - small. | | 10 | EA | 450.00 | 4,500 |
| Tree - medium | | 5 | EA | 650.00 | 3,250 |
| Tree - large | | 5 | EA | 875.00 | 4,375 |
| Planting | | | | | |
| Lawn, seeded | | 5,000 | SF | 0.75 | 3,750 |
| Planting | | 5,000 | SF | | |
| 2 gal. 24" O.C. | | 1,250 | EA | 25.00 | 31,250 |
| Irrigation, spray | | 10,000 | SF | 2.25 | 22,500 |
| Irrigation controls and devices | | 1 | LS | 5,000.00 | 5,000 |
| G30 Site Mechanical Utilities | | 34,695 | SF | 4.18 | 145,000 |
| G3010 Water Supply | | 34,695 | SF | 0.72 | 25,000 |
| Modifications as required - allow | | 1 | LS | 25,000.00 | 25,000 |

| Sitework - Option 2 | | | | |
|---|----------|----------|------------------------|-------------------|
| | Quantity | Unit | Rate | Total |
| G3020 Sanitary Sewer | 34,695 | SF | _ | |
| No work anticipated | | | | NIC |
| G3030 Storm Sewer | 34,695 | SF | 3.46 | 120,000 |
| Modifications as required - allow | 1 | LS | 120,000.00 | 120,000 |
| G40 Site Electrical Utilities | 34,695 | SF | 3.73 | 129,325 |
| G4010 Electrical Distribution | 34,695 | SF | 0.48 | 16,500 |
| Transformer - by franchise utility Power distribution - allow | 100 | LF | 165.00 | <i>NIC</i> 16,500 |
| G4020 Site Lighting | 34,695 | SF | 1.54 | 53,500 |
| Site lighting controls - modifications, as required Site lighting - parking lot | 1 | LS LS | 10,000.00 25,000.00 | 10,000 25,000 |
| Site lighting - parking lot Site lighting - pedestrian | 1 | LS | 18,500.00 | 18,500 |
| G4030 Site Communications & Security | 34,695 | SF | 1.71 | 59,325 |
| EV infrastructure, allow | 180 | LF | 140.25 | 25,245 |
| EV stations, allow | 6 | EA | 5,680.00 | 34,080 |

MT. RAINIER POOL- PART 1 CCA 65% REPORT/ REVIEW COMMENTS RESPONSE FROM A/E TEAM 7/24/23

| Item REVIEWER COMMENT | REVIEWER | RESPONSE | RESPONDER |
|---|------------------------|---|--------------------------|
| REVIEWER COIVINEIN | | StemperAC and the A/E Team were tasked with doing an existing condition assessment and a feasibility study providing two options which | RESPONDER |
| In addition to securing an estimate to refurbish the existing facility and bring it up to code, I would recommend obtaining | | consider an expansion and renovation to the existing building. We were not tasked with considering a replacement facility as that study | 6 |
| 1 ROM cost estimates for 1.) a new, replacement facility with matching capabilities, 2.) a new, replacement facility with | | occurred in 2017. Our condition assessment and feasibility report will include building life cycle for both existing and renovated conditions. | StemperAC/ Scott |
| competitive service, and 3.) a time estimate as to how long each of the current systems might last (e.g., repointing the | | | Deschenes |
| brick joints or the HVAC units). That way, you can discuss the spectrum of options, from do-nothing to total replacement | <u> </u> | | |
| | | We note the existing condition; however, the City of Des Moines (as well as other jurisdictions) has restrictions on what trees can be removed | |
| Remove trees with roots that are lifting the slabs. Replace concrete slabs from entrance to the handicap stalls. That will | Marty Martinson | and usually must be approved by the city arborist. This, along with the concrete flatwork will be addressed should the building improvements | StemperAC |
| also address ADA problems and make the sidewalk look consistent, not piece-meal. Replant trees with new; they'll grow | | move forward. We will clarify our report indicating the accessible deficiencies at Mount Rainier Pool. | |
| back fast enough. | | | DAADAAD |
| 3 Have you developed a walk-through checklist yet (i.e., daily, weekly, monthly, semi-annually, annual)? | Marty Martinson | | DMPMPD |
| Aside from Mac-Miller's preventive maintenance program, does the Pool have it's own documented inspection and maintenance plan set up? As an example, warranty items like the new Tremco roof have to be added. Seems to me, we | Marty Martinson | Agreed that warranty information from the WTI roof should be added. (WA); Mac Miller preventative maintenance program has not been shared | D.Davis/Wetherhol |
| used to have a contractor clean the roof and gutters annually. | ivially ivial tillsoil | with the evaluation team (TGG) see attached item below. | Greenbusch |
| used to have a contractor clean the root and gutters aimdaily. | ļ | We understand that the building/construction industry pricing is volatile and will likely continue to remain this way for the next 2 years or so. | |
| A 15 % contingency seems very small for a study Rough Order of Magnitude cost estimate. The minimum limit should be | | We are working with the cost estimator to make adjustments for the final report. | |
| 5 25%. If you're interested in a ROM range, I've seen lower limits of 25% and upper of 75%. I'd think Scott Romano can | Marty Martinson | | StemperAC /DCW |
| provide further insight. Using 15% may work if the engineers estimate were based on final design. | | | |
| Have Stemper list all regulatory compliance items separately (e.g., from desk height) and identify if there are trigger points | ; | We have listed the stormwater drainage thresholds in our civil narrative (JCE); These items are listed individually where non-compliance | - |
| 6 (e.g., 5,000 SF of paving initiates Surface Water Management detention requirements). There should be a cost for | | occurs. We will make any additions/adjustments during the final QAQC review.(StemperAC) | StemperAC / JCE |
| compliance to remain in business. | | | |
| 7 Re-evaluate bike parking space, remove pavers, replace bedding, reset only pavers that are needed and plant rest of area | | This is something that could be looked at in the future phases. The required amount of bike parking will be a bidding code requirements | JCE |
| 8 Address north ramp ADA requirements (i.e., slope, landing, etc.). | Marty Martinson | The reamp and some associated paving has been accounted for to be replaced in either scheme for Part 2 of the study. | JCE |
| Obtain a condition assessment from Mac-Miller on plumbing systems (potable water, heating, sanitary, storm, etc.). Get a | | | |
| 9; similar assessment and cost estimate for the two HV systems. They know it's condition the best (e.g., no mention of large | i | Mac Miller / evaluation team interface is nic. | Greenbusch |
| HV enclosure condition which is not good). We need to know what's still usable versus what needs to be replaced. | <u> </u> | | |
| | ļ | | Sharra and S/Sara and |
| Obtain an assessment of the pool and associated pool systems | Marty Martinson | Pool system assesment by another party is nic | StemperAC/Greenb usch |
| Securitari assessment of the poor and associated poor systems | | | docii |
| 11. The pool heater penetrations in the surge tank walls are on borrowed time. The cost and life expectancy for replacement | Marty Martinson | TWE - Added note regarding existing wiring; Considering the tube bundle is relatively new, our report discusses only removal and re- | Greenbusch |
| of the tube bundle heat exchanger with a new outboard plate exchanger needs to be compared. | , | installation of th existing pool bundle (TGG). | |
| 1. Regarding existing boiler, I believe the gas burner does adjust to load (S Romano verify). But having a second, backup | Marty Martinson | TWE - Noted; While new boiler burner adjusts to load, the efficiency is below current standards. We have suggested two condensing boilers to |) Cross bussel |
| boiler is always good SOP (like having valves on both sides of equipment). | Marty Martinson | provide greater efficiency as well as a level of redundancy in case one boiler fails (TGG); | Greenbusch |
| 13 | Marty Martinson | We have revised our report to correct the age of system, however, our suggestion is to replace DDC with new BACnet protocol system. | Greenbusch |
| McKinstry/Sunbelt replaced DDC controls in 2013, not '97. | ļ | | |
| Collect and share copies of <u>all</u> the studies/report and contract work statements, since the district was formed, with | | We was a standard the same of an I are a fine and the form of the same of a | DMDMDD |
| 14 Stemper. They need to know everything that has been identified (i.e., a concern was raised at some point), irrespective of whether it was done or not. | Marty Martinson | We were provided with the most relevant information within the last 7-10 years of reports. | DMPMPD |
| Stemper's electrical consultant needs to assess the condition of the existing wiring. If it needs to get replace, that'll be a | ļ | | |
| 15i lichunk of money. | Marty Martinson | TWE - Added note regarding existing wiring. | TWE/StemperAC |
| In replacing the Natatorium ceiling lighting with LED, coordinate replacement of the sheet metal ceiling "cloud" system | ļ | | |
| with the architects. | Marty Martinson | TWE - Noted | TWE/StemperAC |
| Use for all this set of 25 FO and 2 Households the control of the | <u> </u> | If the recommended structural remediation work and ongoing regular building maintenance are completed it is anticipated that the structure | |
| How far will this get us25, 50 years? How strong is the concrete and unseen piping (rusting rebar in side concrete, | Scott Deschenes | will have a minimum of another 25 years of service life. Damaged concrete and reinforcing with corrosion will need to be addressed as part of | All Respond |
| cracks needing epoxy) | <u> </u> | that work. (MLA); | <u></u> |
| Safetyinclude: 1] emergency lighting, 2]sprinklers, 3]wiring for security cameras and "internet of things" for | | No immediate safety concerns regarding the existing concrete were observed during the condition assessment. (MLA); 1] emergency lighting | |
| 18; automation/monitoring; 4] existing concrete conditions that support people's weight; 5] mold issues behind soundproof | Scott Deschenes | is noted to be replaced throughout, 3] will add a note regarding cameras in report, 6] will add a note regarding lighting on stairs, 7] will add a | TWE/ Greenbusch/ |
| panels; 6] lighting on stairs (dark areas); external security; 7] blue phone in parkingn lot? | South Descripting | comment regarding blue phone for the parking area (TWE); 2] sprinkler system has been included in Part 2 report (TGG). | MLA |
| | ļ | | ļ |
| 19 Area above equipment room: extend storage with higher ceiling/windows? Staff room (or with mp room?) | · | Will review for feasibility | StemperAC |
| | į | 1. We have addressed the issue of replacing the hot water heaters, as well as suggesting a re-configuration using alternate heating sources. 2 | |
| Boilers/Equipment: 1] instant hot water system by locker rooms (better heat water overnight or recirculation); 2] HOT | į | tankless systems will require extension of the gas nining to looker areas. Descible somi instantanious hydronic heater people floor areas of | |
| 20 WATER ON DEMAND; 3] filter pitneed to rebuild or at least resurface for longevity, or do we replace with other filter | Scott Deschenes | tankless systems will require extension of the gas piping to locker areas. Possible semi-instantanious hydronic heater needs floor space at | Greenbusch |
| | | tankless systems will require extension of the gas piping to locker areas. Possible semi-instantanious hydronic heater needs floor space at east end of building, which looks like a good possibility. 3. The filter pit is now a surge tank and filter media has been replaced with conventional sand filter. UV and Ozone should both be used on all three future pools. | Greenbusch |

| 22 Clerestory Windows – Can we salvage? Still not that old (2017). | Scott Deschenes | If new cladding is installed the windows should be removed and reinstalled or replaced with new windows after the rough openings are detailed. Existing windows could receive face seals if desire to reuse. | D.Davis/Wetherhol |
|--|-----------------|---|-------------------|
| Lease Effects / Graffiti – Pressure washing on spalding of exterior brick? Needs to be factored in with facility exterior wrapping | Scott Deschenes | Anti-Graffitti coatings should be used on all cladding, where possible, to avoid pressure washing in the future. Or, cladding selected with graffitti and cleaning in mind. | D.Davis/Wetherho |
| 24 Lease Effects / Roof Patch vs. Replacement: | | This appears to be an in-house discussion for DMPMPD. | |
| 25 a. Issues with spacing between clerestory and roof | Scott Deschenes | Replacing roof will require increased insulation thickness, which would impact the clerestory window height, so should be taken into account. | D.Davis/Wetherho |
| 6 b. Flashing and other with roof to sides of facility | Scott Deschenes | Installing a separate cladding assembly over the existing brick will help reduce ongoing maintenance with surface mounted sealants at metal flashings, as those flashings would be lapped with weather barrier and the new cladding/flashing. | D.Davis/Wetherhol |
| 7 c. Insulation? | Scott Deschenes | Insulation increase would be required if reroofing, in order to meet code. No increase if not reroofing. | D.Davis/Wetherhol |
| 8 d. Overall aging of facility | Scott Deschenes | Water infiltration is a leading cause of strucutral damage in existing facilities. Any work that reduces that risk will extend the structural service life. (MLA); | |
| 9 Doors and frames need to be replaced throughout facility; uniform with modernization | Scott Deschenes | We can include this in the report. | StemperAC |
| Notes from Committee Mtg: 1] Talk to HSDmeeting in June; 2] comparison of where we are to other Seattle FW Thrust PoolsBoard wants to see how MRP compares after Seattle updated their pools | Scott Deschenes | Is the Board looking for a side by side comparison of function/space or programming and user statistics? We can include a statement about the other Forward Thrust pools but have no statistics for programming or user functions. | StemperAC |
| 1 Summary of old reports and how they build things use narrative to explain ho especially last AFS study builds in to it | Scott Deschenes | Uncertain what this question is asking | StemperAC? |
| How long can we keep Mount Rainier Pool going- how much will improvements build in? | Scott Deschenes | If the recommended structural remediation work and ongoing regular building maintenance are completed it is anticipated that the structure will have a minimum of another 25 years of service life. (MLA); On-going maintenance has been good, but Part 1 should last 20 years, Part 2 report - 50 years with continued excellent maintenance with on-going assessments and improvement. (TGG); | All Respond |
| Missing: 1] Executive Summary; 2] Gone or salvageable? 3] ADA accessible natatorium - how accessible is the natatorium? | Scott Deschenes | 1] Executive Summary comes last and ties Part 1 and 2 together; 2] uncertain what is being askedthe whole building? 3] this is addressed in the report - we will do a final QAQC review and add information as needed. | StemperAC |
| Cracking in brick masonry – Curious why they want to replace the cracked brick faces. Is this an aesthetic thing or for structural integrity? | SCOTT ROMANO | Because the brick is single wythe masonry and cracks allow water entry. Water entry can create additional spalling as water within the freezes/thaws. Water can also corrode reinforcing within the brick. | D.Davis/Wetherhol |
| Gutters and downspouts – The existing system is awful, and should be replaced in its entirety. The reason the gutter over the west windows overflows at times is due to clogging and poor design! The subgrade conveyance system is fairly new, and functions properly. No need to perform any calculations. | SCOTT ROMANO | Gutter size should be calculated. If desire to replace gutter, it liley would involve removal of edge metal and patching the roof at the bottom edge to replace with new edge metal. | D.Davis/Wetherhol |
| Roof work and repairs – The latest roof work was done by a Highline School District (HSD) contractor, Tremco, during the 2017 closure project (work took place in 2018 I believe). HSD chose to recoat versus reroof. I feel | SCOTT ROMANO | Reviewing the WTI warranty from 2018, they are to perform an inspection at years 2, 5 (2023), 10, and 15. That inspection includes repair of defective items. See insert below from WTI warranty information. | D.Davis/Wetherho |
| | SCOTT ROMANO | | D.Davis/Wetherhol |
| Exterior clerestory windows – If I'm not mistaken, these panels were replaced with new panels during our 2017 closure work. | SCOTT ROMANO | From the warranty paperwork we received from WTI, it appears there was only a 1 year warranty on the windows. | D.Davis/Wetherhol |
| 9 Parking lot – It would be better to remove the existing asphalt, repair the subgrade failures, and repave the parking lot; then stripe with new thermoplastic. Their recommended fix won't resolve the problem. | SCOTT ROMANO | Agreed that the provided interim solution will not "fix" the problem, and it was not intended to. If directed, we can provide additional information for what it would take to remove and replace the existing parking lot. This would involve additional storm water mitigation, including detention and water quality. | JCE |
| Concrete cracks at seating area – Do these stairs and handrails meet current code? If we fix them, do we need | | If the structural repair recommendations are completed they will meet strucutral code for the required design loading. Defer to Stemper for whether or not the existing stairs and railings meet dimensional code limits and any applicable ADA requirements. | MLA |
| Cracking/corrosion at perimeter of pool – This could get ugly and expensive quite rapidly! If you recall, the 2 | SCOTT ROMANO | The full extent of the damaged concrete and reinforcing corrosion will need to be addressed or else the issues could continue to spread. | MLA |
| · | | We will take another look and modify report if needed. | StemperAC |
| Natatorium lighting – We currently are using breakers instead of switches to turn the metal halide "egg" lights on/off. This is not allowed these days. We should remedy this (not an easy or cheap fix). It would be nice to have the same LED fixture illuminating the pool. However, I don't know if we'll be able to meet the required lighting levels at pool bottom with this approach. The LED lights we have were added by McKinstry (at their sole cost) during our energy upgrades because they couldn't meet the required lighting levels with the "egg" lights | SCOTT ROMANO | New lighting for the Natatorium is part of the notes for Part 1 as the Metal Halide fixtures are reaching end of life and they take a significant amount of time to turn back on after power outage. (TWE) | TWE/StemperAC |
| Decorative exterior windows – These are actually "art", and we need to get King County approval in order to replace/remove them. I'd also be curious how new windows in these locations would be installed so that they are watertight. | SCOTT ROMANO | Will need to discuss this further with DMPMPD to determine process for repair and/or removal. | StemperAC |
| | | Will include in report. | StemperAC |
| Pool construction date – The report waffles back and forth between 1974 and 1975. Let's pick one, and stick | SCOTT ROMANO | Will make correction. | StemperAC |
| Hot water tanks – I've currently got Mac-Miller working on getting us an estimate to replace both of these with new tanks, circulation pumps, and associated piping! No need to waste money on seismic strapping of these | SCOTT ROMANO | Seismic restraints are very in-expensive. If Mac miller replaces tanks in kind, the seismic restraints could be re-used on the new tanks. | Greenbusch |
| Toilet flush valves – I strongly recommend not installing any low flow fixtures!! Your staff will spend all their time | SCOTT ROMANO | We have noted the concern and will suggest blow-out type water closets. | Greenbusch |

| Gang showers – Why would we replace these with individual temperature control shower valves and heads? 49 We've just purchased new guts for the existing mixing valves! What changes would this require of the plumbing system? | SCOTT ROMANO | Our suggestion is to replace all locker room fixtures. Individual shower controls are more user-friendly. | Greenbusch/Stem perAC |
|---|---|---|-----------------------|
| Surge tank heat exchanger tube bundle leak – We replaced the tube bundle in 2020, and as part of that, we tried to seal around the penetration on the inside of the tank. We've also sealed the outside of the tank in this area. The tube bundle is not leaking, and it's not a gasket issue; it's the penetration itself. The entire surge tank is cracked in various places, on all sides | SCOTT ROMANO | See item 11 above | Greenbusch |
| Boiler burner – The Riello burner was installed in 2013 as part of the energy upgrades. It ramps up and adjusts to load accordingly as needed. The controls system was also installed in 2013 | SCOTT ROMANO | see item 12 ahove | Greenbusch |
| Electrical system – This is our largest issue. The majority of the components have exceeded their useful life, and have lots of existing corrosion. Existing breakers are constantly tripping, and pool deck receptacles are an adventure! A lot of these mentioned fixes require new electrical circuits. Even if we have the capacity (not sure we do), I think the additional load would lead to more issues! | SCOTT ROMANO | All existing equipment is noted to be replaced and capacity increased to allow for future equipment. (TWE) | TWE |
| HVAC – Both of these units are on borrowed time. They should both be replaced with something new, along with 53 the associated components (disconnects, insulation, etc.). However, if these new units require drastic piping, ducting, electrical changes; is the benefit better than the cost?? | SCOTT ROMANO | The existing HV units are ready for replacement. The new Natatorium unit will be similar to the existing, so not an extensive additional cost. The locker room unit will be replaced with a conventional air handling unit to condition the new public spaces. | Greenbusch |
| DCW Cost Estimating – In general, I think these costs are low. I also think for this building, we should use 25% 54 contingency as a starting point. For some of the more complex, larger items; I'd go with 30% -35% contingency. Don't forget the permit costs either. | SCOTT ROMANO | StemperAC and the A/E Team will review and make adjustments with the cost estimate as appropriate. | StemperAC for DCW |
| A. INSPECTIONS, HOUSEKEEPING AND PREVENTIVE MAINTENANCE In year two (2), year five (5), year ten (10) and year fifteen (15) of this warranty, Tremoo shall provide roof inspections maintenance, and limited housekeeping services, except as excluded in Section C and Section D, on the RRS. (If a Tremo Agreement has been purchased for the RRS in addition to this warranty, these inspections and the related reporting will be on part of the TremCare Service Agreement. The warranty and the TremCare Service Agreement will remain in effect for the was simultaneously.) Root inspection services shall include the following: 1. Visual inspection of the roof membrane and roof surface conditions. 2. Inspection of the flashing systems including, but not limited to, the metal edge system, base flashings on equipment a walls, counterflashings and termination details, soil stacks and vents, and inspection of rooftop projections, and including, but not limited to, pitch pans, HVAC equipment, sky lights, and access hatches. Roof inspection services do not include: 1. Inspection for water damage or mold growth. 2. Detection or identification of mold. Preventive maintenance services shall include the following: 1. Metal edge flashing components - teas, splits, and breaks in the membrane flashings will be repaired with appropriate repair mastics and membranes. 2. Tears and splits in the flashing membrane will be repaired with appropriate repair mastics and membranes will be sealed. Terminal counterflashings and membranes. Splits and blisters which threaten the roof integrity will be cleaned, primed, and repaired with repair mastics and membranes. Metal projections (hoods and clamps) will be sealed. This warranty does not include. | Care Service arried out as manly period and adjoining d equipment priate repair split flashing tion bar and | ILLUSTRATION FOR QUESTION 2 | |
| | g e 1 3 5/4/2018 | | |

Des Moines Pool Métropolitain Park District

| AGENDA ITEMS SUMMARY SHEET | | | | | |
|---|------------------------------|------------------------------|--|--|--|
| Agenda Item #: 8b | Assigned to: District GM | Meeting Date: 9/26/23 | | | |
| Under: Old Business | | Attachment: Yes | | | |
| Subject: District Clerk Upda | ate | | | | |
| Background/Summary: The District GM (DGM) is recommending changing the position of District Clerk to a Front Desk Specialist (or other more marketable job name). This position could help create more stability and customer service for the front desk at the Mount Rainier Pool, while making the role of the clerk more attractive for a quality candidate. It would also provide the position with a place to work, while the district further pursues eliminating the district offices. The DGM also plans on pursuing bookkeeping options as either a one-time or long-term option and feels the summer after government tax season may be the best time to pursue a consultant. He is working on putting an RFQ together for these services that will be presented at a future meeting. An update will be given on the hiring process. | | | | | |
| Fiscal Impact: Spent \$350 in advertising on Indeed, which led to over 350 applicants. | | | | | |
| Proposed Motion: I move to approve Front Desk/Administrative Specialist position. | | | | | |
| Reviewed by District Legal Counsel: Yes X No Date: Various | | | | | |
| Two Touch Rule: N/A Committee Review Various First Board Meeting (Informational) To Be Determined Second Board Meeting | | | | | |
| Action Taken: Adopted | Rejected | Postponed | | | |
| Follow-up Needed: | YesNo R | eport back date: | | | |
| Notes: Attachments - Front Office/Administrative | e Specialist Job Description | | | | |

Des Moines Pool Métropolitain Park District

| AGENDA ITEMS SUMMARY SHEET | | | | | |
|---|-----------------------|----------------------|-----------------------|--|--|
| Agenda Item #: 8c As | signed to: District C | <u> </u> | leeting Date: 9/26/23 | | |
| Under: Old Business | | | Attachment: Yes_ | | |
| Subject: Normandy Park Presentation | | | | | |
| Background/Summary: A presentation was made to the Normandy Park City Council on Tuesday, September 12. The discussion is a summary of that presentation. The District GM also presented the billing for the annual payment at the meeting to the Park | | | | | |
| Manager. | | | | | |
| Fiscal Impact: \$25,000 Subsi | idy from Normandy P | ark | | | |
| Proposed Motion: No motion necessary. Informational Only! | | | | | |
| Reviewed by District Legal Co | ounsel: Yes | _No Date: | N/A | | |
| Two Touch Rule: | | | ting (Informational) | | |
| Action Taken: Adopted _ | Rejecte | d Post _l | poned | | |
| Follow-up Needed: Ye | sNo | Report ba | ack date: | | |
| Notes: | k Presentation (Powe | arPoint Presentation | 1 | | |

- Attachment Normandy Park Presentation (PowerPoint Presentation)
 <u>Click here</u> to view a link to Normandy Park Video of Presentation (Sept 12 Meeting, Item #2)
 - https://normandyparkwa.gov/media/



1

Mount Rainier Pool

- Opened in 1975
- Ran by King County until 2000
- 2000-2009: Ran by coalition
- 2009: Formation of Des Moines Pool MPD
- 2023: Feasibility study to see what can be done with the facility (1975)
- Facility still owned by the Highline School District



Importance of Water Safety in Community

- Unintentional Death:
 - Ages 1-4: leading cause
 - Ages 5-14: 2nd leading cause
 - For every death under 18, 7 receive emergency room care
- Prevention: MRP is working to give area families access to:
 - · Year-round swim lessons
 - Education on water safety including identifying hazards and promoting responsible behavior
 - Goal is to broaden access to through schools and community groups

Pictured: Hypothermia station at Water Safety Event



3



Since Last Presentation (Pandemic)

- Re-opened during pandemic with no outbreaks
 - Socially-distanced regular programming
 - Added FREE youth programs and worked with SMAC that met standards to give families fitness/community activities during pandemic
 - Worked with schools on safe practices and meets
 - Only public facility opened in area to workout (including seniors)
- Couldn't train/certify staff for two years
 - Slowed growth of programming after pandemic



Programming Since Pandemic

- Offered more than \$100,000 in free swim lessons thanks to SEEK, KCYAS & Legacy grants (resident priority)
- Added Local Swim Club (11% NP Residents) and Lifeguard Preparatory Classes (Free w/ KCYAS Grant)
- Mount Rainier High School Swim Team (Strong Normandy Park Participation) and District-wide Diving Program (Only pool deep enough in district for diving)
- Swim lessons offered in Fall/Winter include many swim club participants of Normandy Park outdoor pools
- Free certification programs for local lifeguards thanks to Legacy and KCYAS
- Trained more than 500 separate children for swim lessons more than last year.
 - 85-98% residents of Des Moines and Normandy Park (resident priority)

5

Saluting 14 years of collaboration with Normandy Park Since 2009, the Normandy · Eligible for resident Park Metropolitan Park District scholarships of 90 percent and the Des Moines Pool for all programs Metropolitan Park District have Free lifeguard and swim successfully worked together instructor certifications* to preserve Mount Rainier (value up to \$450) Pool and year-round access to *Eligible to those willing to swimming. work in Des Moines/Normandy As such, Normandy Park Park area residents enjoy our · Resident discount rates on swim lessons, water exercise, swim passes and rentals · Resident priority registration on swim lessons and birthday Normandy Park party rentals Ads in NP City Scene mount rainier pool

How Normandy Park Benefits from subsidy...

7

Resident Priority

- Registration Priority
 - Able to register for swim lessons at same times as Des Moines Residents
 - Were given priority for all grant-covered free swim lessons over non-residents
- Resident Discount (Same as Des Moines Residents)
 - Get discounted prices for all services
 - Save \$1 (daily visit)-\$50 (family pass) on a service
 - Discount applied to passes, swim lessons, water exercise and rentals
- · Scholarship Access
 - Scholarship of 90% available
 - Only open to Des Moines and Normandy Park residents
 - · Covers all programming
 - Would like to work with you to increase participation by Normandy Park residents



Lifeguard/Swim Instructor Trainings

- Free lifeguard trainings for employees who work at local pools (partially funded by Legacy Grant)
- Certified/recertified 55 area lifeguards since last summer
- NP kids are getting employed by MRP. 15 of 60 Mt Rainier Pool Staff are NP Residents (25%)
- 21% of MRP staff also work at Normandy Park Outdoor Pools
 - Estimated 10% of Normandy Park staff and 40% of Olympic View pools staff
 - Trainings help have available staff for swim lessons and to support operations
- Our Lead Lifeguard offers trainings and in-services at Olympic View Pool (additional trainings and certifications)

- MRP is more than fun activities, it's leadership 1st responder work.
 - First Responder Training (similar skills)
 - · Leadership and other

"Across the country, about half of the nation's 309,000 public pools will be forced to close or reduce hours according to the American Lifeguard Association."

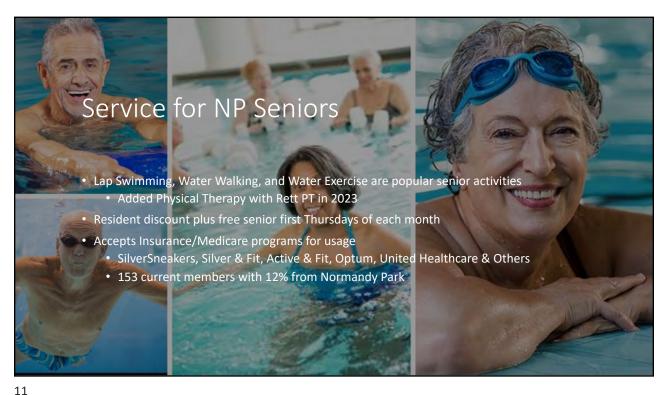
-CBS News Report on June 3, 2023

9

Supporting Schools

- 100+ Families participate on MRHS and Seattle Metropolitan Aquatic Club Teams that both use Mount Rainier Pool
- · Certify all HSD swim coaches
- Free PTSA Swim (for resident elementary schools including Marvista)
 - · Adding Water Safety Element in 2023-24
- Robotics Team for Maritime High School practices
- Employment schedules that work around students' academic and extracurricular activities
- Student/employees learn work-life skills
 - 2022 Staff won three Dollars for Scholars grants (pictured)





__

Youth/Family Services

- · Family swims throughout week
- Special Events
 - \$1 First Saturday Open Swims
 - 3rd Saturday Wibit Open Swims
 - Seasonal Events: Halloween, Holiday, Etc.
 - · School's Day Out Swims
- Free Water Safety Trainings
 - Hypothermia, Currents, Lifejacket Fitting and more...
 - April Pool's Day April 20
 - Summer Splashtacular Coming in 2024
- Birthday Party Rentals (Resident Priority)
- Intro 2 Swim Team
 - Led by Competitive Swim Team Coaches
 - Transition to high school & competitive and seasonal teams
 - · Looking at getting grant-funded for 2024



Value for Amount Subsidized

| | DM | NP |
|---|-----------|----------|
| Tax Subsidy | 1,298,500 | 25,000** |
| % Subsidy | 98% | 2% |
| Account Holder %* Usually picks up in Fall after outdoor season | 86% | 12.5% |

^{**}Normandy Park subsidy has not changed since 2009

13

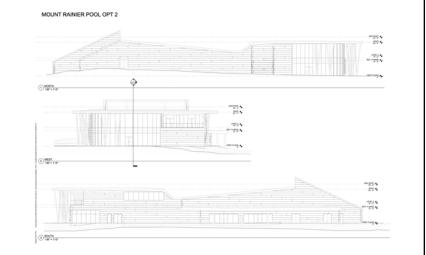
Normandy Park Usage Benefits

- 2% subsidy covers 12.5 % usage
- Other individual rentals that may use space
 - Alaska Airlines, Scuba, PTSAs, Birthday Parties, Law Enforcement, Fire, Rett, etc.
- Closest Year-round Indoor Public Pool for Normandy Park residents
- Help promote each other's programs



Future Discussions

- Mount Rainier Pool approaching 50 years of age
 - Aquatic Feasibility Study
- Not enough pool space in region
 - Swim lessons
 - Increased density in region
 - Swim teams
 - HS and Private need more space
 - Lifelong swimming
 - Masters and other adult outlets
 - Lifeguard/Water Trainings
 - Difficult to train staff around full slate of programming
- Opportunities to work with other agencies
 - Regional approach
 - Better utilize resources
 - Community Committee for Planning



15

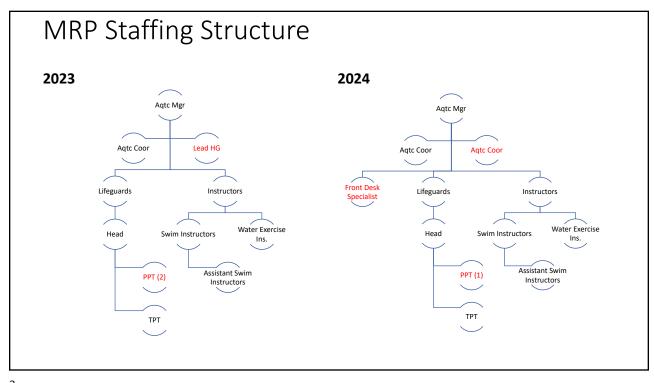


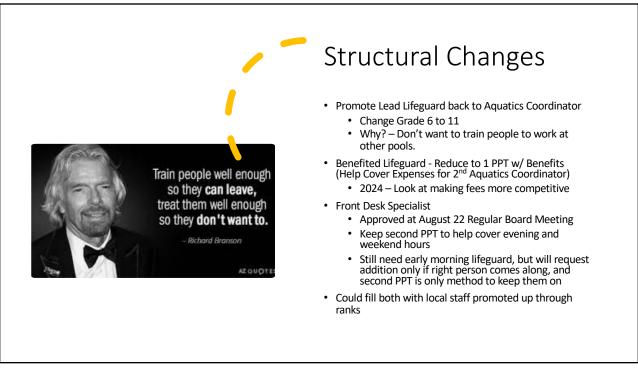
Des Moines Pool Métropolitain Park District

| AGENDA ITEMS SUMMARY SHEET | | | |
|---|--|--|--|
| Agenda Item #: 9a Assigned to: District GM Meeting Date: 9/26/23 | | | |
| Under: New Business Attachment: Yes | | | |
| Subject: 2024 Staffing (Budget) Recommendations | | | |
| Background/Summary: Each year, staff makes recommendations to changes in the budget for staffing. This year contains recommendations to help attract, retain, and grow staff. | | | |
| Fiscal Impact: To be determined. Proposed Motion: No motion necessary. Informational Only! | | | |
| Reviewed by District Legal Counsel: YesNo Date: N/A | | | |
| Two Touch Rule:To Be DeterminedCommittee Review9/26/23First Board Meeting (Informational)To Be DeterminedSecond Board Meeting (Action) | | | |
| Action Taken: Adopted Rejected Postponed | | | |
| Follow-up Needed: YesNo Report back date: | | | |
| Notes: - Attachment – 2024 Staffing Budget Recommendations | | | |









Changing Landscape

Less traditional swimmers requires more senior staff to train and monitor

- Less than 1/3 of swim team and approx. 3% of MRHS (1600+ students) can pass test w/o training
- New staff requires 3-6 month of trainings (some do not complete this training)
- Require more hands-on trainings usually from 3-5pm

Push for more programming and outreach will require more senior staff than traditionally

Train more people locally and partnering will also require more staff to lead those programs

Current lead lifeguard is first local staff

May add CPR classes in 2024



Benefits and Retirement

- Push off PERS programs until 2025
- Suggest exploring transition from 16-20% to allow for more benefits
 - Allow for opportunity to receive both DCP and AWC benefits
 - Cancelled due to low property tax estimates
- Strong commitment to keeping current staff and help recruit future employees



7

Financial Info

| Staff | Base Rate | Benefits | Total |
|------------------------|----------------|----------------|----------------|
| Aquatics Manager | ADD INFO LATER | ADD INFO LATER | ADD INFO LATER |
| Aquatics Coordinator 1 | | | |
| Aquatics Coordinator 2 | | | |
| Front Desk Specialist | | | |
| PPT Lifeguard (1) | | | |
| Head Lifeguards | | | |
| Lifeguards | | | |
| Swim Instructors | | | |

Available at October meeting. Need minimum wage increase to adjust rates.

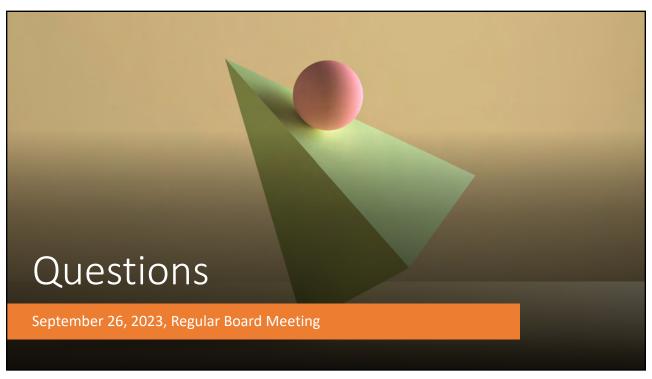


9



Structural Changes

- District GM
 - No Changes, but review position for 2024
- Clerk
 - Front End Data Entry (Front Desk Admin w/ DGM as backup)
 - In interview process
 - Back End Compiling & Reports (Contract for Oversight with DGM as backup)
- Structural Audit
 - Contract Accountant/Bookkeeping
 - Annual report on process improvement
- Switch payroll to VisionMS
 - Streamline processes
 - Issues with payment systems and HR services



Des Moines Pool Métropolitain Park District

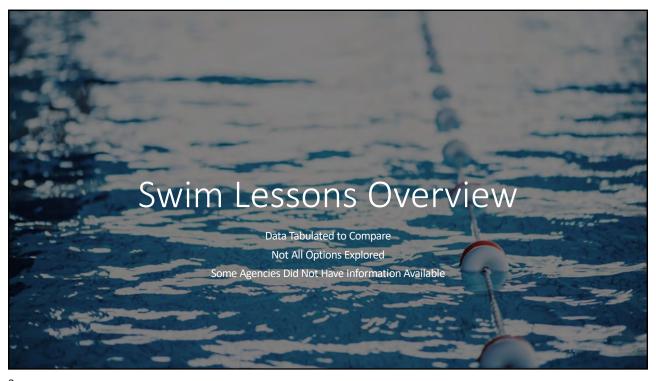
| AGENDA ITEMS SUMMARY SHEET | | | |
|---|---|---|--|
| Agenda Item #: 9b Assigne | ed to: District GM | Meeting Date: <u>9/26/23</u> | |
| Under: New Business | | Attachment: Yes_ | |
| Subject: 2024 Rate Recommendat | ions | | |
| Background/Summary: Each year, staff makes recommend information to be discussed at a futter transition into formal structures for recommendation that lines out the rate | ure meeting. The goal or ates to be implemented etter long-range plan for | of the process is to develop a large (if approved by the board in 2024). | |
| Fiscal Impact: To be determined. | | | |
| ricea impacti to so determined: | | | |
| Proposed Motion: No motion nece | ssary. Informational On | ıly! | |
| Reviewed by District Legal Counsel | : YesNo | Date: <u>N/A</u> | |
| 9/2 | Be Determined 6/23 First Be Determined S | Committee Review Board Meeting (Informational) econd Board Meeting (Action) | |
| Action Taken: Adopted | Rejected | _ Postponed | |
| Follow-up Needed: Yes | No | Report back date: | |
| Notes: - Attachment –Staffing Recommend | lations for 2024 Budget | (First Touch) | |



Assumptions

- Mount Rainier Pool is still experiencing effects of pandemic
 - · Fall had to cut back programming
 - Still not able to open at 5:30am during school year
 - Using sold passes would be unreliable
- Market versus program pricing
 - Focus on market as so many pools are within service area
 - Program pricing would result in services that residents could not afford
- \$.20/1,000 will cause staffing issues that could create issues if pricing does not match inflation (Need to attract staff to grow programming)
- Avoid "price elasticity of demand" by slowly rising prices versus large increase which will lead to lower revenue
- Revenue reports on current usage will be unreliable and not provide actionable data
 - Data unreliable at this point
- 2024 rates for other agencies will see increases due to inflation
- The district will see a 5% drop in property tax subsidy in 2024 and staff suggests increasing fees to accommodate for inflation





3

Swim Lessons (Group)

Resident/Member

| Agency | Rate Per Class |
|--------------------|--------------------------|
| Evergreen | \$9 |
| Federal Way CC | \$10 |
| Matt Griffin YMCA | \$19 |
| Tukwila Pool | \$8.25 |
| Mount Rainier Pool | \$8.25 (All Others) |
| | \$5.87 (Parent & Child) |
| Recommended | \$9 (All Others) 9% |
| | \$7 (Parent & Child) 19% |
| | |

Non-Resident/Non-Member

| Agency | Rate Per Class |
|--------------------|-------------------------|
| Evergreen | \$9 |
| Federal Way CC | \$11.50 |
| Matt Griffin YMCA | \$38 Est. |
| Tukwila Pool | \$10.25 |
| Mount Rainier Pool | \$10 (All Others) |
| | \$7.50 (Parent & Child) |
| Recommended | \$11 (All Others) 10% |
| | \$8 (Parent & Child) 7% |

The demand for swim lessons and other agency prices should see little to no elasticity of demand with price increases.

Swim Lessons (Private)

Resident/Member

| Agency | Rate Per Class |
|---------------------|-----------------------|
| Evergreen | No Data |
| Federal Way CC | \$30 |
| Matt Griffin YMCA | \$52 |
| Tukwila Pool | Not Currently Offered |
| Mount Rainier Pool* | \$30 (single) |
| | \$42.50 (2-3 shared) |
| Recommended | No Changes |

Non-Resident/Non-Member

| Agency | Rate Per Class |
|--------------------|-----------------------|
| Evergreen | No Data |
| Federal Way CC | \$34 |
| Matt Griffin YMCA | \$104 Est. |
| Tukwila Pool | Not Currently Offered |
| Mount Rainier Pool | \$37.50 (single) |
| | \$50 (2-3 shared) |
| Recommended | No Changes |

Recommend no changes at this time, due to market pricing.

5



^{*}Also have 5 & 10 visit discounts.

Current Pass/Membership Options for Swim

Pass Breakdown

- Baby/Toddler 0-2 (Free)
- Youth (3-17)
- Adult (18-61)
- Senior (62+)
- Disabled
- Family (3 month + Annual Only)
- Insurance*

Length of Commitment

- Daily
- 10-Visit
- 3-Month
- Annual (Paid at Once)
 - Accrual (credit card draw) cancelled due to software issues

Insurance includes access to swim, water walking and water exercise

Keep It Simple: Do not want more than this.

7

Swim Passes (Daily Visit Passes)

| Resident | Youth | Adult | Senior | Other |
|--------------------|--------|---------|--------|-------------------|
| Evergreen | \$6.00 | \$7.00 | \$6.00 | N/A |
| Federal Way CC | \$5.00 | \$10.00 | \$6.00 | \$6.00 (teen) |
| Matt Griffin Y | ??? | ??? | ??? | ??? |
| Tukwila | \$4.75 | \$6.75 | \$4.75 | \$4.75 (veteran) |
| Mount Rainier Pool | \$3.25 | \$4.00 | \$3.25 | \$3.00 (disabled) |

| Non-resident | Youth | Adult | Senior | Other |
|--------------------|--------|---------|--------|-------------------|
| Evergreen | \$6.00 | \$7.00 | \$6.00 | N/A |
| Federal Way CC | \$5.00 | \$10.00 | \$6.00 | \$6.00 (teen) |
| Matt Griffin Y | ??? | ??? | ??? | ??? |
| Tukwila | \$4.75 | \$7.25 | \$4.75 | \$4.75 (veteran) |
| Mount Rainier Pool | \$4.00 | \$5.00 | \$4.00 | \$3.75 (disabled) |

Swim Passes (10-Visit)

| Resident | Youth | Adult | Senior | Other |
|--------------------|---------|---------|---------|--------------------|
| Evergreen | \$54.00 | \$63.00 | \$54.00 | N/A |
| Federal Way CC | N/A | N/A | N/A | N/A |
| Matt Griffin Y | N/A | N/A | N/A | N/A |
| Tukwila | \$41.25 | \$59.50 | \$41.25 | N/A |
| Mount Rainier Pool | \$29.00 | \$35.00 | \$29.00 | \$29.00 (disabled) |

| Non-Resident | Youth | Adult | Senior | Other |
|--------------------|---------|---------|---------|--------------------|
| Evergreen | \$54.00 | \$63.00 | \$54.00 | N/A |
| Federal Way CC | N/A | N/A | N/A | N/A |
| Matt Griffin Y | N/A | N/A | N/A | N/A |
| Tukwila | \$43.25 | \$64.75 | \$43.25 | N/A |
| Mount Rainier Pool | \$34.00 | \$40.00 | \$34.00 | \$34.00 (disabled) |

9

Swim Passes (3-Month)

| Resident | Youth | Adult | Senior | Other |
|--------------------|----------|----------|----------|--------------------|
| Evergreen | N/A | N/A | N/A | N/A |
| Federal Way CC | N/A | N/A | N/A | N/A |
| Matt Griffin Y | N/A | N/A | N/A | N/A |
| Tukwila | \$105.50 | \$166.50 | \$105.50 | \$105.50 (veteran) |
| Mount Rainier Pool | \$79.00 | \$99.00 | \$79.00 | \$79.00 (disabled) |

| Non-Resident | Youth | Adult | Senior | Other |
|--------------------|----------|----------|----------|--------------------|
| Evergreen | N/A | N/A | N/A | N/A |
| Federal Way CC | N/A | N/A | N/A | N/A |
| Matt Griffin Y | N/A | N/A | N/A | N/A |
| Tukwila | \$132.75 | \$208.75 | \$132.75 | \$132.75 (veteran) |
| Mount Rainier Pool | \$96.00 | \$119.00 | \$96.00 | \$96.00 (Disabled) |

Swim Passes (Annual)

| Resident | Youth | Adult | Senior | Family | Other |
|--------------------|------------------------------------|----------|----------|--------------------------------|---------------------|
| Evergreen | N/A | N/A | N/A | N/A | N/A |
| Federal Way CC | N/A | \$429.00 | \$353.00 | \$663-\$815 | \$311 (teen) |
| Matt Griffin Y | Sliding scale depending on income. | | | | |
| Tukwila* | \$296.75 | \$488.50 | \$296.75 | \$122.50 mo * 12 = \$1,470 | \$296.75 (veteran) |
| Mount Rainier Pool | \$209.00 | \$359.00 | \$209.00 | \$649.00 + \$59 (6+/person) | \$209.00 (disabled) |

| Non-Resident | Youth | Adult | Senior | Family | Other | |
|--------------------|---------------|--|----------|----------------------------|---------------------|--|
| Evergreen | N/A | N/A | N/A | N/A | N/A | |
| Federal Way CC | N/A | \$503.00 | \$426.00 | \$734-\$877 | N/A | |
| Matt Griffin Y | Sliding scale | Sliding scale dependent on household income. | | | | |
| Tukwila | \$374.50 | \$208.75 | \$374.50 | \$155.75 mo * 12 = \$1,869 | \$374.50 (veteran) | |
| Mount Rainier Pool | \$249.00 | \$399.00 | \$249.00 | \$599 + \$50 (6+/person) | \$249.00 (disabled) | |

^{*}Tukwila only offers a family monthly pass.

11

Implement New Overall Fee Structure

 $\bullet\,$ Restructure rates to more formal structure with benefits to commitment

Process:

- 1. Daily Rate
- 2. 10-Visit Discount is for 10th visit free.
- 3. 3 Month 3, 10-Visit with 20% Discount (Average 8 visits/month).
- 4. Annual 4, 3 Month with 20% Discount
- 5. Accrual Hold until 2025. Need consistent processes in place.

^{**}All rates rounded off to nearest quarter for better money handling.

2024 Swim Pass Rate Recommendations

| Resident | Youth (3-17)Senior (62+) and Disabled* | Adult (18-61)* |
|----------------------------------|--|------------------------|
| Daily | \$3.50 (7.7%) lowest | \$4.50 (12.5%) lowest |
| 10-Visit (10 th free) | \$31.50 (8.6%) lowest | \$41.50 (18.6%) lowest |
| 3-Month (10X3 w/10 disc) | \$75.00 (-5%) lowest | \$99 (0 %) lowest |
| Annual | \$239 (14%) lowest | \$319 (-13%) lowest |
| Accrual (NEW) | Hold until 2025. | |

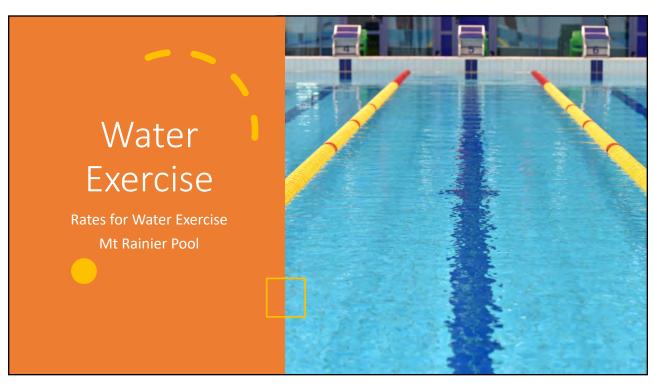
| Non-Resident | Youth (3-17) Senior (62+) and Disabled | Adult (18-61) |
|----------------------------------|--|----------------------|
| Daily | \$5.00 (25%) 2nd lowest | \$6.00 (20%) lowest |
| 10-Visit (10 th Free) | \$45.00 (32%) lowest | \$54.00 (35%) lowest |
| 3-Month | \$109 (13.5%) 2nd lowest | \$129 (8%) lowest |
| Annual | \$349 (40%) lowest | \$409 (2.5%) lowest |
| Accrual (NEW) | Hold until 2025. | |

REASONING FOR HIGHER FEES:

*BREAKDOWN: Proposed Rate (Increase/Decrease from 2023) market position.

- 1. Take lanes away from residents. Limited spaces.
- 2. Have non-residents discuss gaining resident access to their taxing entity.

13



Water Exercise (Single Visit)

Resident/Member

Non-Resident/Non-Member

| Agency | Adult | Senior |
|--------------------|--------|--------|
| Evergreen | \$7 | \$6 |
| Federal Way CC | \$10 | \$6 |
| Matt Griffin YMCA | \$19 | |
| Tukwila Pool | \$7.75 | \$6 |
| Mount Rainier Pool | \$5 | \$5 |

| Agency | Adult | Senior |
|--------------------|-----------|--------|
| Evergreen | \$7 | \$6 |
| Federal Way CC | \$10 | \$6 |
| Matt Griffin YMCA | \$38 Est. | |
| Tukwila Pool | \$7.75 | \$6 |
| Mount Rainier Pool | \$5.75 | \$5.75 |

Water Exercise (10-Visit Passes)

| Agency | Youth | Adult | Senior | Other |
|--------------------|----------------|-------------|----------------|----------------------|
| Evergreen | \$54.00 | \$63.00 | \$54.00 | N/A |
| Federal Way CC | N/A | N/A | N/A | N/A |
| Matt Griffin Y | N/A | N/A | N/A | N/A |
| Tukwila | \$51.50/\$54NR | \$67/\$70NR | \$51.50/\$54NR | \$51.50/\$54NR (Vet) |
| Mount Rainier Pool | \$51.00 | \$51.00 | \$51.00 | \$51.00 (Disabled) |

15

Water Exercise (3-Month Passes)

| Agency | Youth | Adult | Senior | Other |
|--------------------|-------|-------|--------|------------------|
| Evergreen | N/A | N/A | N/A | N/A |
| Federal Way CC | N/A | N/A | N/A | N/A |
| Matt Griffin Y | N/A | N/A | N/A | N/A |
| Tukwila | N/A | N/A | N/A | N/A |
| Mount Rainier Pool | \$129 | \$129 | \$129 | \$129 (Disabled) |

Water Exercise (Annual Passes)

| Agency | Youth | Adult | Senior | Other |
|--------------------|-------|-------|--------|------------------|
| Evergreen | N/A | N/A | N/A | N/A |
| Federal Way CC | N/A | N/A | N/A | N/A |
| Matt Griffin Y | N/A | N/A | N/A | N/A |
| Tukwila | N/A | N/A | N/A | N/A |
| Mount Rainier Pool | \$359 | \$359 | \$359 | \$359 (Disabled) |

Water Exercise Recommendations

| | RESIDENT* | NON-RESIDENT* |
|----------------------------------|----------------------|---------------------|
| Daily | \$5.50 (10%) lowest | \$6.00 (20%) lowest |
| 10-Visit (10 th free) | \$49.00 (-4%) lowest | \$54.00 (6%) lowest |
| 3-Month (10X3 w/10 disc) | \$119.00 (-8%) only | \$129.00 (0%) only |
| Annual | \$379.00 (6%) only | \$409.00 (14%) only |
| Accrual (NEW) | Hold until 2025. | |

REASONING:

- 1. Classes getting full, but not enough to split classes into more offerings.
- 2. Non-Resident Pricing: Focus on residents with non-residents paying additional monies for impact.
- 3. Prices rounded off to odd pricing.

17

Scholarship Programs

| Agency | Basic/Fee Assistance Scholarships |
|----------------------|---|
| Evergreen | Not listed (DDA Assistance Eligible) |
| Federal Way CC | 25% Off* (DDA Assistance Eligible) |
| Matt Griffin YMCA | Sliding Scale (Not much info available) |
| Tukwila Pool** | 50-100% (Like Old System) |
| Mount Rainier Pool** | 90% Off (Resident Only)*** |

^{*}Federal Way CC has external scholarships available.

DDA (previously known as DDD) is the state level administration within the Department of Social and Health Services (DSHS) that serves people who meet their specific and strict criteria of "developmental disability".

^{*}BREAKDOWN: Proposed Rate (Increase/Decrease from 2023) market position.

^{**}Have residency criteria for scholarships.

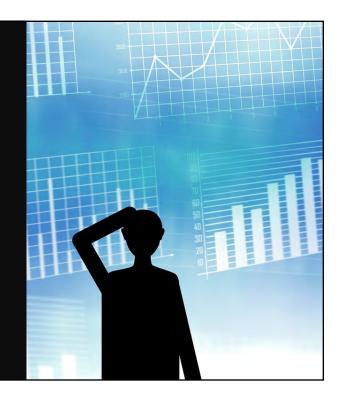
^{***}As of 9/20/23 the district has given out \$1,624.46 of scholarships. This is low due to \$25,000 of grant supported swim lessons for the first half of 2023.



| Resident | 1-25 | 26-60 | 61+ (Max) | Other |
|-----------------|---------------------|-------------------|---------------|-------------------|
| Evergreen | \$144 | \$183 (Up to 50) | \$283 (100) | \$45 (deck/patio) |
| Federal Way CC | | | | |
| Matt Griffin Y | \$275 (No Maximum | Given) | | |
| Tukwila | \$145.00 (\$25 Fee) | \$145 (Up to 50) | N/A | \$25 (Slide) |
| Mt Rainier Pool | \$109.00 | \$139.00 | \$169.00 (93) | \$49.00 (Lobby) |
| Recommendation | \$129.00 | \$149.00 (Max 60) | N/A*** | \$49.00 (Lobby)** |
| Name and desire | 4.25 | 26.60 | C4 - (84) | Other |
| Non-resident | 1-25 | 26-60 | 61+ (Max) | Other |
| Evergreen* | \$144 | \$183 (Up to 50) | \$283 (100) | \$45 (deck/patio) |
| Federal Way CC | \$236 | \$236 (max 60) | N/A | \$160 (lounge) |
| Matt Griffin Y | \$375 (No Maximum | Given) | | |
| Tukwila | \$170 (\$25 Fee) | \$170 (Up to 50) | N/A | \$25 (Slide) |
| Mt Rainier Pool | \$134.00 | \$174.00 | \$209.00 (93) | \$69.00 (Lobby) |
| Recommendation | \$179.00 | \$199.00 (Max 60) | N/A*** | \$79 (Lobby) |

Data

- Data will be made available at October meeting including 2022 and 2023 data
- No full data available at this time. Will send out in October packet
- Note 2022 and 2023 data includes limited hours due to building staff back from Covid-19



21



Des Moines Pool Metropolitan Park District

| AGENDA ITEMS SUMMARY SHEET | | | | | | | |
|--|--|------------------|--------------|---------------|----------------|------------|--|
| Agenda Item #: | 9c | Assigned to: | District GN | <u>/I</u> Me | eting Date: | 9/26/2023 | |
| Under: New E | Business | _ | | Att | achment: | Yes | |
| Subject: Downspout Emergency Repair – Finance Committee Approval | | | | | | | |
| Background/Su | mmary: | | | | | | |
| The downspout of designed low aga | caps for the | _ | _ | | • | | |
| The damaged ca but they are also mowed and grow not a long-term of | safety haz vs to a leve | ards for youth o | n the school | 's campus. Th | e grass is not | frequently | |
| with increased p | The District GM requested approval from the finance committee as school is back in session with increased potential loitering behind the facility, and to complete repairs before fall weather including increase precipitation. | | | | | | |
| The repair was over the District GM's threshold of \$5,000 according to Section 4.3 of the Procurement Policy (520). Finance Committee. The Finance Committee shall have authority to approve expenditures within the specified budgetary line-item limits adopted by the Board with a total cost of over \$5,000.00 and under \$20,000.00. | | | | | | | |
| The Finance Committee was contacted and approved the repair on Wednesday, August 30th. Both commissioners agreed the repairs were timely and the item is being posted on the agenda for information for the rest of the board. | | | | | | | |
| Fiscal Impact: There may be additional repairs done in the future, but we do not have info. | | | | | | | |
| Proposed Motion: No motion necessary. Information only. | | | | | | | |
| Reviewed by Legal Counsel: Yes No Date: N/A | | | | | | | |
| Two Touch Rule: 8/30/2023 Committee Review 9/26/2023 First Board Meeting (Informational) N/A Second Board Meeting (Action) | | | | | | | |
| Action Taken: | Ac | lopted | _ Reject | ed | Postponed | k | |
| Follow-up Need | ded: | /es N | No | Reporting | Back Date: | _ | |

Notes: Attachments:

- Photos of ConditionMacMiller 2022 2069 LT





August 30, 2023

Proposal # 2022 - 269 - LT

Scott Romano City of Des Moines 22722 19th Ave S Des Moines WA 98198

RE: Downspout Drain Cleanout Status
Site: MT RAINIER POOL

MacDonald-Miller Facility Solutions Proposes to provide all labor, tools, and materials to complete the following during normal business hours:

- Excavate around (3) existing cleanouts on the southside of the building in the lawn that have been damaged
- Remove and replace current cleanout and caps at a lower level
- Furnish and install (3) new 10" round irrigation valve boxes over/around cleanouts
- Mobilization and set up of trailer jetter
- Jet lines from SW corner of the building past east cleanout to assure proper drainage, report if not possible
- Start and test
- Cleanup and removal of our debris
- Cleanup and return of trailer jetter

| If you have any questions regarding my proposed scope of work, please do not hesitate to call me at | |
|---|--|

206.768.3944. If you wish to approve this proposal and send to me by fax at 206.767.6773 or sign, scan and send to my email at link.toliver@macmiller.com

Unless otherwise stated above, this proposal excludes the following: expedited shipment, afterhours or overtime, sales tax and/or any mechanical deficiencies that may be found during these repairs, any labor to date, permits or engineered drawings, performance bonding.

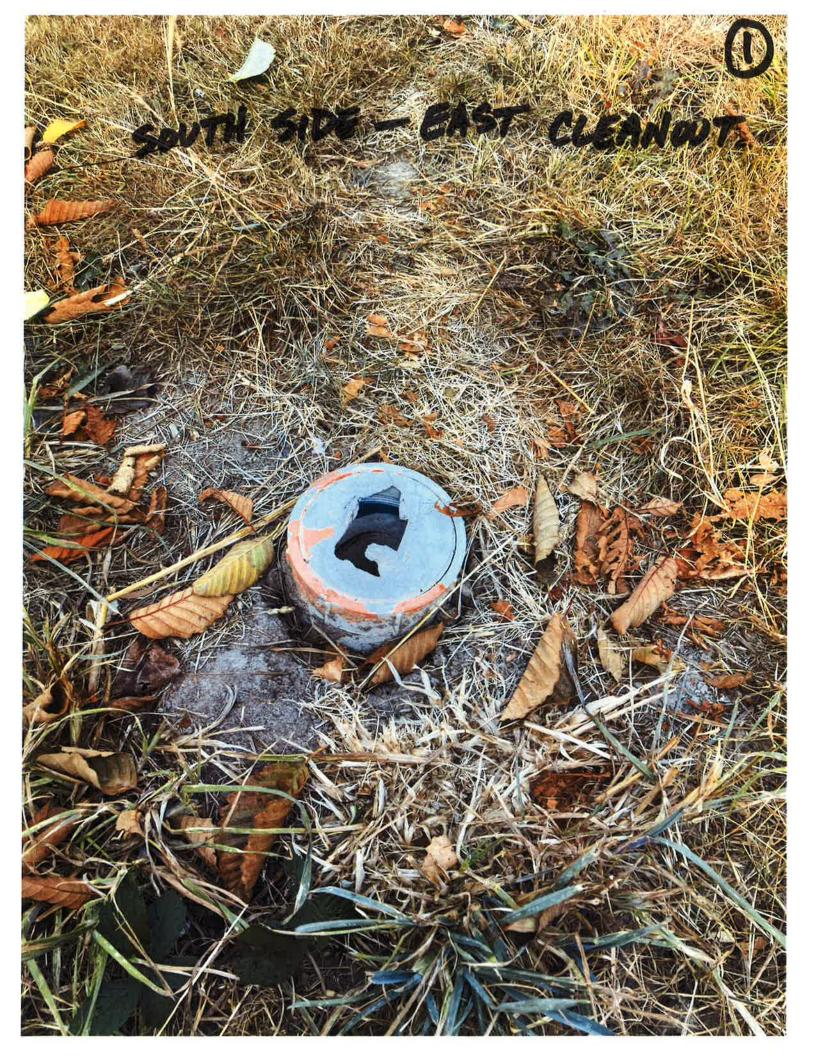
| Upon which this proposal is based. This proposal does not include, unless so stated, any applicable state or federal taxes. This proposal is subject to acceptance by purchaser within 30 days and subject to the terms and conditions stated on the following page. | Submitted by: Lincoln Toliver, Account Manager | | | | |
|--|---|--|--|--|--|
| Acceptance: I agree to the terms hereof and acceptance of this agreement. | | | | | |
| Name and Phone | | | | | |
| Signature | Date | | | | |



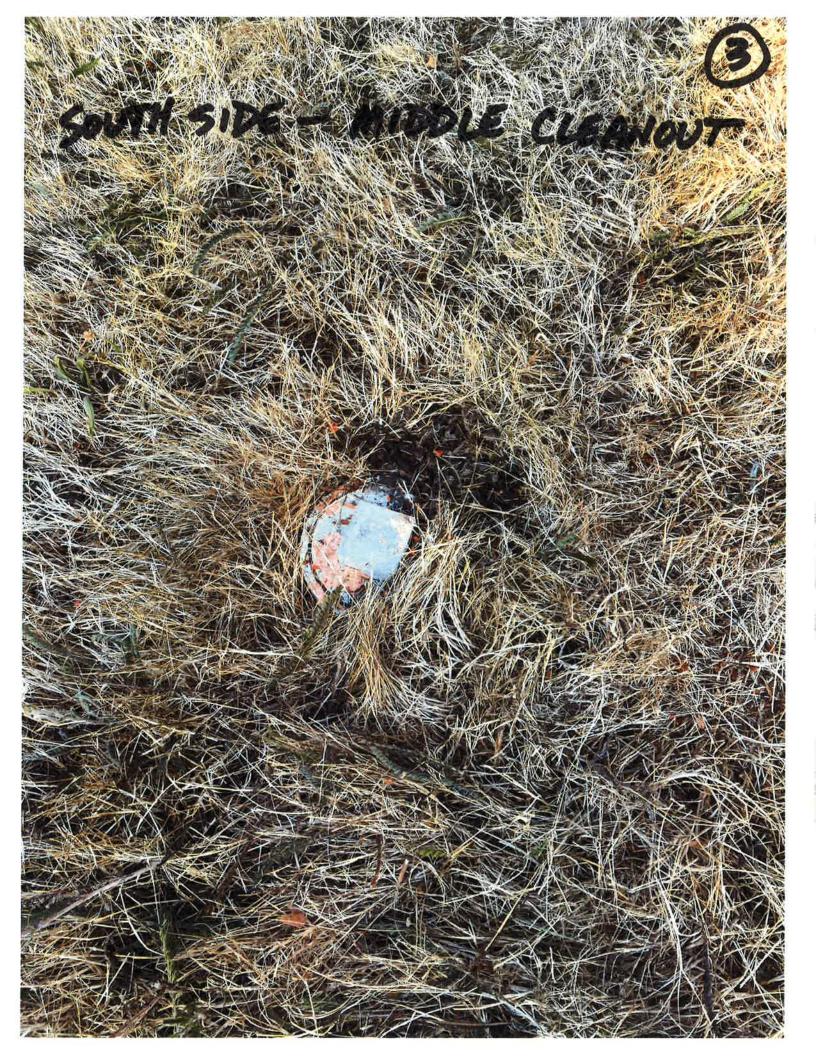


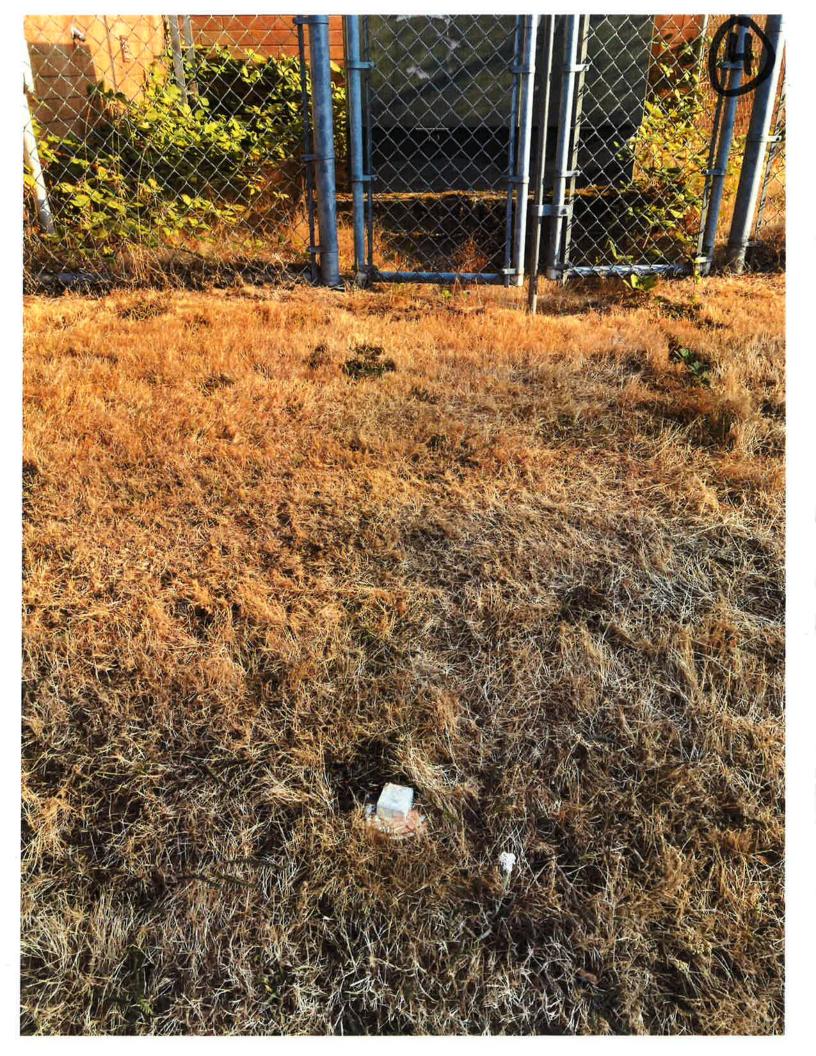
Terms and Conditions

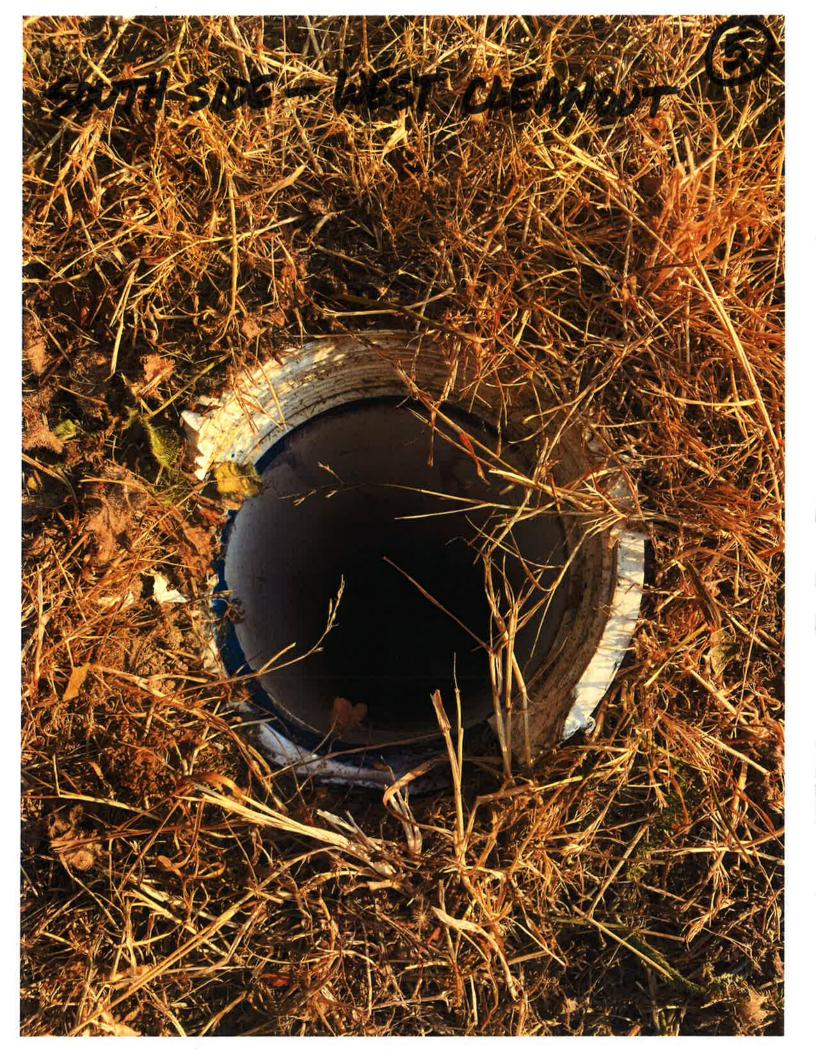
| | Terms and Conditions |
|-------------------------|--|
| | By authorizing MacDonald-Miller Facility Solutions, LLC ("MMFS") to provide the services contemplated by this Agreement, Customer agrees to the terms and conditions herein stated, which shall prevail over any terms or conditions provided by Customer, unless MMFS specifically agrees in writing that such terms or conditions provided by Customer prevail. No sales representative, agent or employee of MMFS is authorized to alter, vary or waive any of these terms and conditions. Such changes require the written approval of an authorized officer of MMFS. |
| Scope of Obligations | MMFS shall provide only those services selected by Customer. MMFS shall not be under any obligation to provide services beyond those selected by Customer. |
| of Customer | Customer shall operate and maintain the equipment in accordance with instructions given by MMFS and the manufacturer and agrees to extend all reasonable cooperation requested by MMFS, including but not limited to personnel; premises; available building maintenance material, tools, ladders, etc.; and movement of items blocking normal access to required work. Customer shall promptly notify MMFS of any unusual or unsafe operating condition. MMFS shall have full and free access to the equipment to provide service. Customer shall provide a safe working environment and shall promptly notify MMFS of any unsafe or dangerous conditions. |
| Availability | MMFS agrees to provide service availability during normal business hours, i.e., 8:00 to 4:30 pm, Monday through Friday, holidays excepted, and service during non-normal business hours, if contracted for, at the hourly rate and terms, including vehicle charges or special assessments, then in effect by MMFS. If any emergency service call is made at Customer's request and inspection does not reveal any defect for which MMFS is responsible, Customer will be liable for regular emergency charges prevailing for such service. Customer acknowledges that there is a minimum charge of one (1) hour. |
| | If persons other than MMFS perform maintenance of or repair a unit of equipment, and as a result further repair by MMFS is required, such repairs will be made at MMFS's applicable time and material rates and terms then in effect. Maintenance or repair by any person other than MMFS may invalidate any applicable warranty by MMFS and/or manufacturer. |
| and Terms | All maintenance contract charges will be invoiced in advance of work performed. All service repair, special project, and extra work will be progress invoiced. Payment is due upon receipt of invoice. Any balance due after 30 days shall bear interest at the maximum legal rate permitted from the invoice date. The title and right of possession to any materials or equipment remains with MMFS until MMFS has been paid in full all principal amounts and interest charges. Customer agrees to perform all acts necessary to protect and maintain this title and right of possession. |
| | Any taxes or fees applicable to the services contemplated by this Agreement are to be paid by the Customer. There will be added to all charges the amount of any present and future taxes or any other governmental charges now or hereafter imposed by existing or future laws with respect to any services rendered or parts supplied. |
| | MMFS utilizes photography and video (with audio) capture as part of its normal service routine. Customer, on behalf of itself and of its employees and agents, consents to, acknowledges and accepts this practice and understands such content is the property of MMFS and the customer. |
| | Maintenance service does not include: (a) water supply and drain beyond the subject equipment; (b) equipment housing, casing or enclosure; (c) electrical service beyond the equipment disconnect switch, light fixture or service requirements due to power failure; (d) damage caused by freezing; (e) work required by government codes, building and union regulations; (f) repair of damage or increase in service time resulting from accident, transportation, relocation, neglect, misuse, or other than ordinary use; (g) repair to equipment located in an unsuitable place of installation or an unsafe or hazardous environment; (h) emergency calls resulting from system design problems; (i) plumbing (unless added by Contract Rider); (j) non-moving or non-maintainable parts, heat exchangers (all styles), coils, ductwork, and boiler vessels;(k) all glycol for hydronic systems. Comprehensive coverage excludes obsolete components and systems and factory software. Refrigerant recharging is limited to the industry standard for normal annual leakage during routine maintenance. |
| | Customer warrants that the systems covered have received required regular maintenance and are in good working condition, and chemical and glycol levels of hydronic systems are at proper levels, and chemical feed equipment in working order. If repairs are found necessary upon initial inspection or initial seasonal start-up, repair charges will be submitted for approval (unless added by Contract Rider). Should these restoration charges be declined, those non-maintainable items will be eliminated from the program and the monthly maintenance price adjusted accordingly. |
| | MMFS will not be required to make safety tests or to install new attachments, additional controls or equipment as recommended or directed by any insurance company or governmental authority, or to make replacements contracted for with parts or devices of a different design for any reason. |
| Liability | THE CUSTOMER AGREES THAT MMFS SHALL NOT BE LIABLE TO CUSTOMER FOR ANY INDIRECT, INCIDENTAL, CONSEQUENTIAL OR PUNITIVE DAMAGES, INCLUDING LOSS OF PROFIT OR GOODWILL, OR ANY MATTER ARISING OUT OF OR RELATING TO THIS AGREEMENT AND/OR ITS SUBJECT MATTER WHETHER SUCH LIABILITY IS ASSERTED ON THE BASIS OF CONTRACT, TORT OR OTHERWISE, EVEN IF EITHER PARTY HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. The customer agrees that MMFS's maximum liability for any acts or omissions arising from this Agreement shall not exceed \$15,000 or the amounts paid to MMFS under this Agreement in the 3 months prior to the date of the act or omission, whichever is less. MMFS shall not be responsible or liable for any loss, damages or delay in furnishing materials or failure to perform services when caused by fire, interruption of utility services, flood, acts of civil or military authorities, insurrection, terrorist act, riot, civil disorder, labor disturbances, or by any other cause which is unavoidable or beyond its control. |
| · | MMFS warrants the parts and labor contemplated by this Agreement against defects in material and workmanship, under normal use and service, for a period of one (1) year. This warranty does not apply if Customer fails to immediately notify MMFS in writing of such defect or fails to take steps to prevent any defect from becoming more serious. EXCEPT AS EXPRESSLY PROVIDED IN THIS SECTION, MMFS DOES NOT MAKE ANY WARRANTIES OR REPRESENTATIONS OF ANY KIND OF NATURE, EXPRESS OR IMPLIED, AND DISCLAIMS ANY EXPRESS OR IMPLIED WARRANTIES, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. CUSTOMER AGREES THAT ANY ORAL AGREEMENTS STATEMENTS AND REPRESENTATIONS MADE BY MMFS, ITS EMPLOYEES OR ITS AGENTS SHALL NOT CONSTITUTE A WARRANTY OF ANY KIND, FURTHER, CUSTOMER SPECIFICALLY AGREES THAT ALL WARRANTY RIGHTS, CLAIMS OR ACTIONS, AND ALL CLAIMS FOR DAMAGES OR REPAIRS, EXCEPT THOSE STATED HEREIN, ARE EXPRESSLY WAIVED AND ARE NOT APPLICABLE, AND THAT IT HAS NO CLAIMS FOR WARRANTIES, MISREPRESENTATIONS, BREACH OR DAMAGES EXCEPT AS EXPRESSLY SET FORTH HEREIN. |
| on Hiring | If within 180 days after this Agreement terminates or is no longer effective for any reason Customer employs or retains as an independent contractor any present or former employee of MMFS who performed any services under this Agreement, Customer agrees to pay MMFS a sum equal to 6 months service charge, as a reasonable reimbursement to MMFS for its expenses in training and familiarizing the employee with Customer's system. |
| | If Customer does not pay any amount due arising from this Agreement, or breaches any of the terms of this Agreement, MMFS may, in addition to any other legal remedies it may have, refuse to continue to service the equipment or terminate this Agreement. |
| | If this Agreement is an annual agreement, it shall remain in effect from year to year or until canceled by either party on 30 days written notice. Prices will be subject to periodic changes due to change in labor and material rates. |
| | Customer agrees to defend, indemnify, and hold MMFS harmless from any and all claims, demands, losses, liabilities, and damages (including but not limited to attorney fees) alleged to arise out of and to the extent of Customer's acts or omissions. |
| | This Agreement shall be governed by the laws of the State where the work was done. Either party may terminate this Agreement at any time for failure of the other to comply with any of its terms and conditions. Customer represents that they are the owner of the equipment or, if not the owner, they have authority to enter into this Agreement. In the event any party shall bring suit or action against the other for relief arising out of this Agreement, the prevailing party shall have and recover against the other party all court costs, disbursements, and a reasonable attorneys' fees, costs, and expenses. Customer consents and agrees to jurisdiction and venue of any proceeding in the District or Superior Court of the State of Washington for King County at MMFS's election. MMFS's rights and obligations under this Agreement may not be assigned without its written consent. This Agreement constitutes the final, complete, and exclusive agreement between MMFS and Customer and supersedes all prior or contemporaneous agreements, representations, understandings, and promises, oral or written, between the parties. |

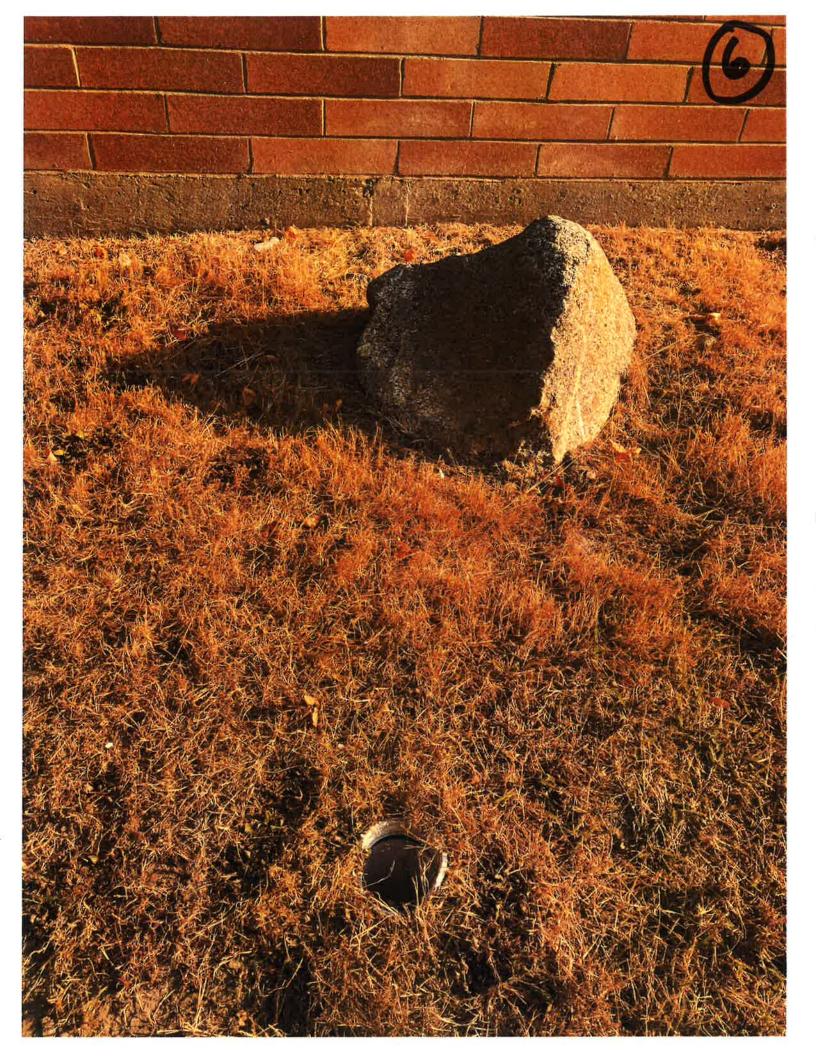
















10 in. Round Valve Box and Cover, Black Box, Green ICV Cover

by NDS **** (300) \$\infty\$ 320

Questions & Answers

Customer Reviews

Home / Outdoors / Garden Center / Watering & Irrigation / Valve Boxes

Internet #100037622 Model #111BC Store SKU #955698

Customers Also Viewed



Product Details

NDS 6 in. Round Valve Box and Cover, Black Box, Green ICV

**** (507)

\$897



14 in. X 19 in. Rectangular

Valve Box and Cover, Black Box, Green ICV Cover

★★★★★ (197)

\$34⁹⁷



14 in. X 19 in. Rectangular Valve Box Extension and Cover, Black Extension, Gre...

★★★★★ (206)

\$2997

Feedback D Live Chat EXAMPLE OF

PROTECTIVE AT-GRADE

CLEANOUT COVER

♥320

NDS

10 in. Round Valve Box and Cover, Black Box, Green ICV Cover

★★★★★ (300) ∨ Questions & Answers (11)



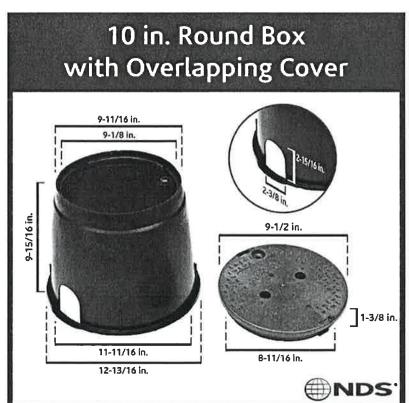












Hover Image to Zoom

Des Moines Pool Métropolitain Park District

| AGENDA ITEMS SUMMARY SHEET | | | | | | |
|---|------------------------------|---|--|--|--|--|
| Agenda Item #: 9d | Assigned to: District GM | Meeting Date: <u>9/26/23</u> | | | | |
| Under: New Business | _ | Attachment: Yes | | | | |
| Subject: Mixing Valves "C | ritical Repair" | | | | | |
| Background/Summary: Earlier this year, it was identified that there was an issue with shower temperature in the men's locker room. The issue is that water cools in the pipes between the boilers on the east side of the building and the showers in the west end of the building. To alleviate this we will need to repair two mixing valves. | | | | | | |
| | | nds, the water warms enough to take ew users may not be aware of this. | | | | |
| If the Mount Rainier Pool was not towards the end of its useful life, we would install tankless water heaters at the end of the process, but this is costly and would be very expensive. This project is a fix until a long-term solution for the future of Mount Rainier Pool can be established. | | | | | | |
| Attached is an estimate for \$25,657.71 including taxes. The repair can be completed with minimal impact on operations. We also have the option of requiring people to shower at home, which was allowed during Covid-19. The repair can be scheduled on a morning without water exercise to minimize the impact. | | | | | | |
| Fiscal Impact: \$23,304 + \$256.35 in taxes (total \$25,657.71) but would be balanced with lower water/sewer usage potentially including a longer closure with lost revenue (if extended closure). | | | | | | |
| Proposed Motion: I move not exceed \$26,000. | to approve proposal 1205R2 S | Z to repair shower mixing valves does | | | | |
| Reviewed by District Legal | Counsel: YesNo | Date: <u>N/A</u> | | | | |
| Two Touch Rule: | | _Committee Review t Board Meeting (Informational) Second Board Meeting (Action) | | | | |
| Action Taken: Adopte | d Rejected | Postponed | | | | |
| Follow-up Needed: | YesNo | Report back date: | | | | |
| Notes: - Attachment – Proposal 1205R2 SZ (MacMiller) | | | | | | |





September 15, 2023

Proposal # 1205R2 SZ

Scott Romano
Des Moines Pool Met Park District
22015 Marine View Dr Suite 2B
Des Moines, WA 98198

Subject: Mt Rainier Pool – Replace (2) Mixing Valves REV-2 Add (2) Rebuild Kits

Job Site: 22722 19th Ave S. Des Moines, WA 98198

Dear Scott:

MacDonald-Miller Facility Solutions is pleased to provide you with the following proposal to replace the (2) mixing valves for the men's and women's locker room showers. Existing mixing valves have been determined to be the wrong valves for the application, new valves have been selected based on the existing shower count and GPM of each head.

Below is a list of inclusion, exclusions, and assumptions.

INCLUSIONS

- Detailing, layout and coordination.
- Remove old mixing valves.
- Furnish and install (2) Leonard automatic temperature control mixing valves that will be properly sized and selected for this application.
- Adapt existing piping to new valves.
- Removal of backflow preventer on cold water line for women's locker room mixing valves (pending water district approval)
- Start-up and verifying proper operation.
- Provide subcontractor labor and material to re-insulate lines.
- Supervision and management
- 1 year warranty (parts & labor).
- ADD Price for rebuild kit consisting of (2) large valve kit, (2) large check valve kit, (2) small valve kit, (2) small check valve kit.

ASSUMPTIONS/CLARIFICATIONS

- This proposal is based on work taking place during normal business hours.
- It is expected that a clear schedule will be laid out and agreed on based on the owner's expectations.





EXCLUSIONS

- Washington State Sales Tax.
- Permits.
- After hours or weekend work overtime labor rates.
- Lead paint / asbestos abatement, including survey.
- Any other deficiencies found during this repair.
- Any Scope not referenced above.

PRICING

| TOTAL price for above scope | \$21,164.00 |
|--------------------------------|-------------|
| ADD Price for (2) Rebuild Kits | \$1.870.00 |

Thank you again for the opportunity to provide you with this proposal. If you should have any questions or should require any further information, please don't hesitate to contact me @ (260) 396-1097

Thank you,

Steve Zander

Account Executive





Please indicate acceptance by signing below and returning to my attention via email at steve.zander@macmiller.com. We appreciate the opportunity and confidence in our services. Please feel free to call with any questions you may have (206) 396-1097.

| Anticipated starting date: <u>TBD</u> Upon which this proposal is based. This proposal | and completion date: | | | |
|---|---|--|--|--|
| does not include, unless so stated, any applicable state or federal taxes. This proposal is subject to acceptance by purchaser within 30 days and subject to the terms and conditions stated on the following page. | MacDonald-Miller Facility Solutions, LLC. Submitted by: Steve Zander/ Account Executive | | | |
| | | | | |
| Acceptance: I agree to the terms hereof and acceptance | otance of this agreement. | | | |
| Purchaser | | | | |
| Ву | Date | | | |



TERMS AND CONDITIONS/CONSTRUCTION SERVICES

Acceptance By authorizing MacDonald-Miller Facility Solutions, LLC. to provide the construction services contemplated by this Agreement, Customer agrees to the terms and conditions herein stated.

Scope of Obligations MacDonald-Miller Facility Solutions, LLC. shall provide construction service when contracted for, pursuant to the attached proposal, purchase

order or estimate of which these terms and conditions are a part.

Obligations of Customer Customer shall extend all reasonable cooperation requested in terms of personnel; access to premises where work is to be performed; promptly providing information requested by contractor, and shall promptly notify MacDonald-Miller Facility Solutions, LLC. upon observation of any

unusual or unsafe condition.

MacDonald-Miller Facility Solutions, LLC. agrees to provide construction service during normal business hours, i.e., 6:00am to 5:30 pm, Monday Service Availability

through Friday, holidays excepted. Agreed upon changes are at the hourly rate and terms, including vehicle charges or special assessments,

then in effect by MacDonald-Miller Facility Solutions, LLC.

Charges and Terms Payment is due within 30 days of the invoice date. Any balance due after 30 days shall bear interest at the maximum legal rate permitted from

the invoice date.

Taxes There will be added to all charges the amount of any present and future taxes or any other governmental charges now or hereafter imposed by

existing or future laws with respect to any services rendered or materials supplied.

MACDONALD-MILLER FACILITY SOLUTIONS, LLC. SHALL NOT BE LIABLE TO CUSTOMER FOR ANY INDIRECT, INCIDENTAL, Limitation of Liability CONSEQUENTAL OR PUNITIVE DAMAGES, INCLUDING LOSS OF PROFIT OR GOODWILL, AS A RESULT OF ANY MATTER ARISING

OUT OF OR RELATING TO THE CONSTRUCTION SERVICES PROVIDED UNDER THIS AGREEMENT AND/OR ITS SUBJECT MATTER WHETHER SUCH LIABILITY IS ASSERTED ON THE BASIS OF CONTRACT, TORT OR OTHERWISE, EVEN IF ADVISED OF THE

POSSIBILITY OF SUCH DAMAGES.

The customer agrees that MacDonald-Miller Facility Solutions, LLC.'s liability thereunder for damage shall not exceed the amount paid for construction services and only if such damage is the result of MacDonald-Miller Facility Solutions, LLC.'s negligence or willful misconduct.

To the fullest extent permitted by law, the Owner shall indemnify and hold harmless the Contractor and its agents and employees from any claims, damages, losses and expenses including attorney's fees to the extent caused by the negligent acts or omissions, or willful misconduct of the Owner

Unless stated in writing, MACDONALD-MILLER FACILITY SOLUTIONS, LLC. DOES NOT MAKE ANY EXPRESS OR IMPLIED WARRANTIES, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.

MacDonald-Miller Facility Solutions, LLC. shall not be responsible or liable for any loss, damages or delay in furnishing materials or failure to perform services when caused by fire, interruption of utility services, flood, acts of civil or military authorities, insurrection, terrorist act, riot, civil disorder, labor disturbances, or by any other cause which is unavoidable or beyond its control.

If the Contractor is delayed by any act or neglect of Owner or a separate Contractor employed by Owner, the time for completion shall be extended as necessary and an extension of time to compete the work does not preclude recovery of damages for delay by Contractor.

If Customer does not pay any amount due thereunder, or breaches any of the terms of this Agreement, MacDonald-Miller Facility Solutions, LLC. may, in addition to any other legal remedies it may have, including the right to file a lien under state law, suspend work until payment is made.

Prices will be subject to periodic changes due to change in labor and material rates.

Either party may terminate this Agreement at any time for failure of the other to comply with any of its terms and conditions, but termination shall

not relieve Owner of the duty to pay for work performed by Contractor.

Customer represents that it has authority to enter into this Agreement. Owner warrants that to the best of its knowledge there are no unsafe conditions or hazardous materials or substances in, on, around or affecting the area where the work is to be performed.

This Agreement shall be governed by the laws of the State where the work was done. In the event any party shall bring suit or action against the other for relief arising out of this Agreement, the prevailing party shall have and recover against the other party all court costs, disbursements, and a reasonable attorney's fee. Customer consents to and agrees to jurisdiction and venue of any proceeding in the District or Superior Court of the State of Washington for King County at MacDonald-Miller Facility Solutions, Inc's election.

Making a final payment shall constitute a waiver of claims by the Owner except those arising from claims by third parties arising out of the contract, failure of the work to comply with the requirements of this contract, or manufacturer warranties passed on to the Owner by Contractor.

The Owner and Contractor shall commence all claims and causes of action against the other whether in contract, tort, breach warranty or otherwise arising out of or related to this contract within 365 days following Contractor's completion of the work.

Publicity and Promotion. Customer and MacDonald-Miller Facility Solutions, LLC., (MMFS) agree that MMFS is entitled rights of publicity or promotion with respect to the work completed by MMFS under this Agreement, including, but in no way limited to, photographs and written or graphical depictions of the work, the project, and product. MMFS may exercise such rights of publicity or promotion in any way it deems appropriate for marketing or other promotional purposes. MMFS shall retain exclusive ownership of any intellectual property rights that may result from any such publicity or promotion, including, but in no way limited to, copyright or trademark protection. Photographs or other graphical depictions of non-MMFS personnel will only be used with written consent by the Customer and the individual. Furthermore, the Customer agrees to the use of their name/logo by MMFS in furtherance of MMFS's rights of publicity. Any press release will be mutually agreed upon (form and content) by both parties prior to its release.

Any notice required by this Agreement shall be deemed received, delivered in person, or by facsimile or sent by mail.

Default

Term

General

macmiller.com 1-800-962-5979

WASHINGTON & OREGON

Des Moines Pool Métropolitain Park District

| AGENDA ITEMS SUMMARY SHEET | | | | | | | |
|---|---|--|---------------|--|--|--|--|
| Agenda Item #: 9e | Assigned to: District GM | Meeting D | ate: 9/26/23 | | | | |
| Under: New Business | _ | Attac | hment: Yes_ | | | | |
| Subject: Plumbing Stabiliz | Subject: Plumbing Stabilization "Critical Repair" | | | | | | |
| Background/Summary: Earlier this year, one of the two backflow valves became stuck. This was created by piping above that was not properly supported and that was placing pressure on the valves. At the time contractors used rope to support the piping, but this repair was only temporary. Staff is recommending scheduling the repairs after the seasons, but with the age of the facility and the delays that could be created by waiting for these parts to be sourced, staff is recommending on signing the work order estimate early and having the parts on hand. If an opportunity arises to perform the repair, staff will schedule it, but may be delayed until March 2024. The budget line item for critical repairs will be over the \$75,000 budgeted line item. The district will attempt to delay the payment of the project (if possible) until after the repair is completed in 2024. This should allow us to budget the repair as a line item in 2024. The age of the facility is starting to increase the budget with repairs starting to increase. We have larger equipment that is nearing or past its operational lifecycle. The district has some hard decisions coming in the next couple of years. | | | | | | | |
| Fiscal Impact: \$23,983.46 + an additional \$263.82 in taxes (total \$24,247.29) but would be balanced with lower water/sewer usage potentially including a longer closure with lost revenue (if extended closure). | | | | | | | |
| Proposed Motion: I move \$25,000. | to approve estimate 8986 | to repair the pipe supports | not to exceed | | | | |
| Reviewed by District Legal | | Date: N/A | | | | | |
| Two Touch Rule: | To Be Determined 9/26/23 To Be Determined | Committee Review First Board Meeting (Info Second Board Meetin | • | | | | |
| Action Taken: Adopted | d Rejected _ | Postponed | | | | | |
| Follow-up Needed: | YesNo | Report back date: | | | | | |
| Notes: | | | | | | | |

- Attachment – Estimate 8986 (Aquatic Specialties)

AQUATIC SPECIALTY SERVICES, INC 1605 SOUTH 93RD STREET #EF, SEATTLE, WA 98108 206-275-0694 phone 206 275-2229 Fax Aquaticspecialtyservices.com Business License 602-161-542

Contractors License AQUATSS996Q6

| ESTIMA All estimates good | I 8986 | |
|------------------------------|----------|--|
| Terms | Date | |
| Net 30 | 8/3/2023 | |

| Client: | Ship to: |
|-------------------|--|
| 22722 19th Ave So | Mt Rainier Pool 22722 19th Ave So DesMoines, WA 98198 Attn:Dominic |

Washington State Public Works Act requires that workers be paid prevailing wage rates when employed on public works projects, and on public building service maintenance contracts. All sales are subject to Net 30 terms, unless otherwise stated. All credit card payments are subject to 3.5% additional processing fee. All returns are subject to restocking fees plus all freight. Chemicals are not returnable. Balances past due are subject to accrue 1% finance charge monthly. All change orders must be submitted in writing. Under no circumstances will provider be responsible for or buyer be entitled to consequential damages arising out of any delays in performance. All uncertainties are billable per term. Warranty complies with manufacturer for period of 1 year and claim period 3 months. All freight is billable. A Purchase Order may be applicable, a deposit may be applicable and signature to process order. All estimates are good for 30 days.

| Description | | Qty | Price | Total |
|---|-------------------|----------------------------------|---|--|
| Estimate is to stabilize the pipe (backwash/filter run) going to from filters and from the filters, valves and bolts will be used to stabilize plumbing. All parts after backwash valves to floor wi front of tanks. On backwash all parts after backwash valve to just past clear sightglass will be twork will be performed in the basement area. The second stark vale will be rebuilt. This is tank closes to the door to the pool. PWR for plumber & pipefitter classification PW filings overhead cost & documentation filing fees Stark Valve Repair Kit 6" old style PVC & plumbing supplies Glue and primer Suports and strut. Service Zone A-30 Thank you, | ll be replaced on | 40 1 1 1 1 1 5 | 250.00 250.00 359.94 8,198.40 600.00 2,000.00 75.00 | 10,000.00T 250.00T 359.94T 8,198.40T 600.00T 2,000.00T 375.00T |
| SIGNATURE REQUIRED & DATE: *Signature & Date Required Acknowledging terms of Aquatic Specialty Services, Inc | Subtotal | | | \$21,783.34 |
| *Notice to Client will be provided and required to be signed by appropriate authorized person ordering the work and or the owner of the property. | Sales Tax | (10. | 1%) | \$2,200.12 |
| * Resellers Permit required when applicable | Total | | | \$23,983.46 |