Agenda 10/24/2023

Des Moines Pool Metropolitan Park District

October 24, 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: 858 2536 3246; Passcode: 123476. 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, October 24th. 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

7:08 **6. CONSENT AGENDA**

a. *EXPENDITURE/REVENUE FOR SEPTEMBER*
b. *STAFF/CONTRACTOR/COMMITTEE REPORTS*
District General Manager Report
c. *ADOPTION OF MINUTES*
September 26, 2023
d. *CORRESPONDENCE*
None
e. *BANK TRANSFERS (MRP REVENUE)*
f. *VOUCHER APPROVAL*
$48,757.73 was *processed in September for warrant requests.*
g. *KING COUNTY ELECTRONIC FUNDS TRANSFERS (EXPENSES)*
$65,288.35 *was processed in September for payroll.*

7:09 **7. EXECUTIVE SESSION(S)**

a. HSD Lease

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

7:10 a. Aquatic's Manager Report Q3

7:20 b. Aquatic Feasibility Study Review

7:30 c. District Clerk Update

7:35 d. 2024 Staffing Recommendations for Budget/Proposed Salary Scale

9. NEW BUSINESS

7:45 a. 2024 Preliminary Budget

7:55 b. Budget Retreat Scheduling (if necessary)

10. GOOD OF THE ORDER

11. UPCOMING MEETINGS

- Budget Session/Retreat, To Be Determined
- 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, click here to visit our website's governance page.

ADJOURNMENT

Des Moines Pool Metropolitan Park District

AGENDA ITEMS SUMMARY SHEET

Agenda Item #: 6a-g **Assigned to:** District GM **Meeting Date:** October 24, 2023

Under: Consent Agenda **Attachment:** Yes

Subject: Consent Agenda

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

Item 6a: Financial Summary
- Revenue and Expenses for September 2023

Item 6b: Staff/Committee Reports
- District General Manager Weekly Reports

Item 6c: Adoption of Minutes
- September 26, 2023, Regular Board Meeting

Item 6d: Correspondence

Item 6e: Bank Transfers (MRP Revenue) –

Item 6f: Voucher Approval - The following voucher/warrants totaling **$48,757.73** were approved for payment.
- $4,239.30 was processed on September 6, 2023
- $21,393.50 was processed on September 12, 2023
- $7,914.26 was processed on September 18, 2023
- $7,497.94 was processed on September 26, 2023
- $7,712.73 was processed on September 27, 2023

Item 6g: Funds Transfers (Payroll) - The following Electronic Transfers to King County totaling **$65,288.35** were processed for payment.
- $33,133.63 was approved for payroll on September 15, 2023
- $32,154.72 was approved for payroll on September 30, 2023

A total of **$114,046.08** was processed in September 2023 under the oversight of the Clerk of the Board.

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

Fiscal Impact: Detailed above.

Proposed Motion: I move to approve (or not to approve) the Consent Agenda including the vouchers and electronic transfer requests processed in September 2023 totaling **$114,046.08.**

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

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

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

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

Notes:
Attachments: Various

2023 EXPENDITURES -September 2023

Beginning Mont $1,656,199.40
Ending Monthly Balance = $1,573,958.83

Category/ Acct #	Reference	Sep 2023	YTD Expense	2023 Budget	Budget Balance	% of Budget
Salaries & Wages						
001-000-000-576-20-10-00	Commissioners - Subsidies	$816.40	$8,915.96	$24,000.00	$15,084.04	37.15%
001-000-000-576-20-10-01	District Manager - Wage	$6,232.65	$56,185.67	$105,000.00	$48,814.33	53.51%
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	$5,611.67	$49,624.72	$91,582.40	$41,957.68	54.19%
001-000-000-576-21-25-02	Aquatic Coordinators (2)	$4,678.59	$41,961.70	$74,755.20	$32,793.50	56.13%
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	$2,422.51	$25,416.83	$100,713.60	$75,296.77	25.24%
001-000-000-576-21-30-02	Instructors	$12,590.08	$73,937.96	$90,000.00	$16,062.04	82.15%
001-000-000-576-21-32-02	Head Lifeguards	$7,553.16	$71,140.77	$35,000.00	($36,140.77)	203.26%
001-000-000-576-21-30-01	TPT Lifeguards (Various)	$10,059.94	$85,813.29	$195,000.00	$109,186.71	44.01%
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	**$49,965.00**	**$441,574.90**	**$817,180.00**	**$375,605.10**	**54.04%**
Taxes & Misc						
001-000-000-576-21-21-19	Payroll Taxes	$15,885.09	$133,286.76	$200,000.00	$66,713.24	66.64%
001-000-000-576-21-33-04	Overtime (OT)	$244.49	$2,683.00	$5,000.00	$2,317.00	53.66%
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	**$16,129.58**	**$137,081.12**	**$1,843,360.00**	**$823,129.08**	**7.44%**
Personal Benefits						
001-000-000-576-21-22-30	Personal Benefits (AWC/DRS)	$2,587.78	$30,891.76	$76,000.00	$45,108.24	40.65%
001-000-000-576-20-22-40	Fringe Benefits (Car, Mileage)	$135.00	$1,155.00	$2,000.00	$845.00	57.75%
001-000-000-576-21-25-05	Incentive Pay	$0.00	$0.00	$7,500.00	$7,500.00	0.00%
	Total Personal Benefits	**$2,722.78**	**$32,046.76**	**$78,000.00**	**$45,953.24**	**41.09%**
Office Supplies						
001-000-000-576-21-35-03	Office Supplies (Amazon/staples)	$51.84	$462.25	$2,000.00	$1,537.75	23.11%
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)	$0.00	$5,926.58	$6,000.00	$73.42	98.78%
	Total Office Supplies	**$51.84**	**$6,388.83**	**$10,500.00**	**$4,111.17**	**60.85%**
Maintenance & Repair Supplies						
001-000-000-576-21-31-00	Maintenance Supplies and Small Tools	$586.84	$1,392.22	$3,500.00	$2,107.78	39.78%
001-000-000-576-21-35-02	Janitorial Supplies & Services	$211.32	$2,815.34	$7,700.00	$4,884.66	36.56%
	Total Maintenance & Repair Supplies	**$798.16**	**$4,207.56**	**$11,200.00**	**$6,992.44**	**37.57%**
Pool Supplies						
001-000-000-576-21-40-00	Employee Recognition	$75.00	$642.64	$2,000.00	$1,357.36	32.13%
001-000-000-576-21-35-15	Special Pool Events	$0.00	$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%
001-000-000-576-21-49-01	Lifeguard Supplies & Equip	$0.00	$6,072.25	$5,000.00	($1,072.25)	121.45%
	Total Pool Supplies	**$75.00**	**$7,076.76**	**$19,500.00**	**$12,423.24**	**36.29%**
Pool Equipment						
001-000-000-576-21-35-14	Misc Pool Equipment (ER&R)	$55.91	$830.51	$6,000.00	$5,169.49	0.69%
	Total Pool Equipment	**$55.91**	**$830.51**	**$6,000.00**	**$5,169.49**	**0.69%**
Professional Svcs - Clerical						
001-000-000-576-20-41-01	Consulting Contracts	$661.00	$2,924.20	$5,000.00	$2,075.80	58.48%
001-000-000-576-20-41-04	Legal Services Contract (Snure)	$728.75	$10,445.57	$14,000.00	$3,554.43	74.61%
001-000-000-576-20-41-05	Financial Management Software (VisionMS)	$0.00	$0.00	$3,000.00	$3,000.00	0.00%
001-000-000-576-20-41-08	IT Admin/Computer Services (CMIT)	$3,503.54	$22,675.35	$25,000.00	$2,324.65	90.70%
001-000-000-576-20-41-14	IT Server Hosting	$0.00	$227.35	$4,000.00	$3,772.65	5.68%
001-000-000-576-20-49-10	Printing/Copying (Canon)	$61.66	$826.71	$460.00	($366.71)	179.72%
001-000-000-576-21-49-10		$0.00	$427.73	$2,000.00	$1,572.27	21.39%
001-000-000-576-21-42-03	Recreation Mgmt Software (CivicRec)	$0.00	$4,954.50	$6,000.00	$1,045.50	82.58%
001-000-000-576-21-42-04	Credit Card Transactions (Authorize.net)	$78.20	$506.64	$2,000.00	$1,493.36	25.33%
001-000-000-576-21-42-05	Payroll/HR Fees (Heartland)	$655.58	$5,485.98	$6,000.00	$514.02	91.43%
001-000-000-576-21-42-09	Timekeeping	$264.24	$2,478.94	$2,500.00	$21.06	99.16%

Category/ Acct #	Reference	Sep 2023	YTD Expense	2023 Budget	Budget Balance	% of Budget
001-000-000-576-20-41-15	Website RFQ		$0.00	$15,000.00	$15,000.00	0.00%
	Total Prof Services-Front Offc	**$5,952.97**	**$50,952.97**	**$84,960.00**	**$34,007.03**	**59.97%**
Professional Svcs - Maintenance						
001-000-000-576-20-41-09	District Janitorial Services	$90.00	$810.00	$0.00	($810.00)	N/A*
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)	$25.19	$2,543.13	$5,000.00	$2,456.87	50.86%
001-000-000-576-21-41-20	Gutter and Roof Management	$0.00	$0.00	$4,000.00	$4,000.00	0.00%
001-000-000-576-21-48-02	Rekey Services (Bill's Locksmith)	$0.00	$615.91	$3,000.00	$2,384.09	20.53%
001-000-000-576-21-41-30	Landscaping Services (NW Landscape)	$620.96	$6,060.02	$8,000.00	$1,939.98	75.75%
001-000-000-576-21-42-08	Water/Coffee (Mountain Mist)	$0.00	$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)	$895.63	$9,807.01	$16,000.00	$6,192.99	61.29%
	Total Prof Services-Maintenance	**$1,631.78**	**$35,384.20**	**$81,250.00**	**$45,865.80**	**12.58%**
Repairs & Maintenance						
001-000-000-576-21-48-00	Maintenance Services (non-contracted)	$2,621.11	$38,574.32	$75,000.00	$36,425.68	51.43%
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	**$2,621.11**	**$38,574.32**	**$77,500.00**	**$38,925.68**	**49.77%**
Communications						
001-000-000-576-20-41-02	Web Design & Maintenance	$0.00	$3,320.78	$3,000.00	($320.78)	110.69%
001-000-000-576-20-42-10	Desktop Licenses (MS & Misc)	$320.40	$2,535.09	$4,800.00	$2,264.91	52.81%
001-000-000-576-21-42-07	Postage and Mailing	$8.75	$388.88	$750.00	$361.12	51.85%
001-000-000-576-20-42-20	Telephone/Internet (Comcast)	$696.74	$3,795.56	$3,500.00	($295.56)	108.44%
001-000-000-576-21-42-14	Elevate Phone System	$228.00	$1,141.20	$5,000.00	$3,858.80	22.82%
001-000-000-576-21-42-30	Work Email Accounts (Google Suite)	$46.24	$325.68	$800.00	$474.32	40.71%
001-000-000-576-21-41-14	Remote Meeting Software (GoToMtg,Zoom)	$53.56	$848.12	$1,000.00	$151.88	84.81%
001-000-000-576-20-42-04	Email Notification System (CampaignMonitor)	$59.00	$413.00	$1,000.00	$587.00	41.30%
	Total Communications	**$1,412.69**	**$12,768.31**	**$19,850.00**	**$7,081.69**	**64.32%**
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%
001-000-000-576-21-43-01	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)	$0.00	$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)	$126.00	$126.00	$2,500.00	$2,374.00	5.04%
001-000-000-576-21-43-07	Management Staff Training	$0.00	$1,645.00	$5,000.00	$3,355.00	32.90%
	Total Training & Travel	**$126.00**	**$5,468.08**	**$22,500.00**	**$17,031.92**	**24.30%**
Advertising						
001-000-000-576-20-41-07	District Advertising	$1,485.21	$15,614.67	$10,000.00	($5,614.67)	156.15%
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	$51.19	$203.15	$500.00	$296.85	40.63%
	Total Advertising	**$1,536.40**	**$15,817.82**	**$17,500.00**	**$1,682.18**	**90.39%**
Rentals & Leases						
001-000-000-576-20-45-00	District Office Rental (Zen)	$717.50	$7,174.50	$0.00	($7,174.50)	N/A*
001-000-000-576-20-45-01	Storage Rental (AAAA)	$300.00	$2,270.00	$5,000.00	$2,730.00	45.40%
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	$0.00	$0.45	$1,000.00	$999.55	0.05%
	Total Rentals & Leases	**$1,017.50**	**$9,444.95**	**$11,000.00**	**$1,555.05**	**85.86%**
Utilities						
001-000-000-576-21-47-00	Electricity (PSE)	$6,986.45	$116,650.67	$180,000.00	$63,349.33	64.81%
001-000-000-576-21-47-02	Water (Highline)	$0.00	$5,096.64	$9,900.00	$4,803.36	51.48%
001-000-000-576-21-47-03	Garbage/Recycling (Recology)	$0.10	$3,652.18	$6,000.00	$2,347.82	60.87%
001-000-000-576-21-47-04	Sewer (Midway)	$1,164.02	$3,121.64	$5,000.00	$1,878.36	62.43%
	Total Utilities	**$8,150.57**	**$128,521.13**	**$200,900.00**	**$72,378.87**	**63.97%**
Insurance						
001-000-000-576-20-46-00	Insurance - WCIA, AWC	$0.00	$38,234.00	$31,000.00	($7,234.00)	123.34%
	Total Insurance	**$0.00**	**$38,234.00**	**$31,000.00**	**($7,234.00)**	**123.34%**
Miscellaneous						
001-000-000-576-21-40-20	Scholarships	$0.00	$384.36	$15,000.00	$14,615.64	2.56%
001-000-000-576-20-41-12	AMG Liabilities	$0.00	$0.00	$250.00	$250.00	0.00%
001-000-000-576-20-49-07	Misc. Services/Discrepancies	$70.62	$5,425.25	$2,000.00	($3,425.25)	271.26%
001-000-000-576-20-49-08	Printing & Copying (Outside Vendors)	$0.00	$0.00	$2,000.00	$2,000.00	0.00%
001-000-000-576-20-49-60	Dues/Membershp/Subscriptions	$0.00	$1,028.04	$6,000.00	$4,971.96	17.13%
001-000-000-334-05-10-01	SEEK Grant	$339.30	$21,284.35	$80,000.00	$58,715.65	26.61%
001-000-000-576-20-51-50	Background checks	$232.00	$1,205.00	$2,500.00	$1,295.00	48.20%

Category/ Acct #	Reference	Sep 2023	YTD Expense	2023 Budget	Budget Balance	% of Budget
	Total Miscellaneous	**$641.92**	**$29,327.00**	**$107,750.00**	**$78,423.00**	**27.22%**
Intergovernmental Services						
001-000-000-576-20-51-02	Inspections (Fire Ext)	$0.00	$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)	$420.00	$8,260.00	$5,000.00	($3,260.00)	165.20%
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	$0.00	$759.60	$0.00	($759.60)	0.00%
	Total Intergov Services	**$420.00**	**$15,350.40**	**$21,000.00**	**$5,649.60**	**73.10%**
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	$20,973.50	$87,159.94	$137,500.00	$50,340.06	63.39%
001-000-000-594-76-41-06	Gate Installation	$0.00	$0.00	$20,000.00	$20,000.00	0.00%
301-000-000-397-00-00-00	Transfer From General Fund to Capital	$0.00	$0.00	$75,000.00	$75,000.00	0.00%
	Total Capitals	**$20,973.50**	**$87,159.94**	**$234,500.00**	**$147,340.06**	**37.17%**
	TOTAL ADMINISTRATION	**$15,903.82**	**$226,858.71**	**$333,587.60**	**$106,728.89**	68.01%
	TOTAL OPERATIONS	**$77,405.39**	**$782,190.91**	**$1,405,502.40**	**$644,595.84**	55.65%
	TOTAL CAPITAL	**$20,973.50**	**$87,159.94**	**$234,500.00**	**$147,340.06**	**37.17%**
GRAND TOTALS		**$114,282.71**	**$1,096,209.56**	**$1,973,590.00**	**$898,664.79**	**55.54%****

**District office was not originally budgeted as District decided to retain offices after budget process.*
***9 of 12 months - Target is 75%, but some fees are one-time fees (example-WCIA insurance).*

2023 REVENUES September

Account #	Reference	Sep 2023	YTD Balance	2023 Budget	Budget Balance
	General Fund Taxes				
001-000000-311-11-00-00	Property Taxes	$14,000.41	$698,577.97	$0.00	$0.00
001-000-000-311-11-00-01	Timber Harvest Tax	$0.01	$0.17	$0.00	$0.00
001-000-000-317-20-00-00	Leasehold Excise Tax	$0.00	$4,581.43	$0.00	-$125.81
	Total General Fund	**$14,000.42**	**$703,159.57**	**$1,295,380.00**	**$592,220.43**
	Charges for Goods and Services				
001-000-000-347-60-00-00	Normandy Pk - Pool Use Fee (annual)	$0.00	$0.00	$25,000.00	$0.00
	Total Charges for Goods and Services	**$0.00**	**$0.00**	**$25,000.00**	***$25,000.00**
	Miscellaneous Revenues				
001-000-000-361-11-00-00	Investment Interest	$4,978.68	$35,684.14	$15,000.00	$20,684.14
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	$1,201.65	$13,898.81	$20,000.00	$6,101.19
001-000-000-369-81-00-04	MRP Credit Card Deposits and Refunds	$12,571.75	$76,203.45	$175,000.00	**$98,796.55
001-000-000-369-81-00-05	Reimbursements (Fitness Specialists)	$0.00	$2,349.20	$5,000.00	$2,650.80
	Total Miscellaneous Revenue	**$18,752.08**	**$128,635.60**	**$215,000.00**	**$86,364.40**
	Capital Projects/Reserve				
301-000-000-397-00-00-00	Transfer from General Fund - Capital	$0.00	$0.00	$75,000.00	$75,000.00
001-000-000-397-00-00-00	Transfer from Capital Projects Fund	$0.00	$0.00	$0.00	$0.00
	Total Capital Projects/Reserve	**$0.00**	**$0.00**	**$75,000.00**	**$75,000.00**
	Grand Total Revenue	**$32,752.50**	**$831,795.17**	**$1,535,380.00**	**$703,584.83**

**Normandy Park fee paid in October.*
***Behind on over-the-counter revenue due to rental fees and grants.*

DES MOINES POOL METROPOLITAN PARK DISTRICT

Date: Thursday, October 19, 2023
To: District Board Commissioners
From: Scott Deschenes, District General Manager
Subject: Weekly Reports - Weeks Ending September 22-October 20, 2023

WEEK ENDING SEPTEMBER 22:

BOARD MEETING
Just a reminder that the board meeting is next Tuesday, September 26.

- Agenda Packet and Zoom Link: I sent a meeting invite, agenda packet and zoom link out on Thursday, September 21. If you did not receive it, please let me know.
- Repairs: As you will see we have just under $60k of our $75k in emergency or critical repairs. This will put us over budget on this line item.
- Items Removed: I took off the SMAC addendum as we have not been able to schedule a meeting.

STAFFING SHORTAGE
Starting next week, all college student will be back to school. Quentin, Jared and Emmitt will be covering shifts including being the only staff available on Wednesday mornings. We usually go through this at the start of school, and staff gain more availability throughout the year.

AQUATIC FEASIBILITY STUDY
Joe was the only board member to formally send in edits for the report by the September 19 deadline. I also met with the city project manager and a volunteer who looked through the report. I met with Stemper on September 20 and delivered edits to them. We will discuss this in more detail at the Tuesday, September 26 regular board meeting.

SWIM LESSONS UPDATE
All youth swim lessons are full with people on the waiting lists. We do have 3 of 20 spots available in the adult lessons, but should have those full by the first day of classes on September 30.

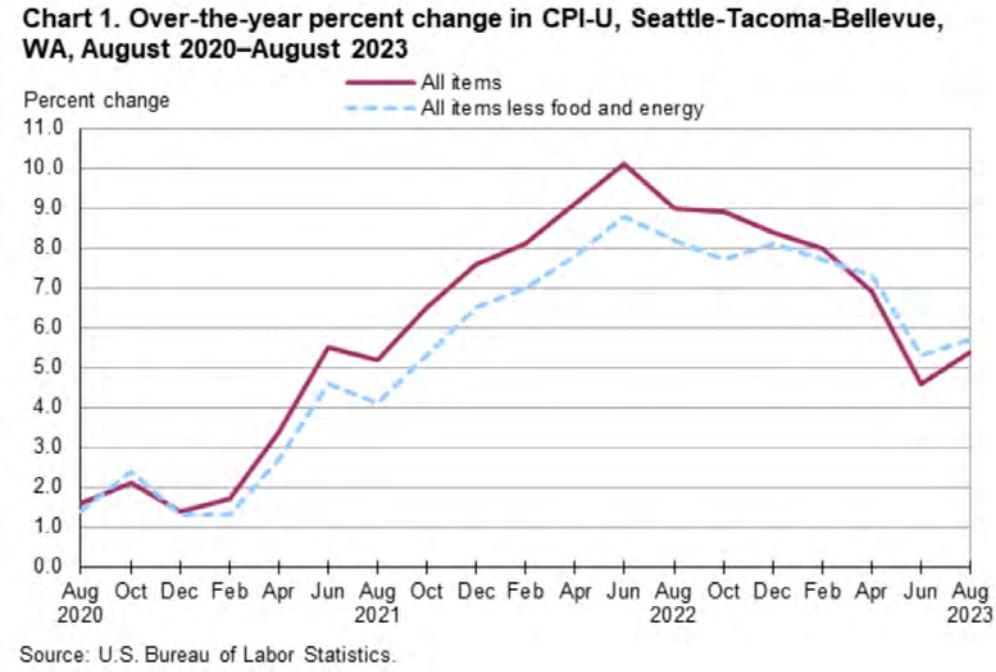
OTHER PROGRAMMING

- PTSA Events: I am sending meeting requests out for the PTSA nights starting tomorrow. The goal is to meet with the PTSA leads and see what we can do to improve the events, incorporate water safety and better partner/communicate. I will update you more in other future meetings.
- Spooky Swim: Jared and I are meeting tomorrow to discuss this year's Spooky Swim. Jared is setting up online pre-registration for the event that will go through our system. I will share more details in next week's report.

PROPERTY TAX PRELIMINARY ESTIMATES
We received our preliminary property taxes for 2024 and they are down around 5% from 2023 (6,438,867,879 to $6,117,621,677). Each year we have been able to keep up with inflation thanks to increased property taxes, but next year we will have to be creative. If we used the lower levy rate, we

would have had $64k less than we had this year. I have attached the email and paperwork in the board meeting agenda's consent section under correspondence.

CONSUMER PRICE INDEX (CPI)
Below is a CPI article on the latest numbers for August 2023 for the region.



https://www.bls.gov/regions/west/news-release/consumerpriceindex_seattle.htm

MINIMUM WAGE
Just a reminder that the 2024 minimum wage should be announced on September 30. This should help us with budgeting staff.

AQUATIC FEASIBILITY STUDY

- Edits: Commissioner Dusenbury was the only board member that sent edits in. I also received edits from myself, the city's project manager and a former board member that I am using to go over with the architect.
- Architect Meeting: I met with Stemper on Wednesday, September 20. I went over comments and I am sending the edited copies to them on Thursday morning. I will discuss this more at the meeting.
- Retreat Scheduling: Just a reminder that we will be asking board members availability for an October retreat.

BOYS SWIM PRACTICES AND MEETS
We were notified that boys will start practice on November 13 and their meets will be December 7 and 14, and January 4 and 16. We have added them to our schedule page.

MRP PROJECTS

- Out of Outlets: We experienced issues with not having enough outlets in the front of the building. With more technology than was estimated in the early 1970s, we have had to move some of the smaller appliances to other parts of the facility. The microwave, fridge and other items will be moved to the equipment room on the other side of the facility.
- Mesh Wifi and Exchange: With increased staff technology needs, we ordered a larger switch, equipment rack and WIFI mesh receiver for the scoring system (needs connection). This should hopefully help keep the area running smoother.
- Internal Projects: Quentin is having Henson help develop some internal processes. I will let him discuss this during his presentation in October.
- Downspout Repairs: MacMiller was out to complete the downspout repairs this week. I will have some pictures ready for the September 26 regular board meeting.

COLIBRI AD

Below is the ad Gene put together for Normandy Park's Fall City Scene.

FEATURED RESEARCH

See Covington Aquatic Center's feasibility study report page. Also, please see their August 8 council meeting report. They received a $2.5 million grant from King County.
https://www.covingtonwa.gov/parks/newaquareccenter.php

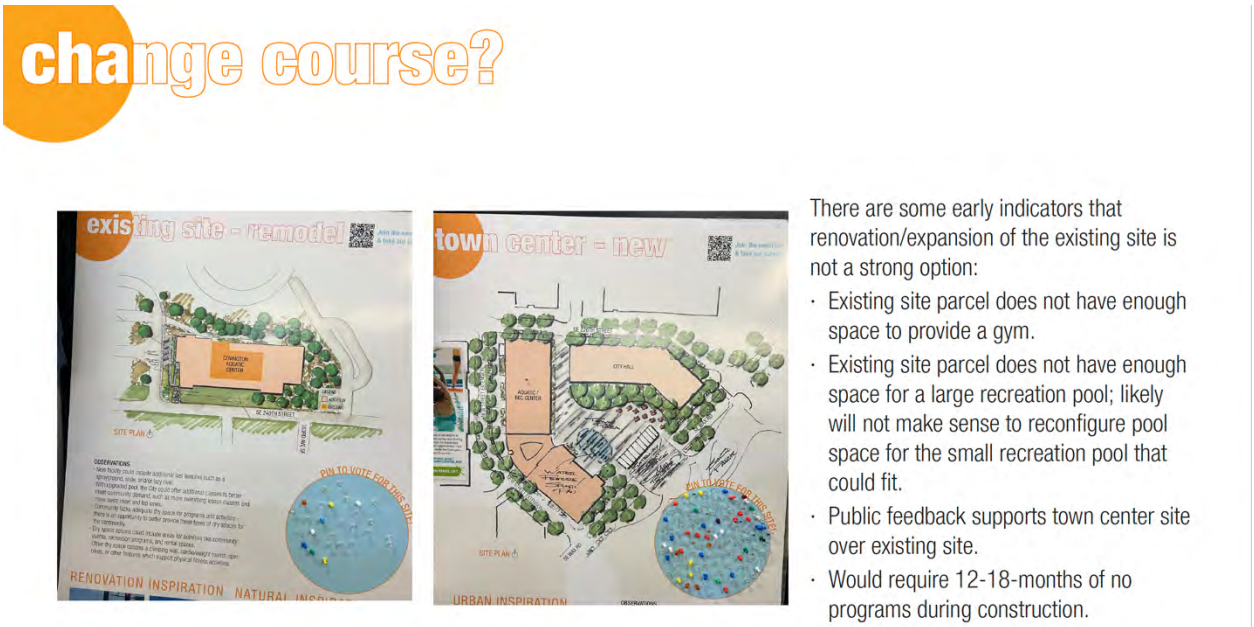
RESEARCH

- King County Council approves $2.5 million grant for new aquatic center (Voice of the Valley) - https://voiceofthevalley.com/2023/09/11/king-county-council-approves-major-2500000-grant-for-new-covington-aquatic-center/
- Alaska Airlines Flight Attendant Training (Alaska Airlines) - https://news.alaskaair.com/alaska-airlines/flight-attendant-training/
- The basics of meeting agendas (MRSC) - https://mrsc.org/stay-informed/mrsc-insight/september-2023/meeting-agenda-basics
- Normandy Park City Manager's Report for Week Ending on September 15, 2023 (NP Blog) - https://normandyparkblog.com/2023/09/17/normandy-park-city-managers-report-for-week-ending-sept-15-2023/

WEEK ENDING SEPTEMBER 29:

BOARD MEETING

- Response to Questions from Meeting: The estimated closure for the existing conditions repairs for around $6 million is 8 to 12 months. Options #1 and 2 are 14 months.
- Retreat Scheduling: I sent the retreat scheduling email out on Thursday, September 28. The only response I have received at this time is for Tuesday, October 10.
- Minute Edits: I emailed edits out earlier today. The deadline for edits is Tuesday, October 17. This is to have all edits when the meeting agenda packet is sent out on Thursday, October 19.
- Minute Signatures: I also sent out a DocuSign for digital signatures on Thursday. Please signed ASAP, as it is important to get documents online for viewing by the public.
- Next Regular Board Meeting: The next regular board meeting (not counting the retreat) is Tuesday, October 24 at 7pm.
- Aquatic Feasibility Study: On Tuesday I mentioned that Covington is performing an aquatic feasibility study. It is their third since 2018 and focuses on public outreach on choices from a two-story remodel on their current site up to a full recreation center. Below is a link to their project page, and a slide from their most recent presentation to their city council.
    - https://www.covingtonwa.gov/parks/newaquareccenter.php



SPOOKY SWIM

Jared is leading the Spooky Swim this year. The event will be held on Saturday, October 28 from 1-3pm. The event will be $3 for pre-registered individuals and $5 for those that wait until the day of the event (depending on space availability).

- Online registration: This event will be the first event that we've had online registration since before the pandemic. Online registration will open on October 1st.
- Marketing Outreach: We will be using PeachJar (resident elementary schools) and share the event with Normandy Park. We will also create an events page and market it through our page, an events page, the DM community group and some small local Facebook ads. We will have an event page on our website and include it in our news blog. We will see how this affects the event.
- Decorations: Jared is having staff decorate the lobby starting in early October to make the facility festive and help promote the event. He will also have a fog machine in the facility's lobby for the day of the event.
- Candy and Programming: Jared is working on having candy and prizes for participants. He is also working with staff on games, activities, and music for the event.
- Capacity: Just a reminder that our capacity for the event is limited to 93. This is set by the fire inspector for each jurisdiction. Ours is set lower than other pools.
- Posting: This event will be posted online on Friday, September 29.

MAINTENANCE

- Signed Estimates from September 26 Meeting: The signed estimates are being communicated to set up the projects. We will update you in the future about the actual dates in future reports.

- Backflow in Women's Locker Room: It was discovered that with the mixing valve repairs, a backflow device. The project manager contacted the water district and it was approved. It will be removed as part of the approved project.

SWIM LESSONS
Swim lessons start this Saturday. All youth swim lessons are completely full. The only openings we had were in adult lessons that are 80% full. Quentin will report more at the October 24 regular board meeting.

PTSA SWIMS
We are contacting PTSA groups in order they contacted us. We have booked our first group, Midway PTSA for November. We will reach out next week to North Hill then Woodmont.

NORMANDY PARK SUBSIDY
We received the Normandy Park Subsidy, and will have it processed by Monday.

FEATURED RESEARCH
Kitsap County has a public facilities district that gives money to facility projects. Below is their website that includes money they have allocated to projects. I think this would be great for our region of King County (if possible).
https://www.kitsap-pfd.org/

- MRSC Information on Public Facilities District - https://mrsc.org/explore-topics/economic-development/financing-economic-development/public-facilities-districts

RESEARCH
- Upthegrove running for state lands commissioner (Federal Way Mirror) - https://www.federalwaymirror.com/news/county-councilmember-upthegrove-running-for-state-lands-commissioner/
- New PRA exemptions to protect employees (MRSC Insight Blog) - https://mrsc.org/stay-informed/mrsc-insight/september-2023/new-employee-safety-pra-exemption

WEEK ENDING OCTOBER 6:

RETREAT (TUESDAY, OCTOBER 10 @ 7PM)
Just a reminder that our retreat will be in Mount Rainier Pool's lobby on Tuesday, October 10 at 7pm. The pool will close at 8pm, so we might have some background noise, but we will do what we can to lessen this.

- Booklet: Please email me, and I will have a booklet ready for your review at the pool. Please give me as much notice as you can. (Note-I sent an email out earlier today on this.) I also emailed each board member a copy of the booklet that had been edited by Melody with Stemper.
- Reading: If you read anything, please review the two options on page 133.
- Format: The meeting will start with a small review of the reports by Melody of Stemper. This will be followed by an informal question and answer session.
- City Project Manager: The district has an Interlocal Agreement with the City of Des Moines for project management for the pool. As discussed at the last meeting, the project manager will be present at the meeting.

SWIM LESSONS
Beyond Emmitt having to adjust to an instructor getting sick 20 minutes before swim lessons, which required a last minute adjustment. Some people reported not getting their receipts and email marketing. We are going to put up signage reminding people to list info@mtrainierpool.com as a contact. This should eliminate any filtering by their email servers. Also, staff is making courtesy calls to patrons that missed their first week of lessons. Sometimes people forget they signed up for lessons.

PTSA SWIMS
We are contacting PTSA's in the order they contacted us. We have booked Midway for November and North Hill for February. We have a meeting setup with Midway and are awaiting a response from North Hill. Our next schools to reach out to are Des Moines and Woodmont. All schools are being contacted in the order they reached out to us. Woodmont reached out right after I wrote this section and we are meeting the week of October 16.

RAM'S HORN ADS
We are going to post half-page ads in Mount Rainier High School's Ram's Horn newspaper. The ads will run in all seven issues, and will be $180 for the first and $162 (10% off). We are going to use the ads to focus on staffing and other high school related opportunities.

SPOOKY SWIM PROMOTION

For the Spooky Swim on October 10, we posted the PeachJar ads to all Des Moines area elementary schools including Woodmont and River Ridge. We also sent it out to Pacific Middle School. We have been approved to post at all of the schools. Flyers will run on October 10.

MINIMUM WAGE INCREASE

Minimum wage is set to increase $.54 (3.4%) next year. This is from $15.74 to $16.28. Also, just a reminder that
https://www.kuow.org/stories/washington-state-s-minimum-wage-is-slated-to-rise-in-2024

INTERNAL LIFEGUARD TRAINING

Quentin is going to host an internal lifeguarding class starting on November 18. This will be only for internal people that have been working with us prior to be certified.

STAFFING LEVEL

Currently, we are up to 30 available staff. This is more than twice last year's level at this time.

LEVY RATE UPDATE

We received an updated levy rate number (September 28) from King County from the original September 14 estimate. The total levy went up from $6,117,621,677 to $6,214,089,463. Up 1.6%. I also received a table of math from King County and the $5.90 level. In 2023, we have $2.33181 remaining before the $5.90 level kicks in. Below is a table with the information.

2023 TAX RATE CALCULATIONS	LEVY CODES	1072		1074		1076		1080		1090		1107		1126		1139		1141	
COUNTYWIDE LEVY																			
Total Countywide		0.96323		0.96323		0.96323		0.96323		0.96323		0.96323		0.96323		0.96323		0.96323	
PLUS:																			
Rural Lib		0.23433		0.23433		0.23433		0.23433		0.23433		0.23433		0.23433		0.23433		0.23433	
City/Road		0.85096	C	0.85096	C	0.85096	C	0.85096	C	0.85096	C	0.85096	C	0.85096	C	0.85096	C	0.85096	C
Hospital		0.00000		0.00000		0.00000		0.00000		0.00000		0.00000		0.00000		0.00000		0.00000	
Cemetery		0.00000		0.00000		0.00000		0.00000		0.00000		0.00000		0.00000		0.00000		0.00000	
Fire		1.25137	39	1.25137	39	1.25137	39	1.25137	39	1.25137	39	1.25137	39	1.25137	39	1.25137	39	1.25137	39
Park & Rec (Except Vashon Park & Rec)		0.00000		0.00000		0.00000		0.00000		0.00000		0.00000							
Metro Park		0.20113	DMP	0.20113	DMP	0.20113	DMP	0.20113	DMP	0.20113	DMP	0.20113	DMP	0.20113	DMP	0.20113	DMP	0.20113	DMP
Flood Zone		0.06717		0.06717		0.06717		0.06717		0.06717		0.06717		0.06717		0.06717		0.06717	
Total 5.90 rate		3.56819		3.56819		3.56819		3.56819		3.56819		3.56819		3.56819		3.56819		3.56819	
Remaining within 5.90	over/under	2.33181		2.33181		2.33181		2.33181		2.33181		2.33181		2.33181		2.33181		2.33181	

Also, for MPD financing, check the link below for information from MRSC. See Metropolitan Park District Finances section.
https://mrsc.org/explore-topics/parks-and-recreation/park-and-recreation-special-districts/metropolitan-park-districts

I also have an email out at this time to look at confirming the non-voted bonding process.

MRHS PLACEMENT BOARD

Shane Stender is donating a placement board for MRHS swim team members. We reached out to the MRHS and they chose the attached format. Shane requested we reach out to MRHS on their logo and colors to ensure the project matches their brand. Quentin had a meeting with MRHS's AD and they are working on ensuring the district is okay with the selection. We hope to have more information soon.

MRHS ATHELETIC DIRECTOR (AD) MEETING
Quentin met with the Mount Rainier High School AD about practices and partnerships. He will discuss this more at the October 24 board meeting.

LOBBY TELEVISION
We are working on bringing the lobby television. The last television was installed incorrectly and broke, so we are working on getting a better company install it this year. The television will be setup to play updates, ads and potential video in the lobby.

BUDGET
I am putting a budget together for our October 24 meeting. Staff is meeting on a budget scrub to make sure we have everything covered. I also reached out to VisionMS to get an estimate on moving the payroll software into VisionMS to help streamline the process. Quentin and I met on Friday to go over the information.

NORMANDY PARK SUBSIDY
We received and processed the annual Normandy Park subsidy.

DISTRCIT CLERK PROCESS
We have made an offer to a District Clerk applicant providing their reference and background checks come back positive. The applicant has both customer service and bookkeeping experience. We will let you know more in future reports.

RESEARCH

- Splash of Cash: Mary Wayte receives $2 million King County Park grant levy (MI Reporter) - https://www.mi-reporter.com/news/splash-of-cash-mary-wayte-pool-receives-2-million-king-county-parks-levy-grant/
- Pool faces closure if $100k not found to fix leaks (BBC UK) - https://www.bbc.com/news/articles/cg307nnxyjvo
- What to look for in a Learn-to-Swim Program (Water Safety USA) - https://www.watersafetyusa.org/what-to-look-for-in-a-learn-to-swim-program.html
- How creative placemaking enhances sense of place (MRSC/CNU)- https://www.cnu.org/publicsquare/2023/09/25/how-creative-placemaking-enhances-sense-place
- Inspiring innovation in your organization (NRPA Magazine) - https://www.nrpa.org/parks-recreation-magazine/2023/october/inspiring-innovation-in-your-organization/

WEEK ENDING OCTOBER 13:

RETREAT

I should have minutes for the retreat to you by tomorrow.

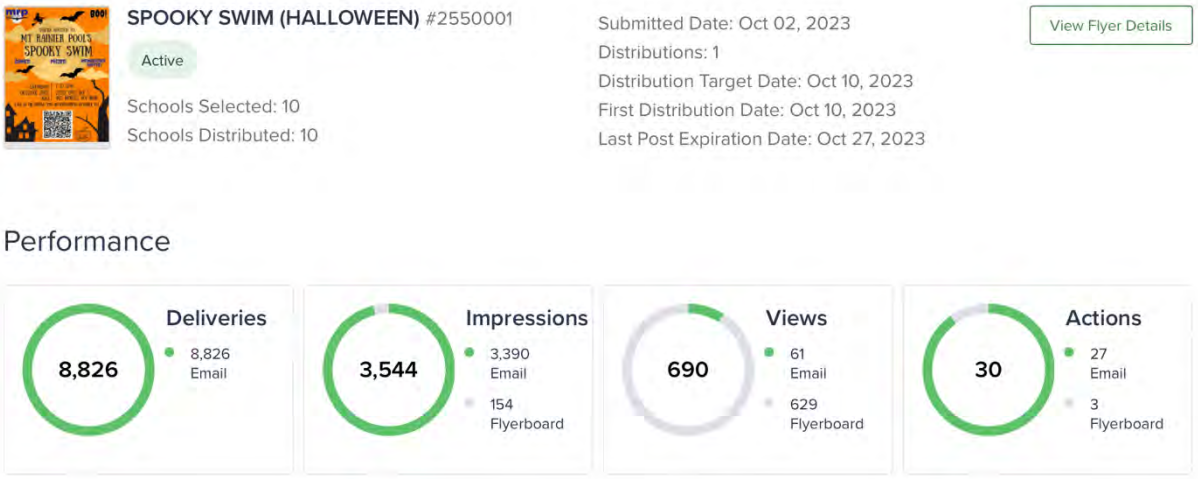
NEXT BOARD MEETING

Our next board meeting will be Tuesday, October 24 at 7pm. I will send out a meeting invite tomorrow with Zoom link. We plan on sending the packet out next Thursday, October 19.

SPOOKY SWIM MARKETING AND EMAIL BLAST

The PeachJar posting came out on Tuesday morning, and we sent the email notification on the same day. A little more than a day after the information came out, we have filled 19/93 spots. We also have a Facebook event page to help market the program.

- Email Marketing Link – http://createsend.com/t/d-0A20E420BB4C13262540EF23F30FEDED
- Facebook Event Page – https://www.facebook.com/events/286482430830030/?ref=newsfeed
- PeachJar Marketing Summary (below) –



PTSA SWIMS
We are meeting with Midway on Thursday (one of their representatives said they could not make it, but none of them showed up, so we will wait until they reschedule), and we have meetings scheduled with North Hill and Woodmont next week. We will let you know exact dates in the next report. I am also reaching out to Des Moines and Mar Vista Elementary Schools next week.

TRICK OR TREAT PATH
We will be setup for the Trick or Treat Path on October 31. We will post more information next week. We are still working out the details.

SENIOR NIGHT PARKING
MRHS had their girls swim team senior night on Tuesday, October 10. The parking lot was completely full and many spots in the neighborhood. We have not received and formal complaints at this time. The overflow parking sandwich board was up, and coaches know to notify their team of the availability.

NEW INSURANCE PROVIDER FOR HEALTHCARE VISITS
I am working with Fit on Health to implement to get a new insurance provider to present an agreement. This one pays more per visit, and has no reporting requirements, which would be more beneficial for us. I have sent it to legal for review. They will be launching their program in January 2024.

NORMANDY PARK MRP WEBPAGE
I saw that Normandy Park has created the following page to help promote their residents using our pool. https://normandyparkwa.gov/mount-rainier-pool/

MRHS PLACEMENT BOARD
Shane, Quentin and I met after the retreat and discussed steps moving forward on the placement board. We will make an update at the next board meeting.

WCIA MEETING
I will be attending the October 20 WCIA meeting in Tukwila as part of our annual compact (requirements).

FEATURED RESEARCH
After the retreat on Tuesday, I think it might be good to look at what Covington has done. They completed a conditions assessment and a joint community center study with Maple Valley. They have come back with a study with public outreach, survey and other elements. It is very interesting including their onsite plan looks very similar to our option #2.
https://www.covingtonwa.gov/parks/newaquareccenter.php

RESEARCH
- 35 & under in the public sector: why younger workers enter and stay or don't (Mission Square/Report) - https://research.missionsq.org/posts/workforce/35andunder
- The struggle of a well-written survey (Aquatics International) - https://www.aquaticsintl.com/facilities/the-strengths-of-a-well-written-survey_o
- US adults place high value on parks and recreation (NRPA Magazine) - https://www.nrpa.org/parks-recreation-magazine/2023/october/u.s.-adults-place-high-value-on-parks-and-recreation/

- Normandy Park Parks and Recreation PROS Plan Update (NP Blog)
  - https://normandyparkblog.com/2023/10/11/update-from-rep-tina-orwall-parks-rec-pros-plan-more-discussed-at-normandy-park-city-council-meeting/

WEEK ENDING OCTOBER 20:

BOARD MEETING
Just a reminder that our next board meeting will be Tuesday, October 24 at 7pm. I will send the board agenda out later this afternoon.

PTSA EVENTS
We have booked four of the six of the grade schools for next year. We do have one school that has scheduled two meetings with us and not shown for either, but here is what we have so far. We will contact the final two schools soon.

- Midway Elementary School – November 18
- Des Moines Elementary School – January 20
- North Hill Elementary School – February 17
- Woodmont K-8 – March 2

We have broken the events down into two swims with lobby time afterwards.

- 2:10-2:55pm Younger Grades Swim
- 3-4pm Older Grades Swim
- 2-5pm Lobby Time

Next week, we will work to start contacting the other schools. Also, we spread out the events due to needing a lot of staff to cover the events which have a lot of non-traditional swimmers.

Finally, we also discussed opportunities to present water safety at events and/or assemblies.

SPOOKY SWIM
The Spooky Swim is scheduled for October 28. At the time of this email, we have 28 of 93 spots filled. Click link below for more information. This is the first event we have required pre-registration, so this might be affecting registration.
https://mtrainierpool.com/upcoming-events/spooky-swim/
https://www.facebook.com/events/286482430830030?ref=newsfeed

We will put a reminder email out next week about the pre-registration deadline. We are also working with the PTSAs to promote the event.

TRICK OR TREAT PATH
Gene is leading the trick or treat path again this year. Emmitt and I will be at the event. Gene is putting together flyers and I am working on a QR code for our email notification system. We will have candy and ducks available at the event on October 31. Gene will share more details at our meeting on October 24.

KING COUNTY GRANTS
I completed the quarterly reports (Q3) for both grants. The next phase will be billing for both that I hope to have completed by early November. The grants will be for around $125k.

WCIA COMPACT/MEETINGS
I am attending the WCIA meeting on Friday, October 20. I will also be attending a training. I will need to complete one more training to finalize our Compact for 2023. I will be in the office after 12pm.

INSURANCE MEMBERSHIPS
I have legal edits for an insurance program that we are sending back to the company. I will be sending them out tomorrow. This is for an insurance membership program that is offering a higher repayment and unlimited monthly visits.

IN-SERVICE
Staff will be having their in-service on Saturday, October 21. This monthly training helps staff stay on top of their skills and builds organizational communication and teamwork.

LIFEGUARDING WORKSHOP (FROM WRPA AQUATICS GROUP POST)
In support of National Injury Prevention Day, the Harborview Injury Prevention &Research Center will join the Injury Free Coalition for Kids and local community partners in "Shining a Green Light" to prevent serious childhood injury through Youth Drowning Prevention. Together with Public Health – Seattle &King County, Seattle Children's, SPLASH Forward, and Amazon, the HIPRC will host a FREE (Virtual) Student Lifeguard Workshop that is OPEN to all King County High School students! After the workshop concludes, financial support for Student Lifeguard Training will be available on a first-come, first-served basis to King County High School students who are 15 years old by July 31, 2024.

WATER COMPETENCY STATISTIC OF THE WEEK (RED CROSS CENTENIAL CAMPAIGN)
The survey found that while 85 percent of Americans said they could swim, only 56 percent of the self-described swimmers can perform all five of the basic skills that might help to save their life in the water.

https://www.redcross.org/take-a-class/swimming/centennial#:~:text=Water%20Competency,-This%20work%20makes&text=The%20survey%20found%20that%20while,their%20life%20in%20the%20water.

FEATURED RESEARCH – KING COUNTY GRANTS

I have been looking at future grant and funding opportunities for the district below is a link to an Excel table of the past grant awards for 2022 and 2023. There is still funding for 2024 and 2025.

- Awarded Grants – https://kc1.sharepoint.com/:x:/t/DNRPa/EblyXNEzP5tMjc_NsSUXYrwBJ0jS-pSZ6tjgvfJVWlA6-A?rtime=Mq0vviDM20g
- Aquatic Facilities Grant Page - https://kingcounty.gov/en/dept/dnrp/nature-recreation/parks-recreation/king-county-parks/grants/aquatic-facilities-grants

RESEARCH

- Aquatics facility renovations: Timing your transition (Aquatics International) - https://www.aquaticsintl.com/facilities/aquatics-facility-renovation-timing-your-transformation_o
- MLT city council discusses proposed fee increases for child care, recreation programs (MRSC/mltnews) - https://mltnews.com/mlt-city-council-discusses-proposed-fee-increases-for-child-care-recreation-programs/
- How to communicate the value of water and aquatics (Aquatics International) - https://www.aquaticsintl.com/facilities/how-to-communicate-the-value-of-water-and-aquatics_o
- Home is where the park is (NRPA Magazine) - https://www.nrpa.org/publications-research/park-pulse/home-is-where-a-park-is/
- City breaks ground on $141M Shirley Chisolm Recreation Center in East Flatbush (NRPA SmartBrief/ Brooklyn Paper) - https://www.brooklynpaper.com/ground-shirley-chisholm-recreation-center/

Des Moines Pool Metropolitan Park District

September 26, 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, and Achziger; and District General Manager Deschenes. Commissioner Dusenbury moved to excuse Commissioner Stender from the meeting due to business travel. President Young 2nd. The motion passed 4-0.

PLEDGE OF ALLEGIANCE – Commissioner Dusenbury led the flag salute.

ADOPTION/MODIFICATIONS OF AGENDA – None

ANNOUNCEMENTS, PROCLAMATIONS AND PRESENTATIONS – None

PUBLIC COMMENT - None

CONSENT AGENDA
Commissioner Achziger moved to approve the Consent Agenda including the vouchers and electronic transfer requests processed in August totaling $138,705.22. Commissioner Campbell 2nd. The motion passed 4-0.

EXECUTIVE SESSION BUSINESS

7a. Executive Session, HSD Lease
There was no business for the executive session, but the District GM announced that he attached a copy of the letter he was directed to send to the Highline School District at the August 22 Regular Board Meeting. The letter was attached to the executive session AIS for board member's records.

OLD BUSINESS

8a. Aquatic Feasibility Study Update
The District GM reported a timeline from the last board meeting on the aquatic feasibility study. After reviewing comments, the District GM is suggesting switching the format of the retreat to an informal, question-and-answer format with the architect, city project manager and the board. The board directed the District GM to set up an informal retreat with the architect through email polling of all parties on availability.

8b. District Clerk Update

The District GM stated that the district is wrapping up interviews next week and hopes to have a new clerk/front office specialist on staff soon. He hopes to introduce the new clerk at the next board meeting.

8c. Normandy Park Presentation
The District GM informed the board that he presented to the City of Normandy Park on Tuesday, September 12. He stated they seem pleased with the partnership, and discussed how we can partner more in the future. A copy of the presentation is online and can be viewed on the City of Normandy Park's website.

NEW BUSINESS

9a. 2024 Staffing Recommendations
The District GM presented staffing recommendations for the 2024 budget cycle. A copy of the report is included in the agenda packet.

9b. 2024 Rate Recommendations
The District GM presented rate recommendations for the 2024 budget cycle. Commissioner Campbell suggested having more consistency between resident and non-resident rates. President Young requested more data, especially on additional expected revenue based on pricing increases. Commissioner Achziger asked if the insurance companies would have sticker shock at price increases. The District GM responded that the insurance programs are contracted at set prices and will not be affected by any price increases. A copy of the report is included in the agenda packet.

9c. Downspout Emergency Repairs
District GM notified the board that he needed to gain Finance Committee approval on August 30, as there was an emergency repair to the downspouts, as they had been damaged by school district mowing crews. This created a safety hazard by having holes on the property where students may trespass and potentially be injured. To attempt to have the repair performed before the school district was back in session, the District GM got approval from the Finance Committee per Procurement Policy 520. This was due to the quoted repair being over $5,000. The repairs were performed on September 19, 2023. Photos of the conditions before and after the project along with the estimate are available in the agenda packet.

9d. Mixing Valves Critical Repair
District GM notified the board of critical repair for the mixing valves that affects shower temperatures in the men's and women's locker rooms. The repair should fix water temperature issues that are the largest complaint the district receives from users. Commissioner Campbell moved to approve proposal 1205R2 SZ to repair shower mixing valves not to exceed $26,000. Commissioner Achziger 2nd. Motion passed 4-0.

9e. Plumbing Stabilization Critical Repair
District GM notified the board of critical repair for the plumbing stabilization that caused an emergency closure earlier this year. Although the affected backflow valve was repaired, damage to the second backflow valve was reported, and the cause was weight from piping above that needed add better stabilization. This repair will include the second backflow valve and the piping support. Commissioner Achziger moved to approve estimate 8986 to repair pipe supports not to exceed $28,000.

The District GM also shared a slide with board on miscellaneous (unplanned) repairs over the last five years that show the dramatic increase in unplanned repairs this year. The average repairs between 2019 and 2022 was $47,000 and in 2023 the district is already at $98,000 in unplanned repairs. The District GM had estimated $75,000 for 2023 and budgeted 150% over the average. A copy of this slide is included in the updated agenda packet posted on September 27.

GOOD OF THE ORDER
Commissioner Achziger updated the board on his legal proceedings.

ADJOURNMENT
With no further business the meeting was adjourned at 7:48 pm.

UPCOMING MEETINGS

- 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)
- November 14, 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

King County

Special District Voucher Approval Document

KC v2.0

REQ#58637459

Scheduled Payment Date: 09/09/2023
Total Amount: $4,239.30
Control Total: 8
Payment Method: WARRANT

District Name: Des Moines Pool Metropolitan Park District
File Name: AP_DMPOLPRK_APSUPINV_20230902092900.csv
Fund #: 170950010

CONTACT INFORMATION

Preparer's Name: Scott Deschenes

Email Address: linda.ray@desmoinespool.org

PAYMENT CERTIFICATION RCW (42.24.080)

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

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

DocuSigned by: Scott Deschenes 2E03815D71304B0...	9/2/2023	DocuSigned by: Joe Dusenbury 5E8DDA9899F2474...	9/5/2023
Authorized District Signature	Date	Authorized District Signature	Date
Authorized District Signature	Date	Authorized District Signature	Date
Authorized District Signature	Date	Authorized District Signature	Date

SUBMIT SIGNED DOCUMENT TO:

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

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

KING COUNTY FINANCE USE ONLY:

Batch Processed By: _____

Date Processed: _____

King County

Special District Voucher Approval Document

KC v2.0

District Name: Des Moines Pool Metropolitan Park District

File Name: AP_DMPOLPRK_APSUPINV_20230902092900.csv

Payee (Vendor Name)	Vendor No.	Vendor Site	Invoice No.	Invoice Date	Inv. Amount	Description
ABS			19081	09/01/2023	$90.00	SEPTEMBER DISTRICT OFFICE CLEANING
CENTRAL WELDING SUPPLY			RN8232679	08/31/2023	$25.19	BALANCE DUE AFTER RN8232679 INV
DATAQUEST, LLC			21724	08/31/2023	$232.00	5 BACKGROUND CHECKS 8/9-8/31/23
LINDA RAY			202308-01	09/01/2023	$661.00	AUGUST CLERK CONTRACTED SERVICES
MACDONALD-MILLER FACILITY SOLUTIONS			SVC271962	08/31/2023	$717.58	SHOWER DRAIN PLUMBING ON 8/11/23
MIDWAY SEWER DISTRICT			08252023MSD	08/25/2023	$1,164.02	AUGUST FEES INCLUDING DUMPING OF WATER
NORTHWEST LANDSCAPING SERVICES			CD50331654	09/01/2023	$620.76	SEPTEMBER LANDSCAPE SERVICES
SNURE LAW OFFICE			09012023SLO	09/01/2023	$728.75	AUGUST LEGAL SERVICES

King County

Special District Voucher Approval Document

KC v2.0

REQ#58656132

Scheduled Payment Date: 09/12/2023
Total Amount: $21,393.50
Control Total: 3
Payment Method: WARRANT

District Name: Des Moines Pool Metropolitan Park District
File Name: AP_DMPOLPRK_APSUPINV_20230906172927.csv
Fund #: 170950010

CONTACT INFORMATION

Preparer's Name: Scott Deschenes

Email Address: linda.ray@desmoinespool.org

PAYMENT CERTIFICATION RCW (42.24.080)

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

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

Authorized District Signature	Date	Authorized District Signature	Date
DocuSigned by: Scott Deschenes 2E03815D71304B0...	9/6/2023	DocuSigned by: Joe Dusenbury 5E8DDA9899F2474...	9/7/2023

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:

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Date Processed: _____

King County

Special District Voucher Approval Document

KC v2.0

District Name: Des Moines Pool Metropolitan Park District

File Name: AP_DMPOLPRK_APSUPINV_20230906172927.csv

Payee (Vendor Name)	Vendor No.	Vendor Site	Invoice No.	Invoice Date	Inv. Amount	Description
CITY OF DES MOINES			260	09/05/2023	$420.00	JULY/AUG PROJECT MGMT CONTRACT FEES
STEMPER ARCHITECTURE			22253B	04/21/2023	$17,415.00	TASK ORDER #3 ASR 02
STEMPER ARCHITECTURE			22273B	05/08/2023	$3,558.50	TASK ORDER #3 ASR 01 RBD

King County

Special District Voucher Approval Document

KC v2.0

Scheduled Payment Date: 09/18/2023
Total Amount: $7,914.26
Control Total: 9
Payment Method: WARRANT

District Name: Des Moines Pool Metropolitan Park District
File Name: AP_DMPOLPRK_APSUPINV_20230911153639.csv
Fund #: 170950010

CONTACT INFORMATION

Preparer's Name: Scott Deschenes

Email Address: linda.ray@desmoinespool.org

PAYMENT CERTIFICATION RCW (42.24.080)

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

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

DocuSigned by: Scott Deschenes 2E03815D71304B0...	9/11/2023	DocuSigned by: Joe Dusenbury 5E8DDA9899F2474...	9/14/2023
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:

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Attn: Special Districts
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Seattle, WA 98104

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

KING COUNTY FINANCE USE ONLY:

Batch Processed By: _____

Date Processed: _____

King County

Special District Voucher Approval Document

KC v2.0

District Name: Des Moines Pool Metropolitan Park District

File Name: AP_DMPOLPRK_APSUPINV_20230911153639.csv

Payee (Vendor Name)	Vendor No.	Vendor Site	Invoice No.	Invoice Date	Inv. Amount	Description
AQUATIC SPECIALTY SERVICES			1126-8	08/29/2023	$895.63	AUGUST 2023 SERVICES AND CHEMICALS
AQUATIC SPECIALTY SERVICES			4742-1	07/20/2023	$1,193.25	ROBOT VACUUM REPAIR
CMIT SOLUTIONS EASTSIDE			12042	08/31/2023	$1,606.00	AUGUST 2023 IT SERVICES
CMIT SOLUTIONS EASTSIDE			12124	08/31/2023	$1,897.54	DISTRICT CLERK REPLACEMENT COMPUTER
CMIT SOLUTIONS EASTSIDE			12125	08/31/2023	$228.49	AUGUST 2023 PHONE SERVICES
COLIBRI NORTHWEST, LLC			250DM	09/07/2023	$610.00	FALL DM CITY CURRENTS AD (HALF)
COLIBRI NORTHWEST, LLC			251DM	09/07/2023	$910.00	FALL DM CITY CURRENTS AD (FULL)
COPIERS NORTHWEST			INV2702387	09/07/2023	$61.66	AUGUST 2023 COPIER RENTAL SERVICES
FERNANDO CORTEZ			09152023PEFC	09/15/2023	$511.69	9/15/23 PAYROLL FOR FERNANDO CORTEZ #10539

King County

Special District Voucher Approval Document

KC v2.0

REQ#58788968

Scheduled Payment Date: 09/26/2023
Total Amount: $7,497.94
Control Total: 2
Payment Method: WARRANT

District Name: Des Moines Pool Metropolitan Park District
File Name: AP_DMPOLPRK_APSUPINV_20230922140329.csv
Fund #: 170950010

CONTACT INFORMATION

Preparer's Name: Scott Deschenes

Email Address: linda.ray@desmoinespool.org

PAYMENT CERTIFICATION RCW (42.24.080)

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

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

DocuSigned by: Scott Deschenes 2E03815D71304B0...	9/22/2023	DocuSigned by: Joe Dusenbury 5E8DDA9899F2474...	9/24/2023
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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Date Processed: _____

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Special District Voucher Approval Document

KC v2.0

District Name: Des Moines Pool Metropolitan Park District

File Name: AP_DMPOLPRK_APSUPINV_20230922140329.csv

Payee (Vendor Name)	Vendor No.	Vendor Site	Invoice No.	Invoice Date	Inv. Amount	Description
FERNANDO CORTEZ			09152023PRFC	09/15/2023	$511.69	SEPT 15 PE
PUGET SOUND ENERGY			09212023PSE	09/21/2023	$6,986.25	SEPT 21 BILL

King County

Special District Voucher Approval Document

KC v2.0

REQ#58788952

Scheduled Payment Date: 09/27/2023
Total Amount: $7,712.73
Control Total: 9
Payment Method: WARRANT

District Name: Des Moines Pool Metropolitan Park District
File Name: AP_DMPOLPRK_APSUPINV_20230922093215.csv
Fund #: 170950010

CONTACT INFORMATION

Preparer's Name: Scott Deschenes

Email Address: linda.ray@desmoinespool.org

PAYMENT CERTIFICATION RCW (42.24.080)

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

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

DocuSigned by: Scott Deschenes 2E03815D71304B0...	9/22/2023	DocuSigned by: Joe Dusenbury 5E8DDA9899F2474...	9/24/2023
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
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Seattle, WA 98104

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

KING COUNTY FINANCE USE ONLY:

Batch Processed By: _____

Date Processed: _____

King County

Special District Voucher Approval Document

KC v2.0

District Name: Des Moines Pool Metropolitan Park District

File Name: AP_DMPOLPRK_APSUPINV_20230922093215.csv

Payee (Vendor Name)	Vendor No.	Vendor Site	Invoice No.	Invoice Date	Inv. Amount	Description
DEPARTMENT OF RETIREMENT SYSTEMS			20230901DRS	09/01/2023	$1,293.89	SEPTEMBER DRS PAYMENT
DEPARTMENT OF RETIREMENT SYSTEMS			20230920DRS	09/21/2023	$1,293.89	OCTOBER DRS PAYMENT
FERNANDO CORTEZ			09302023PRFC	09/30/2023	$19.56	9/30 PE STAFF
JOE DUSENBURY			09302023PRJD	09/30/2023	$116.62	AUGUST STIPENDS 9/30 PE
RECOLOGY			0004403794	08/31/2023	$0.10	BALANCE DISCREPANCY
SHANE STENDER			09302023PRSS	09/30/2023	$233.27	AUGUST STIPENDS 9/30 PE
US BANK			09112023USB	09/11/2023	$3,327.62	SEPT 11 US BANK BILLING
W.M. SMITH & ASSOCIATES, INC.;			29441	08/04/2023	$710.28	DIVING BOARD REPAIRS
ZEN 22015, LLC			20231001	10/01/2023	$717.50	OCTOBER OFFICE RENT

ELECTRONIC PAYMENT REQUEST FORM

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

Payment Date 9/15/2023

PAYMENT INFORMATION

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

DISTRIBUTION INFORMATION

	Explanation / Description	Fund (9 digits)	Project (7 digits)	Cost Center (6 digits)	Account (5 digits)	BARS (7 digits)	Future (5 digits)	Amount
1	Heartland PE 09/15/2023	170950010			24219			33,133.63
2								
3							DS SD	9/11/2023
4								
5								
6								
7								
8								
9								
10								

BANK INFORMATION FOR WIRE PAYMENTS (for non-repetitive wires only)

Total 33,133.63

Payee _____ Address _____ City _____ State _____ Zip _____

Bank Name _____ Routing Number _____ Account Number _____

Reference _____

CONTACT & AUTHORIZATION (Certification of Payment - RCW 42.24.080)

Agency/Special Purpose District Des Moines Pool Metropolitan Park District

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

Signer Name Joe Dusenbury Title Clerk of the Board Phone Number 206.795.4832 Email mypeggysue@me.com

Signature DocuSigned by: Joe Dusenbury 5E8DDA9899F2474... Date 9/14/2023

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

ELECTRONIC PAYMENT REQUEST FORM

King County
Department of Executive Services
Finance & Business Operations Division
KSC-ES-710
201 S Jackson ST Ste 710
Seattle, WA 98104
Email: cash.management@kingcounty.gov

Payment Settlement Date 09/21/2023

PAYMENT INFORMATION

○ ACH Credit Pay Code (BENXX, GENXX, PAYXX) _____ ○ ACH Debit Pay Code (COLXX) _____ ◉ Automatic Withdrawal

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

Line	Explanation/Description	Fund (9 digits)	Project (7 digits)	Cost Center (6 digits)	Account (5 digits)	Bars (7 digits)	Future (5 digits)	Amount
1	Heartland PE 09-10-2023	170950010			24219			32,154.72
2								
3								DS SD 9/22/2023
4								
5								
6								
7								
8								
9								
10								
							Total	$ 32,154.72

PAYEE INFORMATION

Company _____ Address _____ City _____ State _____ Zip _____

BANK INFORMATION FOR WIRE PAYMENTS

Bank Name _____ Name on Bank Account _____

Bank Routing # _____ Bank Account # _____ City _____ State _____ Zip _____

Reference _____

CONTACT INFORMATION Typed or Printed

Contact Name Scott Deschenes, District Manager Organization Des Moines Pool Metropolitan Park District

Email scitt.deschenes@desmoinespool.org Phone # (206) 429-3852 Ext _____ Fax # _____

AUTHORIZATION Certification for Payment (By Authorized Signer) RCW 42.24.080

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

DocuSigned by: Joe Duesenbury 5E8DDA9899F2474...

Signature Joe Duesenbury Title Clerk of the Board Date 9/24/2023

Print Name Joe Duesenberry Phone # (206) 429-3852 Email mypeggysue@me.com

Des Moines Pool Metropolitain Park District

AGENDA ITEMS SUMMARY SHEET

Agenda Item #: 7a **Assigned to:** Legal **Meeting Date:** 10/24/2023

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.
At the time of sending this agenda packet, the district has not received a formal response from the school district on the lease.

Fiscal Impact: N/A

Chair Announcement: Executive Session: We will now go into executive session pursuant to RCW 42.30.110(1)(b) to meet with legal counsel to discuss to consider the lease of real property.
- The executive session will be for _____ minutes until____:____.
- Any direction made by the board will be in open session and noted in the minutes.

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

Two Touch Rule:
8/03/22 **Committee Review**
3/15/22 **First Board Meeting (Informational)**
To be determined **Second Board Meeting (Action)**

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

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

Notes:- None

Des Moines Pool Métropolitain Park District

AGENDA ITEMS SUMMARY SHEET

Agenda Item #: 8a **Assigned to:** Aquatics Manager **Meeting Date:** 10/24/23

Under: Old Business **Attachment:** Yes

Subject: Aquatics Manager Report – Quarter 3 (July-September 2023)

Background/Summary:
The Aquatics Manager will be making the Second Quarter (Q3) Report. This report will contain a physical report from July-September (Q3), Q&A with the board and a short discussion on a potential tour of the facility. He will also discuss the current Fall 2023 quarter (October-December).

New reports include attendance. Feedback from this meeting will be used to improve the reports.

Fiscal Impact: N/A

Proposed Motion: No motion. Informational only.

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

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

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

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

Notes:
- Aquatics Manager Q3 (July-September) Physical Report

AQUATICS MANAGER'S QUARTERLY REPORT – SUMMER 2023

SWIM LESSON PARTICIPATION

This report is for July – September 2023. At this time, we offered Monday Afternoon (4pm-6pm), Wednesday Afternoons (4pm-6pm), Monday/Wednesday Mornings (9am-11am), Tuesday/Thursday (9am-11am), Monday-Thursday Mornings (9am-11am), Tuesday/Thursday (6pm-7pm) and NO Saturday Mornings:

OFFERED Monday/Wednesday AM, July 5th - July 31st , 2023

GROUP LESSONS	Instructors Available During This Time*	# of Group Classes Offered*	Total Served (Max 5 Per Class*)	Waitlist Participants	% of Capacity (No Privates)*
Parent/Child	1	1	7/10	0	70%
Camp KHAOS	4	2	13/24	0	54%
9:00am	5	3	15/15	3	100%
9:30am	5	3	7/15	0	47%
10:00am	3	3	14/15	2	93%
10:30am	2	2	10/10	2	100%
Totals	**5 (avg)**	**14**	**66/89**	**7**	**74%**

RUN Monday/Wednesday AM, July 5th - July 31st , 2023

GROUP LESSONS	Instructors Available During This Time*	# of Group Classes Offered*	Total Served (Max 5 Per Class*)	Waitlist Participants	% of Capacity (No Privates)*
Parent/Child	1	1	7/10	0	70%
Camp KHAOS	2	1	13/12	0	108%
9:00am	5	3	15/15	3	100%
9:30am	4	2	7/10	0	70%
10:00am	3	3	14/15	2	93%
10:30am	2	2	10/10	2	100%
Totals	**4 (avg)**	**14**	**66/72**	**7**	**91%**

OFFERED Wednesday PM, July 5th – August 16th , 2023

GROUP LESSONS	Instructors Available During This Time*	# of Group Classes Offered*	Total Served (Max 5 Per Class*)	Waitlist Participants	% of Capacity (No Privates)*
Parent/Child	2	2	19/20	4	95%
4:00pm	4	4	20/20	8	100%
4:30pm	3	3	9/15	0	60%
5:00pm	4	4	21/20	3	105%
5:30pm	3	3	11/15	0	73%
Totals	**4 (avg)**	**16**	**80/90**	**15**	**89%**

RUN Wednesday PM, July 5th – August 16th , 2023

GROUP LESSONS	Instructors Available During This Time*	# of Group Classes Offered*	Total Served (Max 5 Per Class*)	Waitlist Participants	% of Capacity (No Privates)*
Parent/Child	2	2	19/20	4	95%
4:00pm	4	4	20/20	8	100%
4:30pm	2	2	9/10	0	90%
5:00pm	4	4	21/20	3	105%
5:30pm	3	3	11/15	0	73%
Totals	**4 (avg)**	**16**	**80/85**	**15**	**94%**

OFFERED/RUN Tuesday/Thursday PM, July 11th – August 3rd , 2023

GROUP LESSONS	Instructors Available During This Time*	# of Group Classes Offered*	Total Served (Max 5 Per Class*)	Waitlist Participants	% of Capacity (No Privates)*
Adult	2	2	20/20	4	95%

OFFERED/RUN Monday-Thursday AM, August 7th – August 17th , 2023

GROUP LESSONS	Instructors Available During This Time*	# of Group Classes Offered*	Total Served (Max 5 Per Class*)	Waitlist Participants	% of Capacity (No Privates)*
Parent/Child	1	1	8/10	0	80%
9:00am	5	5	24/25	2	96%
9:30am	4	4	16/20	2	80%
10:00am	5	5	22/25	1	88%
10:30am	5	5	20/25	0	80%
Totals	**4 (avg)**	**20**	**90/105**	**5**	**86%**

MONDAY/WEDNESDAY AM: 7/5-7/31

9am

Preschool Aquatics 1 –

- 2/5 students passed.
- Attendance statistics N/A

Learn-to-Swim 1 –

- 2/5 students passed.
- Attendance statistics N/A

Learn-to-Swim 2 –

- 3/4 students passed.
- 2/4 students showed up to 7/8 or more classes.
    - 2 students missed zero classes.
    - 1 student missed two classes.
    - 1 student missed three classes.

9:30am

Preschool Aquatics 3 –

- 0/3 students passed.
- Attendance statistics N/A

Learn-to-Swim 2 – Meena Lai/Abi Easterling

- 2/4 students passed.
- Attendance statistics N/A

10am

Preschool Aquatics 2 –

- 1/4 students passed.
- 3/4 students showed up to 7/8 or more classes.
    - 2 students missed zero classes.
    - 1 student missed one class.
    - 1 student missed six classes.

Learn-to-Swim 1 –

- 1/5 students passed.
- Attendance statistics N/A

Learn-to-Swim 3 –

- 1/5 students passed.
- 1/5 students showed up to 7/8 or more classes.
    - 2 students missed one class.
    - 1 student missed two classes.
    - 2 students missed six classes.

10:30am

Parent & Child 1 –

- 4/7 students passed.
- Attendance statistics N/A

Preschool Aquatics 1 –

- 2/5 students passed.
- 2/5 students showed up to 7/8 or more classes.
    - 2 students missed one class.
    - 3 students missed two classes.

Learn-to-Swim 4 –

- 1/5 students passed.
- 4/5 students showed up to 6/7 or more classes.
    - 2 students missed zero classes.
    - 2 students missed one class.
    - 1 student missed six classes.

TUESDAY/THURSDAY AM: 7/6-8/1

9am

Preschool Aquatics 1 –

- 1/5 students passed.
- Attendance statistics N/A

Preschool Aquatics 2 –

- 1/4 students passed.
- Attendance statistics N/A

Learn-to-Swim 1 –

- 2/5 students passed.
- 4/5 students showed up to 7/8 or more classes.
    - 3 students missed zero classes.
    - 1 student missed one class.
    - 1 student missed five classes

Learn-to-Swim 3 –

- 0/5 students passed.
- 1/5 students showed up to 7/8 or more classes.
    - 1 student missed one class.
    - 3 students missed five classes.
    - 1 student missed all classes.

9:30am

Parent & Child 2 –

- 0/3 students passed.
- Attendance statistics N/A

Learn-to-Swim 1 –

- 5/5 students passed.
- 5/5 students showed up to 7/8 or more classes.
    - 2 students missed zero classes.
    - 3 students missed one class.

Learn-to-Swim 2 –

- 5/5 students passed.
- Attendance statistics N/A

Learn-to-Swim 5 –

- 1/3 students passed.
- 0/3 students showed up to 7/8 or more classes.
    - 1 student missed two classes.
    - 1 student missed three classes.
    - 1 student missed all classes.

10am

Preschool Aquatics 1 –

- 0/6 students passed.
- 6/6 students showed up to 7/8 or more classes.
    - 4 students missed zero classes.
    - 2 students missed one class.

Learn-to-Swim 2 –

- 2/5 students passed.
- 2/5 students showed up to 7/8 or more classes.
    - 1 student missed zero classes.
    - 1 student missed one class.
    - 1 student missed three classes.
    - 1 student missed four classes.
    - 1 student missed all classes.

Learn-to-Swim 3 –

- 0/4 students passed.
- Attendance statistics N/A

10:30am

Parent & Child 1 –

- 2/3 students passed.
- Attendance statistics N/A

Preschool Aquatics 1 –

- 5/5 students passed.
- Attendance statistics N/A

Learn-to-Swim 1 –

- 5/5 students passed.
- Attendance statistics N/A

Learn-to-Swim 2 –

- 1/2 students passed.
- 0/2 students showed up to 7/8 or more classes.
    - 1 student missed two classes.
    - 1 student missed three classes.

Learn-to-Swim 4 –

- 0/5 students passed.
- 3/5 students showed up to 7/8 or more classes.
    - 1 student missed zero classes.
    - 2 students missed one class.
    - 1 student missed two classes.
    - 1 student missed three classes.

MONDAY PM: 7/10-8/14

4pm

Preschool Aquatics 1 –

- 1/5 students passed.
- Attendance statistics N/A

Preschool Aquatics 2/3 –

- 2/5 students passed.
- Attendance statistics N/A

Learn-to-Swim 1 –

- 2/5 students passed.
- 4/5 students showed up to 5/6 or more classes.
    - 1 student missed zero classes.
    - 3 students missed one class.
    - 1 student missed 5 classes.

Learn-to-Swim 3 –

- 2/5 students passed.
- 0/5 students showed up to 5/6 or more classes.
    - 4 students missed two classes.
    - 1 student missed three classes.

Learn-to-Swim 6 –

- 0/5 students passed.
- 5/5 students showed up to 5/6 or more classes.
    - 4 students missed zero classes.
    - 1 student missed one class.

4:30pm

Parent & Child 2 –

- 1/10 students passed.
- 3/10 students showed up to 5/6 or more classes.
    - 2 students missed zero classes.
    - 1 student missed one class.
    - 5 students missed two classes.
    - 2 students missed three classes.

Learn-to-Swim 1 –

- 3/5 students passed.
- 4/5 students showed up to 5/6 or more classes.
    - 2 students missed zero classes.
    - 2 students missed one class.
    - 1 student missed two classes.

Learn-to-Swim 2 –

- 3/6 students passed.
- 3/6 students showed up to 5/6 or more classes.

    - 2 students missed zero classes.
    - 1 student missed one class.
    - 3 students missed two classes.

Learn-to-Swim 5 –

- 0/6 students passed.
- 2/6 students showed up to 5/6 or more classes.
    - 1 student missed zero classes.
    - 1 student missed one class.
    - 1 student missed two classes.
    - 2 students missed four classes.
    - 1 student missed five classes.

5pm

Preschool Aquatics 1 –

- 0/6 students passed.
- Attendance statistics N/A

Preschool Aquatics 2 –

- 4/5 students passed.
- 4/5 students showed up to 5/6 or more classes.
    - 3 students missed zero classes.
    - 1 student missed one class.
    - 1 student missed wo classes.

Learn-to-Swim 2 –

- 1/5 students passed.
- 5/5 students showed up to 5/6 or more classes.
    - 1 student missed zero classes.
    - 4 students missed one class.

Learn-to-Swim 3 –

- 2/5 students passed.
- 3/5 students showed up to 5/6 or more classes.
    - 2 students missed zero classes.
    - 1 student missed one class.
    - 1 student missed two classes.
    - 1 student missed three classes.

5:30pm

Parent & Child 1 –

- 10/10 students passed.
- Attendance statistics N/A

Preschool Aquatics 1 –

- 0/5 students passed.
- 3/5 students showed up to 5/6 or more classes.
    - 3 students missed one class.
    - 2 students missed two classes.

Learn-to-Swim 1 –

- 2/5 students passed.
- Attendance statistics N/A

Learn-to-Swim 2 –

- 4/5 students passed.
- 5/5 students showed up to 5/6 or more classes.
    - 3 students missed zero classes.
    - 2 students missed one class.

Learn-to-Swim 4 –

- 4/4 students passed.
- 4/4 students showed up to 5/6 or more classes.
    - 4 students missed one class.

WEDNESDAY PM: 7/12-8/16

4pm

Preschool Aquatics 1 –

- 3/5 students passed.
- 5/5 students showed up to 6/7 or more classes.
    - 2 students missed zero classes.
    - 3 students missed one class.

Learn-to-Swim 1 –

- 1/5 students passed.
- 3/5 students showed up to 6/7 or more classes.
    - 2 students missed zero classes.
    - 1 student missed one class.
    - 1 student missed two classes.
    - 1 student missed four classes.

Learn-to-Swim 2 –

- 3/5 students passed.
- 3/5 students showed up to 6/7 or more classes.
    - 2 students missed zero classes.
    - 1 student missed one class.
    - 1 student missed two classes.
    - 1 student missed three classes.

Learn-to-Swim 3 –

- 3/5 students passed.
- 4/5 students showed up to 6/7 or more classes.
    - 1 student missed zero classes.
    - 3 students missed one class.
    - 1 student missed two classes.

4:30pm

Parent & Child 2 –

- 0/8 students passed.
- Attendance statistics N/A

Preschool Aquatics 2 –

- 3/4 students passed.
- 2/4 students showed up to 6/7 or more classes.
    - 1 student missed zero classes.
    - 1 student missed one class.
    - 1 student missed three classes.
    - 1 student missed all classes.

Learn-to-Swim 1 –

- 1/5 students passed.
- 34/5 students showed up to 6/7 or more classes.
    - 2 students missed zero classes.
    - 2 students missed one class.

    - 1 student missed two classes.

5pm

Preschool Aquatics 1 –

- 3/6 students passed.
- 4/6 students showed up to 6/7 or more classes.
    - 2 students missed zero classes.
    - 2 students missed one class.
    - 2 students missed two classes.

Preschool Aquatics 3 –

- 2/5 students passed.
- 5/5 students showed up to 6/7 or more classes.
    - 4 students missed zero classes.
    - 1 student missed one class.

Learn-to-Swim 2 –

- 2/5 students passed.
- 4/5 students showed up to 6/7 or more classes.
    - 3students missed zero classes.
    - 1 student missed one class.
    - 1 student missed six classes.

Learn-to-Swim 4 –

- 3/5 students passed.
- 2/5 students showed up to 6/7 or more classes.
    - 1 student missed zero classes.
    - 1 student missed one class.
    - 2 students missed two classes.
    - 1 student missed three classes.

5:30pm

Parent & Child 1 –

- 1/10 students passed.
- Attendance statistics N/A

Preschool Aquatics 2 –

- 2/3 students passed.
- 2/3 students showed up to 6/7 or more classes.
    - 2 students missed zero classes.
    - 1 student missed three classes.

Learn-to-Swim 1 –

- 5/5 students passed.
- 3/5 students showed up to 6/7 or more classes.
    - 3 students missed zero classes.
    - 2 students missed three classes.

Learn-to-Swim 5 –

- 0/6 students passed.
- 0/6 students showed up to 6/7 or more classes.
    - 1 student missed two classes.
    - 2 students missed three classes.
    - 3 students missed all classes.

MONDAY-THURSDAY AM: 8/7-8/17

9am

Preschool Aquatics 1 –

- 6/6 students passed.
- 6/6 students showed up to 7/8 or more classes.
    - 3 students missed zero classes.
    - 3 students missed one class.

Preschool Aquatics 2 –

- 0/5 students passed.
- 2/5 students showed up to 7/8 or more classes.
    - 2 students missed one class.
    - 2 students missed three classes.
    - 1 student missed all classes.

Learn-to-Swim 2 –

- 1/5 students passed.
- 5/5 students showed up to 7/8 or more classes.
    - 5 students missed zero classes.

Learn-to-Swim 2 –

- 0/3 students passed.
- 0/3 students showed up to 7/8 or more classes.
    - 2 students missed two classes.
    - 1 student missed five classes.
    -

Learn-to-Swim 3 –

- 0/5 students passed.
- 2/5 students showed up to 7/8 or more classes.
    - 2 students missed zero classes.
    - 1 student missed two classes.
    - 2 students missed four classes.

9:30am

Parent & Child 1 –

- 0/8 students passed.
- 5/8 students showed up to 7/8 or more classes.
    - 5 students missed one class.
    - 1 student missed two classes.
    - 1 student missed three classes.
    - 1 student missed six classes.

Preschool Aquatics 2 –

- 3/5 students passed.
- 3/5 students showed up to 7/8 or more classes.
    - 3 students missed zero classes.
    - 1 student missed two classes.
    - 1 student missed three classes.

Preschool Aquatics 3 –

- 0/4 students passed.
- 4/4 students showed up to 7/8 or more classes.
    - 2 students missed zero classes.
    - 2 students missed one class.

Learn-to-Swim 1 –

- 0/2 students passed.
- 1/2 students showed up to 7/8 or more classes.
    - 1 student missed one class.
    - 1 student missed two classes.

Learn-to-Swim 2 –

- 1/5 students passed.
- 3/5 students showed up to 7/8 or more classes.
    - 2 students missed zero classes.
    - 1 student missed one class.
    - 1 student missed two classes.
    - 1 student missed three classes.

10am

Preschool Aquatics 1 –

- 4/5 students passed.
- 4/5 students showed up to 7/8 or more classes.
    - 3 students missed zero classes.
    - 1 student missed one class.
    - 1 student missed two classes.

Preschool Aquatics 3 –

- 2/2 students passed.
- 2/2 students showed up to 7/8 or more classes.
    - 1 student missed zero classes.
    - 1 student missed one class.

Learn-to-Swim 1 –

- 0/3 students passed.
- 3/3 students showed up to 7/8 or more classes.
    - 3 students missed zero classes.
    - 1 student missed one class.

Learn-to-Swim 3 –

- 0/5 students passed.
- 2/5 students showed up to 7/8 or more classes.
    - 2 students missed zero classes.
    - 2 students missed two classes.
    - 1 student missed three classes.

Learn-to-Swim 4 –

- 2/7 students passed.
- 3/7 students showed up to 7/8 or more classes.
    - 1 student missed zero classes.
    - 2 students missed one class.
    - 1 student missed two classes.
    - 2 students missed three classes.
    - 1 student missed 4 classes.

10:30am

Preschool Aquatics 1 –

- 2/3 students passed.
- 3/3 students showed up to 7/8 or more classes.
    - 2 students missed zero classes.
    - 1 student missed one class.

Learn-to-Swim 1/2 –

- 2/7 students passed.

- Attendance statistics N/A

Learn-to-Swim 3 –

- 1/5 students passed.
- 5/5 students showed up to 7/8 or more classes.
    - 5 students missed zero classes.

Learn-to-Swim 5/6 –

- 0/5 students passed.
- 1/5 students showed up to 7/8 or more classes.
    - 1 student missed zero classes.
    - 1 student missed two classes.
    - 1 student missed three classes.
    - 1 student missed four classes.
    - 1 student missed five classes.

SPECIAL EVENTS- Spooky Swim (10/28) (tickets are available online (anytime before 10/28) and in person (day of))

PROMOTIONAL DAYS: $1 open swim and wibit swim (monthly)

Overview of Pool Operations:

Staffing:

- Blended learning lifeguard classes completed in August 2023.
- Increased staff to 50+ for summer programming.

Programming Notes:

- **Swim Lessons**: Weekday lessons went from July – August 2023 and online registration coming in September.
- **Scholarship Information:** $620 allocated to scholarships from overages of grant.
- **Private Party Rentals**: 2nd and 4th Saturday of each month starting in September.
- **PTSA Swims**: List of PTSAs scheduled:
    - Parkside –
- **Alaska Airlines training dates/times**
    - September 11 & 13th (1:00pm-3:00pm)
    - October 9th & 11th (1:00pm-3:00pm)
    - November 6th & 8th (1:00pm-3:00pm) (CANCELLED)
- **RETT (Debbie Aquatics Therapy)** from 9:15am -1:00pm Tuesdays and Thursdays.
- **SMAC:** Intro 2 Swim Team (negotiating 2024)
- **Maintenance**
    1. Aquatic Specialty Services- Monthly service (ongoing), continued bi-weekly backwashing and weekly strainer basket cleaning.
    2. Closed day after Christmas due low water pressure.
- **Repairs/ Installs:**
    - End of August (drained the pool halfway to reduce calcium build up in the pool)

Outreach: Waterland Parade

Marketing Objectives to enhance our Mission:

- Promote swimming as a lifelong and lifesaving skill, along with the importance of knowledge of how to be safe in, on and around the water through programming.
- Increasing opportunities for all community members to utilize Mt. Rainier Pool, regardless of age, swimming skill, and economic status.

- Creating and promoting programming that will enable public to use Mt. Rainier Pool from a young child through adulthood.
- Ensuring opportunities for teens/ young adults as a safe place to socialize and better their skills and knowledge of the water.
- Creating partnerships with other agencies in our community to offer opportunities for better access to our facility.

Des Moines Pool Métropolitain Park District

AGENDA ITEMS SUMMARY SHEET

Agenda Item #: 8b **Assigned to:** District GM **Meeting Date:** 10/24/23

Under: Old Business **Attachment:** Yes

Subject: Aquatic Feasibility Study Review and Retreat

Background/Summary:
The board received a draft copy of the Aquatic Feasibility Study at the August 22 Board Meeting. Each member was sent a copy of the report to create questions. Questions were due by Tuesday, September 19 when district staff could compile the information to be sent out with the board agenda packet on Thursday, September 21.

The board held a retreat with Stemper Architects to answer questions and develop next steps for the project. Attached is a copy of the report that was updated for the retreat.

Fiscal Impact: To be determined.

Proposed Motion: No motion. Informational only. (Only potential motion will be made on floor, if a study session/retreat is added to review the information in more detail.)

Reviewed by District Legal Counsel**:** **Yes_____No__X_____ Date: _____**

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

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

Follow-up Needed: **Yes_____No _____** **Report back date: _____**

Notes:
- Aquatic Feasibility Study DRAFT (Presented at October 10 Retreat)

DES MOINES POOL METROPOLITAN PARK DISTRICT

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*:**

STEMPER ARCHITECTURE COLLABORATIVE

***In Association With*:**

MLA ENGINEERING

JACOBSON CONSULTING ENGINEERS

THE GREENBUSCH GROUP, INC.

DCW

TRES WEST ENGINEERS

WETHERHOLT AND ASSOCIATES, INC.

PBS ENGINEERING · ENVIRONMENTAL · SURVEY

TABLE OF CONTENTS

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.

CULTURAL VALUES AND 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 Park 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 from 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

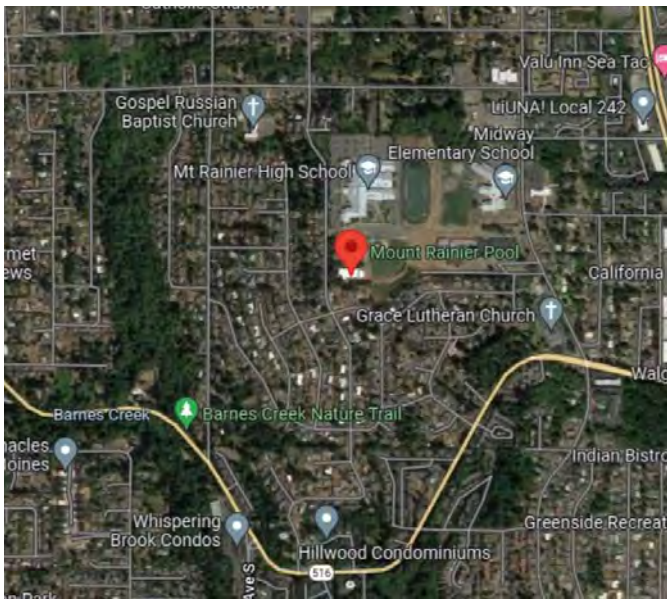
COMMUNITY GATHERING

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 8am-7pm
  - Tuesday/Thursday 9am-7pm
  - Saturday 8:30am-1pm
  - Sunday Closed
- SERVICES (offered at varied times and days):
  - swim lessons
  - water exercise
  - LIfeguard Prep
  - Water walking
  - Open Swim
  - special events
  - 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

MOUNT RAINIER POOL
EXISTING CONDITION ASSESSMENT AND FEASIBILITY STUDY
EXECUTIVE SUMMARY

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 Pool 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-19 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 in 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**

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 piping.**
- **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 to improve existing conditions, it is important to consider long term design which 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 SOLUTION

A major renovation and addition to the existing MRP building will contribute to DMPMPD 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) multi-purpose 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:

1. 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 buidling 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.

DES MOINES POOL METROPOLITAN PARK DISTRICT

MOUNT RAINIER POOL
PART 1: EXISTING CONDITION ASSESSMENT

JULY 2023

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MOUNT RAINIER POOL
PART 1: EXISTING CONDITION ASSESSMENT
EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

I. GENERAL INFORMATION

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

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

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.

IV. STEMPER AC TEAM CONTACT INFORMATION

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MOUNT RAINIER POOL
PART 1: EXISTING CONDITION ASSESSMENT
INVESTIGATION AND FINDINGS

CIVIL EVALUATION

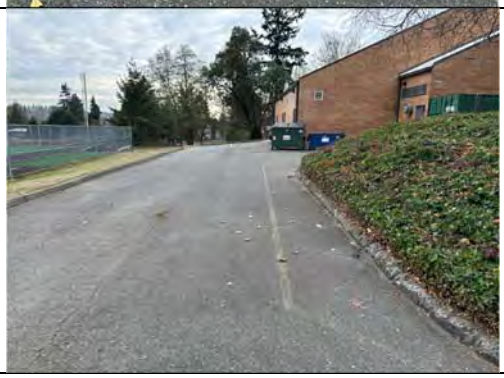
I. INTRODUCTION

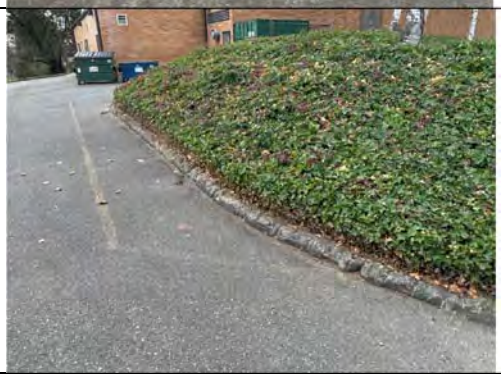
The existing Mount Rainier Pool is located on the campus of Mount Rainier High School and operates under a lease including the pool building and the surrounding site which totals about 2.1-acres. The building area according to the site survey is about 15,600 square feet, the parking and drive aisles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

4. ADA Parking *<u>Deficiency/Observation</u>: The existing ADA is non-compliant and over the maximum ADA slope of 2% in any direction.* *<u>Recommendation:</u> Remove existing asphalt and replace with concrete as it is more durable and tolerant to set precise and flatter slopes.*	
4. Replace ADA Pathway from Parking *<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.* *<u>Recommendation:</u> Remove and replace non-conforming portions of the existing concrete sidewalk ADA Pathway.*	
5. Replace Cracking and Lifting Concrete *<u>Deficiency/Observation</u>: Portions of the existing concrete sidewalks and plazas are lifting due to tree roots or other issues related to life expectancy of the improvements.* *<u>Recommendation:</u> Replace existing concrete to eliminate pedestrian safety concerns.*	
6. Replace Extruded Curbs *<u>Deficiency/Observation</u>: The majority of the existing extruded curbs are disintegrating.* *<u>Recommendation:</u> Replace existing extruded curbs.*	

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

ARCHITECTURAL EVALUATION

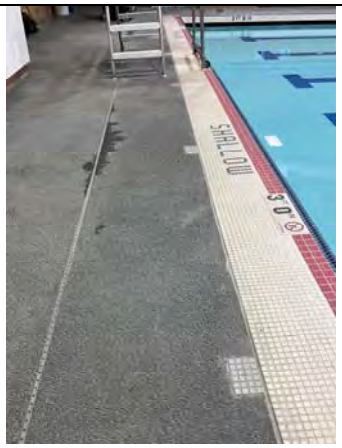
I. INTRODUCTION

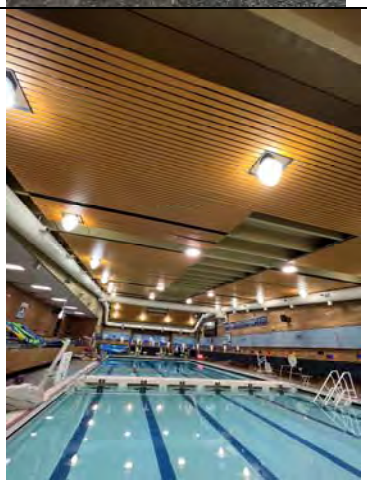
Stemper Architecture Collaborative (StemperAC) performed a site assessment at Mount Rainier Pool on November 21, 2022. The purpose of the site visit was to review the existing exterior and interior building for its overall condition and architecturally related deficiencies including but not limited to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

II. SUMMARY OF FINDINGS

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

Building Interior Observations:

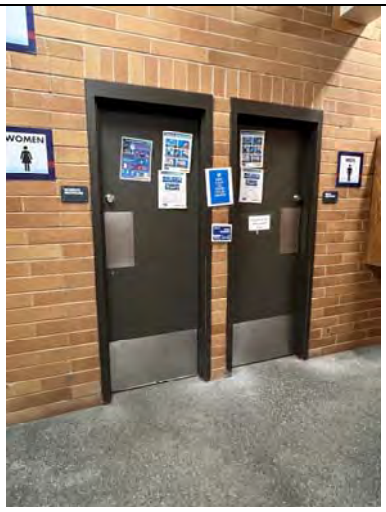
Description	***Photo***
1. Pool deck surface *Deficiency/Observation: Pool deck, as well as the entire floor surfaces of the building interior is heavy aggregate concrete; at the pool deck, various areas are worn away and pitting. Additional hairline cracks and minor spalling is occurring. The uneven 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.	

2. Pool tile and grout *<u>Deficiency/Observation</u>: 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 *<u>Deficiency/Observation</u>: existing ceiling clouds are showing damage, are unseated or missing in multiple locations;* *<u>Recommendation</u>: remove the ceiling clouds and replace with a more durable ceiling system such as an Armstrong Serpentina grid system, or possibly leave exposed to structure.*	

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

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

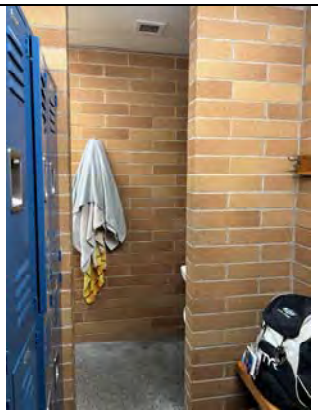
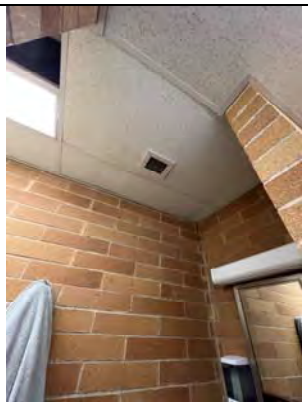
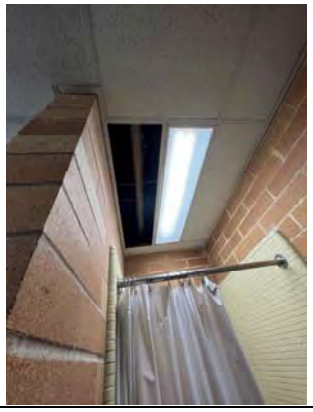
Recommendations: revise the restrooms to be stall-free and single use unisex restrooms; widen the door opening(s) and install accessible doors.

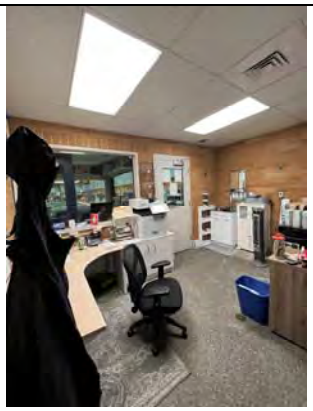
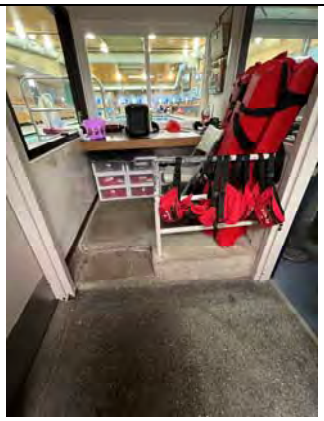


6. Reception Booth

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

Recommendations: 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 *<u>Deficiency/Observation</u>: The staff locker rooms are non-compliant 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* *<u>Recommendations</u>: replace the ACT grid system with a new more resilient system and align with reconfigured space*	 

9. Office area, Manager's office, Hallway floors *<u>Deficiency/Observation</u>: 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.* *<u>Recommendations</u>: add skid resistant coating over the concrete floor.*	 
10. Lifeguard watch station *<u>Deficiency/Observation</u>: 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.* *<u>Recommendations</u>: provide a hanging rack for the lifeguard equipment, replace the guardrail*	

11. Fire Extinguisher Cabinet and AED Station

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

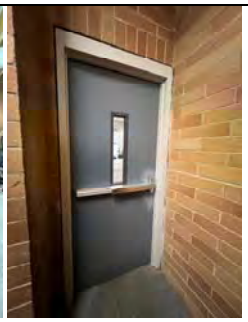
<u>Recommendations</u>: clear away existing items blocking the access path.

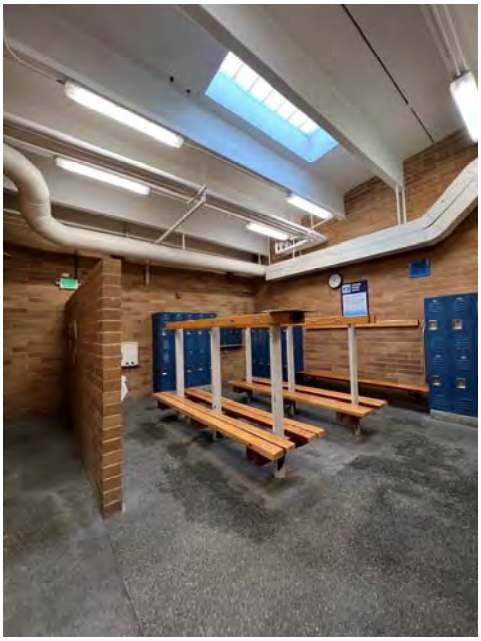
12. Men's and Women's Locker Rooms -General

<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.

<u>Recommendations</u>: 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)





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)

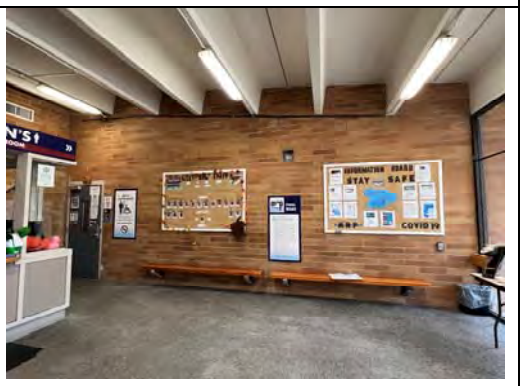
Recommendations: the plumbing fixtures will likely require replacement. Refer to mechanical report for details; replace all of the shower tiles and replace the restroom stalls with new heavy duty use stalls (HPDE) for easier maintenance and durability. Provide privacy shower and changing stalls in each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

16. Natatorium – General

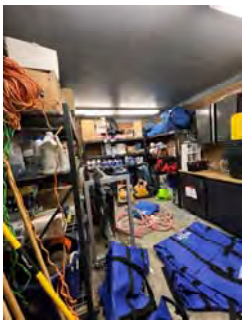
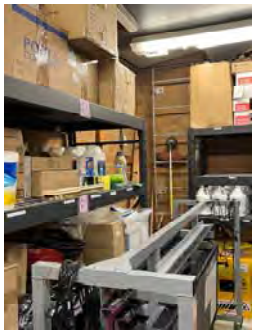
<u>Deficiency/Recommendation</u>: the natatorium north and south walls have a pegboard build out which protects conduit. This is severely aged and multiple locations show damage and/or cutouts from maintenance access over time. There is also wall carpeting that is aged. Recommend replacement of this 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.

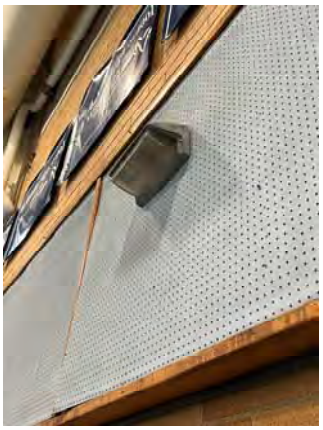
<u>Deficiency/Recommendation</u>: Storage room is full; storage is lacking at MRP; recommend to find alternate storage areas during the feasibility plan review.

<u>Deficiency/Recommendation</u>: 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)

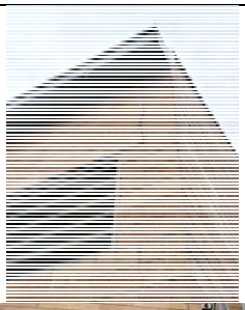
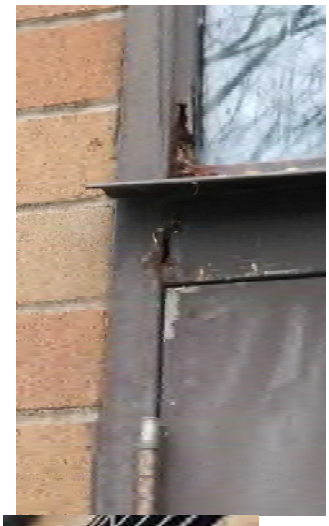
<u>Deficiency/Recommendation</u>: existing wall sconces are located on all walls at natatorium – these are aged and need replacement with current energy code compliant LED fixtures. Refer to electrical report for recommendations.



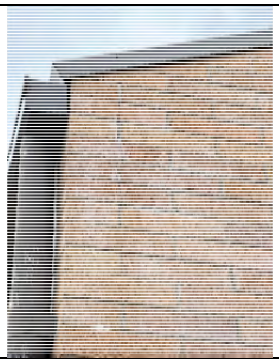





Building Exterior Observations:

Description	***Photo***
1. Exterior louvers *Deficiency/Observation:* 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 self-adhered or liquid applied rough opening membrane flashing. Furnish and install head, jamb, and sill flashing. Paint existing louver with special coatings and re-install.*	  
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 re-lites with hollow metal doors with same operation. Furnish and install rough opening flashings, and sheet metal head, jamb, and sill flashing.*	 

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.*	 

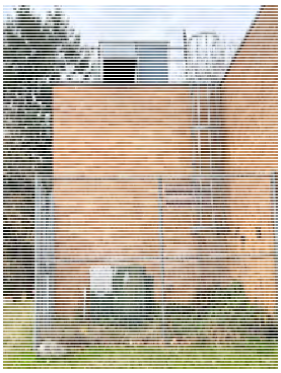
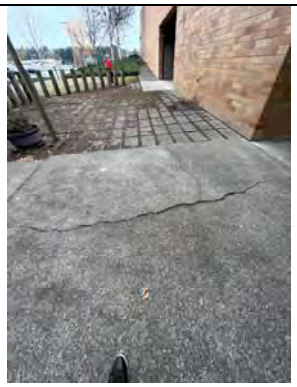
5. Exterior clerestory windows *<u>Deficiency/Observation</u>: Exterior clerestory windows are aged. It appears that there have been attempts to make frame repairs, and sealant repairs to prevent water intrusion.* *<u>Recommendation</u>: Remove existing clerestory windows. Furnish and Install self-adhered 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.* *<u>Recommendation</u>: 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.* *<u>Recommendation</u>: 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.*	

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

9. Exterior roof access ladder *<u>Deficiency/Observation</u>: 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 *<u>Deficiency/Observation</u>: Exterior fencing at riser is severely corroded.* *<u>Recommendation</u>: 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.* *<u>Recommendation</u>: 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.*	

11. Foliage overgrowth *<u>Deficiency/Observation</u>: 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* *<u>Recommendation</u>: 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.

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 durable ceiling systems and more effective acoustical paneling material.

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.

BUILDING ENVELOPE EVALUATION

I. INTRODUCTION

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

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

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

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

II. SUMMARY OF FINDINGS

Roof

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

We performed two roof cuts in the main roof to confirm the roof assembly, test cut #1 at the bottom of the slope at the west end of the building, and test cut #2 near the top of the slope. Both test cuts consisted of, from the top-down, reinforced coating, ~1/2-inch built-up roofing, 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.

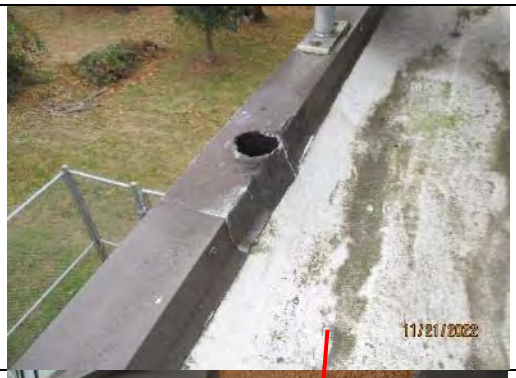
Documentation provided by Des Moines Pool Metropolitan Park District indicates the roof coating consists of Tremco AlphaGuard Bio Restoration System applied in 2018. We understand the Tremco AlphaGuard is a two-component polyurethane, consisting of a base coat, reinforcement layer, and topcoat. Per information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

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

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

Problematic Roof Conditions:

Description	***Photo***
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.*	
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.	

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 roof-to-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.*	

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).	

20. Closer view of the breach in the curb baseflashing highlighted in the previous photo. *Recommendation: Seal corner and/or attempt to insert sheet metal skirt flashing up behind flange of unit, lapping over roof membrane/coating. When reroofing, unit will likely need to be lifted to allow installation of new roofing and sheet metal flashing.*	
21. Pipe penetration in the field of the roof is too short. *Recommendation: When reroofing, raise pipe penetrations to a minimum of 8 inches off the finished roof surface at all locations and properly flashing penetrations.*	
22. Railing installed around mechanical unit at the south end of the roof is mounted with fasteners driven directly through the coping and roofing membrane, without flashing. *Recommendation: Install reinforced liquid flashing membrane up pipe penetrations, covering bolts and base plates. Verify there are no open holes in pipe rails*	
23. Showing void around base plate of railing attached through roofing. *Recommendation: See item 22.*	

II. SUMMARY OF FINDINGS CONTINUED

Exterior Walls

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

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

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

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

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

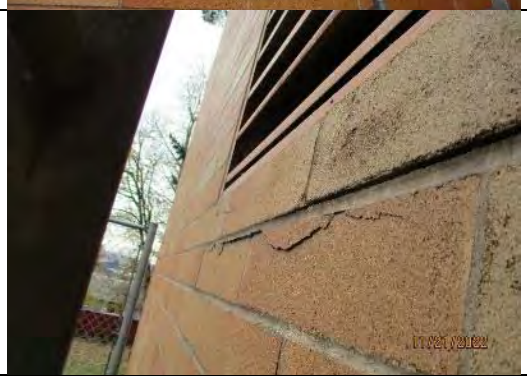
Problematic Exterior Wall Conditions:

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

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.	
12. Closer view of racked brick and spalling mortar indicated in previous photo. *Recommendation: Structural repair appears necessary to prevent future cracking, followed by replacement of the brick. Another option is to install new cladding, insulation, and weather barrier over the brick after structural repairs.*	
13. Overview of damaged mortar and brick where power washing has occurred to remove graffiti at the south elevation. *Recommendation: Repair voids in the mortar with the additional mortar after tuckpointing to remove existing mortar, as necessary. Install water repellent and anti-graffiti coating, over surface of brick and mortar. Another option is to install new cladding, insulation, and weather barrier over the brick.*	

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 mortar. *Recommendations: Structural repair appears necessary to prevent future cracking, followed by replacement of the brick. Another option is to install new cladding, insulation, and weather barrier over the brick after structural repairs.*	
19. Closer view of cracks in brick as noted in previous photo. *Recommendations: See previous.*	
20. Overview of storefront windows at the west elevation. Note the downspout from the gutter that extends to grade and the reduced diameter of the PVC (white) drain line that extends below grade. *Recommendations: Perform drain calculations for roof to determine if below grade drain lines need to be increased in size to match roof downspout diameter.*	
21. Unadhered sealant joint at the perimeter joint of the storefront windows-to-brick. *Recommendations: Remove existing sealant and replace with new sealant and backer rod.*	

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

III. NARRATIVE DISCUSSION

Roof

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

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

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

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

Exterior Walls

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

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

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

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

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

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

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

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

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

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

STRUCTURAL EVALUATION

I. INTRODUCTION

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

The objective of this report is to provide a summary of the structural observations and recommendations for the facility. Included in the report are noted deficiencies in structural components with corresponding recommended repair actions that can be used to determine the approximate 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.

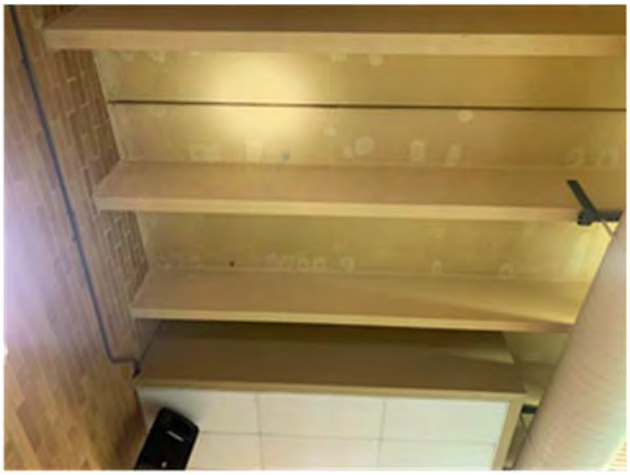
The structural system of the pool building is brick masonry bearing and shear walls with precast double-tee roof beams spanning the full width of the building. The precast roof beams are a maximum of eight feet wide, with the longest span reaching almost 75 feet. The precast double tee beams are typically 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:

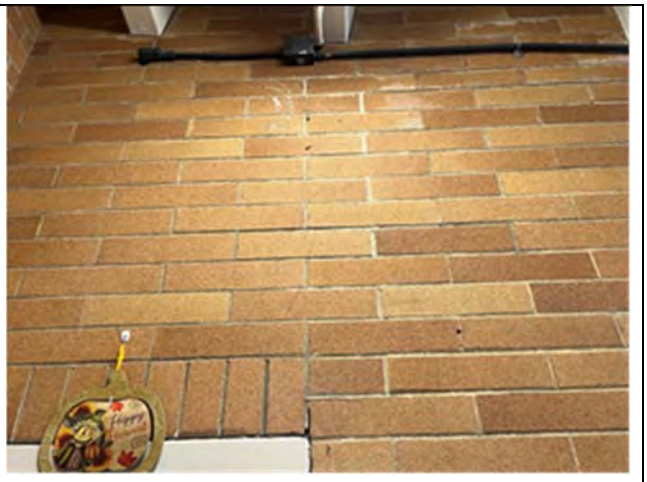
Building Interior Observations:

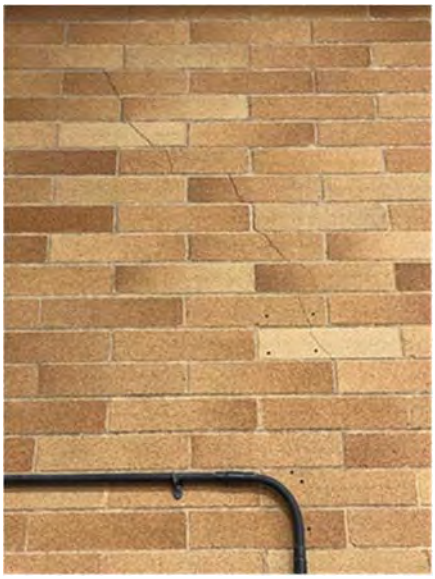
Description	***Photo***
1. Pitting and spalling in precast concrete roof system *Deficiency/Observation: Pitting and local spalling exposing sections of reinforcing is common on the underside of the precast roof system.* *Recommendation: Clean areas where pitting and spalling are observed, including any exposed reinforcing. Excavate the concrete around the corroded reinforcing bars and coat the exposed steel, then patch the spall area.*	  

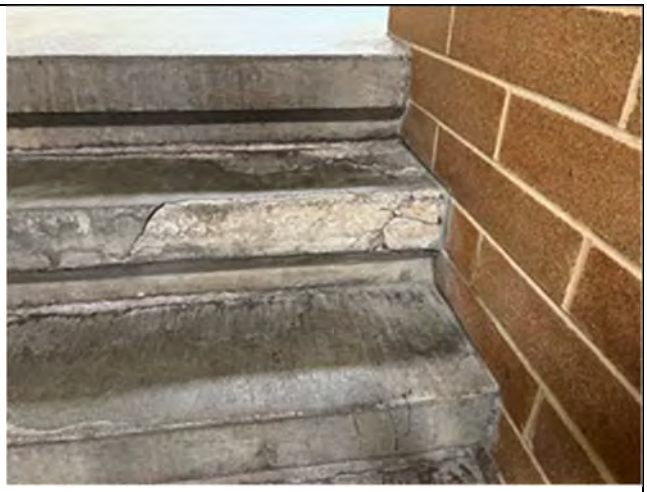
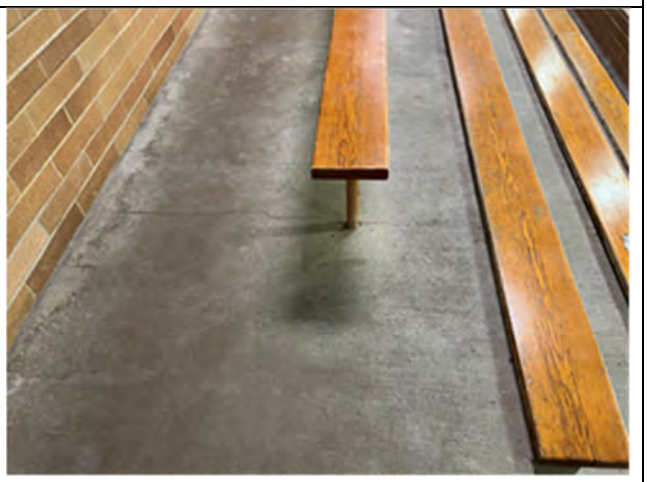
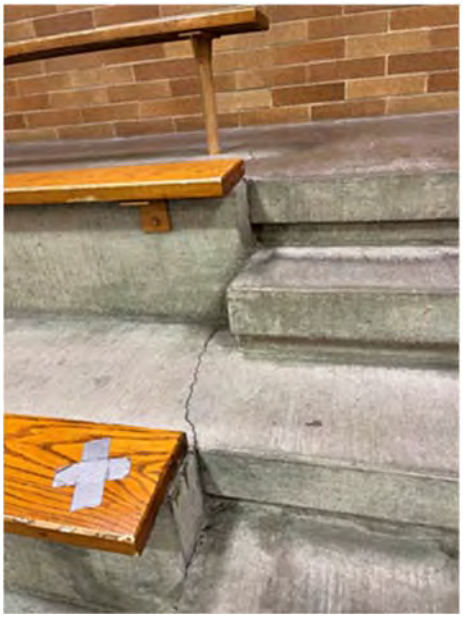
2. Cracking in the brick masonry

<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.



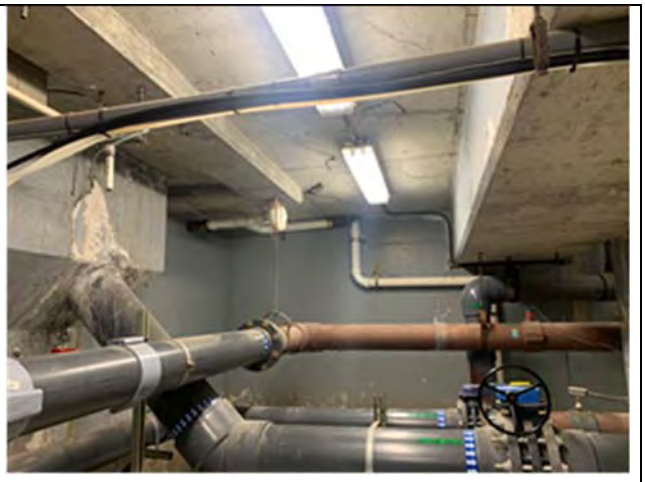


3. Concrete stair tread deterioration *<u>Deficiency/Observation</u>: Cracking and deterioration observed in concrete stair treads at the seating area west access stairs.* *<u>Recommendation:</u> Remove any loose material, clean base concrete and any exposed reinforcing, and apply patch using appropriate methods. Inject cracks that are greater than 0.1 inches in width with high-pressure low-viscosity 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.* *<u>Recommendation:</u> Inject cracks that are greater than 0.1 inches in width with high pressure low-viscosity epoxy.*	 

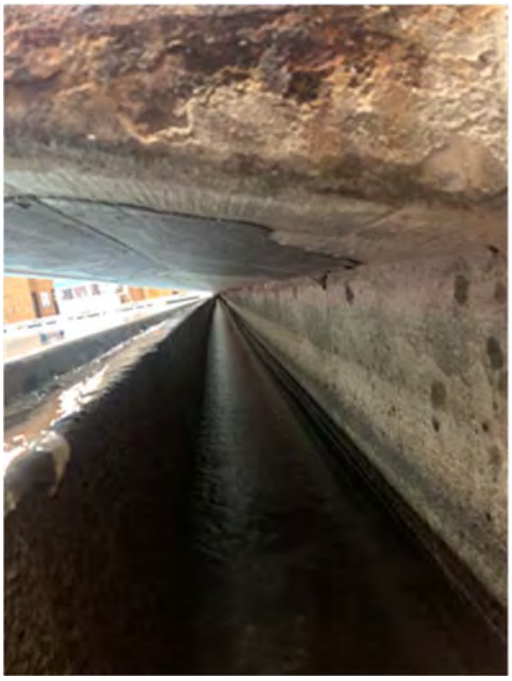
5. Filter Room basement concrete deterioration

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

Recommendation: Remove all delaminated concrete from the suspended slab. Clean and coat all exposed reinforcing, 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)

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

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 epoxy.

4. Concrete cracks at seating area slab.

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

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.

MECHANICAL EVALUATION

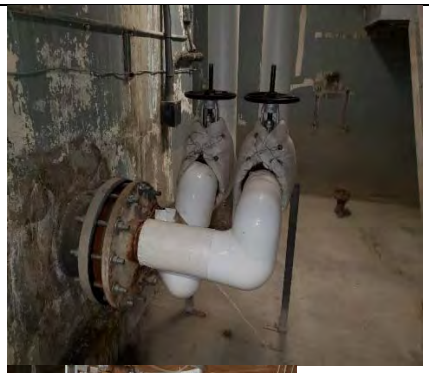
I. INTRODUCTION

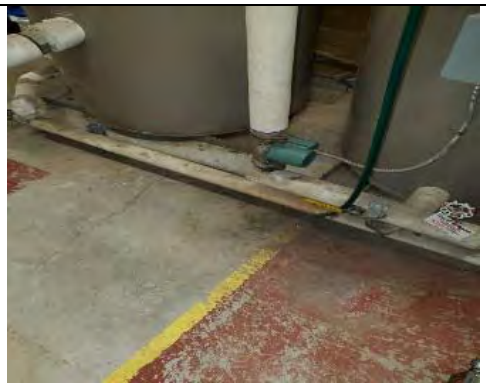
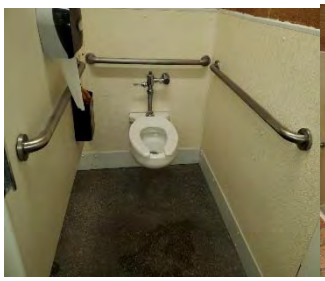
The Mount Rainier pool was constructed in 1975. The existing structure and pool are essentially unchanged but the mechanical and pool systems have been replaced, up-graded and revised. The building and the mechanical systems appear to be very well maintained. Since the 65% level report was written, additional 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.

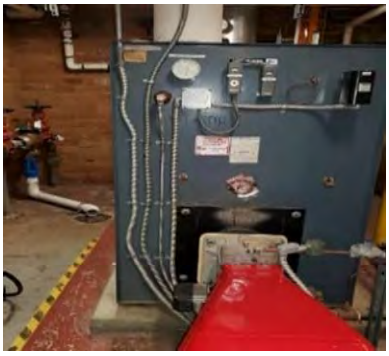
II. SUMMARY OF FINDINGS

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

Building Interior Observations:

Description	***Photo***
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. Re-installation 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: C02 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.*	   

Description	***Photo***
4. Domestic Water Heaters (Critical -1, life safety) *Deficiency/Observation: M004* *Recommendation: 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) *Deficiency/Observation: M005* *Recommendation: 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* *Recommendation: 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) *Deficiency/Observation: M007* *Recommendation: Install new hub and cap on existing open clean-out south of the building.*	    

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

Description	***Photo***
12. Lobby/Locker room rooftop unit (Critical-1, wear and tear) *Deficiency/Observation: M012* *Recommendation: Replace Roof mounted HV unit. Re-configure ductwork from lobby and office as return ductwork. Install a new heat reclaim ventilator to pre-condition outside air stream.*	
13. Abandoned attic HV equipment (Optional, wish list) *Deficiency/Observation: M013* *Recommendation: Replace existing attic hatch and ladder to provide better attic access. Remove abandoned HVAC equipment through new hatch.*	
14. DDC system (Criticall-2, wear and tear) *Deficiency/Observation: M014* *Recommendation: 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.*	

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 C02 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

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

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

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.

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**	

ELECTRICAL EVALUATION

I. INTRODUCTION

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

- Code Conformance Analysis
- Summary of findings
- Recommendations

II. EXISTING BUILDING CODE INFORMATION

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

III. SUMMARY OF FINDINGS

The building was built in 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.

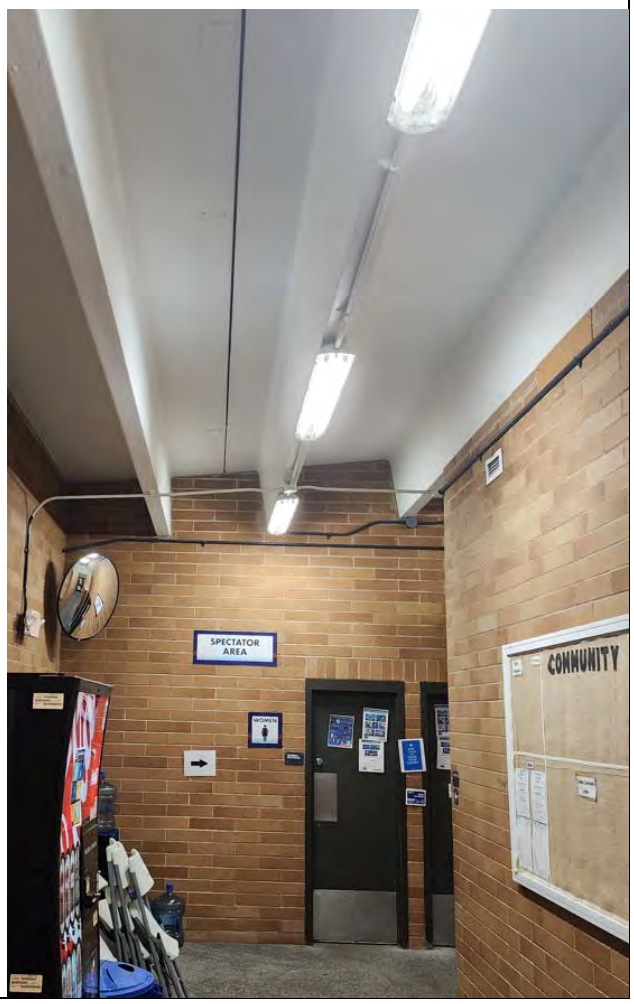
Building Observations:

Description	***Photo***
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.	  

2. – Lobby Lighting

Deficiency/Observation:
T8 florescent fixtures in decent condition. Area is adequately illuminated.

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



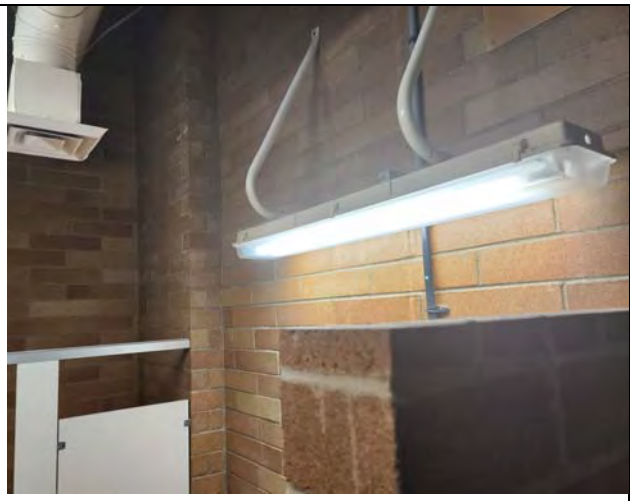
3. – Bathroom Lighting

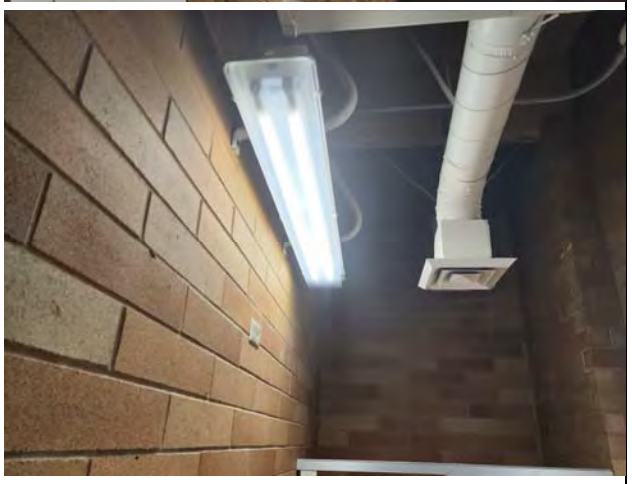
Deficiency/Observation:

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

Recommendation:

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

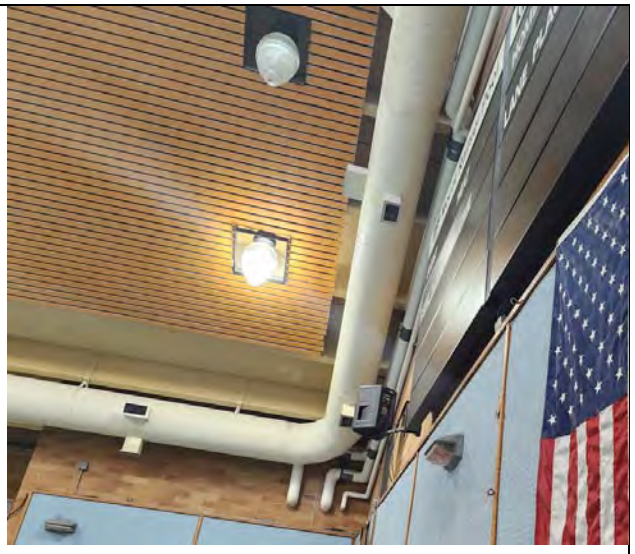


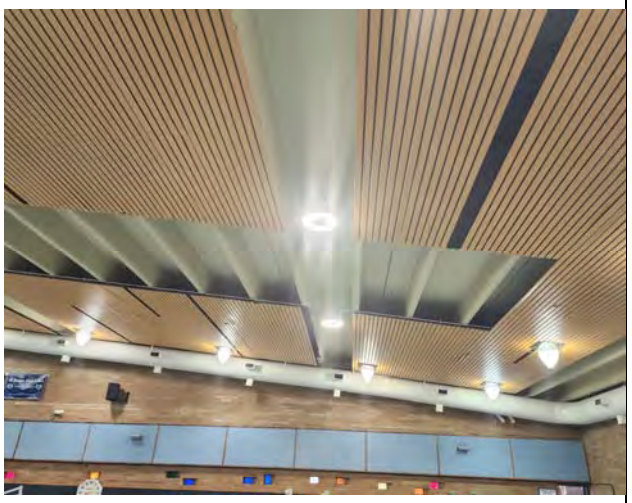


4. – Pool Area Light

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

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





5. – Pool Seating Area Lighting

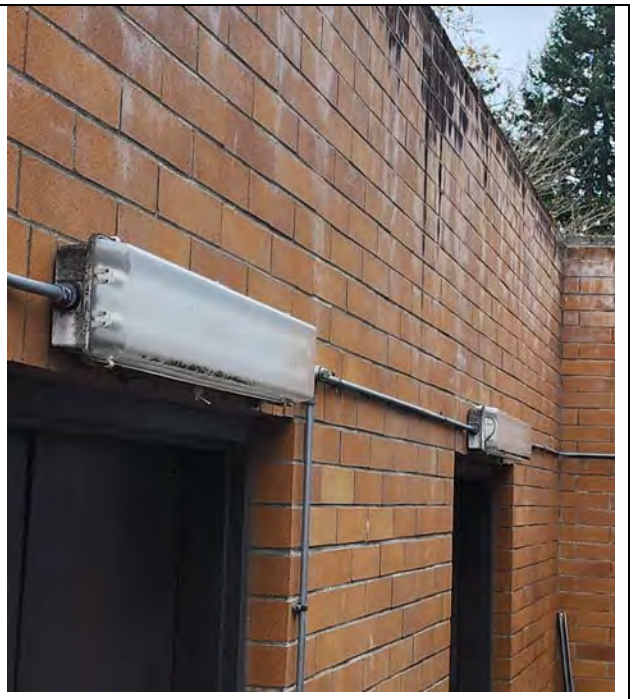
Deficiency/Observation:
2x4 Lay in Fixtures don't appear to be rated for within pool area.

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

6. – Back of House Lighting

Deficiency/Observation:
Light fixtures show discoloration and some appear to be damaged.

Recommendation:
Replace light fixtures with LED listed for outdoor location.



7. – Egress Lighting *Deficiency/Observation:* Some egress lights are a mix of older and newer lights. *Recommendation:* Replace older egress light fixtures with new throughout.	
8. – Pool Wall Lighting *Deficiency/Observation:* Working condition is unknown. *Recommendation* If overhead interior lighting is upgraded. It is recommended to remove wall fixtures.	

9. – Locker Room Lighting *Deficiency/Observation:* All fluorescent T8 fixtures. *Recommendation:* Water recreation facilities locker rooms require 20 footcandles per WAC 246-260-031. If lighting is less than 20 foot-candles, replace light fixtures with new LED listed for location.	
9. – Mechanical area Lighting *Deficiency/Observation:* Fluorescent lighting. Covers are broken and some lights do not function. Panels in room show rust. *Recommendation:* Replace light fixtures with LED and 10% up-light listed for wet or damp location all supports shall be suitable for location per NEC 300.6. Replace conduit suitable for location NEC 680.12, & 300.6. Water recreation facilities mechanical rooms require 20 foot-candles per WAC 246-260-031.	

10. – Parking lot Lighting *Deficiency/Observation:* Newer LED pole lights appear to be sufficient.	
11. – General Area Receptacles and cover plates *Deficiency/Observation:* Power: General area receptacles seem to be in decent shape. Cover plates show discoloration and corrosion. *Recommendation:* Replace all discolored or corroded devices and faceplates. Devices and face plates shall be listed for the environment.	

12. – Pool Area Receptacle

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

Recommendation: All 15 and 20-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.

14. – Mechanical Room

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

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

15. – Chlorine Room Devices and Conduit

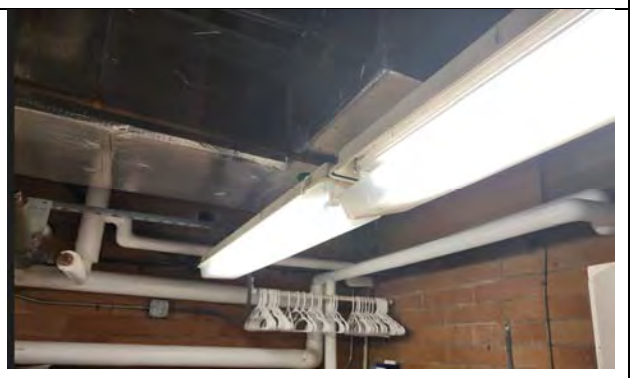
Deficiency/Observation: – Some devices and conduits are corroding and should be replaced.

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

16. – Chlorine Room

Deficiency/Observation: Florescent T8 Light fixtures show discoloration.

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

17. – Exterior Receptacles *Deficiency/Observation:* Receptacles are missing correct weatherproof covers. *Recommendation:* Provide receptacle listed for wet-location and weather-proof cover.	
18. – Janitors room *Deficiency/Observation:* Light fixture shielding damaged. Panels in same room show rust. *Recommendation:* Replace with LED light fixtures with 10% up-light and listed for wet or damp location. All supports shall be suitable for location per NEC 300.6. Replace conduit suitable for location NEC 680.12, & 300.6.	

19. –Main electrical distribution - 600A, 120/208, 3-Phase, 4-Wire *Deficiency/Observation:* Main Distribution Board is from 1987 and shows extreme rust/degradation. 600A panelboard 120/208V 3 Phase. Distribution board appear to be from 1987 and manufactured by ITE. *Recommendation:* Main Distribution Board is past the standard life expectancy of 30 years. Full replacement and potential upgrades to capacity. Main Distribution board and raceway shall be suitable for the environment NEC 680.14, 680.12 & 300.6.	

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

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

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

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

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

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

22. – Panel P2 - 225A, 120/208V, 3-Phase *Deficiency/Observation:* Panel P2 225A 120/208V 3-Phase shows rust but not as bad as other panelboards. Panelboard appear to be from 1987 and manufactured by ITE. *Recommendation:* Panelboard is past the standard life expectancy of 30 years. Full replacement and potential upgrades to capacity. Panel and raceway shall be suitable for the environment NEC 680.14, 680.12 & 300.6.	

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

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

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

24. – Back of House HVAC

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

Recommendation:
Replace existing HVAC disconnect. Shall listed for NEMA–3R outdoor locations.

25. – Exterior CT *Deficiency/Observation:* Exterior CT boxes – most marking have faded and rust is present. *Recommendation:* Replace service enclosure boxes with weatherproof NEMA-3R enclosure.	

27. – Filter room *Deficiency/Observation:* Electrode grounding conductor should be tested for continuity. The ground will need to be replaced. *Recommendation:* Replace electrode grounding conductor if there is no continuity.	
28. – Filter room Lighting *Deficiency/Observation:* Fixtures show dirt and discoloration. Conduits between fixtures show rust. *Recommendation:* Replace with LED light fixtures with 10% up-light and listed for wet or damp location. All supports shall be suitable for location per NEC 300.6. Replace conduit suitable for location NEC 680.12, & 300.6.	

29. – Filter room Receptacles

Deficiency/Observation:
Existing receptacles are painted over or show discoloration.

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

IV. LIGHTING STANDARDS

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

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

V. 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.
    - All light fixtures shall be suited for respective environment and meet the suitable foot-candle levels per WAC and IESNA. Provide GFCI protection to pool light fixtures.
    - 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.

MOUNT RAINIER POOL
PART 1: EXISTING CONDITION ASSESSMENT
CONCLUSIONS AND RECOMMENDATIONS

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. Structural Brick: 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. Storefront Windows, Art Windows: 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. Clerestory Windows: 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. Pool Heating and Ventilation: 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. Electrical Panels and Wiring/Receptacles: 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.

G. Lighting and Light Controls: 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

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

Des Moines Pool Metropolitan Park District

Mount Rainier Pool Master Plan and Feasibility Study

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

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

Basis

Pricing is based on the following general conditions for construction:

Regular, overtime, and off-hour work is anticipated
The work will be competitively bid with qualified General Contractors and Subcontractors.
The Contractors will be required to pay prevailing wages
Phasing of work is not assumed.
The 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

TOTAL EST. CONSTRUCTION COST FOR ALL SCOPE ITEMS ON THE FOLLOWING PAGES 5,359,117

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

Summary

	TOTAL
Site Improvements	
Remove and replace poor asphalt	126,750
2" overlay and Petromat	152,890
Install concrete at ADA parking	35,705
Replace ADA pathway	99,450
Replace cracking and lifting concrete	164,775
Replace extruded curbs	67,061
Add new ADA pathway to the public way	79,950
Replace pavers at bike area	46,922
Add exterior ADA ramp - north	57,281
Total	**830,785**
Structural	
Pitting and spalling - pre-cast roof system	20,150
Clean/repair cracked masonry	16,317
Repair cracking stairs	8,531
Concrete cracks at seating area	24,781
Filter room concrete repair	37,538
Cracking and corrosion at perimeter of pool	53,625
Total	**160,942**
Exterior	
Repair roof flashing	2,803
Roof vent pipe repair	1,763
Repair roof counter flashing	2,722
Reseal brick at clerestory windows	3,656
Replace flashing and sealants at roof transitions	3,575
Cracking at roof to wall transaction repair	715
Repair roof flashing sealant	2,243
Clean and patch roof	190,531
Tuckpoint exterior wall	762,125
Replace sealant at storefront	3,981
Architectural	
Exterior louvers	1,609
Exterior door replacement	90,188
Exterior window replacement - storefront and clerestory	127,465
Exterior window replacement - decorative	11,310
Exterior access ladder	4,063
Exterior chain-link fence	15,844
General site clean up	8,808
Total	**1,233,399**

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

Summary

	TOTAL
Services	
Mechanical	
See Mechanical Narrative	*Included in Engineers Report*
Electrical	
Replace lighting	450,840
Replace receptacles and conduit	57,850
Replace main distribution board	134,875
Replace panelboards	109,200
HVAC disconnect replacement	48,750
NEMA-3 enclosure	4,388
Replace grounding conductor	2,535
Total	**808,438**
Architectural	
Repair pool deck surface	550,875
Pool and tile grout	79,625
Replace ceiling systems	76,050
Revise restroom to single user	157,625
Replace reception booth w/ accessible deck system	74,750
Revise Locker rooms including ceiling grid	166,920
Office and hallway floors	459,063
Lifeguard station hanging rack	1,381
Locker rooms door and bench revisions	58,013
Locker rooms shower and restroom revisions	103,025
Lobby brick	70,720
Replace awards case	24,375
Natatorium general repairs	503,133
Total	**2,325,554**
TOTAL COST - ALL LINE ITEMS	**5,359,117**

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

Site Improvements

Remove and replace poor asphalt	Qty.	Unit	$/Unit	Total
Remove asphalt (squares) to base, haul	6500	SF	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

2" overlay and Petromat	Qty.	Unit	$/Unit	Total
Install Petromat	11870	SF	2.90	34,423
Overlay w/ 2" lift	11870	SF	4.90	58,163
Raise manhole, etc as required	6	EA	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

Install 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

Replace 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

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

Site Improvements

Total Subcontracted			$76,500
General Markups		30%	$22,950
TOTAL			$99,450

Replace cracking and lifting concrete	Qty.	Unit	$/Unit	Total
Demo - tree, allow	10	EA	900.00	9,000
Demo concrete	2400	SF	12.00	28,800
Install additional base materials	2400	SF	4.50	10,800
Pour new concrete	2400	SF	22.00	52,800
Subtotal				$101,400
Subcontractor OH&P			25%	$25,350
Total Subcontracted				$126,750
General Markups			30%	$38,025
TOTAL				$164,775

Replace extruded curbs	Qty.	Unit	$/Unit	Total
Demo curb	907	LF	7.50	6,803
Install new extruded curbs	907	LF	38.00	34,466
Subtotal				$41,269
Subcontractor OH&P			25%	$10,317
Total Subcontracted				$51,586
General Markups			30%	$15,476
TOTAL				$67,061

Add new ADA pathway to the public way	Qty.	Unit	$/Unit	Total
Clear site	800	SF	21.00	16,800
Reslope and pour new pathway	800	SF	22.00	17,600
Install new rails	80	LF	185.00	14,800
Subtotal				$49,200
Subcontractor OH&P			25%	$12,300
Total Subcontracted				$61,500
General Markups			30%	$18,450
TOTAL				$79,950

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

Site Improvements

Replace pavers at bike area	Qty.	Unit	$/Unit	Total
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**

Add exterior ADA ramp - north	Qty.	Unit	$/Unit	Total
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	**$57,281**

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

Structural

Pitting and spalling - pre-cast roof system	Qty.	Unit	$/Unit	Total
Clean and seal exposed reinforcing	20	LOC	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**

Clean/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**

Repair 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**

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

Structural

Concrete cracks at seating area	Qty.	Unit	$/Unit	Total
Open crack at seating deck	500	LF	8.50	4,250
Epoxy injection	500	LF	22.00	11,000
		Subtotal		$15,250
		Subcontractor OH&P	25%	$3,813
		Total Subcontracted		$19,063
		General Markups	30%	$5,719
		TOTAL		$24,781

Filter room concrete repair	Qty.	Unit	$/Unit	Total
Remove loose concrete materials	600	SF	8.50	5,100
Prep crack and inject epoxy	600	SF	22.00	13,200
Patch flat surfaced	600	SF	8.00	4,800
		Subtotal		$23,100
		Subcontractor OH&P	25%	$5,775
		Total Subcontracted		$28,875
		General Markups	30%	$8,663
		TOTAL		$37,538

Cracking and corrosion at perimeter of pool	Qty.	Unit	$/Unit	Total
Remove loose concrete materials	500	LF	17.00	8,500
Epoxy repair exposed reinforcing	500	LF	22.00	11,000
Repair areas and reseal	500	LF	27.00	13,500
		Subtotal		$33,000
		Subcontractor OH&P	25%	$8,250
		Total Subcontracted		$41,250
		General Markups	30%	$12,375
		TOTAL		$53,625

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

Exterior

Repair roof flashing	Qty.	Unit	$/Unit	Total
Seal edge	1	LOC	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
TOTAL				$2,803

Roof 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
TOTAL				$1,763

Repair roof counter flashing	Qty.	Unit	$/Unit	Total
Remove failed flashing	1	LOC	150.00	150
Install new flashing	30	LF	45.00	1,350
Reseal joints	1	LOC	175.00	175
Subtotal				$1,675
Subcontractor OH&P			25%	$419
Total Subcontracted				$2,094
General Markups			30%	$628
TOTAL				$2,722

Reseal brick at clerestory windows	Qty.	Unit	$/Unit	Total
Remove existing sealant	100	LF	4.00	400
Install backer rod and reseal	100	LF	18.50	1,850
Subtotal				$2,250
Subcontractor OH&P			25%	$563

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

Exterior

	Total Subcontracted			$2,813
	General Markups		30%	$844
	TOTAL			**$3,656**

Replace flashing and sealants at roof transitions	Qty.	Unit	$/Unit	Total
Remove existing sealant	50	LF	6.00	300
Reseal	50	LF	18.00	900
Install counter flashing	50	SF	20.00	1,000
		Subtotal		$2,200
		Subcontractor OH&P	25%	$550
		Total Subcontracted		$2,750
		General Markups	30%	$825
		TOTAL		**$3,575**

Cracking at roof to wall transaction repair	Qty.	Unit	$/Unit	Total
Clean and install top coat	20	LF	22.00	440
		Subtotal		$440
		Subcontractor OH&P	25%	$110
		Total Subcontracted		$550
		General Markups	30%	$165
		TOTAL		**$715**

Repair roof flashing sealant	Qty.	Unit	$/Unit	Total
Remove existing sealant	80	LF	6.00	480
Reseal	50	LF	18.00	900
		Subtotal		$1,380
		Subcontractor OH&P	25%	$345
		Total Subcontracted		$1,725
		General Markups	30%	$518
		TOTAL		**$2,243**

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

Exterior

Clean and patch roof	Qty.	Unit	$/Unit	Total
Clean per manufacturer	35000	SF	2.50	87,500
Patch as required 5%	1750	SF	17.00	29,750
Replace roof, coping and flashing - future				*NIC*
Replace gutters - future				*NIC*
Subtotal				$117,250
Subcontractor OH&P			25%	$29,313
Total Subcontracted				$146,563
General Markups			30%	$43,969
TOTAL				**$190,531**

Tuckpoint exterior wall	Qty.	Unit	$/Unit	Total
See 'Structural'				*incl.*
Patch as required, damaged brick	2000	SF	22.00	44,000
Tuckpoint and seal brick at areas of repair	10000	SF	35.00	350,000
Apply anti-graffiti coating	10000	SF	7.50	75,000
Subtotal				$469,000
Subcontractor OH&P			25%	$117,250
Total Subcontracted				$586,250
General Markups			30%	$175,875
TOTAL				**$762,125**

Replace sealant at storefront	Qty.	Unit	$/Unit	Total
Remove existing sealant	100	LF	6.00	600
Install backer rod and reseal	100	LF	18.50	1,850
Drain and water testing by others				*NIC*
Subtotal				$2,450
Subcontractor OH&P			25%	$613
Total Subcontracted				$3,063
General Markups			30%	$919
TOTAL				**$3,981**

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

Exterior

Exterior louvers	Qty.	Unit	$/Unit	Total
Remove louvers and install membrane and flashing	30	SF	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
TOTAL				**$1,609**

Exterior 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
TOTAL				**$90,188**

Exterior 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
TOTAL				**$127,465**

Exterior window replacement - decorative	Qty.	Unit	$/Unit	Total
Remove existing windows	12	EA	60.00	720
Replace existing windows including flashing and sealants	12	EA	520.00	6,240

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

Exterior

		Subtotal		$6,960
		Subcontractor OH&P	25%	$1,740
		Total Subcontracted		$8,700
		General Markups	30%	$2,610
		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
		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
		Total Subcontracted		$12,188
		General Markups	30%	$3,656
		TOTAL		**$15,844**

General site clean up	Qty.	Unit	$/Unit	Total
Clean up overgrown foliage	1	LS	5,000.00	5,000
Pressure wash pavers	200	SF	2.10	420
		Subtotal		$5,420
		Subcontractor OH&P	25%	$1,355
		Total Subcontracted		$6,775
		General Markups	30%	$2,033
		TOTAL		**$8,808**

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

Services

Replace lighting	Qty.	Unit	$/Unit	Total
Remove and replace exterior light fixtures - on building	12	EA	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**

Replace 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
		Subcontractor (	25%	$8,900
		Total Subcontracted		$44,500
		General Mark	30%	$13,350
		TOTAL		**$57,850**

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

Services

Replace main distribution board	Qty.	Unit	$/Unit	Total
Remove and make safe existing board	1	EA	8,000.00	8,000
Replace with new 600 AMP board	600	AMP	125.00	75,000
		Subtotal		$83,000
		Subcontractor OH&P	25%	$20,750
		Total Subcontracted		$103,750
		General Markups	30%	$31,125
		TOTAL		$134,875

Replace 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

HVAC 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

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

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	1,560.00	1,560
			Subtotal	$1,560
			Subcontractor OH&P 25%	$390
			Total Subcontracted	$1,950
			General Markups 30%	$585
			TOTAL	**$2,535**

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

Architectural

Repair pool deck surface	Qty.	Unit	$/Unit	Total
Repair cracks and grind surface	3000	SF	33.00	99,000
Install non-skid surfacing	3000	SF	80.00	240,000
		Subtotal		$339,000
		Subcontractor OH&P	25%	$84,750
		Total Subcontracted		$423,750
		General Markups	30%	$127,125
		TOTAL		$550,875

Pool and tile grout	Qty.	Unit	$/Unit	Total
Replace pool markers and signs	20	EA	200.00	4,000
Replace tile	750	SF	60.00	45,000
		Subtotal		$49,000
		Subcontractor OH&P	25%	$12,250
		Total Subcontracted		$61,250
		General Markups	30%	$18,375
		TOTAL		$79,625

Replace ceiling systems	Qty.	Unit	$/Unit	Total
Replace ceiling systems	1800	SF	26.00	46,800
		Subtotal		$46,800
		Subcontractor OH&P	25%	$11,700
		Total Subcontracted		$58,500
		General Markups	30%	$17,550
		TOTAL		$76,050

Revise restroom to single user	Qty.	Unit	$/Unit	Total
Revise restroom to single user (2x)	180	SF	500.00	90,000
Widen doors including demo and new doors	2	EA	3,500.00	7,000
		Subtotal		$97,000
		Subcontractor OH&P	25%	$24,250

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

Architectural

			Total Subcontracted	$121,250
			General Markups 30%	$36,375
			TOTAL	**$157,625**

Replace reception booth w/ accessible deck system	Qty.	Unit	$/Unit	Total
Remove booth	1	EA	1,000.00	1,000
Add reception desk system	30	LF	1,500.00	45,000
			Subtotal	$46,000
			Subcontractor OH&P 25%	$11,500
			Total Subcontracted	$57,500
			General Markups 30%	$17,250
			TOTAL	**$74,750**

Revise Locker rooms including ceiling grid	Qty.	Unit	$/Unit	Total
Revise restroom to meet ADA	240	SF	410.00	98,400
Replace ceiling grid	240	SF	18.00	4,320
			Subtotal	$102,720
			Subcontractor OH&P 25%	$25,680
			Total Subcontracted	$128,400
			General Markups 30%	$38,520
			TOTAL	**$166,920**

Office and hallway floors	Qty.	Unit	$/Unit	Total
Repair cracks and grind surface	2500	SF	33.00	82,500
Install non-skid surfacing	2500	SF	80.00	200,000
			Subtotal	$282,500
			Subcontractor OH&P 25%	$70,625
			Total Subcontracted	$353,125
			General Markups 30%	$105,938
			TOTAL	**$459,063**

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

Architectural

Lifeguard station hanging rack	Qty.	Unit	$/Unit	Total
Install a hanging rack for gear	1	EA	850.00	850
		Subtotal		$850
		Subcontractor OH&P	25%	$213
		Total Subcontracted		$1,063
		General Markups	30%	$319
		TOTAL		$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
		Total Subcontracted		$44,625
		General Markups	30%	$13,388
		TOTAL		$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
		TOTAL		$103,025

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

Architectural

Lobby brick	Qty.	Unit	$/Unit	Total
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
		TOTAL		$70,720

Replace awards case	Qty.	Unit	$/Unit	Total
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
		TOTAL		$24,375

Natatorium general repairs	Qty.	Unit	$/Unit	Total
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
		TOTAL		$503,133

DES MOINES POOL METROPOLITAN PARK DISTRICT

MOUNT RAINIER POOL
PART 2: FEASIBILITY STUDY

AUGUST 2023

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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 multi-purpose 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 - FEASIBILITY

A major renovation and addition to the existing MRP building will contribute to DMPMPD 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.

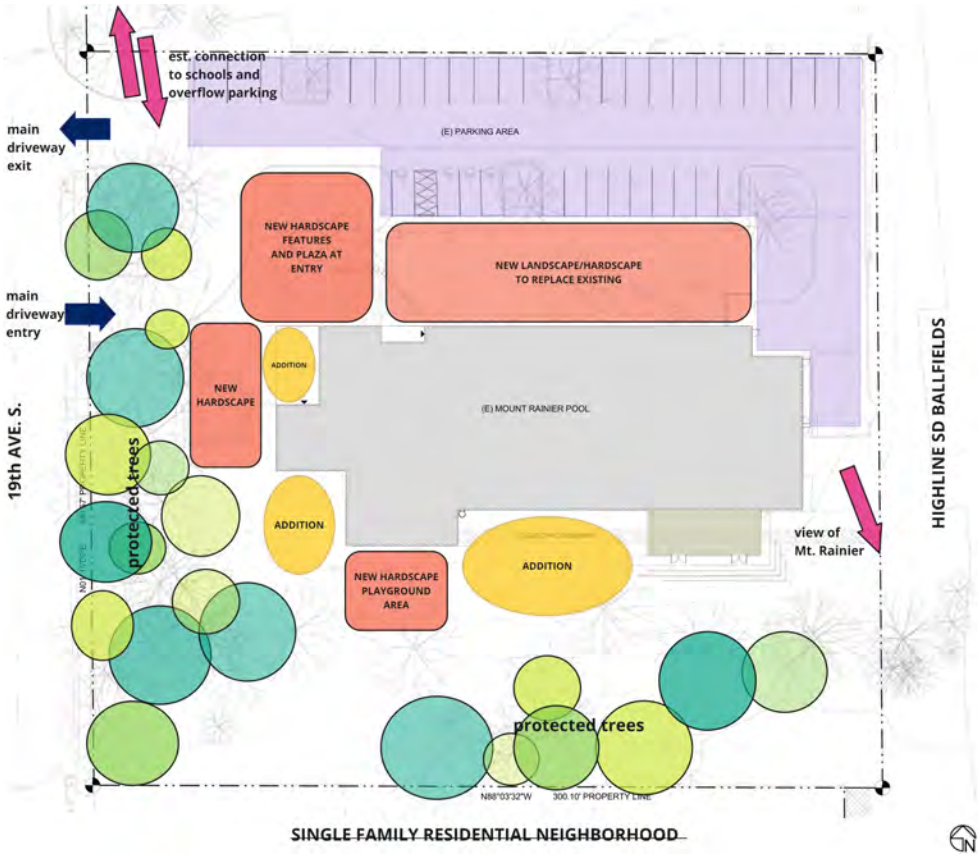
MRP's building exterior maintains itself as its original single story brick building with the parking lot immediately north. The east side of the building accesses mechanical and maintenance spaces while the south side of the building faces an undeveloped portion of the site which also slopes down twelve 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 adjacent.

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.



(E) site plan diagram w/ observations

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 pre-submittal 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 iBC 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.

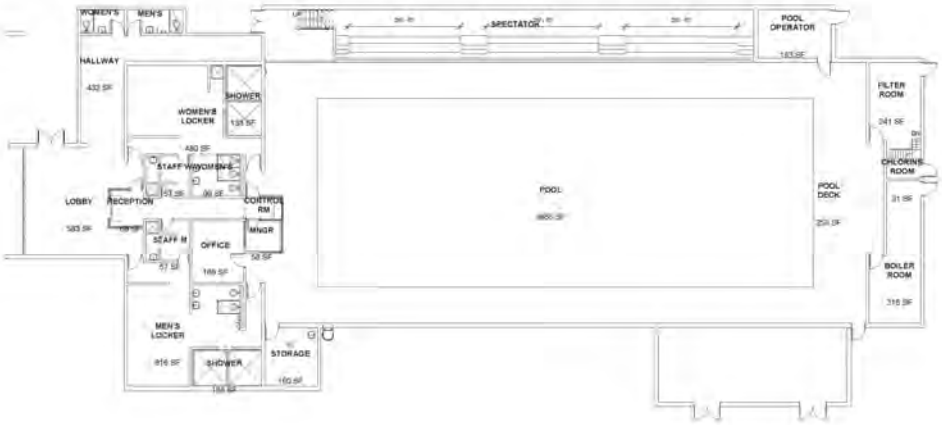
Accessibility upgrades, as proposed for all options at this site, will be required to meet current Accessibility Code. These improvements will be implemented from parking to interior building spaces to ensure all areas are accessible for people of all abilities.

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

OPTIONS 1 and 2 - EXISTING SITE

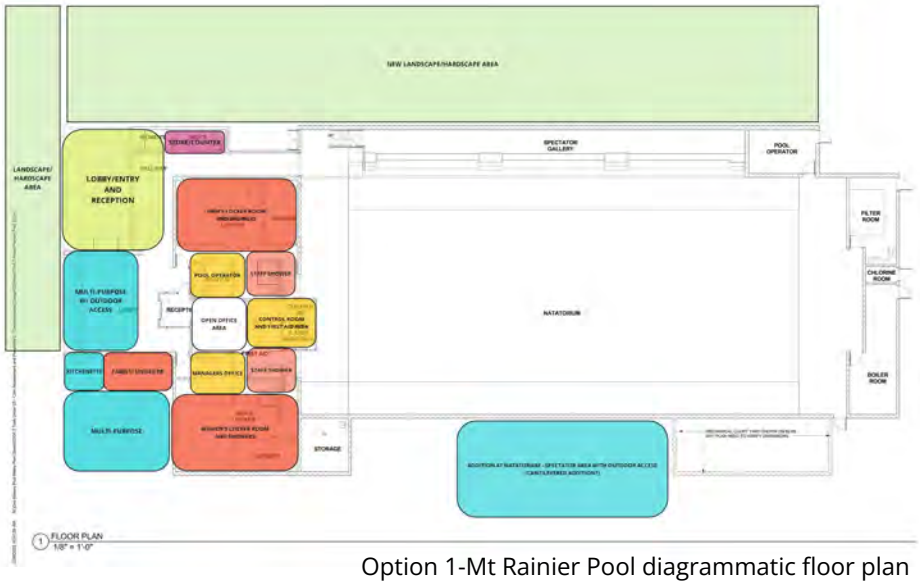
EXISTING BUILDING OVERVIEW

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.



Mt Rainier Pool existing floor plan

The existing reception booth, staff offices, and lobby areas are severely undersized for the current level of usage, with majority of spaces non-compliant 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, 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. Tha 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 lacking with only one designated 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-Mt Rainier Pool diagrammatic floor plan

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 multi-purpose 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 multi-purpose 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.

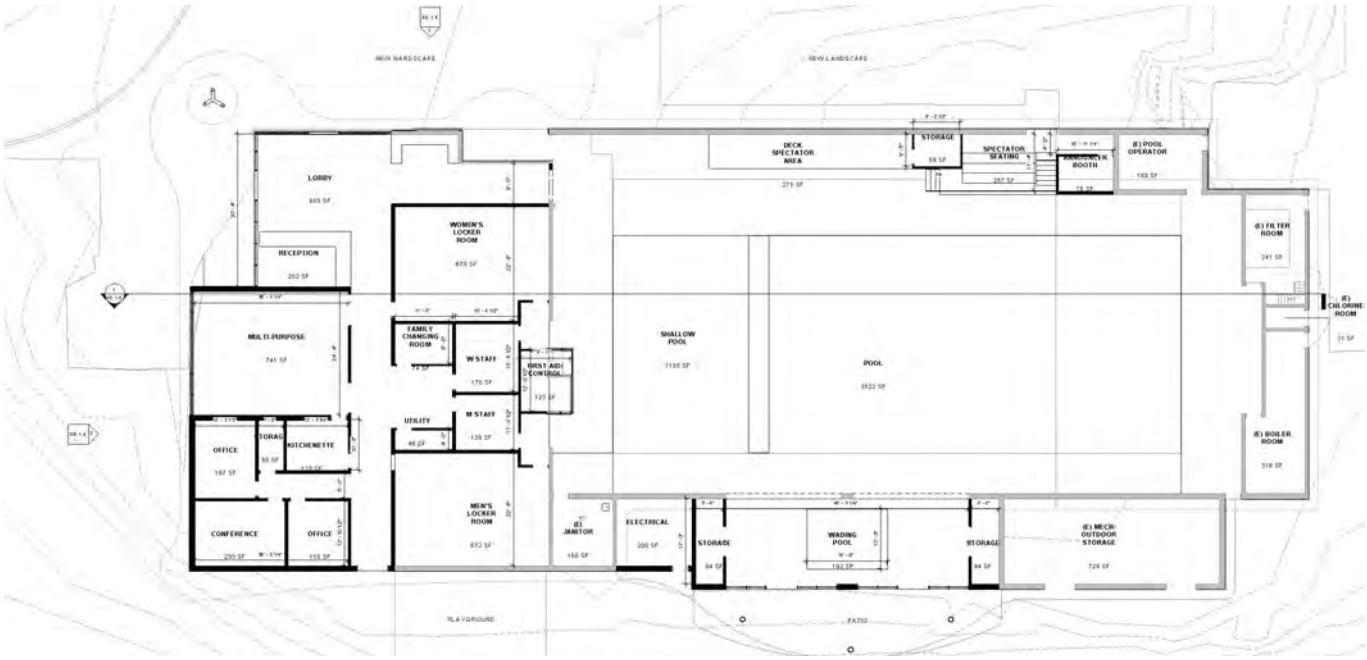
AQUATIC FEATURES

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

OPTION 2 REVIEW

Main entry and plaza at northwest corner

PROGRAM AND SPACE

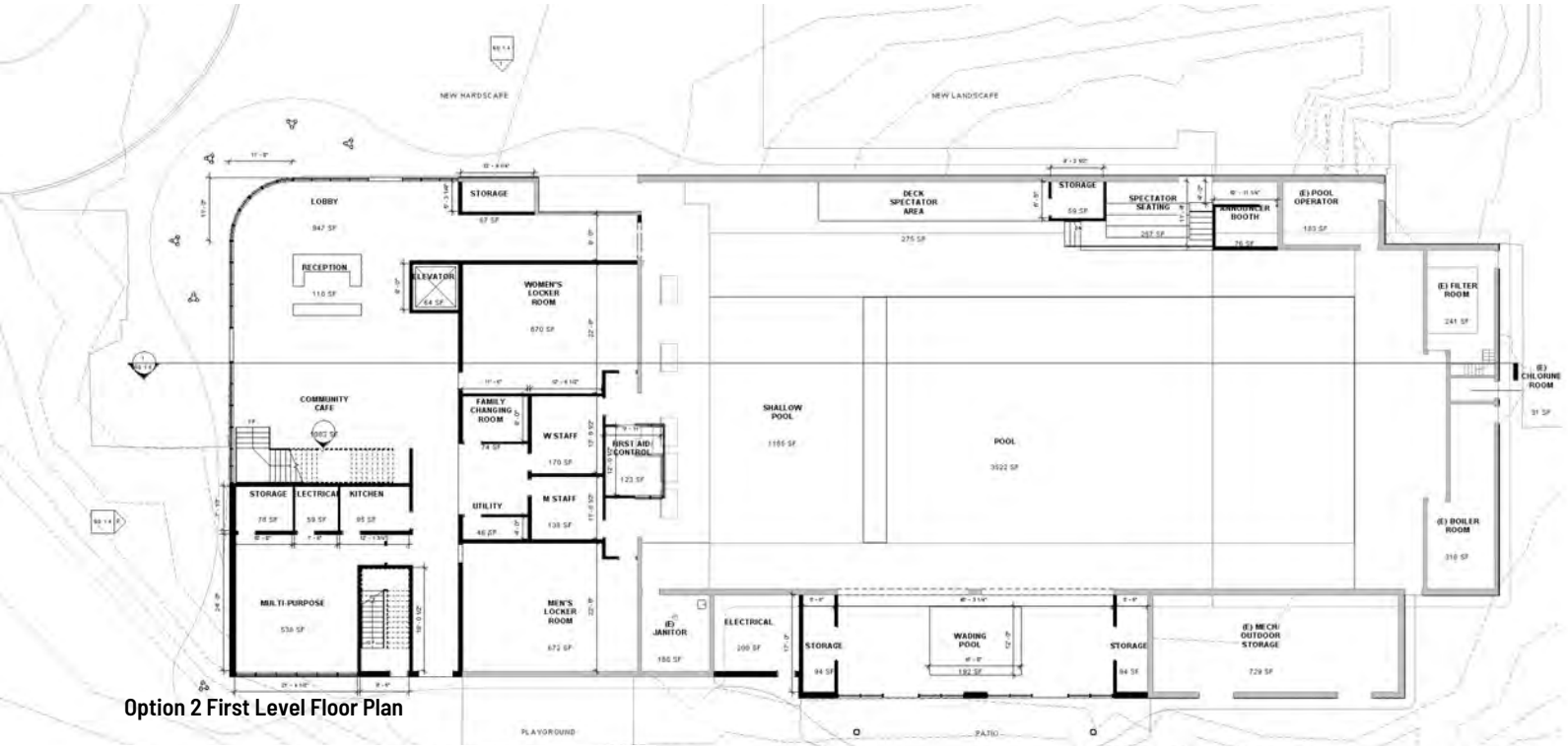
Similar to Option 1 in terms of primary and secondary functions, Option 2 expands on MRP's ability to optimize programming and flexibility of the aquatic center's space by including a second floor. The main shared space is an atrium with an open plan between the lobby and a community living room and 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.

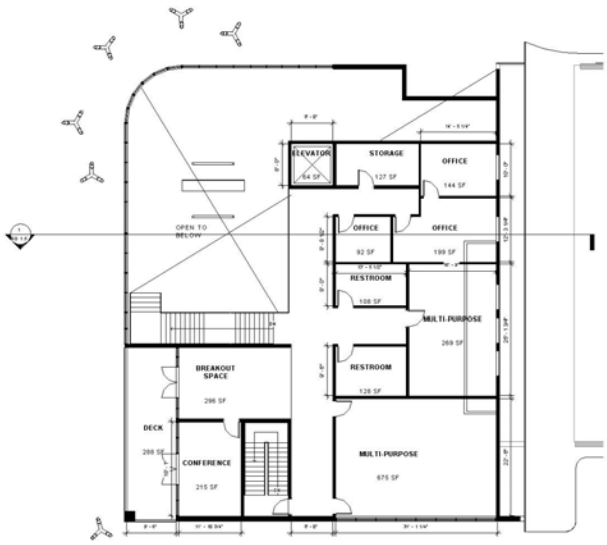
COMMUNITY OWNERSHIP AND SENSE OF BELONGING

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 First Level Floor Plan



Option 2 Second Level Floor Plan

Option 2 Main Entry and Canopy

(E) Gross floor area: 16,690 sf
Option 2: 23,259 sf
First floor: 19220 sf
Second floor: 4039 sf

Option 2 Reception at Lobby

Lobby Community Living Room and Cafe

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 Pool 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 has 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.

MRP SITE PLAN f-storm water review

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 A|C; 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

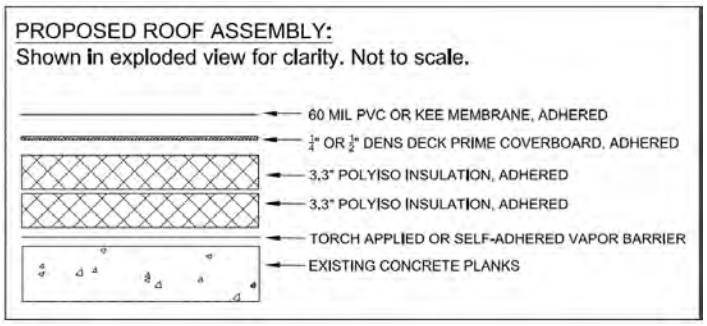


Figure 1. Proposed Roof Assembly

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.

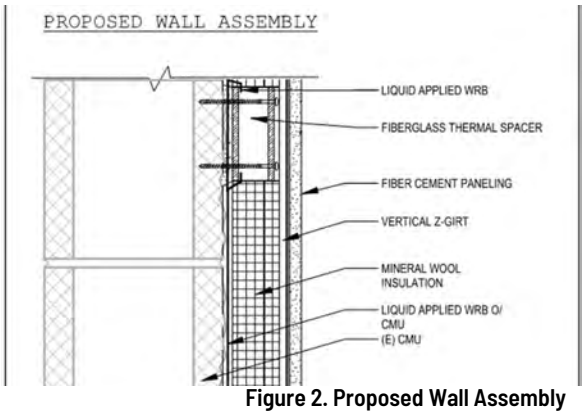


Figure 2. Proposed Wall Assembly

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 non-structural 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 two-story 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 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 re-sized 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 re-written 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 pre-heating 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 rooms. Solar pre-heating 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

MOUNT RAINIER POOL
PART 2: FEASIBILITY STUDY
COST ESTIMATE AND DISCUSSION

COST REVIEW FOR OPTIONS 1 AND 2

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 1.5 years 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 1.5 years 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

Des Moines Pool Metropolitan Park District
Mount Rainier Pool

DCW COST MANAGEMENT

DRAFT

Options Planning Cost Plan

August 9, 2023

Des Moines Pool Metropolitan Park District
Mount Rainier Pool

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Des Moines Pool Metropolitan Park District
Mount Rainier Pool

Contents

Des Moines Pool Metropolitan Park District
Mount Rainier Pool

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

Des Moines Pool Metropolitan Park District
Mount Rainier Pool

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.

Des Moines Pool Metropolitan Park District
Mount Rainier Pool

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.

Des Moines Pool Metropolitan Park District
Mount Rainier Pool

Building - Option 1 Summary

	Substructure	Shell	Interiors	Services	Equipment & Furnishings	Special Construction & Demolition	General Requirements	Contingencies	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

Total Gross Area: 16,780 SF			%	$/SF	TOTAL
A10	Foundations		3%	25.79	432,827
A20	Basement Construction		0%	0.00	0
A	Substructure		3%	25.79	432,827
B10	Superstructure		11%	98.03	1,644,981
B20	Exterior Enclosure		8%	67.20	1,127,567
B30	Roofing		6%	48.16	808,086
B	Shell		25%	213.39	3,580,635
C10	Interior Construction		4%	32.60	546,961
C20	Stairways		0%	0.00	0
C30	Interior Finishes		5%	44.14	740,618
C	Interiors		9%	76.73	1,287,579
D10	Conveying Systems		0%	0.00	0
D20	Plumbing Systems		2%	16.04	269,088
D30	Heating, Ventilation & Air Conditioning		7%	56.84	953,705
D40	Fire Protection		1%	6.40	107,408
D50	Electrical Lighting, Power & Communications		8%	66.98	1,123,955
D	Services		17%	146.25	2,454,155
E10	Equipment		0%	1.49	25,000
E20	Furnishings		0%	3.77	63,300
E	Equipment & Furnishings		1%	5.26	88,300
F10	Special Construction		10%	85.56	1,435,774
F20	Selective Demolition		3%	28.96	485,961
F	Special Construction & Demolition		13%	114.53	1,921,735
	Direct Building Elemental Costs		68%	581.96	9,765,231
Z10	General Requirements	7.00%	5%	40.74	683,566
	Building Elemental Cost Including General Requirements		72%	622.69	10,448,797
Z20	Design Contingency	8.00%	6%	49.82	835,904
Z21	Construction Contingency	5.00%	4%	33.63	564,235
	Building Elemental Cost Including Contingencies		82%	706.13	11,848,935
Z30	General Conditions	6.80%	6%	48.02	805,728
Z33	Liability Insurance	0.50%	0%	3.53	59,245
Z34	Payment & Performance Bond	1.00%	1%	7.06	118,489
Z35	Overhead & Profit Fee	4.00%	4%	30.59	513,296
	Building Construction Cost Before Escalation		92%	795.33	13,345,693
Z40	Escalation to Start Date (Apr 2026)	8.36%	8%	66.49	1,115,700
	Recommended Budget		100%	861.82	14,461,393

Des Moines Pool Metropolitan Park District
Mount Rainier Pool

Building - Option 1

	Quantity	Unit	Rate	Total
Areas	16,780	Total GSF		
Level 1				
Addition	7,035	SF		
Existing, Renovation	9,745	SF		
Area of No Work	*2,045*	*SF*		
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	432,827
A1010 Standard Foundations	16,780	SF	6.41	107,587
Over excavate incl. haul and dispose - machine and hand dig	19.44	CY	220.00	4,278
Footing - cont., 12" thk.	23.41	CY	850.00	19,896
Footing - spread, 4'x4'x16"	29.00	CY	850.00	24,650
Footing - modify existing at south wall	0.74	CY	1,820.00	1,348
Stem wall - 6" ht.	158	SF	65.00	10,270
Pin piles	141	VLF	85.00	11,985
Epoxy anchors incl. grout, allow	60	EA	280.00	16,800
Anchor plates and connections	18	LOC	410.00	7,380
Foundation drain	366	LF	30.00	10,980
Dewatering - not required				*NIC*
A1030 Slab On Grade	16,780	SF	19.38	325,240
Slab on grade - patch and repair existing, as required	6,748	SF	0.75	5,061
Slab on grade, new - 6" thk.	7,550	SF	16.50	124,575
Slab on grade, infill - 6" thk.	2,998	SF	18.60	55,754
Epoxy dowels	274	EA	62.00	16,972
Vapor barrier	10,548	SF	3.00	31,643
Rigid insulation - R10	10,548	SF	5.90	62,230
Miscellaneous concrete specialties	10,548	SF	1.85	19,513
Blockouts, allow	10,548	SF	0.90	9,493
B10 Superstructure	16,780	SF	98.03	1,644,981
B1010 Floor Construction	16,780	SF	50.71	850,858
Seismic retrofit, allow	1	LS	750,000.00	750,000
Structural steel - addition at south side, allow (10 LBS/SF)	6.55	TN	11,500.00	75,325
Steel fireproofing	10.06	TN	550.00	5,533
Misc. connections, allow	1	LS	20,000.00	20,000

Des Moines Pool Metropolitan Park District
Mount Rainier Pool

Building - Option 1

	Quantity	Unit	Rate	Total
B1020 Roof Construction	16,780	SF	47.33	794,123
Roof decking - concrete planks	18,880	SF	35.00	660,800
Roof decking - metal at south side	1,990	SF	12.50	24,875
Structural steel, allow (5 LBS/SF)	7.96	TN	11,500.00	91,569
Steel fireproofing	7.96	TN	550.00	4,379
Misc. connections, allow	1	LS	12,500.00	12,500
B20 Exterior Enclosure	16,780	SF	67.20	1,127,567
B2010 Exterior Walls	16,780	SF	53.89	904,212
CMU walls	2,705	SF	52.20	141,201
Metal stud walls				
Framing - 2x6 metal, new	388	SF	16.80	6,518
Batt insulation, glass fiber	388	SF	5.90	2,289
Sheathing	388	SF	3.30	1,280
Vapor barrier	388	SF	2.15	834
Cladding				
Rainscreen system, allow- fiber cement	11,244	SF	40.00	449,745
Mineral wool insulation	11,244	SF	5.90	66,337
WRB	11,244	SF	8.50	95,571
Anchors and connections	11,244	SF	7.10	79,830
Flashings and trim	313	LF	12.50	3,918
Facias, bands and screen, allow	1,644	LF	30.00	49,320
Caulking and sealants, allow	1,535	SF	4.80	7,368
B2020 Exterior Windows	16,780	SF	11.12	186,605
Storefront, new	310	SF	108.00	33,480
Curtain wall, new	1,225	SF	125.00	153,125
B2030 Exterior Doors	16,780	SF	2.19	36,750
Double, AL storefront	6	EA	6,125.00	36,750

Des Moines Pool Metropolitan Park District
Mount Rainier Pool

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
Typical partition, typ.	7,128	SF		
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	EA	500.00	20,000

Des Moines Pool Metropolitan Park District
Mount Rainier Pool

Building - Option 1

	Quantity	Unit	Rate	Total
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	2,550
Tackable wall covering, allow	100	SF	9.10	910
Custom vinyl wall graphic, allow	500	SF	35.00	17,500
Acoustical wall paneling, allow	3,328	SF	35.00	116,480
C3020 Floor Finishes	16,780	SF	5.10	85,548
Prep floor for new finishes	9,745	SF	0.80	7,796
WOM, allow	200	SF	15.00	3,000
Carpet	725	SF	6.25	4,531
Sealed concrete	250	SF	3.90	975
Polished concrete	2,120	SF	6.80	14,416
Tile	2,350	SF	20.00	47,000
LVT	870	SF	9.00	7,830
C3030 Ceiling Finishes	16,780	SF	24.75	415,224
ACT	725	SF	7.50	5,438
GWB, painted	2,350	SF	11.50	27,025
Metal cloud system, allow	9,445	SF	32.00	302,240
OTS, painted	4,260	SF	2.10	8,946
Soffit, wood	2,045	SF	35.00	71,575
D10 Conveying Systems	16,780	SF		
D1010 Elevators & Lifts	16,780	SF		
No work anticipated				*NIC*

Des Moines Pool Metropolitan Park District
Mount Rainier Pool

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	17,050
Sinks, wall hung	6	EA	1,480.00	8,880
Sink, counter set	1	EA	1,250.00	1,250
Drinking fountain	2	EA	4,500.00	9,000
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	52,500
Insulation	1,050	LF	13.65	14,333
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
Circulation pump	2	EA	1,550.00	3,100
Reduced pressure backflow assembly	1	EA	3,150.00	3,150
Valves and specialties	1	LS	25,000.00	25,000
D2030 Sanitary Waste	16,780	SF	5.26	88,225
Waste pipe and fittings	1,155	LF	55.00	63,525
Floor drains	20	EA	850.00	17,000
Trap primer	20	EA	385.00	7,700
D2040 Rain Water Drainage	16,780	SF	0.63	10,500
Gutters and downspouts - internal	110	LF	30.00	3,300
Roof drains	3	EA	1,200.00	3,600
Overflow drain	3	EA	1,200.00	3,600
D2090 Other Plumbing Systems	16,780	SF		

Des Moines Pool Metropolitan Park District
Mount Rainier Pool

Building - Option 1

	Quantity	Unit	Rate	Total
D30 Heating, Ventilation & Air Conditioning	16,780	SF	56.84	953,705
D3010 Energy Supply	16,780	SF	51.94	871,575
Mechanical systems - modifications to existing	11,055	SF	40.00	442,200
Mechanical systems - new	5,725	SF	75.00	429,375
Heating/cooling system				*incl. above*
Exhaust systems				*incl. above*
Ductwork incl. insulation				*incl. above*
Hydronic heating system				*incl. above*
Boilers				*incl. above*
Pumps				*incl. above*
Ancillaries components & piping				*incl. above*
Unit heaters				*incl. above*
D3060 Controls and Instrumentation	16,780	SF	3.50	58,730
Controls - modifications to existing	16,780	SF	3.50	58,730
D3070 Systems Testing & Balancing	16,780	SF	1.39	23,400
Testing and balancing	120	HR	130.00	15,600
Commissioning	60	HR	130.00	7,800
D40 Fire Protection	16,780	SF	6.40	107,408
D4010 Sprinklers	16,780	SF	6.11	102,448
Fire sprinkler - wet, new	16,780	SF	5.50	92,290
Fire sprinkler - dry system, new	1,195	SF	8.50	10,158
D4030 Fire Protection Specialties	16,780	SF	0.30	4,960
Fire extinguisher cabinets, allow	8	EA	620.00	4,960
D4090 Other Fire Protection Specialties	16,780	SF		
Carbon dioxide systems - not required				*NIC*

Des Moines Pool Metropolitan Park District
Mount Rainier Pool

Building - Option 1

	Quantity	Unit	Rate	Total
D50 Electrical Lighting, Power & Communications	16,780	SF	66.98	1,123,955
D5010 Electrical Service & Distribution	16,780	SF	15.22	255,417
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	250	LF	70.00	17,500
Branch wiring and conduit	16,780	SF	5.00	83,900
Receptacles and devices, allow	67	EA	515.00	34,567
Disconnect switches, allow	1	LS	15,000.00	15,000
Grounding	1	LS	10,000.00	10,000
Metering - existing to remain				*NIC*
D5020 Lighting & Branch Wiring	16,780	SF	23.99	402,584
Branch wiring and devices for lighting fixtures	16,780	SF	5.80	97,324
Lighting fixtures, allow	16,780	SF	14.00	234,920
Lighting controls	16,780	SF	3.00	50,340
Exterior lighting	1	LS	20,000.00	20,000
D5030 Communications & Security	16,780	SF	25.07	420,648
Fire alarm systems, allow	16,780	SF	4.35	72,993
Phone and data systems, allow	16,780	SF	6.50	109,070
Security/surveillance infrastructure, allow	16,780	SF	3.25	54,535
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	75,000.00	75,000
DAS	1	LS	50,000.00	50,000
WAP	5	EA	1,650.00	8,250
D5090 Other Electrical Systems	16,780	SF	2.70	45,306
Equipment connections, allow	16,780	SF	2.70	45,306
PV system - not required				*NIC*

Des Moines Pool Metropolitan Park District
Mount Rainier Pool

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 equipment incl. play structures, allow	1	LS	75,000.00	75,000
F20 Selective Demolition	16,780	SF	28.96	485,961
F2010 Building Elements Demolition	16,780	SF	28.96	485,961
Temporary protection, allow	9,745	SF	1.50	14,618
Temp shoring - allow	1	LS	30,000.00	30,000
Weather protection, allow	1	LS	50,000.00	50,000

Des Moines Pool Metropolitan Park District
Mount Rainier Pool

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

Des Moines Pool Metropolitan Park District
Mount Rainier Pool

Building - Option 2 Summary

	Substructure	Shell	Interiors	Services	Equipment & Furnishings	Special 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

Total Gross Area: 20,745 SF			%	$/SF	TOTAL
A10	Foundations		3%	22.43	465,358
A20	Basement Construction		0%	0.00	0
A	Substructure		3%	22.43	465,358
B10	Superstructure		10%	87.27	1,810,519
B20	Exterior Enclosure		8%	66.98	1,389,472
B30	Roofing		5%	41.30	856,741
B	Shell		23%	195.55	4,056,732
C10	Interior Construction		5%	40.01	830,011
C20	Stairways		1%	10.32	214,000
C30	Interior Finishes		4%	36.62	759,583
C	Interiors		10%	86.94	1,803,594
D10	Conveying Systems		1%	6.27	130,000
D20	Plumbing Systems		2%	19.29	400,095
D30	Heating, Ventilation & Air Conditioning		7%	61.94	1,284,958
D40	Fire Protection		1%	6.35	131,695
D50	Electrical Lighting, Power & Communications		8%	65.77	1,364,452
D	Services		19%	159.61	3,311,199
E10	Equipment		1%	6.27	130,000
E20	Furnishings		0%	2.64	54,700
E	Equipment & Furnishings		1%	8.90	184,700
F10	Special Construction		8%	69.21	1,435,774
F20	Selective Demolition		3%	23.43	485,961
F	Special Construction & Demolition		11%	92.64	1,921,735
	Direct Building Elemental Costs		67%	566.08	11,743,319
Z10	General Requirements	7.00%	5%	39.63	822,032
	Building Elemental Cost Including General Requirements		71%	605.71	12,565,351
Z20	Design Contingency	8.00%	6%	48.46	1,005,228
Z21	Construction Contingency	5.00%	4%	32.71	678,529
	Building Elemental Cost Including Contingencies		81%	686.87	14,249,108
Z30	General Conditions	6.80%	5%	46.71	968,939
Z33	Liability Insurance	0.50%	0%	3.43	71,246
Z34	Payment & Performance Bond	1.00%	1%	6.87	142,491
Z35	Overhead & Profit Fee	4.00%	3%	29.76	617,271
Z37	Phasing Premium	1.50%	1%	11.60	240,736
	Building Construction Cost Before Escalation		92%	785.24	16,289,791
Z40	Escalation to Start Date (Apr 2026)	8.36%	8%	65.65	1,361,827
	Recommended Budget		100%	850.89	17,651,618

Des Moines Pool Metropolitan Park District
Mount Rainier Pool

Building - Option 2

	Quantity	Unit	Rate	Total
Areas	20,745	Total GSF		
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

Des Moines Pool Metropolitan Park District
Mount Rainier Pool

Building - Option 2

	Quantity	Unit	Rate	Total
B10 Superstructure	20,745	SF	87.27	1,810,519
B1010 Floor Construction	20,745	SF	47.53	986,046
Floor decking - concrete deck incl. suspended slab	3,605	SF	37.50	135,188
Seismic retrofit, allow	1	LS	750,000.00	750,000
Structural steel - addition at south side, allow (10 LBS/SF)	6.55	TN	11,500.00	75,325
Steel fireproofing	10.06	TN	550.00	5,533
Misc. connections, allow	1	LS	20,000.00	20,000
B1020 Roof Construction	20,745	SF	39.74	824,473
Roof decking - concrete planks	19,890	SF	35.00	696,150
Roof decking - metal at south side	1,990	SF	12.50	24,875
Structural steel, allow (5 LBS/SF)	7.96	TN	11,500.00	91,569
Steel fireproofing	7.96	TN	550.00	4,379
Misc. connections, allow	1	LS	7,500.00	7,500
B20 Exterior Enclosure	20,745	SF	66.98	1,389,472
B2010 Exterior Walls	20,745	SF	48.19	999,733
CMU walls	2,705	SF	52.20	141,201
Metal stud walls				
Framing - 2x6 metal, new	308	SF	16.80	5,174
Batt insulation, glass fiber	308	SF	5.90	1,817
Sheathing	308	SF	3.30	1,016
Vapor barrier	308	SF	2.15	662
Cladding				
Rainscreen system, allow	11,164	SF	40.00	446,545
Mineral wool insulation	11,164	SF	5.90	65,865
WRB	11,164	SF	8.50	94,891
Anchors and connections	11,164	SF	7.10	79,262
Flashings and trim	1,152	LF	12.50	14,403
Facias, bands and screen (allow)	1,644	LF	30.00	49,320
Caulking and sealants, allow	20,745	SF	4.80	99,576
B2020 Exterior Windows	20,745	SF	16.88	350,139
Storefront, new	683	SF	108.00	73,764
Curtain wall, new	2,211	SF	125.00	276,375

Des Moines Pool Metropolitan Park District
Mount Rainier Pool

Building - Option 2

	Quantity	Unit	Rate	Total
B2030 Exterior Doors	20,745	SF	1.91	39,600
Single, HM flush	1	EA	2,850.00	2,850
Double, AL storefront	6	EA	6,125.00	36,750
B30 Roofing	20,745	SF	41.30	856,741
B3010 Roof Coverings	20,745	SF	41.30	856,741
PVC roofing system	21,880	SF		
Single ply membrane - 60 mil min	21,880	SF	16.50	361,020
Coverboard - 1/2" thk.	21,880	SF	5.50	120,340
Insulation, 2x - polyiso 3.3"	43,760	SF	7.00	306,320
Vapor barrier	21,880	SF	2.72	59,514
Paver system, deck	335	SF	28.50	9,548
B3020 Roof Openings	20,745	SF		
No work anticipated				*NIC*
C10 Interior Construction	20,745	SF	40.01	830,011
C1010 Partitions	20,745	SF	30.35	629,570
Typical partition, typ.	9,792	SF		
Framing - 2x metal	9,792	SF	15.20	148,838
Insulation, glass fiber	9,792	SF	5.70	55,814
GWB, 2x	19,584	SF	3.85	75,398
GWB, extra/over (25%)	4,896	SF	3.85	18,850
Partition, stairwells	1,222	SF	25.99	31,757
Partition, elevator shaft	910	SF	32.18	29,279
Relites	650	SF	89.00	57,850
Storefront	300	SF	108.00	32,400
Interior of exterior partition	11,164	SF	9.10	101,589
Blocking, allow	20,745	SF	1.25	25,931
Rough carpentry, allow	20,745	SF	2.50	51,863
C1020 Interior Doors	20,745	SF	5.12	106,180
Single, HM flush	1	EA	2,750.00	2,750
Single, WD flush	12	EA	2,930.00	35,160

Des Moines Pool Metropolitan Park District
Mount Rainier Pool

Building - Option 2

	Quantity	Unit	Rate	Total
Single, glazed	13	EA	3,740.00	48,620
Double, glazed	3	EA	6,550.00	19,650
C1030 Fittings	20,745	SF	4.54	94,262
Wayfinding and signage, allow	20,745	SF	0.80	16,596
Whiteboards and tackboards, allow	1	LS	5,000.00	5,000
Corner guards and wall protection, allow	1	LS	7,500.00	7,500
Guardrails, allow	70	LF	185.00	12,950
Restroom fitout, allow	10	EA	900.00	9,000
Roller shades - manual	2,211	SF	10.50	23,216
Lockers, double tier (allow)	40	EA	500.00	20,000
C20 Stairways	20,745	SF	10.32	214,000
C2010 Stair Construction	20,745	SF	10.32	214,000
Lobby stairs, allow	2	FLT	85,000.00	170,000
Metal framing				*incl. above*
Metal picket and rail system				*incl. above*
Pan deck				*incl. above*
Wood treads				*incl. above*
Egress stairs exterior	2	FLT	22,000.00	44,000
C30 Interior Finishes	20,745	SF	36.62	759,583
C3010 Wall Finishes	20,745	SF	7.73	160,277
Paint	32,880	SF	1.85	60,827
Paint, high performance at exposed steel, allow	1	LS	10,000.00	10,000
Tile - restrooms	2,135	SF	20.00	42,700
FRP/plastic laminate, allow	650	SF	8.50	5,525
Tackable wall covering, allow	150	SF	9.10	1,365
Custom vinyl wall graphic, allow	1,000	SF	35.00	35,000
Modular art wall panel, allow	108	SF	45.00	4,860
C3020 Floor Finishes	20,745	SF	4.94	102,504
Prep floor for new finishes	9,745	SF	0.80	7,796
WOM, allow	200	SF	15.00	3,000
Carpet	995	SF	6.25	6,219
Sealed concrete	315	SF	3.90	1,229
Polished concrete	3,820	SF	6.80	25,976
Tile	1,085	SF	20.00	21,700
Tile, large panel stone at lobby	1,970	SF	9.00	17,730
LVT	2,095	SF	9.00	18,855

Des Moines Pool Metropolitan Park District
Mount Rainier Pool

Building - Option 2

	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
Circulation pump	2	EA	1,550.00	3,100
Reduced pressure backflow assembly	1	EA	3,150.00	3,150
Valves and specialties	1	LS	25,000.00	25,000

Des Moines Pool Metropolitan Park District
Mount Rainier Pool

Building - Option 2

	Quantity	Unit	Rate	Total
D2030 Sanitary Waste	20,745	SF	6.73	139,650
Waste pipe and fittings	2,090	LF	55.00	114,950
Floor drains	20	EA	850.00	17,000
Trap primer	20	EA	385.00	7,700
D2040 Rain Water Drainage	20,745	SF	0.51	10,500
Gutters and downspouts	110	LF	30.00	3,300
Roof drains	3	EA	1,200.00	3,600
Overflow drain	3	EA	1,200.00	3,600
D30 Heating, Ventilation & Air Conditioning	20,745	SF	61.94	1,284,958
D3010 Energy Supply	20,745	SF	57.31	1,188,950
Mechanical systems - modifications to existing	11,055	SF	40.00	442,200
Mechanical systems - new	9,690	SF	75.00	726,750
Heating/cooling system				*incl. above*
Exhaust systems				*incl. above*
Ductwork incl. insulation				*incl. above*
Hydronic heating system				*incl. above*
Boilers				*incl. above*
Pumps				*incl. above*
Ancillaries components & piping				*incl. above*
Unit heaters				*incl. above*
Fireplace, complete	1	LS	20,000.00	20,000
D3060 Controls and Instrumentation	20,745	SF	3.50	72,608
Controls - modifications to existing	20,745	SF	3.50	72,608
D3070 Systems Testing & Balancing	20,745	SF	1.13	23,400
Testing and balancing	120	HR	130.00	15,600
Commissioning	60	HR	130.00	7,800
D40 Fire Protection	20,745	SF	6.35	131,695
D4010 Sprinklers	20,745	SF	5.99	124,255
Fire sprinkler - wet, new	20,745	SF	5.50	114,098
Fire sprinkler - dry system, new	1,195	SF	8.50	10,158
D4030 Fire Protection Specialties	20,745	SF	0.36	7,440
Fire extinguisher cabinets, allow	12	EA	620.00	7,440

Des Moines Pool Metropolitan Park District
Mount Rainier Pool

Building - Option 2

	Quantity	Unit	Rate	Total
D4090 Other Fire Protection Specialties	20,745	SF		
Carbon dioxide systems - not required				*NIC*
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	15,000.00	15,000
Grounding	1	LS	10,000.00	10,000
Metering - existing to remain				*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*
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
WAP	5	EA	1,650.00	8,250

Des Moines Pool Metropolitan Park District
Mount Rainier Pool

Building - Option 2

	Quantity	Unit	Rate	Total
D5090 Other Electrical Systems	20,745	SF	2.70	56,012
Equipment connections, allow	20,745	SF	2.70	56,012
PV system - not required				*NIC*
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

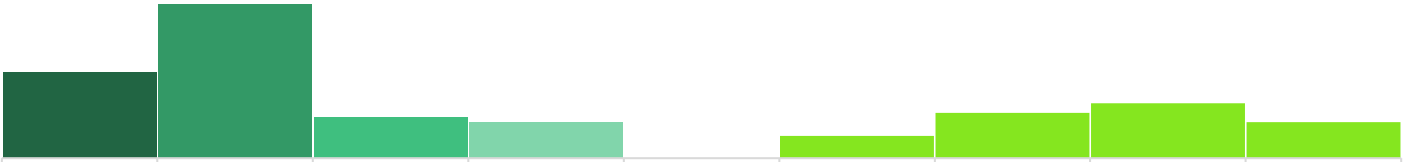
Des Moines Pool Metropolitan Park District
Mount Rainier Pool

Building - Option 2

	Quantity	Unit	Rate	Total
F20 Selective Demolition	20,745	SF	23.43	485,961
F2010 Building Elements Demolition	20,745	SF	23.43	485,961
Temporary protection, allow	9,745	SF	1.50	14,618
Temp shoring - allow	1	LS	30,000.00	30,000
Weather protection, allow	1	LS	50,000.00	50,000
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

Des Moines Pool Metropolitan Park District
Mount Rainier Pool

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 Area: 34,335 SF			%	$/SF	TOTAL
G10	Site Preparation		18%	8.94	306,851
G20	Site Improvements		33%	15.94	547,429
G30	Site Mechanical Utilities		9%	4.22	145,000
G40	Site Electrical Utilities		8%	3.77	129,325
G90	Other Site Construction		0%	0.00	0
G	Sitework		68%	32.87	1,128,604
	Direct Site Elemental Cost		68%	32.87	1,128,604
Z10	General Requirements	7.00%	5%	2.30	79,002
	Site Elemental Cost Including General Requirements		72%	35.17	1,207,607
Z11	Design Contingency	8.00%	6%	2.81	96,609
Z11	Construction Contingency	5.00%	4%	1.90	65,211
	Site Elemental Cost Including Contingencies		0%	39.88	1,369,426
Z12	General Conditions	6.80%	6%	2.71	93,121
Z23	Liability Insurance	0.50%	0%	0.20	6,847
Z24	Payment & Performance Bond	1.00%	1%	0.40	13,694
Z25	Overhead & Profit Fee	4.00%	4%	1.73	59,324
	Site Construction Cost Before Escalation		92%	44.92	1,542,412
Z30	Escalation to Start Date (Apr 2026)	8.36%	8%	3.76	128,946
	Recommended Budget		100%	48.68	1,671,357

Des Moines Pool Metropolitan Park District
Mount Rainier Pool

Sitework - Option 1

	Quantity	Unit	Rate	Total
Areas	34,335	Total GSF		
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	306,851
G1010 Site Clearing	34,335	SF	3.33	114,404
Construction entrance	1	EA	5,000.00	5,000
Construction fence, allow	1,200	LF	12.00	14,400
Erosion control, allow	34,335	SF	0.17	5,837
Tree protection, allow	1	LS	20,000.00	20,000
Site protection	34,335	SF	0.50	17,168
Utility protection	1	LS	10,000.00	10,000
Temp facilities	8	MN	1,500.00	12,000
Construction survey incl. layout	1	LS	30,000.00	30,000
G1020 Site Demolition and Relocations	34,335	SF	2.66	91,395
Demo - hardscape	16,595	SF	3.00	49,785
Demo - softscape	17,740	SF	1.50	26,610
Demo - misc.	1	LS	15,000.00	15,000
G1030 Site Earthwork	34,335	SF	2.94	101,051
Mass excavation incl. haul and dispose	1,272	CY	50.00	63,600
Grading incl. compaction	34,344	SF	0.50	17,172
Base aggregates - 6" thk.	451	CY	45.00	20,279
G1040 Hazardous Waste Remediation	34,335	SF		
No work anticipated				*NIC*
G20 Site Improvements	34,335	SF	15.94	547,429
G2010 Roadways	34,335	SF		
No work anticipated				*NIC*

Des Moines Pool Metropolitan Park District
Mount Rainier Pool

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

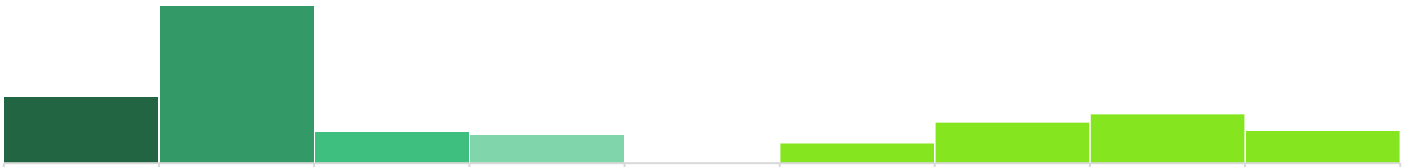
Des Moines Pool Metropolitan Park District
Mount Rainier Pool

Sitework - Option 1

	Quantity	Unit	Rate	Total
G40 Site Electrical Utilities	34,335	SF	3.77	129,325
G4010 Electrical Distribution	34,335	SF	0.48	16,500
Transformer - by franchise utility				*NIC*
Power distribution - allow	100	LF	165.00	16,500
G4020 Site Lighting	34,335	SF	1.56	53,500
Site lighting controls - modifications, as required	1	LS	10,000.00	10,000
Site lighting - parking lot	1	LS	25,000.00	25,000
Site lighting - pedestrian	1	LS	18,500.00	18,500
G4030 Site Communications & Security	34,335	SF	1.73	59,325
EV infrastructure, allow	180	LF	140.25	25,245
EV stations, allow	6	EA	5,680.00	34,080

Des Moines Pool Metropolitan Park District
Mount Rainier Pool

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

Total Gross Area: 34,695 SF			%	$/SF	TOTAL
G10	Site Preparation		16%	8.89	308,577
G20	Site Improvements		38%	21.00	728,679
G30	Site Mechanical Utilities		7%	4.18	145,000
G40	Site Electrical Utilities		7%	3.73	129,325
G90	Other Site Construction		0%	0.00	0
G	Sitework		68%	37.80	1,311,581
	Direct Site Elemental Cost		68%	37.80	1,311,581
Z10	General Requirements	7.00%	5%	2.65	91,811
	Site Elemental Cost Including General Requirements		72%	40.45	1,403,392
Z11	Design Contingency	8.00%	6%	3.24	112,271
Z11	Construction Contingency	5.00%	4%	2.18	75,783
	Site Elemental Cost Including Contingencies		0%	45.87	1,591,446
Z12	General Conditions	6.80%	6%	3.12	108,218
Z23	Liability Insurance	0.50%	0%	0.23	7,957
Z24	Payment & Performance Bond	1.00%	1%	0.46	15,914
Z25	Overhead & Profit Fee	4.00%	4%	1.99	68,941
	Site Construction Cost Before Escalation		92%	51.66	1,792,478
Z30	Escalation to Start Date (Apr 2026)	8.36%	8%	4.32	149,851
	Recommended Budget		100%	55.98	1,942,329

Des Moines Pool Metropolitan Park District
Mount Rainier Pool

Sitework - Option 2

	Quantity	Unit	Rate	Total
Areas	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	308,577
G1010 Site Clearing	34,695	SF	3.30	114,466
Construction entrance	1	EA	5,000.00	5,000
Construction fence, allow	1,200	LF	12.00	14,400
Erosion control, allow	34,695	SF	0.17	5,898
Tree protection, allow	1	LS	20,000.00	20,000
Site protection	34,335	SF	0.50	17,168
Utility protection	1	LS	10,000.00	10,000
Temp facilities	8	MN	1,500.00	12,000
Construction survey incl. layout	1	LS	30,000.00	30,000
G1020 Site Demolition and Relocations	34,695	SF	2.65	91,935
Demo - hardscape	16,595	SF	3.00	49,785
Demo - softscape	18,100	SF	1.50	27,150
Demo - misc.	1	LS	15,000.00	15,000
G1030 Site Earthwork	34,695	SF	2.94	102,177
Mass excavation incl. haul and dispose	1,285	CY	50.00	64,250
Grading incl. compaction	34,695	SF	0.50	17,348
Base aggregates - 6" thk.	457	CY	45.00	20,579
G1040 Hazardous Waste Remediation	34,695	SF		
No work anticipated				*NIC*
G20 Site Improvements	34,695	SF	21.00	728,679
G2010 Roadways	34,695	SF		
No work anticipated				*NIC*

Des Moines Pool Metropolitan Park District
Mount Rainier Pool

Sitework - 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	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	34,695	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	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

Des Moines Pool Metropolitan Park District
Mount Rainier Pool

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				*NIC*
Power distribution - allow	100	LF	165.00	16,500
G4020 Site Lighting	34,695	SF	1.54	53,500
Site lighting controls - modifications, as required	1	LS	10,000.00	10,000
Site lighting - parking lot	1	LS	25,000.00	25,000
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

Des Moines Pool Métropolitain Park District

AGENDA ITEMS SUMMARY SHEET

Agenda Item #: 8c **Assigned to:** District GM **Meeting Date:** 10/24/23

Under: Old Business **Attachment:** Yes

Subject: District Clerk Update

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: **Yes** _____ **No** _____ **Report back date:** _____

Notes: Attachments
- None

Des Moines Pool Métropolitain Park District

AGENDA ITEMS SUMMARY SHEET

Agenda Item #: 8d **Assigned to:** District GM **Meeting Date:** 10/24/23

Under: Old Business **Attachment:** Yes

Subject: 2024 Staffing Recommendations for Budget/Proposed Salary Scale

Background/Summary:
The District GM (DGM) will present recommendations for the 2024 Budget. The recommendations are part of the 2024 budget cycle.

Fiscal Impact: Part of presentation.

Proposed Motion: No motion. Informational only.

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: **Yes** **No** **Report back date:**

Notes: Attachments
- Presentation of 2024 Staffing Recommendations
- DRAFT of 2024 Proposed Salary Scale

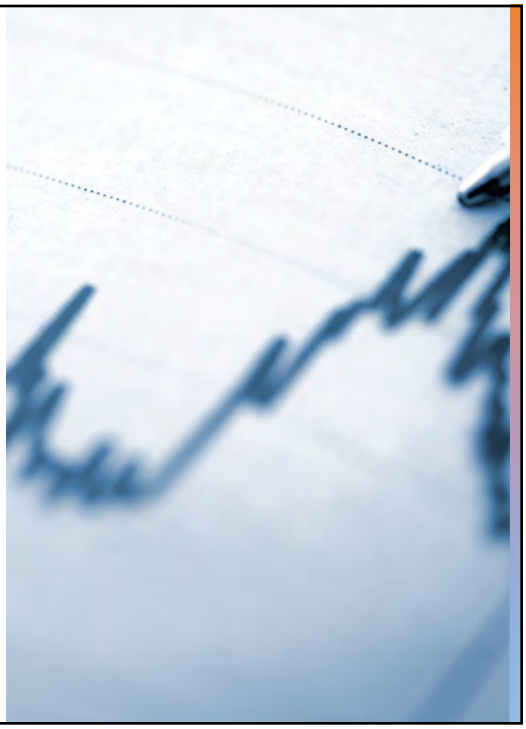
2024 Salary Schedule

October 24, 2023 Regular Board Meeting

1

2024 Minimum Wage

- Increased from $15.84 to $16.28
- 3.4% Increase
- Used as COLA for rest of positions
- Surrounding Community Minimum Wages
  - SeaTac – $19.71
  - Tukwila - $18.29/$19.29 (mid) - $20.29 (large)
- Keep organization competitive with other local pools and other positions that have higher salaries and benefits



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Des Moines Pool Metropolitan Park District
2024 Proposed Salary Matrix

		Step A	Step B	Step C	Step D	Step E	Step F	Position
Grade	1*	13.84	14.39	14.97	15.57	16.19	16.84	Asst. (15 Year Old Position)
Min Wage	Rate	16.28	N/A	N/A	N/A	N/A	N/A	Minimum Wage Level
Grade	2	17.98	18.70	19.44	20.22	21.03	21.87	TPT Lifeguard
Grade	3	19.23	20.00	20.80	21.64	22.50	23.40	Swim Instructor
Grade	4	20.58	21.40	22.26	23.15	24.08	25.04	
Grade	5	22.02	22.90	23.82	24.77	25.76	26.79	Head Lifeguard/Water Exercise/PPT Lifeguard
Grade	6	23.56	24.51	25.49	26.51	27.57	28.67	
Grade	7	25.21	26.22	27.27	28.36	29.50	30.68	
Grade	8	26.98	28.06	29.18	30.35	31.56	32.82	
Grade	9	28.87	30.02	31.22	32.47	33.77	35.12	Front Desk Specialist
Grade	10	30.89	32.12	33.41	34.74	36.13	37.58	
Grade	11	33.05	34.37	35.75	37.18	38.66	40.21	Aquatics Coordinators
Grade	12	35.36	36.78	38.25	39.78	41.37	43.02	
Grade	13	37.84	39.35	40.93	42.56	44.27	46.04	
Grade	14	40.49	42.11	43.79	45.54	47.36	49.26	Aquatics Manager
Grade	15	43.32	45.05	46.86	48.73	50.68	52.71	

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Changes

- 3.4% ($15.84 to $16.28) Minimum wage COLA applied throughout scale/table
- 2023 Lead Head Lifeguard (Grade 6) increased to second Aquatics Coordinator (Grade 11).
- District Clerk (Grade 11) PT changed to Front Desk Specialist (Grade 9).
- Daytime Guard position removed. Filled with Front Desk position.
- Water Exercise lead increased from grade 4 to 5.

4

Bonuses/Incentives

2023

- $17.38 Basic LG Shift
- $18.38 Swim Instruction
- $19.38 Early Morning/Friday Evenings

2024 Proposed

- $17.98 Basic LG Shift
- $19.98 Early Morning/Friday Evenings
- $21.98 Swim Instruction (Group and Private)

Keep $.50/hour bonus for Water Safety Instructor. (Improves swim lesson instruction.)

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Position	2023		2024 Proposed	
	Wages	Benefits	Wages	Benefits
Aquatics Manager	$91,582.40	$14,653.18	$98,508.80(3.4%)	$15,761.41(3.4%)
Aquatics Coordinator* (x2)	$74,550.20	$11,928.03	$154,668.80 (22.9%)	$24,747.01 (22.9%)
Lead Head Lifeguard* (Elim)	$51,251.20	$8,200.19	Promoted to Aquatics Coordinator	
Front Desk Admin** (New)	N/A	N/A	$68,931.20 (New)	$11,028.99 (PPT)
District Clerk** (Elim)	$37,377.60	$5,980.42	Continue $10,000 in contracted services	
Water Exercise Instructor	$12,500.00	None	$12,500.00	None
Swim Lesson Instructors	$90,000.00	None	$95,000.00	None
Head Guards****	$35,000.00	None	$75,000.00	None
PPT Lifeguard (1 in 2024)	$100,731.60	$16,117.06	$41,000.00 (See FD)	$6,560.00 (FD)
TPT Lifeguards	$195,000.00	None	$165,000.00	None
Board Stipends	$24,000.00	None	$20,000.00	None
District GM (not in table)	$105,000.00	$16,800.00	$95,000.00 (-9%)	$15,200.00 (-9%)
TOTALS/BUDGETED	**$817,180.00**	**$73,678.88**	**$830,608.80 (1.03%)**	**$74,897.41 (1.65%)**

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Des Moines Pool Metropolitan Park District

2024 Proposed Salary Matrix

		Step A	Step B	Step C	Step D	Step E	Step F	Position
Grade	1*	13.84	14.39	14.97	15.57	16.19	16.84	Asst. (15 Year Old Position)
Min Wage	Rate	16.28	N/A	N/A	N/A	N/A	N/A	Minimum Wage Level
Grade	2	17.98	18.70	19.44	20.22	21.03	21.87	Lifeguard
Grade	3	19.23	20.00	20.80	21.64	22.50	23.40	Swim Instructor
Grade	4	20.58	21.40	22.26	23.15	24.08	25.04	
Grade	5	22.02	22.90	23.82	24.77	25.76	26.79	Head Lifeguard/Water Exercise
Grade	6	23.56	24.51	25.49	26.51	27.57	28.67	
Grade	7	25.21	26.22	27.27	28.36	29.50	30.68	
Grade	8	26.98	28.06	29.18	30.35	31.56	32.82	
Grade	9	28.87	30.02	31.22	32.47	33.77	35.12	Front Desk Specialist
Grade	10	30.89	32.12	33.41	34.74	36.13	37.58	
Grade	11	33.05	34.37	35.75	37.18	38.66	40.21	Aquatics Coordinators
Grade	12	35.36	36.78	38.25	39.78	41.37	43.02	
Grade	13	37.84	39.35	40.93	42.56	44.27	46.04	
Grade	14	40.49	42.11	43.79	45.54	47.36	49.26	Aquatics Manager
Grade	15	43.32	45.05	46.86	48.73	50.68	52.71	

District GM. - Negotiation with District Board.

Salary Matrix Notes

* Grade 1 is below minimum wage. Only for 15 years of age for Assistant positions for training.
* Each salary grades 2 thur 15 are separated by 7%
* Each salary steps A thur F are separated by 4% , most salary matrix plans assumes the employee will begin at "Step A" when hired and with a satisfactory performance evaluations be advanced to the next step annually until reaching "Step F"at the competion of five years of tenure with the District.
* Grade separations of 7% and Step separations of 4% represent best practices for public sector salary matrixes

Bonus/Incentives

* WSI Certified Instructors get $.50/hour for lifeguarding.
* Early Morning Guards (Before 8:00am) get $2.00/hour.
* Group or Private Swim Class $4.00/hour.

2024 Changes

* 3.4% ($15.84 to $16.28) Minimum wage COLA applied throughout scale/table.
* 2023 Lead Head Lifeguard (Grade 6) increased to second Aquatics Coordinator (Grade 11).
* District Clerk (Grade 11) PT changed to Front Desk Specialist (Grade 9).
* Daytime Guard position removed. Filled with Front Desk position.
*Water Exercise lead increased from grade 4 to 5.

Des Moines Pool Metropolitan Park District

AGENDA ITEMS SUMMARY SHEET

Agenda Item #: 9a **Assigned to:** District G.M. **Meeting Date:** 10/24/23

Under: New Business **Attachment:** Yes X No

Subject: *2024 Budget Recommendations*

Background/Summary:

The Levy Certification are due by November 30, 2023 and the annual Budget is due by the end of the year. In past years, the District has combined the budget and levy into one public hearing in November. In 2022, the District held two board meetings: November 16 and 22. The first was to review the budget and levy, and the second was to approve both in a budget and levy public hearing.

First, the District GM is requesting if the board wishes to follow the same format or hold two separate public hearings: one in November to certify the levy, and one in December to certify the budget.

Second, attached is a preliminary working draft of the budget. This is a working draft that will not be adopted until there is a public hearing and there may be some changes. Also attached is the latest levy worksheet. An updated copy may affect levy and budget rates before the final levy is set at the proposed public hearing.

Note-additional board meetings may be scheduled, if necessary. (See AIS 9b)

Fiscal Impact: N/A at this time.

Proposed Motion:
Preliminary. No motions at this time.

Reviewed by District Legal Counsel**:** **Yes_____No _____ Date: N/A**

Three Touch Rule:
N/A Committee Review
10/24/23 First Board Meeting (Informational)
To be determined Second Board Meeting (Action)

Action Taken: **Adopted_____ Rejected_____ Postponed_____**

Follow-up Needed: **Yes N/A No_____ Report back date: Monthly**

Notes:
Attachments:
- Proposed 2024 Budget <Working Draft>
- Latest 2023 Levy Worksheet

2024 BUDGET ACCOUNTS SUGGESTION (PROPOSED BY STAFF)

Account	% used as of August 31 (Target 66%)	% Change from 2023 to 2024	2023 Budgeted	2024	Notes
SALARIES & WAGES					
Commissioner Salaries (5)	33.75%	-16.67%	$ 24,000.00	$ 20,000.00	See presentation under 2024 salary recommendations for more information.
District GM Salary (1)	47.57%	-9.52%	$ 105,000.00	$ 95,000.00	
District Clerk Salary (1)	73.46%	N/A	$ 37,377.00	N/A	
Front Desk Administrator (1)	N/A	N/A	$ -	$ 68,931.20	
Aquatics Manager Salary (1)	48.06%	7.56%	$ 91,582.40	$ 98,508.80	
Aquatics Coordinator Salary (2 from 1)	49.87%	106.90%	$ 74,755.20	$ 154,668.80	
Lead Lifeguard Salary (1) - Elim	FIX ME	N/A	$ 51,251.20	$ 51,251.20	
PPT Lifeguards (3) - NEW	22.83%		$ 100,713.60	$ 41,000.00	
Head Lifeguards (Up to 8)	51.23%	-9.33%	$ 38,601.76	$ 35,000.00	
TPT Lifeguards (Various)	40.19%	-15.38%	$ 195,000.00	$ 165,000.00	
Instructors (Swim Lesson)	51.23%	5.56%	$ 90,000.00	$ 95,000.00	
Water Exercise Instructor - NEW	Under Instructors	0.00%	$ 12,500.00	$ 12,500.00	
TAXES & MISC.					
Sick Pay	31.75%	-28.57%	$ 3,500.00	$ 2,500.00	
Overtime (OT)	48.77%	0.00%	$ 5,000.00	$ 5,000.00	
Payroll Taxes	58.70%	0.00%	$ 200,000.00	$ 200,000.00	
Family Medical Leave	0.00%	0.00%	$ 500.00	$ 500.00	
PERSONNEL BENEFITS					
Benefits, Fringe (Auto)	51.00%	0.00%	$ 2,000.00	$ 2,000.00	
Incentive Pay	0.00%	-86.67%	$ 7,500.00	$ 1,000.00	Not effective. Dialing back.
Personal Benefits (AWC/DRS)	37.24%	0.00%	$ 76,000.00	$ 76,000.00	
OFFICE SUPPLIES - CLERICAL					
Office Supplies (Amazon/Staples)	20.52%	-25.00%	$ 2,000.00	$ 1,500.00	
Office Equipment	0.00%	-40.00%	$ 2,500.00	$ 1,500.00	
Computer & Supplies	98.78%	-16.67%	$ 6,000.00	$ 5,000.00	Replaced almost all computers in 2023, should be good until 2026.
MAINTENANCE & REPAIR SUPPLIES					
Cleaning and Janitorial Supplies	33.82%	-22.08%	$ 7,700.00	$ 6,000.00	
Maintenance Supplies and Small Tools	23.01%	-28.57%	$ 3,500.00	$ 2,500.00	
POOL SUPPLIES					
Uniforms & Clothing**	0.00%	-30.00%	$ 5,000.00	$ 3,500.00	Need to replace lifeguarding shirts. Pre-pandemic purchase.
Employee Recoginition	23.38%	0.00%	$ 2,000.00	$ 2,000.00	Keep incentive cards + adding two parties/year for employee recognition.
Lifeguard Supplies and Equipment	121.45%	50.00%	$ 5,000.00	$ 7,500.00	Hiring more new staff. Will need equipment to help cover.
Pool Chemicals	0.00%	0.00%	$ -	$ -	Added to Aquatic Specialties due to chemicals in same invoice in 2023.
Special Events	6.25%	-60.00%	$ 5,000.00	$ 2,000.00	
First Aid Supplies	1.97%	0.00%	$ 2,500.00	$ 2,500.00	Need to audit lifeguard supplies and equipment, where some of these charges are going.
POOL EQUIPMENT					
Miscellaneous Pool Equipment (ER&R)	12.91%	-33.33%	$ 6,000.00	$ 4,000.00	
PROFESSIONAL SERVICES - CLERICAL					
IT/Computer Services (CMIT)	53.37%	13.64%	$ 22,000.00	$ 25,000.00	
IT Server Hosting Costs - NEW	N/A	NEW	$ 4,000.00	$ 4,000.00	
Registration Software (Rec1/CivicRec)	90.08%	0.00%	$ 5,500.00	$ 5,500.00	
Credit Card Transactions (Authorize.net)	29.99%	33.33%	$ 1,500.00	$ 2,000.00	More revenue equals more transactions. Most by credit card.
Legal Services (Snure)	69.41%	0.00%	$ 14,000.00	$ 14,000.00	
Financial Services (VisionMS)	0.00%	20.00%	$ 2,500.00	$ 3,000.00	Incorporate payroll and setup new reporting/tracking.
Printing/Copying (Canon)	51.58%	0.00%	$ 2,000.00	$ 2,000.00	
Timekeeping (WhenIWork)	84.56%	20.00%	$ 2,500.00	$ 3,000.00	One time charge already coveered for 2023.
Payroll/HR (Heartland)	58.13%	-22.08%	$ 7,700.00	$ 6,000.00	Combine HR into Vision. Streamline servce. Save staff hours.
Website (RFQ in 2023) - NEW	N/A	NEW	$ -	$ 10,000.00	RFQ in 2023 to build. Reduced service fee in 2024.
Consultant (TBD)	45.26%	0.00%	$ 5,000.00	$ 5,000.00	
PROFESSIONAL SERVICES - MAINTENANCE					
Financial Services - Bookkeeping Contingen	N/A	0.00%	$ 10,000.00	$ 10,000.00	Need oversight help with retired clerk, and potential annual bookkeeping process check.
Maintenance Services Contract (MacMiller)	52.83%	1.82%	$ 27,500.00	$ 28,000.00	
CO2 Services (Central Welding Services)	50.36%	0.00%	$ 5,000.00	$ 5,000.00	
Water Quality (Aqtc Spec.)	55.70%	0.00%	$ 16,000.00	$ 16,000.00	Includes Pool Chemicals. Trend shows it is still inline, plus we have surplus on hand.
Roof and Gutter Maintenance (Sound)	0.00%	14.29%	$ 3,500.00	$ 4,000.00	
Landscaping (NLS)	70.05%	11.11%	$ 7,200.00	$ 8,000.00	Charge for parking lot moss removal increased this number for 2023.
Custodial - MRP Qtrly Deep Clean (TBD)	263.08%	16.67%	$ 6,000.00	$ 7,000.00	Added roof cleaning due to growth on roof. For roof, gutters, ducts and facility deep clean
Rekey Services (Bill's Locksmith)	20.53%	-33.33%	$ 3,000.00	$ 2,000.00	Lost keys or changeover. Important to have as insurance for potential issue
Coffee and Water Services (Mountain Mist)	58.28%	0.00%	$ 2,000.00	$ 2,000.00	
Cleaning & Janitorial (Office) NEW	N/A	N/A	N/A	$ 1,000.00	Chose to save offices after budget process completed. Once a month.
REPAIRS & MAINTENANCE					
Maintenance Services Non-Contracted (Vari	47.94%	0.00%	$ 75,000.00	$ 75,000.00	Will be 133% by end of October. Need to keep levy down. Repairs from Capital Reserve.
Budget Contingency (Backup for Maintenan	20.07%	-72.89%	$ 34,700.00	$ 9,407.89	This was remaining balance to bring expenses up to .20/1,000 in 2023
Office/IT Equipment Repairs	0.00%	0.00%	$ 2,500.00	$ 2,500.00	Should keep as a contingency.
COMMUNICATIONS					
Telephone/Internet (Comcast)	98.12%	71.43%	$ 3,500.00	$ 6,000.00	Two Locations: district office and pool.
Scheduling (Omnify)		-100.00%	$ 1,300.00	$ -	Never used. Covid-19 contingent service. Performed with paper and pen.
Elevate Phone System (Cellular (Line2))	34.29%	-21.74%	$ 4,600.00	$ 3,600.00	Phone system.
Desktop Licenses (Msoft + Misc Desktop)	46.14%	-16.67%	$ 4,800.00	$ 4,000.00	Working to cleanup old licenses. Should reduce 2024 charges.
Work Email Accounts (Google Suite)	138.72%	166.67%	$ 300.00	$ 800.00	Eliminating some emails.
Remote Meeting Software (Zoom)	108.21%	25.00%	$ 400.00	$ 500.00	Took a while to cancel Goto for public records. Removed for 2024.
Website Maintenance	110.69%	0.00%	$ 3,000.00	$ 3,000.00	Need to update website when finally have time.
Postage & Mailing	50.68%	-33.33%	$ 750.00	$ 500.00	Mostly use emails as registration confirmation.
Email Notification System (CampMon)	35.40%	-25.00%	$ 1,000.00	$ 750.00	
TRAINING & TRAVEL					
In-Service Supplies (Internal Training)	0.00%	0.00%	$ 2,500.00	$ 2,500.00	Focus on more trainings = quality.
Certifications	75.09%	28.57%	$ 3,500.00	$ 4,500.00	
Swim Lesson Licensing (Amrcn Red Cross)	0.00%	-40.00%	$ 2,500.00	$ 1,500.00	

Management Staff Training	32.90%	-30.00%	$ 5,000.00	$ 3,500.00	Been too busy in 2023. But still want to keep some money available.
Travel for Business (Mileage,Tolls)	11.99%	-66.67%	$ 3,000.00	$ 1,000.00	
Misc. Travel (Lodging, Per Diem)	0.00%	-83.33%	$ 3,000.00	$ 500.00	Send staff to conferences, but low-staffed in 2023 made it difficult.
ADVERTISING					
District Advertising	141.29%	20.00%	$ 10,000.00	$ 12,000.00	Parade float items and giveaways were placed here. Should be okay for 2024 w/ small increase.
Bulk Printing - District Postcard	0.00%	0.00%	$ 2,500.00	$ 2,500.00	Should keep these for future post card mailings
Bulk Mailing - District Postcard	0.00%	0.00%	$ 4,500.00	$ 4,500.00	Should keep these for future post card mailings
Ad Design	30.39%	-20.00%	$ 500.00	$ 400.00	
Sponsorship Supported	0.00%	-	$ -	$ -	
RENTALS & LEASES					
District Offices	N/A	N/A	$ -	$ 9,600.00	Not budgeted in 2023. Decision to keep offices made after budget cycle.
Storage Rental (AAAA)	39.40%	-20.00%	$ 5,000.00	$ 4,000.00	Able to surplus items that freed up onsite and storage capacity. Also did not get rid of offices that wouldve required more storage.
Misc. Rentals	0.00%	-30.00%	$ 5,000.00	$ 3,500.00	Potential lift rental or emergency repairs and cleaning.
Meeting Rentals	0.05%	-50.00%	$ 1,000.00	$ 500.00	Have office space for meetings in 2024, but hold for large meeting if needed.
UTILITIES					
Gas/Electricity (PSE)	60.92%	0.00%	$ 180,000.00	$ 180,000.00	
Water (Highline WD))	51.84%	0.00%	$ 9,900.00	$ 9,900.00	
Sewer (Midway)	39.15%	-10.00%	$ 5,000.00	$ 4,500.00	
Trash/Recycling (Recology)	60.87%	0.00%	$ 6,000.00	$ 6,000.00	
INSURANCE					
Insurance, Liability (WCIA)	123.34%	45.16%	$ 31,000.00	$ 45,000.00	Insurance through WCIA. (40% Increase for 2024).
MISCELLANEOUS					
Printing & Copying Outside (Various)	53.13%	0.00%	$ 2,000.00	$ 2,000.00	
Memberships, Dues & Subscriptions	178.24%	50.00%	$ 4,000.00	$ 6,000.00	Part of WRPA and NRPA as organizations. Some trainings are in here that need to be moved.
Misc. Services/Discrepancies	18.22%	-50.00%	$ 4,000.00	$ 2,000.00	Better job in tracking in 2022.
AMG Liabilities	0.00%	-100.00%	$ 250.00	$ -	Have not had claim in a couple of years.
Background Checks/Formely Fingerprinting	67.40%	25.00%	$ 2,000.00	$ 2,500.00	
Scholarships	9.60%	-16.67%	$ 18,000.00	$ 15,000.00	Grants have covered this money.
INTERGOVERNMENTAL SERVICES					
Elections (King County)	0.00%	N/A	$ -	$ 20,000.00	1 positon for November election. Every other year.
Audits (SAO)	0.00%	-9.09%	$ 5,500.00	$ 5,000.00	
City Services (City of DM)	156.80%	0.00%	$ 5,000.00	$ 5,000.00	Charged by CoDM for 2020-2023 services in 2023.
King County Management Fees	0.00%	-	$ -	$ 1,000.00	Deducted from their internal services, but minimal. Need to track better in 2024.
Permits (KCHD, CoDM)	46.49%	0.00%	$ 2,000.00	$ 2,000.00	
Inspections (Fire Extinguisher)	76.72%	25.00%	$ 1,000.00	$ 1,250.00	
B&O Tax/Agency (DOR)	71.91%	10.00%	$ 7,500.00	$ 8,250.00	Trending towards this number.
TOTAL FOR ADMINISTRATION & OPERATIONS		**9.13%**	**$ 1,646,072.46**	**$ 1,796,317.89**	
CAPITAL/PROJECTS					
Miscellaneous					
Architect/Design/Inspections	48.14%	-100.00%	$ 137,500.00	$ -	No study scheduled for 2024 (at time of draft).
Advertising	0.00%	0.00%	$ 500.00	$ 500.00	
Project Permits	0.00%	-33.33%	$ 1,500.00	$ 1,000.00	
Projects					
Gate Installation	N/A	N/A	$ -	$ -	Not enough money. Can vote to pay from capital
Filter Media	N/A	N/A		$ 40,000.00	2022 quote for $30k + tax
Transfers					
Transfer to Capital Account			$ 75,000.00	$ 75,000.00	
TOTALS			**$ 86,500.00**	**$ 116,500.00**	
			$ 1,732,576.46	**$ 1,912,817.89**	

BUDGET LEVY AFFECTS (2023 A.V.)

LEVY REQUEST BREAKDOWN

EXPENSES	$ 1,912,817.89	
BEG CASH BALANCE	$ 985,000.00	
EST. REVENUE MRP	$ 200,000.00	
OTHER REVENUE (NP)	$ 25,000.00	
MISC REVENUE (INTEREST)	$ 20,000.00	
CAPITAL RESERVE TRANSFER (FOR FILTER MEDIA)	$ 40,000.00	Insurance if we cannot get a grant to cover equipment fees
GRANTS	$ -	Grant for filter media?
ENDING CASH	$ 600,000.00	
TOTAL TAX NEEDED	**$ 1,242,817.89**	
Est. Levy Rate 2024 (10/12/24)	**$ 0.20000**	

PRELIMINARY LEVY LIMITATIONS WORKSHEET 10.12.2023

TAXING DISTRICT | **Des Moines Pool Metro Park** | **2023** Levy for **2024** Taxes | IPD: **1.03670**

A. Highest regular tax which could have been lawfully levied beginning with the 1985 levy (refund levy not included).

Year 2023 | $2,280,162 (Highest Lawful Levy Since 1985) × 101.00% (Limit Factor/Max Increase 101%) = $2,302,964

B. Current year's assessed value of new construction, improvements, and wind turbines, solar, biomass, and geothermal facilities in original districts before annexation occurred times last year's levy rate (if an error occurred or an error correction was made in the previous year, use the rate that would have been levied had no error occurred).

$32,300,523 (A.V.) × 0.20113 (Last Year's Levy Rate) ÷ $1,000 = $6,497

C. Tax Increment finance area increment AV increase (RCW 84.55.010(1)€) (value included in B & D cannot be included in C)

$0 (A.V.) × 0.20113 (Last Year's Levy Rate) ÷ $1,000 = $0

D. Current year's state assessed property value less last year's state assessed property value. The remainder is to be multiplied by last year's regular levy rate (or the rate that should have been levied).

$56,007,110 (Current Year's A.V.) - $56,007,110 (Previous Year's A.V.) = $0 (Remainder)

$0 (Remainder from Line D) × 0.20113 (Last Year's Levy Rate) ÷ $1,000 = $0

E. Regular property tax limit: ..... A+B+C+D = $2,309,460

Parts F through H are used in calculating the additional levy limit due to annexation.

F. To find the rate to be used in F, take the levy limit as shown in Line E above and divide it by the current assessed value of the district, excluding the annexed area.

$2,309,460 (Total in Line E) ÷ $6,214,052,635 (Assessed Value Less Annexed AV) × $1,000 = $0.37165

G. Annexed area's current assessed value including new construction and improvements, times the rate in Line E.

$0 (Annexed Area's A.V.) × $0.37165 ($0.00000) ÷ $1,000 = $0

H. Regular property tax limit including annexation ..... E+G = $2,309,460

I. **Statutory maximum calculation**

Only enter fire/RFA rate, I

0.75000 (District base levy rate) - 0 (Fire or RFA Rate) - 0 (Library Rate) + 0 (Firefighter Pension Fund) = 0.75000 (Statutory Rate Limit)

6,214,052,635 (A.V. of District) × 0.75000 (Statutory Rate Limit) ÷ $1,000 = **$4,660,539** (Statutory Amount)

J. **Highest Lawful Levy For This Tax Year (Lesser of G and H)** ..... = **$2,309,460**

K **New highest lawful levy since 1985** (Lesser of I & H minus C, unless A (before limit factor increase) is greater than I or H minus C, then A before the limit factor increase **$2,309,460**

L. Lesser of I and J	$2,309,460
M. Refunds	$4,681
N. **Levy Corrections** Year of Error: 0	
1. Minus amount over levied (if applicable)	0
2. Plus amount under levied (if applicable)	0
O. **Total:** L+M+/-N (unless Voted Rate).....	**$2,314,141**

P. **Tax Base For Regular Levy**

1. Total district taxable value (including state-assessed property, and excluding boats, timber assessed value, and the senior citizen exemption for the regular levy) $6,214,052,635

Q. **Tax Base for Excess and Voted Bond Levies**

2. Less assessed value of the senior citizen exemption of less than $40,000 income or 65% of the median household income for the county based on lower of frozen or market value.	$85,541,607
3. Plus Timber Assessed Value (TAV)	$0
4. Tax base for excess and voted bond levies ..... (1-2+3)	$6,128,511,028

R. **Increase Information**

1. Levy rate based on allowable levy	0.3724
2. Last year's ACTUAL regular levy	$1,295,380
3. Dollar Increase over last year other than New Construction (-) Annexation	$1,007,584
4. Percent Increase over last year other than New Construction (-) Annexation	77.78286%

Des Moines Pool Metropolitan Park District

AGENDA ITEMS SUMMARY SHEET

Agenda Item #: 9b **Assigned to:** District G.M. **Meeting Date:** 10/24/23

Under: New Business **Attachment:** Yes _____ No X

Subject: *2024 Budget Retreat Scheduling (if necessary)*

Background/Summary:
The board will go over the budget 9a and decide if they would like an additional budget meeting.

If the board elects to add a special meeting, it will be added to Mount Rainier Pool's Governance page and posted publicly at the Mount Rainier Pool and Des Moines Pool Metropolitan Park District Offices.

Fiscal Impact: N/A at this time.

Proposed Motion:
Preliminary. No motions at this time.

Reviewed by District Legal Counsel**:** **Yes_____No ____ Date: N/A**

Three Touch Rule:
N/A Committee Review
10/24/23 First Board Meeting (Informational)
To be determined Second Board Meeting (Action)

Action Taken: **Adopted_____ Rejected_____ Postponed_____**

Follow-up Needed: **Yes N/A No_____ Report back date: Monthly**

Notes:
No Attachments: