Assessment and Project Study

- For -

Cannon Falls Municipal Pool
Cannon Falls, MN

September 16, 2013

- By -

USAQUATICS INC.
AQUATIC CONSULTING & DESIGN

Executive Summary

Statement of Understanding

The City of Cannon Falls owns and operates an existing municipal pool facility that is aging, has major operational concerns, code and ADA compliance issues. The current facility only generates approximately 30% of the revenue required to run and maintain the facility, meaning the facility must be heavily subsidized by the city to remain open. A study of this existing facility is clearly warranted to determine its condition and to see if renovation is possible. A study will also provide alternative options such as expansion to serve the aquatic needs of the community. The goal of this study is to aid in the making of important decisions concerning the facility and its future.

Assessment Process

USAquatics staff completed an onsite evaluation of the existing aquatic facility on September 16th, 2013 to determine its condition and the feasibility for repair/renovation. The pool operator from the City was also on site during the assessment to assist with operational questions as the facility was already closed for the season.

Scope of Study

The scope of this study covers the following areas of the facility:

- Swimming pool structure, recirculation, filtration, and sanitation equipment
- Pool deck area, diving boards, etc.
- Compliance with new Federal and State Main Drain Laws
- Compliance with new Americans with Disabilities Act Laws
- Attendance, revenues and expenses
- Provide options for repair/renovation/new facility
- Provide possible location sites for a new facility

Study Criteria

The criteria used in our assessment include:

- Facility condition and other observable conditions
- Facility code requirements and compliance
- An understanding of cause and effect associated with various aquatic designs and operating procedures as presented to us through the assessment, review, and design of several thousand aquatic facilities
- Study area demographics used in determining community aquatic needs

Intent of Report

The intent is to present a summary of needed improvements and added amenities including factors affecting patron usage, revenue potentials, and expenses associated with the operation and management of the aquatic facility.

Summary

Based on discussions with staff, a physical assessment of the existing facility, analysis of the existing conditions, USAquatics, Inc. has determined that the facility requires a large number of improvements and expansion to better serve the aquatic needs of the community.

Several amenity options for the expansion of the pool facility have been provided for consideration, as well as a list of fixes and repairs that should be taken into account. These amenity options provide a wide range of facility improvements and enhancements.

The main pool was built in 1969 and currently offers 1-meter diving, a drop slide and room for lap swimming. This pool would be very costly to repair as any expansion to the pool would require larger filtration, recirculation and water treatment systems.

The spray pad was constructed inside the original wading pool and is undersized to adequately serve the younger patrons of Cannon Falls, as well as to meet the increasing demand for a zero depth beach type entry. The spray pad would also be costly to repair and it would be far more cost effective to demolish and renovate the facility to include a new zero depth entry pool complete with amenities geared toward younger children.

Information provided by City noted that repairs required simply to bring the building and parking lot to compliance with ADA regulations would be in the range of $300,000. The initial estimate to bring the building and swimming pool to code, as well as to address on-going concerns is $1,887,600.

The Pool Committee and USAquatics, Inc. have met on three occasions to date to discuss the future of the existing facility. Based on conversations at those meetings, The Pool Committee and USAquatics, Inc. are recommending a major renovation and re-construction of the existing facility to allow for a new multi-use pool, zero depth entry splash pool and bathhouse. The intent is to place the deep water area in the location of the current diving well and to re-use some of the existing walls as forms for the new walls. The following is a list of factors cited in the decision to perform a major renovation and re-construction rather than simply repair the existing facility:

- Age of the existing pool (40+ years old) and the short remaining life expectancy
- Expenses required to repair and bring the facility up to code and operational standards
- Age of mechanical equipment, remaining life expectancy and increasing maintenance costs
- Making only repairs would still require a significant annual subsidy from the City to remain operational
- Any expansion to the pool would make existing equipment undersized to meet code and operational standards
- Extensive select demolition required for major repairs

The Pool Committee and USAquatics recommend the demolition portion of the project be completed prior to soliciting bids to show contractors a clean site in order to obtain better bids. We also recommend the existing municipal pool facility remain closed for the 2014 season due to the following:

- ADA variance expiration and cost associated with code compliance
- Estimated operational & repair expenses saved by remaining closed – approx. $200,000

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SECTION ONE: ASSESSMENT

Main Pool

The main pool consists of a 25meter x 25 meter pool in an 'L' configuration with an attached diving well. The diving well has one 1-meter diving board and a drop slide. The pool has very limited accessibility and amenities for recreational aquatic activity, educational aquatic needs and aquatic fitness. The pools lack the aquatic needs of the Cannon Falls aquatic community.

The main pool vessel has served the community well for almost 50 years; however, operation requires an annual subsidy from the City of approximately $50,000. The pool has been patched numerous times over the years and continues to require additional work. There are several large cracks and areas of spalling where the finish is flaking off. The inside corner wall of the pool has visible signs of bowing.

The pool has two sets of stairs for ingress/egress at the shallow end of the pool; however, both have a single handrail and risers that average around 11" making it difficult for young children and older patrons to navigate the stairs safety. This also exceeds the riser height allowed by code. In speaking with pool staff it was learned that some older patrons required assistance getting in and out of the pool. The main pool also lacks any form of ADA access and is not in compliance with state or federal requirements for accessibility. The diving board is in poor condition and should be replaced.

Due to the existing conditions of the main pool and the cost necessary to repair and bring the facility up to code, we recommend a major renovation and re-construction of the facility. (Refer to photographs on page 17&18)

Skimmer/Recirculation System

A number of skimmers have been modified to adjust for the settling of the pool where the skimmers have become unlevel over time. All but three inlet covers are missing the fitting which allows them to be directional. Most of the skimmer equalizer lines do not have proper covers to prevent entrapment. (Refer to photographs on page 17)

Pool Equipment - General

The pool equipment is likely original to the facility with a few exceptions. The equipment met the needs of the community; however, is outdated and inefficient. Josh, the pool operator has managed well with the equipment he has to work with. The equipment requires a high level of maintenance to function as it does.

Pool Pump

The pump is above water level and does not always self-prime and occasionally loses prime during backwash operations which requires a lot of work to get the recirculation started again. A pump installed below water level would solve difficulties and provide higher efficiency in operation. (Refer to photographs on page 20)

Pool Heater

The main pool has two heaters which are in a stacked configuration. Both heaters were serviced recently and the burner tray on the top heater was replaced. According to staff on site, the second heater is not functioning properly. The heater also lacks thermometers on the influent and effluent connections. (Refer to photographs on page 21)

Pool Filter

The existing sand filter was installed as a replacement to the original vacuum D. E. filter and has likely exceeded its life expectancy. The operator backwashes the current filter once a week on Fridays. When asked, the operator did not know the last time the filter sand was replaced. A concern was also raised about the amount of water wasted during the backwash process. (Refer to photographs on page 21)

Chemical Control

The chemical control system is very old outdated technology and inadequate to serve the needs of the facility. The equipment requires frequent attention and adjustments. (Refer to photographs on page 20)

Spray Pad

The spray pad was constructed inside the existing wading pool. The spray pad lacks interactive features. There are two spring-loaded tot riders that are designed to be in a sand play area or soft surface area in the event a toddler falls off. There are two additional animal themed tot sprays that children tend to climb on. (Refer to photographs on page 16)

Spray Pad Pump(s)

The spray pad is serviced by three pumps, all of which are located above water level. A 1.5 hp pump is utilized for recirculation and (2) 5hp pumps are used to feed the spray features. These pumps are aging and are very inefficient. (Refer to photographs on page 19)

Spray Pad Heater

The heater dedicated to the spray pad was not functional all season. Repair is not an option and replacement would be necessary. Staff reported the warm summer weather kept the water temperature high enough for patron use. (Refer to photographs on page 19)

Spray Pad Filter

The sand filter dedicated to the spray pad is a smaller residential style filter that has likely exceeded its life expectancy. The operator also backwashes this filter once a week on Fridays. It was unknown when the sand was last replaced. (Refer to photographs on page 19)

Spray Pad Chemical Control

The chemical control system is an outdated Strantrol technology and inadequate to serve the needs of the facility. The equipment requires frequent attention and adjustment to the point where the pool operator regular hand fed chemicals in attempt to balance water chemistry. (Refer to photographs on page 20)

Change Rooms

The change rooms and shower facilities are in poor condition. The facility lacks necessary ADA access, toilets and showers. The current layout has two urinals, two toilets and two sinks in the Men's locker room and the Women's has three toilets and two sinks. The toilet partitions are concrete block with a shower curtain for access meaning they cannot be secured and provide minimal privacy. A number of showers are missing valves and others have pipe valves rather than handles. The facility also lacks the much needed family change room. (Refer to photographs on page 13&14)

Concessions

The current bathhouse configuration does not allow for a concessions area to be very effective and lack of space is an issue. A permanent dedicated concession area would be more efficient and allow for more serving options such as pre-packaged food, etc. This is also an option that would allow for the facility to increase its revenue.

Deck Area

The deck area surrounding the pool and spray pad are in fair condition. Shifting and settling has created a number of raised areas or "toe stubbers". Some expansion joints have spread apart creating gaps between concrete slabs and caulking which allows water to enter and cause further damage. Some slabs slope toward joints rather than deck drains creating areas of potential water ponding. The barbed wire was removed from the facility; however, the top of the fence is still barbed rather than knuckled to prevent possible patron injury. According to staff on site, the deck drains are clogged and do not function properly. The facility has a number of wooden picnic style tables; however, it is lacking the much needed shade to allow patrons to stay longer. (Refer to photographs on page 16 & 19)

SECTION TWO: NECESSARY REPAIRS

Main Pool

Based on our review and analysis, it is our opinion that the pool walls cannot be repaired. The following repair work would be necessary for the facility; however, this is not a sustainable, long term solution.

- Cut off top of existing pool wall and skimmers to allow for new stainless steel gutter to be installed.
  Probable cost estimate: $25,000
- Installation of new walls and floor within existing shell, to include stainless steel gutter.
  Probable cost estimate: $577,500
- Select demo and removal of existing stairs. Installation of wider stairs with risers to meet code.
  Probable cost estimate: $31,000
- Install an aquatic climbing wall at the diving well at the current drop slide location. Installation of gutter cup anchors and rope & float to be included.
  Probable cost estimate: $42,500
- Demolition of existing diving board and replacement with new.
  Probable cost estimate: $18,000
- Relocate existing drop slide to 5ft. depth area. Demo deck as needed and supply water to slide. Provide self-closing/latching gate, stanchion and rope around tower.
  Probable cost estimate: $3,500
- Add two portable basketball hoops in the 5ft. depth area along the north wall of the lap area.
  Probable cost estimate: $ 3,000
- Addition of new depth marking tile and no diving tile per code.
  Probable cost estimate: $ 500

Subtotal:	*$701,000*
Soft Costs (20%)	*$140,200*

Estimated Main Pool Renovation Total: $841,200

Spray Pad

- Demolition of existing spray deck and installation of new, zero depth entry splash pool (approx. 20' x 40')
  Probable cost estimate: $145,000
- Installation of new features to include: tot slide, in ground sprays and above ground feature.
  Probable cost estimate: $47,000

Subtotal:	*$192,000*
Soft Costs (20%)	*$ 38,400*

Estimated Spray Pad Renovation Total: $230,400

Mechanical

- Replace spray pad and main pool heaters with new high-efficiency models.
  Probable cost estimate: $28,000
- Replace spray pad and main pool filters.
  Probable cost estimate: $75,000
- Replace spray pad and main pool chemical controllers.

Probable cost estimate: $18,500

- Create pump pit within existing mechanical room to allow pumps to sit below existing water level.

Probable cost estimate: $55,000

Subtotal:	*$176,500*
Soft Costs (20%)	*$ 35,300*

Estimated Mechanical Renovation Total: $211,800

Bathhouse

- Reconfigure both locker rooms to allow for ADA access to showers and toilet facilities.

Probable cost estimate: $150,000

- Create family change room and dedicated concession area.

Probable cost estimate: $115,000

Subtotal:	*$265,000*
Soft Costs (20%)	*$ 53,000*

Estimated Bathhouse Renovation Total: $318,000

Site

- Provide shade areas by installing (4) shade structures on the deck area surrounding the main pool.

Probable cost estimate: $17,500

- Remove fencing mesh with barbed top, replace with new mesh.

Probable cost estimate: $28,500

- Demo and replace select areas of concrete decking for new piping/sloping.

Probable cost estimate: $35,000

- Clean out existing deck drains & replace at locations of deck replacement.

Probable cost estimate: $7,500

- Adjustments to parking lot/ramping for ADA access.

Probable cost estimate: $150,000

Subtotal:	*$238,500*
Soft Costs (20%)	*$ 47,700*

Estimated Site Renovation Total: $286,200

Estimated Renovation Total: $1,887,600

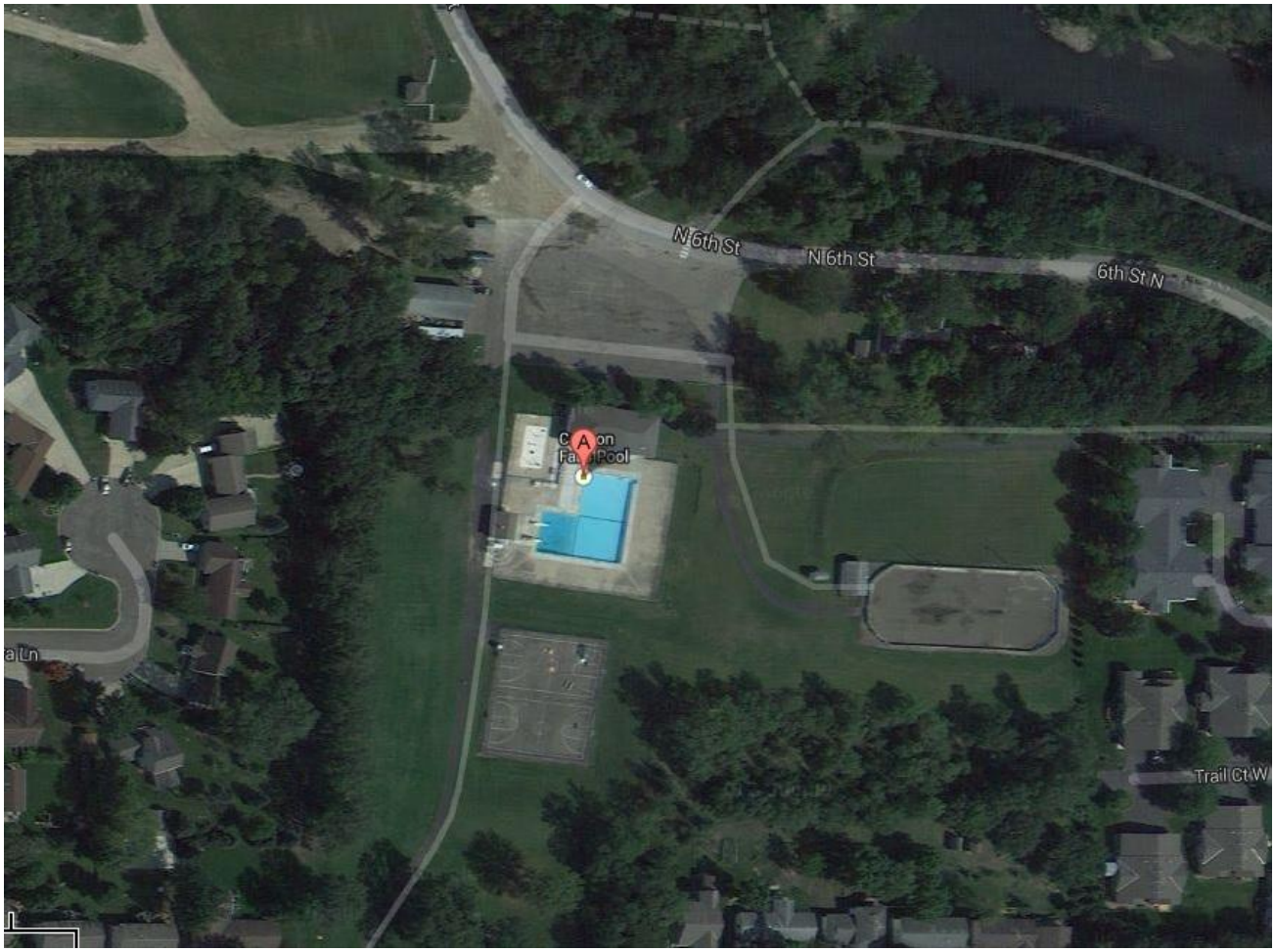
- When analyzing the Outdoor Pool Attendance, two factors can be cited for the decrease and leveling off at a low level:

    - Communities around the Cannon Falls area have built new facilities offering enhanced amenities for the participants with upgraded park features and aquatic programming options.
    - The Cannon Falls aquatic facility has grown stale to the local participants. It has become routine serving a smaller segment of the local population and not reaching the broader aquatic community and aquatic needs.

- When analyzing the estimated 2010 Cannon Falls Census information the following information was determined:

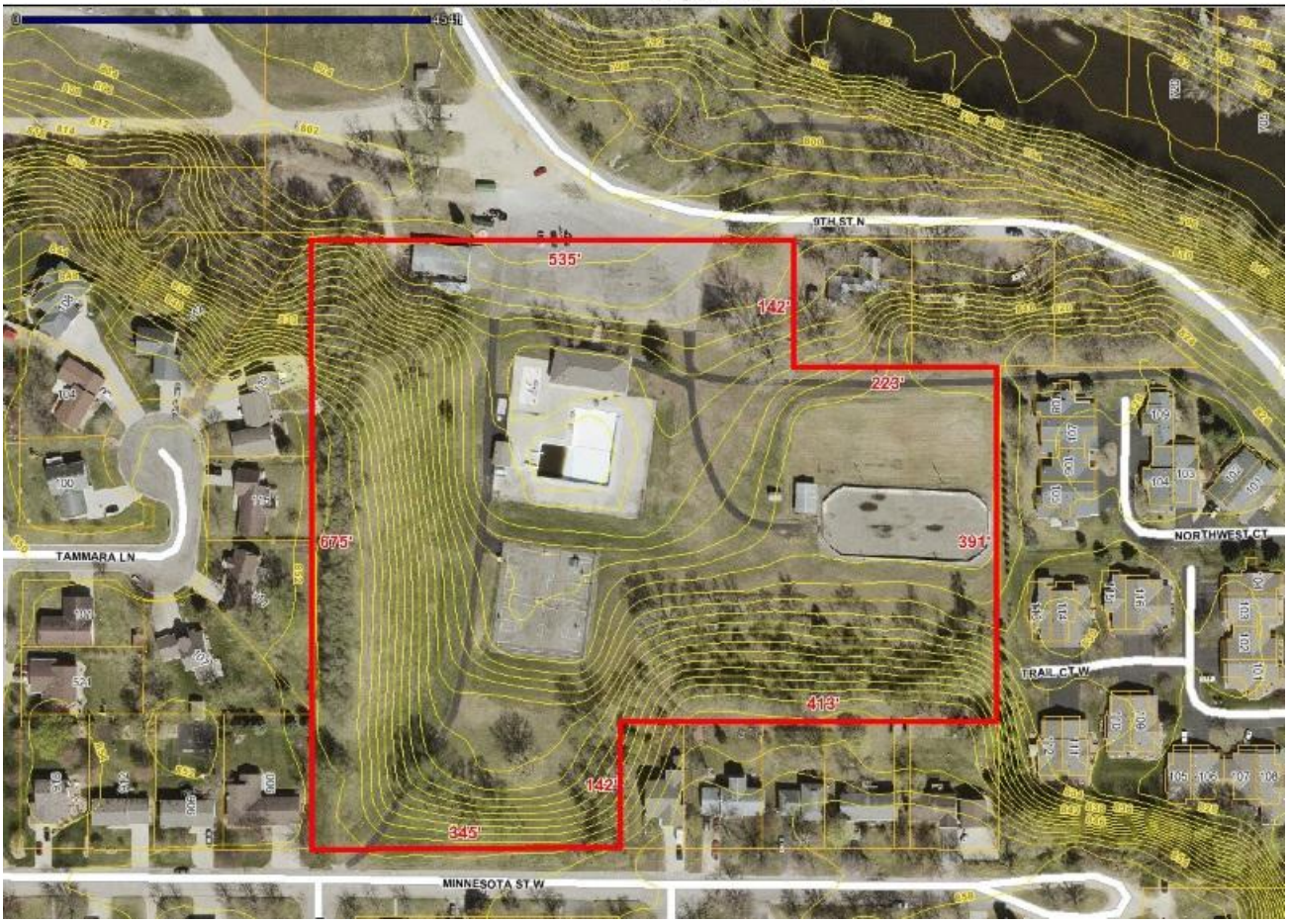
    - The highest percentage of the population is those between the ages of 45-64 at 26.5%. The second highest age range is 25-44 accounted for 25.3% of the population while the third largest population distribution is the age range of 18 and under at 23.9%.
    - This suggests an aquatic facility and added amenities that services the needs of those 45+ as well as young families.
    - The aquatic need is for a facility that offers a wider range of aquatic activities and amenities.

SECTION THREE: EXISTING POOL

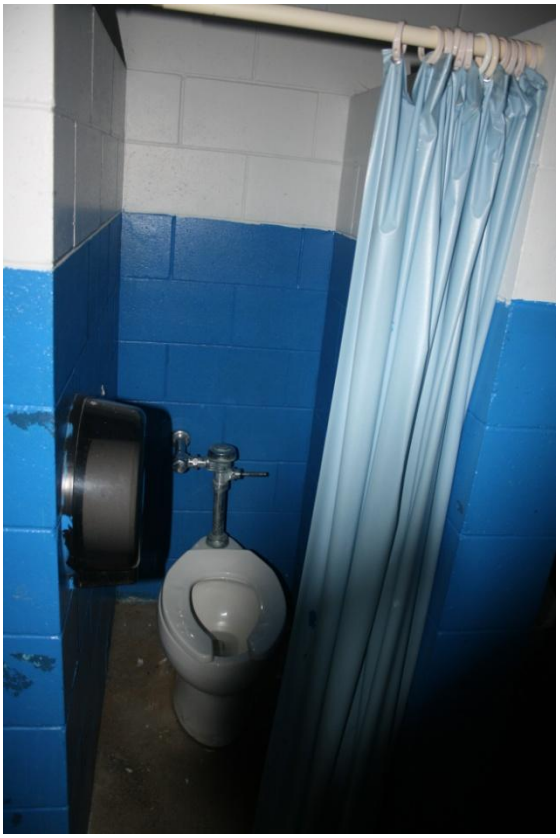


Municipal Pool

September 18, 2013



SECTION FOUR: EXISTING FACILITY PHOTOGRAPHS



NO RUNNING!

FMC
Net Wt. 50 Lbs

AQUAVAC
WEINER

POOLCOMM
RETURN

SECTION FIVE: EXISTING STATISTICS AND CENSUS INFORMATION

2013 Budget Expenditures

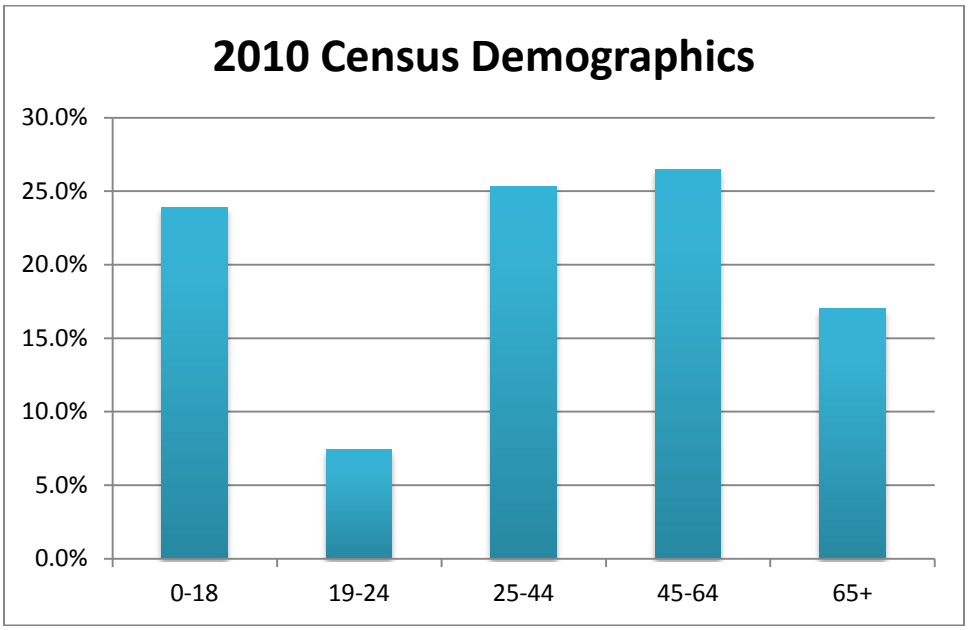
Category	Budget
Salaries	$66,353
Supplies	$268
Pool chemicals	$4,923
Vending purchases	$1,695
Cleaning	$143
Travel, training, meetings	$256
Telephone/data	$195
Electric	$5,087
Gas	$2,122
Equipment repairs	$1,643
Building repairs	$184
Equipment parts	$727
Insurance	$2,254
Other	$3,781
Total	$89,631

2013 Revenue

Category	Revenue
Admission	$15,842
Swimming Lessons	$20,555
Pool chemicals	$1,626
Total	$38,023

2013 Expenses vs. Revenue

Category	Budget
Revenue	$38,023
Expenses	$89,631
Total Revenue (Subsidy)	($51,608)



Cannon Falls Census Information (2010):

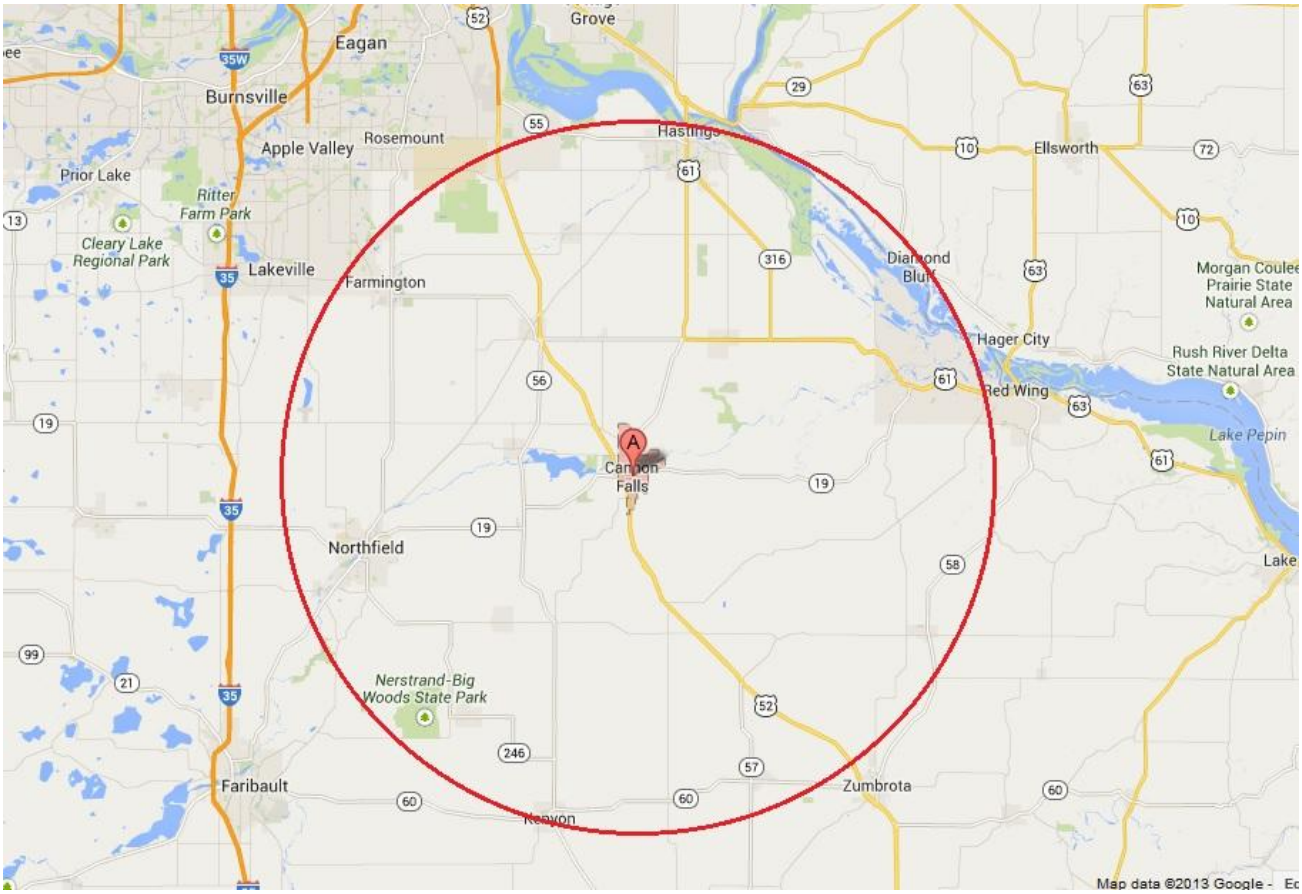
- Total Population: 4,083 (2010 estimate)
- Families with children under 18 = 31.9%
- Population distribution by age:
  - 18 & under 23.9%
  - 19-24 7.4%
  - 25-44 25.3%
  - 45-64 26.5%
  - 65+ 17%

2013 Attendance Results: (pending)

SECTION SIX: SURROUNDING AQUATIC FACILITY ANALYSIS

The following are approximate construction costs for similar facilities. These numbers should be used for planning purposes only as a guide in determining the relative cost of a new facility versus renovation of an existing facility.

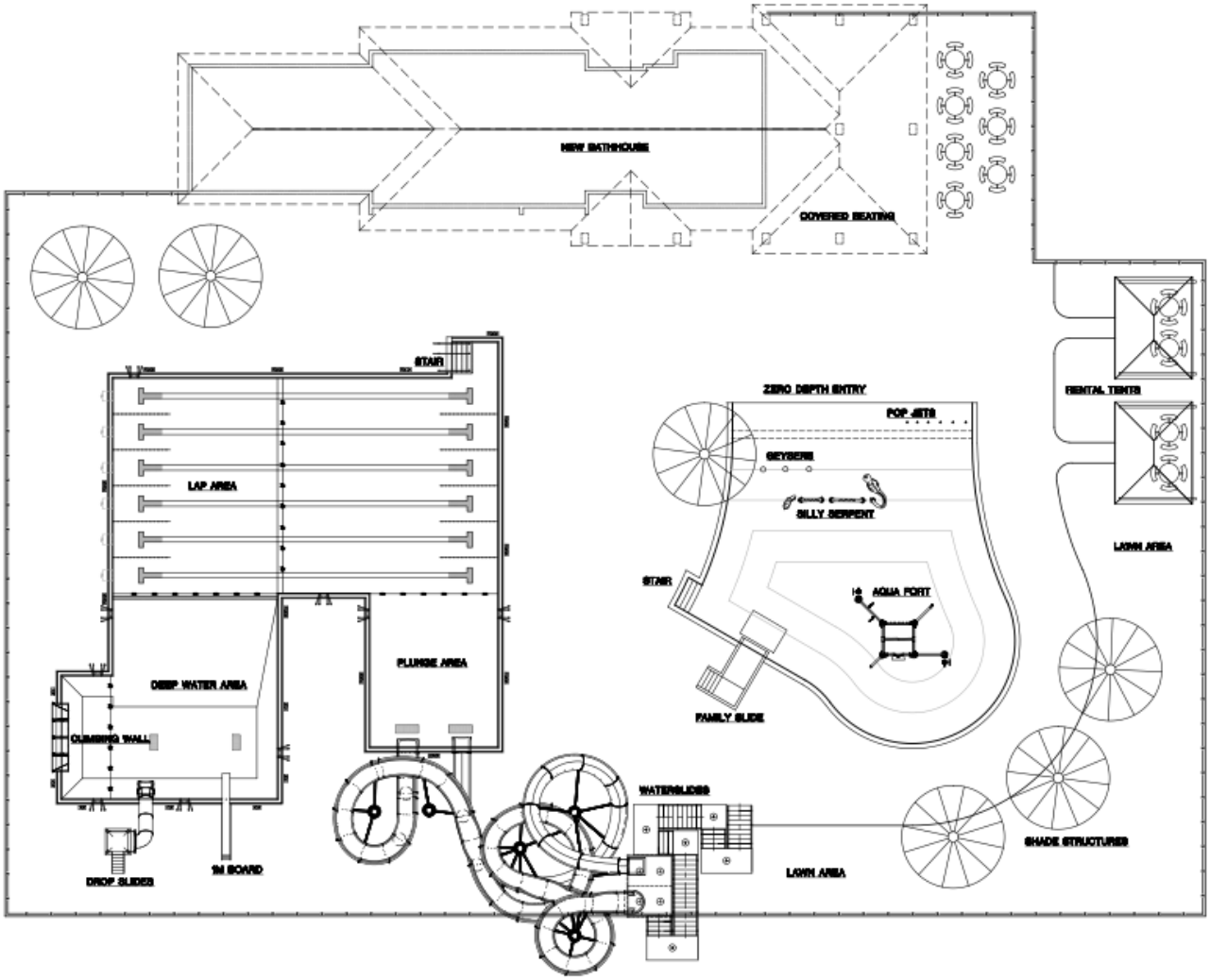
City:	Population:	Approx. Budget:	Year Built:
Glencoe	5,628	$2,500,000	2000
Stewartville	5,926	$2,800,000	2006
Redwood falls	5,253	$3,600,000	2008
Sleepy eye	3,598	$3,000,000	2009
Gaylord	2,307	$3,400,000	2009
La Crescent	4,860	$3,200,000	2010
Kasson	5,978	$3,200,000	2012
Byron	4,965	$5,100,000	2014?
Pine Island	3,272	$2,600,000	2015?
Cannon Falls	4,083	$3,900,000	2014?



APPENDIX ONE: SCHEMATIC DESIGN CONCEPTS

Major Repair/Re-construction

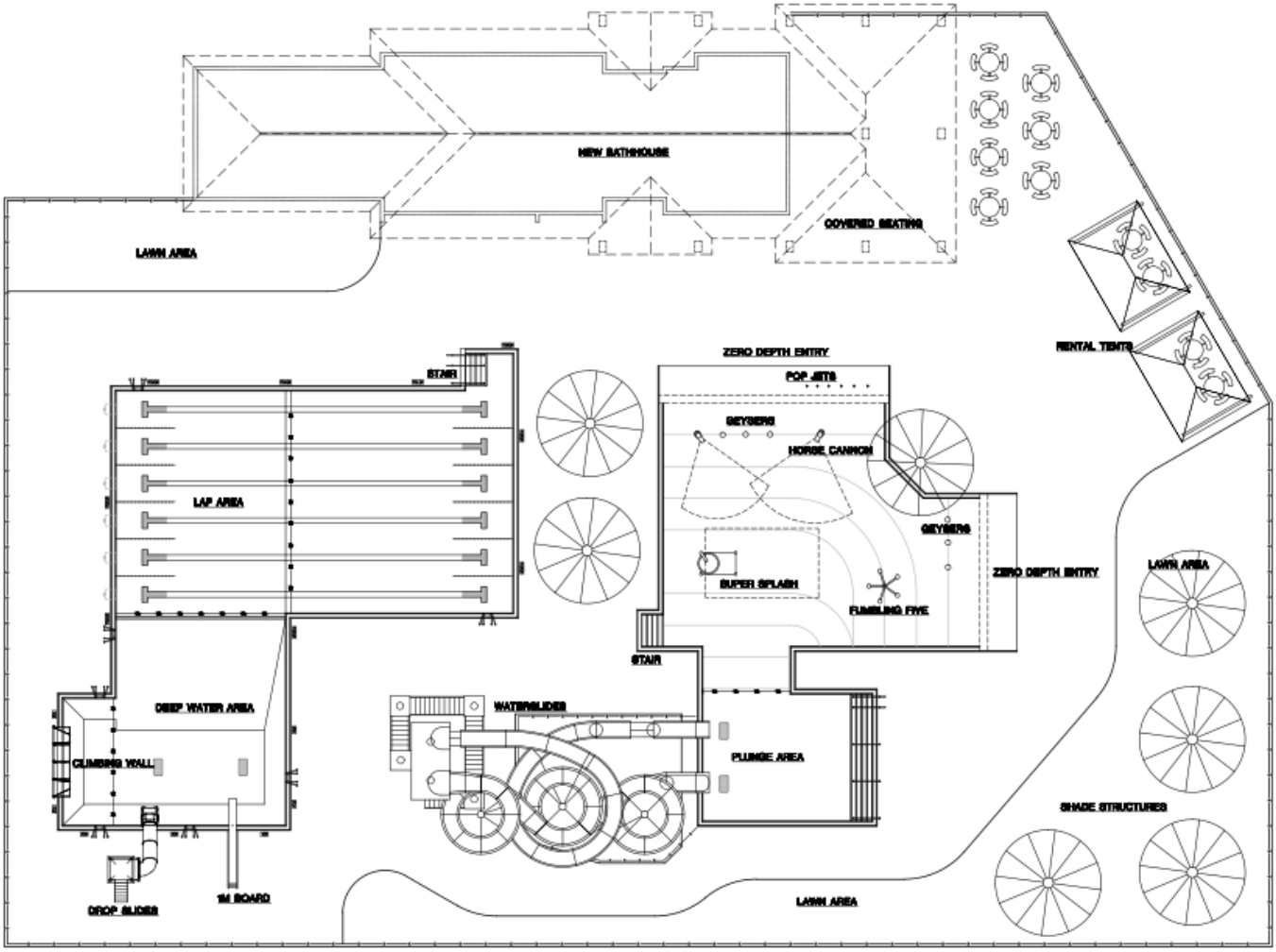
Concept - A



PROBABLE CAUSE BUDGET ESTIMATE: $3.6 MILLION (APPROX.)

Major Repair/Re-construction

Concept - B



PROBABLE CAUSE BUDGET ESTIMATE: $3.5 MILLION (APPROX.)

NEW CONSTRUCTION

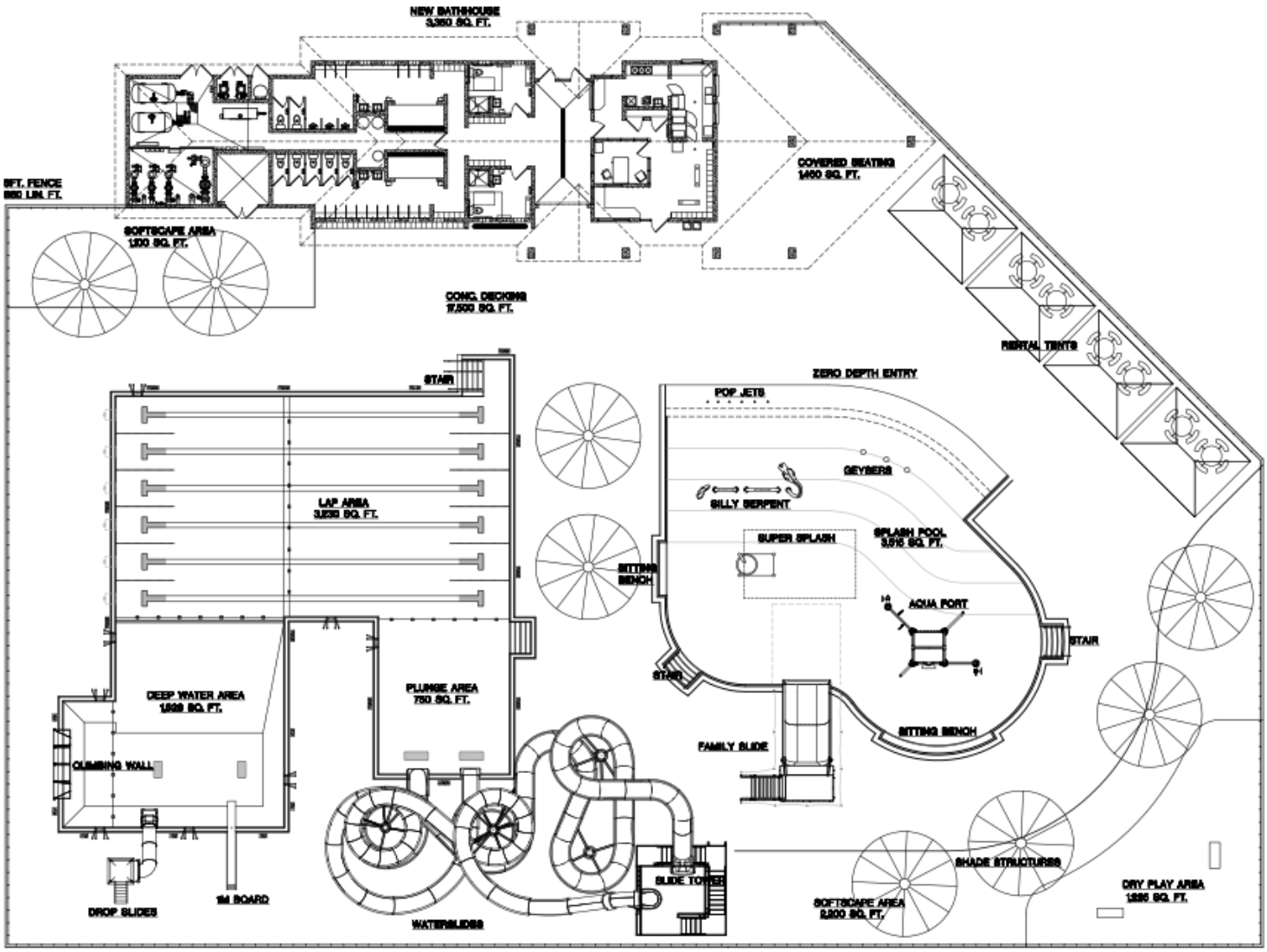
The following is a list of additional cost expenditures required to take either 'Option A' or 'Option B' and construct a new facility on a new site within the City of Cannon Falls.

- Initial cost of land purchase for facility (3-5 acres)
- Electrical Service from source to site
- Water/Sewer from source to site
- Civil work/site preparation
- Infrastructure (roads/lighting)

Probable Cause Budget Estimate Total: $650,000

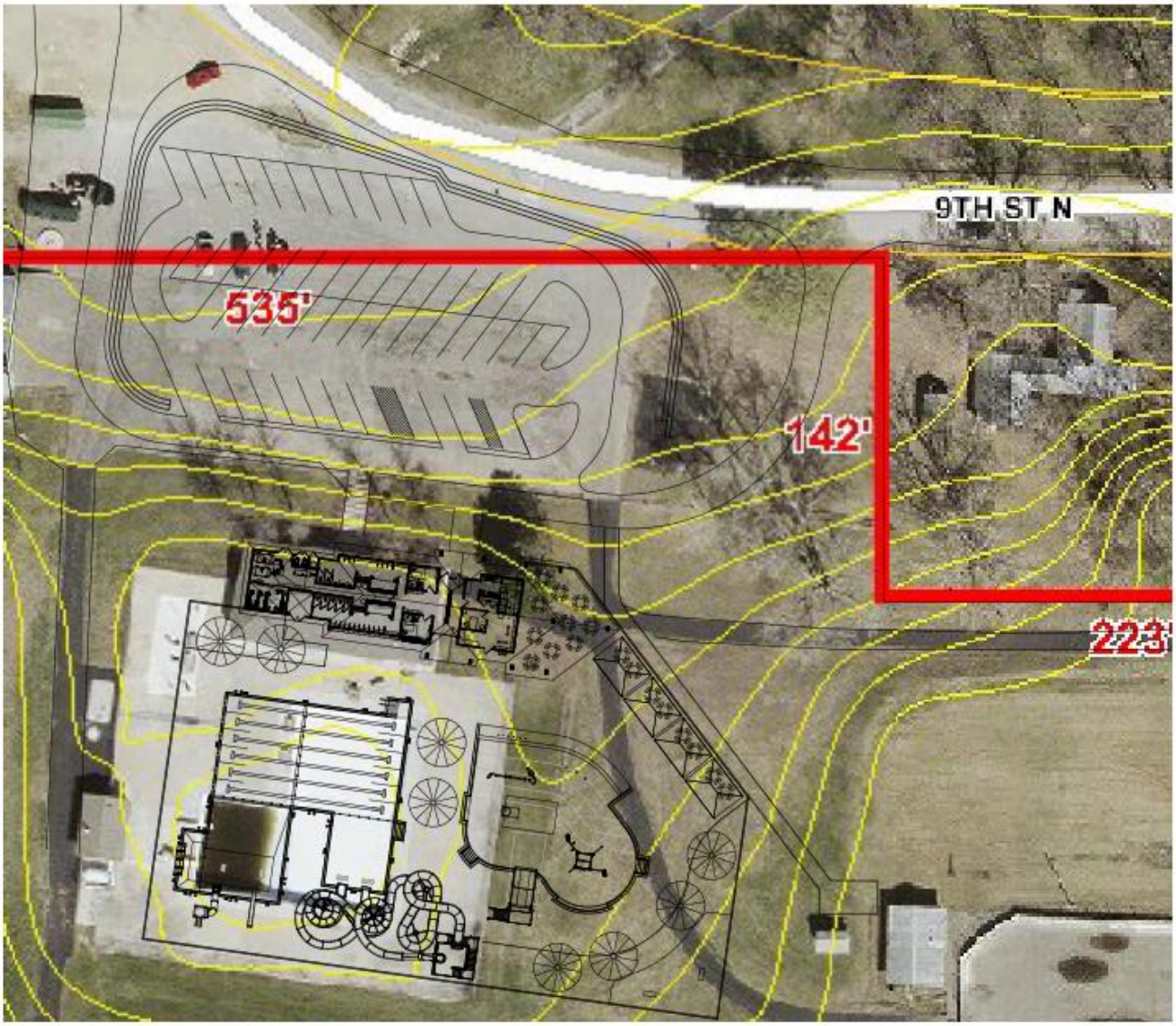
APPENDIX TWO: FINAL DESIGN

Proposed Combined Concept

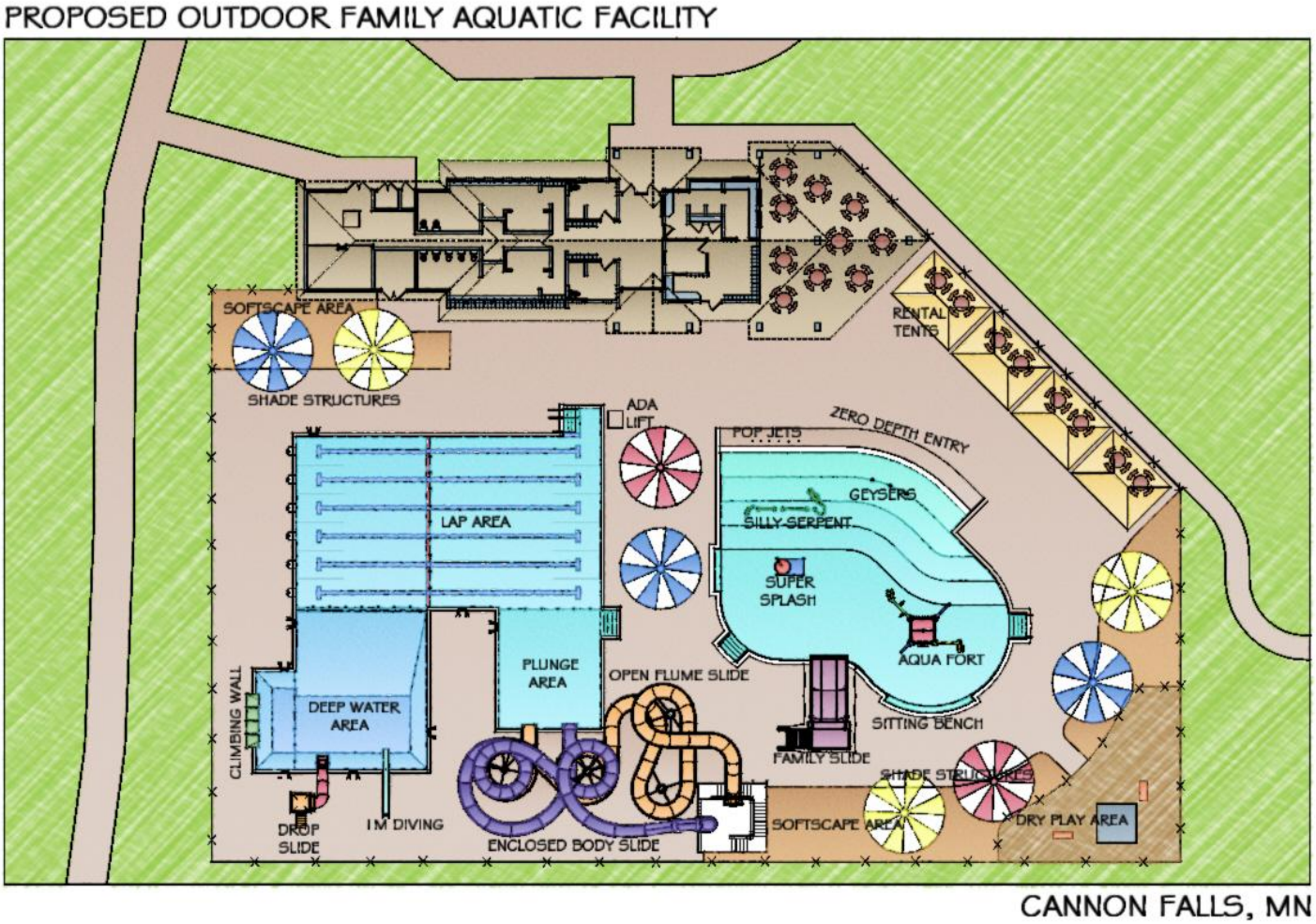


PROBABLE CAUSE BUDGET ESTIMATE: $3.8 MILLION (APPROX.)

Proposed Concept on Existing Site (with parking shown)



Final Design



APPENDIX THREE: PROBABLE COST ESTIMATE

Signature Aquatics LLC

Budget Estimate

Date: 10/18/2013
Project: Cannon Falls
Bid Date: TBD
Proposed Concept

Description				Budget	Alts	Other
Bids	alt.					
D	Select Demo			$ -	$ -	$ 58,000
ST	Site Work			$ -	$ -	$ 75,000
P	Parking lot redone			$ -	$ -	$ 89,000
U	Utility Upgrades			$ 18,000	$ -	$ -
SP	Aquatics			$ -	$ -	$ -
		Multi-Use Area 5503 sqft @ $120 sqft		$ 660,360	$ -	$ -
		Splash Pool 3515 sqft @ $120 sqft		$ 421,800	$ -	$ -
A	Building		2800 sqft @ $120 sqft	$ 336,000	$ -	$ -
		A-1	Covered picnic 1500 sqft@ $90	$ 135,000	$ -	$ -
		A-2	Breezeway 600 sqft @ $100	$ 60,000	$ -	$ -
E	Electrical			$ 155,000	$ -	$ -
		E-1 Night Lighting		$ 2,500	$ 30,000	$ -
		E-3 Security and PA system		$ 2,500	$ -	$ -
MP	Mech & Plumb.			$ 140,000	$ -	$ -
SF	Site Flat work		17500 sqft @ $5.50	$ 96,250	$ -	$ -
L	Landscaping, Seed, Sod 2200 @ $4.00			$ -	$ -	$ 20,000
		L-1 Retaining Wall 2000 sqft @$60		$ 90,000	$ -	$ -
		L-2 Rubber mulch Dry play area		$ 5,000	$ -	$ -
		L-3 Softscape Synthetic Turf		$ 30,000		
F	Fencing		650 lf @ $34	$ 22,100	$ -	$ -
		Total construction contracts:		**$ 2,174,510**	**$ 30,000**	**$ 242,000**

Owner Direct Costs	Budget Costs	Alts	Bid
Owner direct general conditions	$ 76,108	$ -	$ -
State Health plan review	$ 10,873	$ -	$ -
Permits and inspections	$ 15,000	$ -	$ -
Fixtures, Furniture & Equipment	$ 25,000	$ 20,000	$ -
Cantilever structures (4)	$ 11,500	$ 11,500	$ -
Shade Umbrella (9)	$ 31,500	$ -	$ -
Dry Play Features	$ 25,000		
Pop Jets	$ 2,000	$ -	$ -
Geysers	$ 4,500	$ -	$ -
Climbing Wall	$ -	$ 35,000	$ -
Drop Slide	$ -	$ 22,000	$ -
Silly Serpent	$ -	$ 27,500	$ -
Basketball	$ -	$ 3,000	$ -
Family Slide	$ -	$ 40,000	$ -
Water Fort	$ -	$ 34,300	$ -
Play feature Mech.	$ 15,000	$ 50,000	$ -
Enclosed Body Slide	$ -	$ 165,000	$ -
Open Flume Slide & Tower	$ 215,000	$ -	$ -
Water Slide Mech.	$ 45,000	$ -	$ -
Contingency	$ 86,980	$ -	$ -
			$ -
Total Owner Direct Costs	**$ 563,461**	**$ 408,300**	**$ -**
Construction Cost Including Owner Direct Costs	**$ 2,737,971**	**$ 438,300**	
USAquatics fee thru construction docs - 8%	$ 219,037.66	$ 35,064	$ 19,360
USAquatics fee thru bidding and construction - 2%	$ 54,759.42	$ 8,766	$ 4,840
Signature Aquatics Management fee - 5.5%	$ 150,588	$ 24,107	$ 13,310
City Fee	$ 34,225	$ 5,479	$ 3,025
Total Professional Fees	**$ 458,610**	**$ 73,415**	**$ 40,535**
Total Project Costs Per Column	**$ 3,196,581**	**$ 511,715**	**$ 282,535**
Total Project Costs	**$ 3,990,831**		

APPENDIX FOUR: FACILITY PROJECTIONS & CONSTRUCTION TIMELINE

Based on Bather Load:

	Bather load	Avg. daily attendance	Revenue
Lap Area			
5' and Under	215	107 (50%)	
- Admission:			$38,520
- Concessions:			$ 9,630
Sub-total:			$48,150
Multi-Use Pool			
Over 5' Deep	54	32 (60%)	
- Admission:			$11,520
- Concessions:			$2,880
Sub-total:			$14,400
Plunge Area	30	22 (75%)	
- Admission:			$7,920
- Concessions:			$1,980
Sub-total:			$9,900
Splash Pool	224	156 (70%)	
-Admission:			$56,160
-Concessions:			$14,040
Sub-total			$70,200
TOTALS	**523**	**317**	**$142,650**

Note: Revenue totals are based on a 90 day season (out of 101 possible days) and average attendee costs of **$4.00 per day** in admissions and **$1.00 per day** in concessions.

Based on Census Information:

City	Population	Percent participation	Avg. weekly attendance	Revenue (weekly)
Cannon Falls	4,083	20.00%	816	$4,080
Goodhue County	46,217	1.00%	462	$2,310
Dakota County	402,006	.125%	502	$2,510
Total			1,770	$8,900

Revenue totals are based on a 13 week season and average attendee costs of **$4.00 per day** in admissions and **$1.00** per day in concessions.

Projected attendance revenue (by average of results)

Method	Result
Bather load	$142,650
Census	$115,700
Average	$129,175

Other revenue sources

Category	Result
Party Rentals	$1,000
Swim Lessons	$6,500
Exercise Class	$1,000
Total	$8,500

Total revenues from all sources

Category	Result
Attendance	$129,175
Other	$8,500
Total	$137,675

Estimated Budget Expenditures

Category	Budget
Salaries	$80,000
Supplies	$3,000
Pool chemicals	$7,500
Concessions purchases	$5,200
Uniforms	$750
Travel, training, meetings	$750
Telephone/data	$750
Utilities	$8,500
Building & equipment repairs	$1,500
Insurance	$6,500
Improvements	$750
Equipment	$1,000
Miscellaneous	$4,800
Total	$121,000

Estimated Revenue vs. Expense

Category	Result
Average Projected Revenue:	$137,675
Estimated Operating Expenses:	$121,000
Operating Revenue (Subsidy):	$16,675

There are several features which are integral to a facilities ability to break even (or make a few thousand dollars) so that an operational subsidy is not required. Patrons at family aquatic centers stay longer than at the traditional city pool. This extended stay requires shade, concessions, and entertainment. The entertainment is reached by placing the right play features and water depths in and around the pools. Shade can be created with many different items such as large umbrella's, permanent structures, or in some cases, trees.

A full concession stand is very important. Keeping the patrons hydrated and fed is not only important for them, but it's also a great money maker for the owner. It is also possible to get sponsorships for concession equipment, shade structures and play features. This is a great way to reduce the initial capital expenditure. Some things to consider for a concession area:

Possible menu/food options

- Nachos with cheese
- Hot dogs
- Pizza by the slice
- Bottled beverages
- Assorted ice cream products
- Popsicle
- Popcorn
- Hot pretzels
- Assorted candy bars

- Bagged chips
- Price Board
- Tables with integral benches

POOL COMMITTEE MEETING MINUTES

Meeting #1 Minutes **Sept. 18**

Members present: Tom Schaffer, Ryan Johnson, Jean Edstrom, Samantha Althoff, Judy Conway, Merle Johnson, Lanell Endres, Saffron Emerson, Tom Bergeson, Jeremy Mouw

- Viewed pictures of existing facility
- Concerns/repair items presented
- General consensus was for a major renovation with expansion on the existing site rather than repairing existing
- 1M board, Climbing Wall, Waterslide & Zero depth entry (needs)
- Other sites considered, mentioned sites not feasible at this time
- Goal of designing to serve local community rather than drawing largely from outside

Meeting #2 Minutes **Oct. 14**

Members present: Tom Schaffer, Jean Edstrom, Samantha Althoff, Judy Conway, Lanell Endres, Saffron Emerson, Tom Bergeson, Jeremy Mouw, Lori Anderson

- Major renovation utilizing existing excavation, walls, etc. (when possible)
- Facility must cash flow
- 2 Family change rooms
- Change partitions in locker rooms
- Preliminary Design A & B shown
- Design A selected as starting point for design
- Features: Clear Climbing Wall, 1M board, Drop Slide, Family Slide, Aqua Fort, Silly Serpent, Geysers, Pop Jets
- Additional set of stairs to Splash Pool
- 8Ft. Black vinyl coated fencing
- Add Basketball hoops/Rubber Dry Play area
- Add Super Splash Feature shown on Design B
- In-pool seating @ splash pool
- Cal Hypo requested

Meeting #3 Minutes **Nov. 18**

Members present: Tom Schaffer, Jean Edstrom, Samantha Althoff, Judy Conway, Lanell Endres, Saffron Emerson, Tom Bergeson, Lori Anderson, Merle Johnson

- Reviewed final proposed design
- Discussed option to complete demo work prior to seeking project bids
- Spoke about using tri-fold brochures/door to door
- Proposed design to show ADA lift across from stairs
- Show dry play elements – add to budget
- Move parking lot exist further east and make exit independent of parking lot (existing basketball court can be removed).
- Recommendations to City Council at December 3, 2013 meeting
- Pool Committee to recommend a March 4, 2014 referendum
- Estimated Pool opening date 1st week of June 2015.
- Study projections to reflect daily attendance cost increase from $3 to $4
- Increase to projected staffing expenses to cover additional staffing
- Committee and USA agrees on recommendation to leave existing facility closed for 2014 season based on the following:
    - ADA variance expires
    - Cost required to meet ADA pool accessibility estimated at $130,000
    - Estimated 2014 operating expenses are $70,000
    - Estimated savings by remaining closed = $200,000

PROJECT TIMELINE:

124 Bridge Ave E P.O. Box 86 Delano, MN 55328 (763) 972-5897 fax (763) 972-5864 www.usaquaticsinc.com info@usaquatic

Probable Project Timeline

Date 11/22/2013
Project Cannon Falls Family Aquatic Center
Last updated 11/22/2013

Preliminary	Date scheduled
City council approval of USAquatics services	August 23, 2013
Design Kick-Off meeting with pool committee	September 16, 2013
Presentation of preliminary design	October 14, 2013
Approval of final design concept and preliminary budget by Pool Committee	November 18, 2013
Presentation of Study & Recommendation to City Council	December 3, 2013
Referendum Campaign	
Project Referendum Vote	March 4, 2014
Demo & Construction Documentation/Bid Preparation	**Date scheduled**
Begin preparation of construction bidding documents	March 11, 2014
Complete testing/verification of existing conditions	March 25, 2014
Review demolition & construction documents with local contractors	April 23, 2014
Present 100% demo documents and 50% bidding documents for approval	April 22, 2014
Bidding Demo	**Date scheduled**
City Council calls for Demo bids	April 22, 2014
Advertisment for Bids	April 24, 2014
Demo Pre-bid meeting	May 8, 2014
Release of final addendum	May 9, 2014
Demo Bid Date	May 15, 2014
Demolition	**Date scheduled**
Approval of bid acceptance recommendation	May 20, 2014
Award and execution of demolition contracts and bonds	May 23, 2014
Pre-demolition meeting	May 28, 2014
Demolition Start	June 2, 2014
Demolition Completion	June 27, 2014
Bidding Main Construction	**Date scheduled**
100% Construction document City approval and call for bids	June 17, 2014
Advertisement for Bids	June 19, 2014
Construction Pre-bid meeting	July 10, 2014
Release of final addendum	July 11, 2014
Bid Date	July 17, 2014
Construction	**Date scheduled**
Approval of bids and awards of contracts	July 22, 2014
Execution of contracts and bonds	July 25, 2014
Pre-construction meeting	July 28, 2014
Construction Start	July 29, 2014
Substantial Completion	May 14, 2015
State Inspection	May 19, 2015
Final Completion	May 28, 2015
Grand Opening	Mid June 2015