

MVPA- 50M POOL REPLACEMENT PROJECT
2/13/19

- 1) Structural failure of 50M pool is not visually evident but is severe and could dramatically present itself soon. The board has begun planning for a replacement project in essentially the same location. (need specifics)
- 2) The board wants to hire an aquatic design professional team to assess and provide initial concepts, including possibly some changes to layout, but preserving several lanes at the 50M length because that is MVPA's "calling card" in our area. We are preparing an RFP and will be releasing that to several potential design teams very soon. We intend to have design ideas to present to MVPA members this summer. We will plan several sessions/surveys to solicit membership input.
- 3) The board is focussed on completing work in the off season so that MVPA members are never without use of a major part of our facility. For that reason, we are planning on a two possibly three year timetable.
- 4) Depending on finances, it is the goal of the board to hopefully wrap architectural improvements to the bath house in with the 50M pool project. The overarching goal of the collective effort is to significantly improve the MVPA experience.
- 5) Since the wading pool is also structurally distressed, we are open to different solutions that may involve demolishing the wading pool and possibly integrating the small child/parent experience into the 50M project with a "beach" or other idea like seen at other modern facilities.
- 6) We will need to start budgetary planning soon as well. This is easily a \$1M project and including bath house improvements, etc. will move the cost toward \$2M. No decisions have been made regarding finance, but even though the pool at present has cash for a significant down payment we will have to pursue some combination of debt and/or membership assessments to cover the cost.
- 7) If a general notion for design can be accomplished in 2019, then we will move on through the necessary County Special Permit process, Construction documents and bidding. We will only break ground after the pool has closed, so timing could push construction past 2020 into 2021.

Association Manager's report on condition of pools:

The 50M pool was constructed in 1962. At the time, concrete pools were constructed by pouring a concrete floor and building the walls with cinderblock, mortar and possibly steel reinforcement. Plaster was applied to the interior of the cinderblock wall to create a smooth surface inside the pool. The park is situated in a location with a high groundwater table. For much of the year the pools are surrounded by groundwater. Cinderblock and mortar are porous. Over the years, the groundwater has been eating away at the exterior of the pool walls and thus compromising them structurally. Additionally, in the winter months the freeze/thaw cycle of the groundwater and pool water push and pull the pool walls laterally further undermining their integrity. Evidence can be seen by looking down from the pool's edge nearly anywhere along the perimeter of the pool. One can see that the walls are bowing inward. For the same reasons, the wading pool is experiencing a similar level of decay. However, in the case of the wading pool the concrete floor has been compromised. Water has seeped through the concrete floor and under the plaster floor causing hollow pockets to form. The plaster above the hollow pockets are susceptible to cracking which would render the wading pool inoperable due to groundwater contamination.