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MINUTES

Special Meeting of the Board of Commissioners
Long Range Planning Committee
Fidalgo Pool and Fitness Center
Tuesday, March 21, 2017, 5:00 p.m.
The Public was invited.

CALL TO ORDER

The meeting was called to order by Co-Chair and Commissioner Jeremy McNett at 5:00 p.m.
Committee Members Present: Co-Chair Christine Mathes, Executive Director Marilyn Stadler, Maintenance Manager John Little, Aquatic & Fitness Manager Carla Bigelow, Sandy Hatfield, Keith Rubin, Commissioner Mel Larsen, Libby Grage,
Committee Members Absent: Commissioner David Way, David Lervik, Mick Donahue
ARC: Stan Lokting & Emily Wheeler
Public: None

PUBLIC COMMENTS

None

ARCHITECT PRESENTATION

1. **Program Overview:**
 - Special Interest Meetings - Stan Lokting discussed briefly the results of the Special Interest Meetings. The document for these meetings was shared with the Commissioners, Committee and public through the minutes and on the fidalgopool.com website.
 - **Pool Assessment** – The Fidalgo Pool and Fitness Center Facility Audit by Counsilman-Hunsaker states that Fidalgo Pool is in declining physical condition, and the mechanical system is in need of complete renovation. A pool has a typical life-span of 40-50 years in an indoor aquatic center. At 42 years of age, it is in the middle of its time span, and does not meet the current State of Washington Code. The findings of the facility audit indicate that the pool has a multitude of deficiencies that require major repairs. It is the Consultant's opinion that the pool is nearing the end of its useful life expectancy, and that the cost effectiveness of undertaking major repairs or renovations to facilities of this age and condition should be carefully evaluated as viable long term solution. It is recommended that the option to replace the facility with a newly constructed aquatic center designed to meet the evolving needs of the Anacortes community and provide compliance with all applicable codes and standards should be given consideration for the purposes of comparison.

2. Zoning

- **Setbacks** are 20 ft.
- **Lot Coverage** includes new parking, and 35,000 – 40,000 square ft building.
- **Height** is based on City of Anacortes zoning regulations.
- **Street Improvements** will be based on City of Anacortes requirements.
- **Parking** can be assessed through a Traffic Demand and Parking Analysis, instead of City code. Commissioner McNett stated that the City is adjusting their parking requirement per sq ft building ratio.

3. Overarching Needs

- **On-going operations of existing FPFC** were considered in the four concept designs developed. Concept A – a new addition and renovated option would require a loss in a swim session, whereas B, C, and D do not.
- **Cold Water Options** for competition, scuba and kayaking, and active patrons were considered in all four concepts.
- **Warm Water Options** for lessons, therapy, wellness, recreation, and patrons with health issues were considered in all four options.
- **Locker Room Access** was addressed in all four options.
- The concept designs are of big picture items and not of smaller rooms, hot tub, small kitchenette (600 sq. ft.), etc. They don't show where a potential "Child Watch" would be located. We need to decide the larger features of the concept design before considering the smaller ones.
- The estimate costs are very preliminary. Soft costs of construction for public buildings are about 40% of a total estimate and can include architectural and design fees; assessment and improvement in land; inspections, permits and fees; taxes; equipment rental; lead certification process and other intangible expenses.

4. Options Overview

Stan Lokting discussed **phrasing, parking and building access, locker room space, pools locations, views and cohesive design** in each concept design. (Concept Slide Presentation attached).

- **Concept A – New Addition & Renovation:** We would lose a swim season during construction. Fitness Center is separated. Parking is consolidated. Pools are separated. Entrances are separated
- **Concept B –Entirely New:** We would not lose a swim season during construction. Fitness is separated. Parking consolidated. Pools are separated.
- **Concept C –Entirely New:** We would not lose a swim season during construction. Phase two could be a renovation. Pool is separated. Separated entrances. Fitness is separated. Parking is consolidated. Poor relationship to view.
- **Concept C –Entirely New:** We would not lose a swim season during construction. Phase two could be a renovation. Pool is separated. Separated entrances. Fitness is separated. Parking is consolidated. Poor relationship to views.
- **Concept D –Entirely New:** We would not lose a swim season during construction. Pools are side by side. Entrances are centralized. Parking is consolidated. This option takes advantage of views. This option can be completed in phrases.

5. New Addition/Renovation Option

- Based on Seattle construction numbers, Concept A – New Addition & Renovation including soft costs and without site preparation, parking and street improvements is estimated to cost around \$18,039,000 for 35,300 square feet, \$511.02 a square foot. (Preliminary Program and Budget Estimates attached.)
- The cost is almost as much to renovate and add as it does to completely rebuild the entire facility.

6. New Options

- The Long Range Planning Committee decided that option Concept D – Entirely New was preferred over Concept B and C.
- Based on Seattle construction numbers, Concept D – Entirely New including soft costs and without site preparation, parking and street improvements is estimated to cost around \$20,860,000 for 39,500 square feet, \$528 a square foot. (Preliminary Program and Budget Estimates attached.)
- Renovating the existing pool is not really the best selection out of the two options since some of the current sections of the building would be over 42 years old. The existing building is out of code, and the current pool tank should not be re-used.
- An entirely new building would have a completely new useful life span.
- The Long Range Planning Committee decided to further develop Concept D – Entirely New.

DISCUSSION:

- Libby Grage talked about the relationship of the new Boys & Girls Club/Community Center to this project. She would like to share our concept designs with Don Measomer of the Anacortes City Planning department. The LRP Committee agreed. Stan Lokting will email the concept designs to the District.
- Marilyn Stadler stated that the fitness center and group exercise program keep the District fiscally sound. Pools are very expensive to operate and fitness activities raise significant revenues to offset the costs of having them.
- The committee may consider having saunas.
- There was discussion of having a separate Physical Therapy tank, and have the rest of the warmer pools together as one. It was stated that it may not be feasible to have the PT pool separate. Further investigation of this feature is needed.
- Sandy Hatfield asked what the temperature should be for the different pools. According to National Swimming Association, swim team & lap swim should be at 78-82 F. For resistance training and many chronic illnesses, the pool should be at 83-86 F. Physical Therapy can be conducted in pool temperatures as low as 87 F for many types of therapy, but ideally 91-95 F is best.

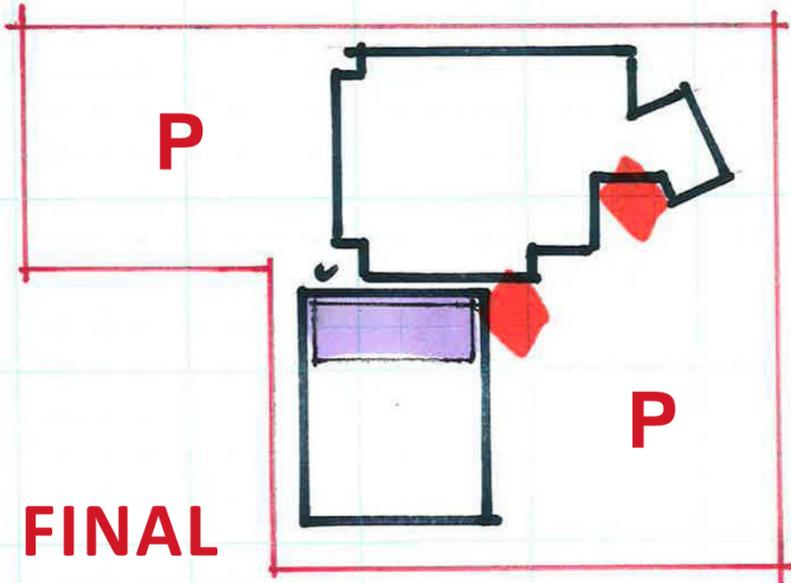
NEXT STEPS

- The LRP Committee needs to clarify what features the pools should have so the architect can update the concept design for public review and input.
- Carla Bigelow, Christine Mathes and Marilyn Stadler will meet to investigate current designs in aquatic centers to share with the rest of the committee on Tuesday, March 28, 2017.
- Marilyn Stadler will contact Stan Lokting on Wednesday, March 29, 2017 with the committee's recommendation.

- Concept D will be updated for public review and input by ARC.
- Marilyn Stadler will reserve the Anacortes Senior Activity Center for Tuesday, May 16, 5:30 – 7 pm for a public meeting to hear discussion about the tentative design. She will advertise the meeting in the newspaper, through email blasts, on the website and through other marketing methods to encourage the public to attend.
- More concrete estimating of costs can be developed once there is more clarity on the features of the pools.

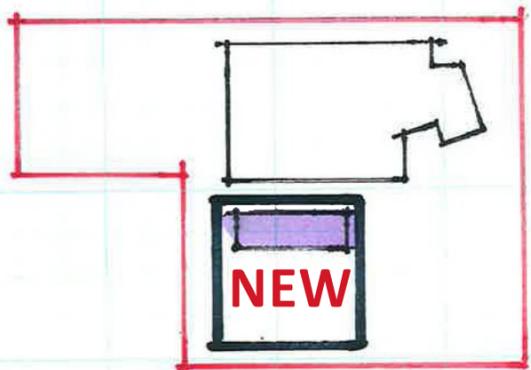
ADJOURN

The meeting ended at 7:00 pm. The next schedule meeting of the Special Meeting of the Board of Commissioners – Pool’s Long Range Planning Committee is scheduled for Tuesday, March 28, 2017 at 5 pm.

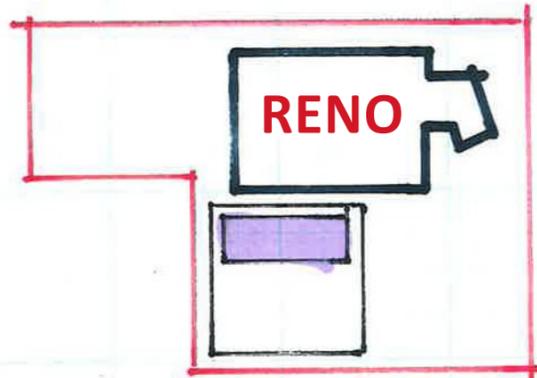


A *NEW AND RENOVATED*

- LOSE SWIM SEASON
- PHASE TWO COULD BE NEW
- POOLS SEPARATED
- ENTRANCES SEPARATED



PHASE ONE

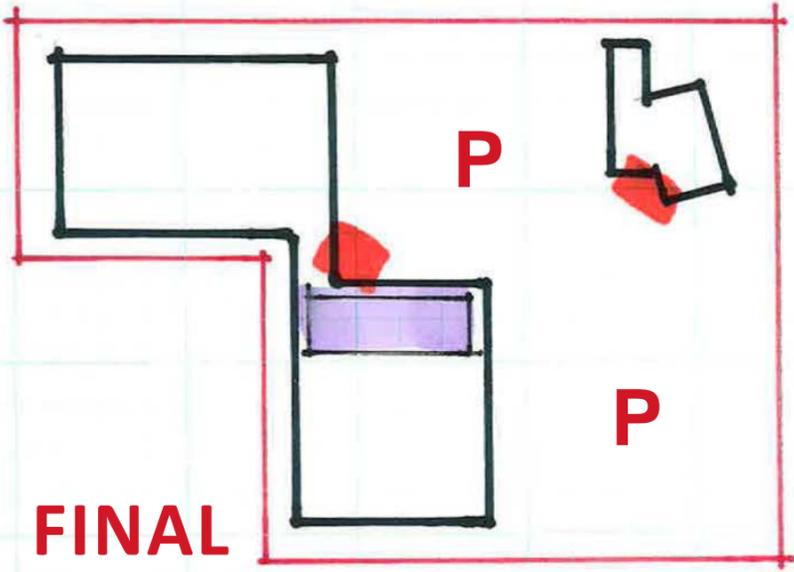


PHASE TWO



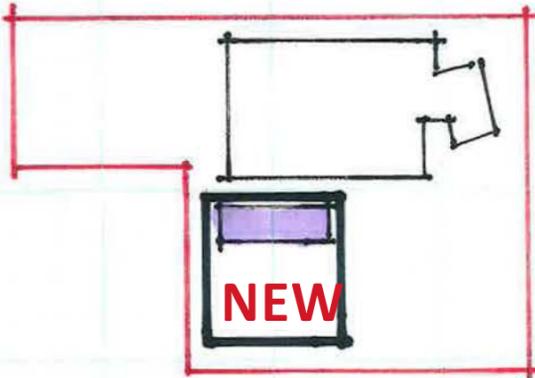
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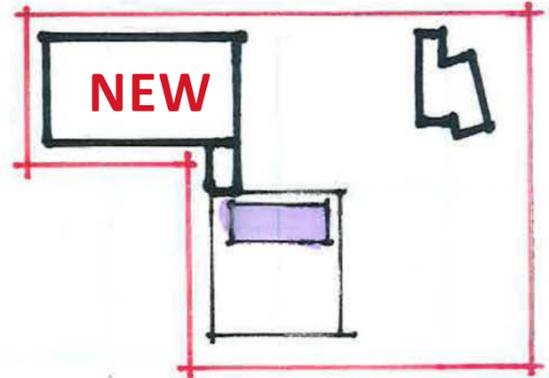


B ALL NEW

- DON'T LOSE SWIM SEASON
- FITNESS SEPARATED
- PARKING CONSOLIDATED
- POOLS SEPARATED



PHASE ONE



PHASE TWO

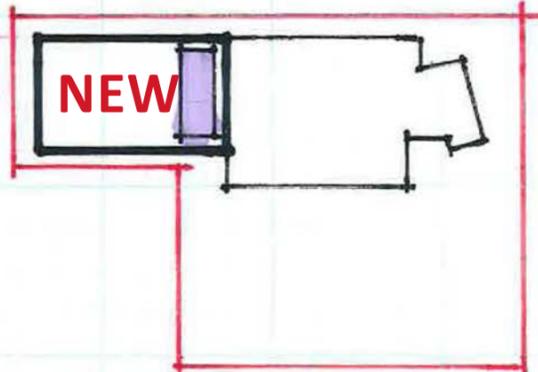
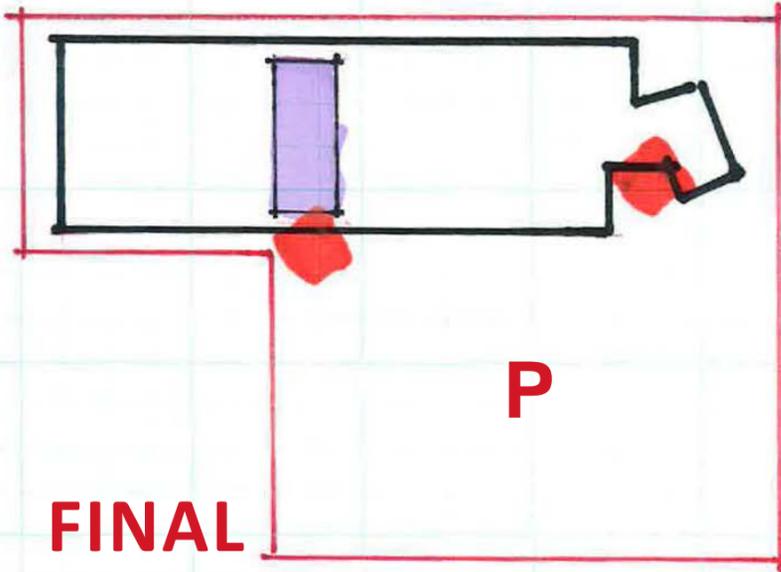


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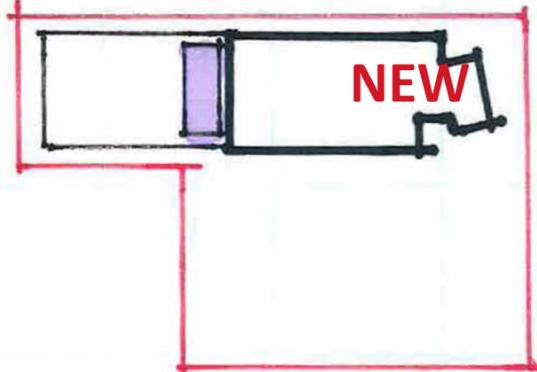
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© ALL NEW

- DON'T LOSE SWIM SEASON
- PHASE TWO COULD BE RENOVATION
- POOL SEPARATED
- SEPARATED ENTRANCES
- CONSOLIDATED PARKING
- POOR RELATIONSHIP TO VIEW



PHASE ONE

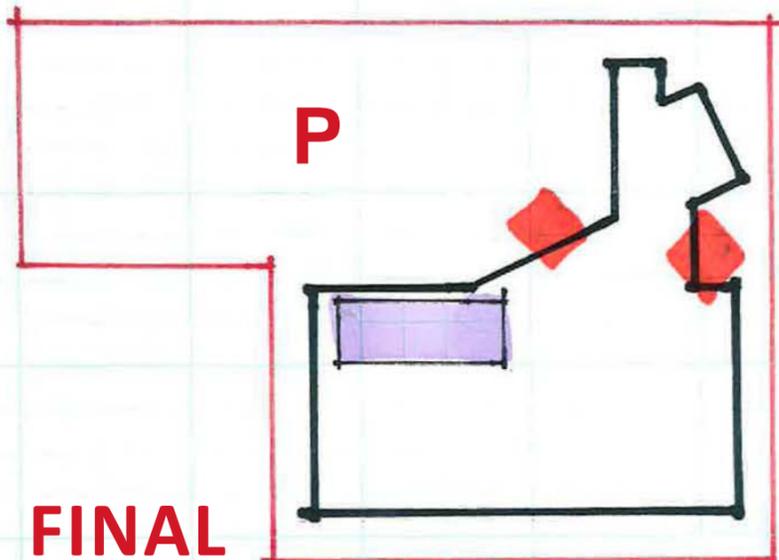


PHASE TWO



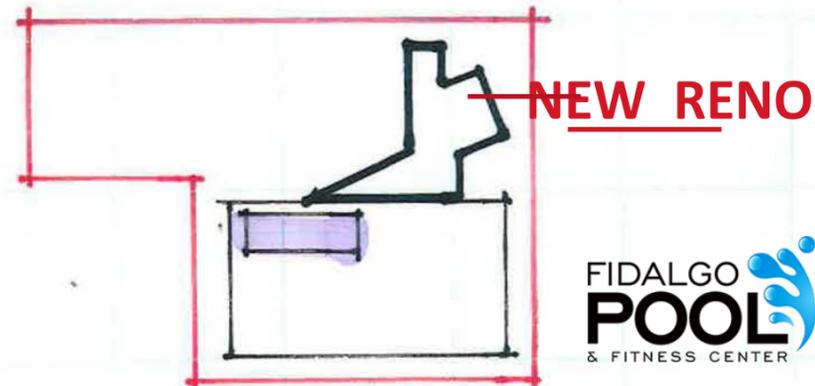
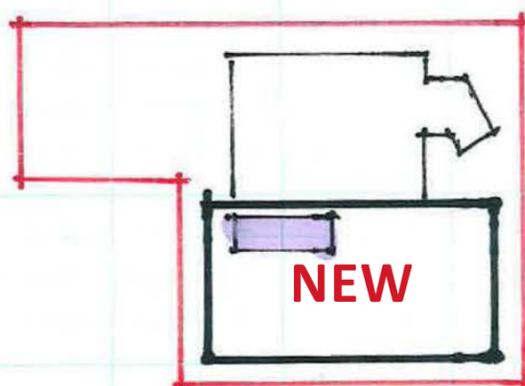
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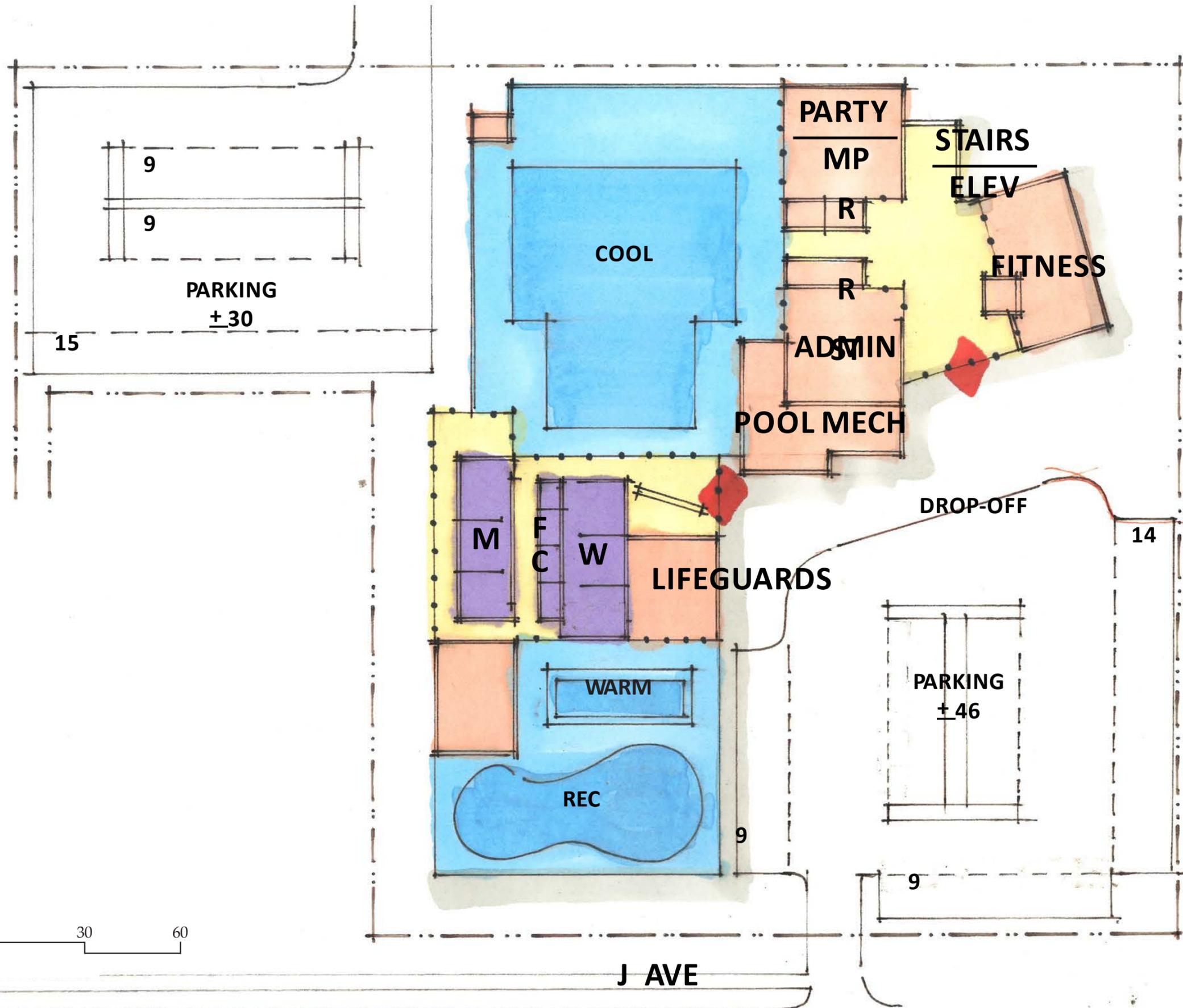
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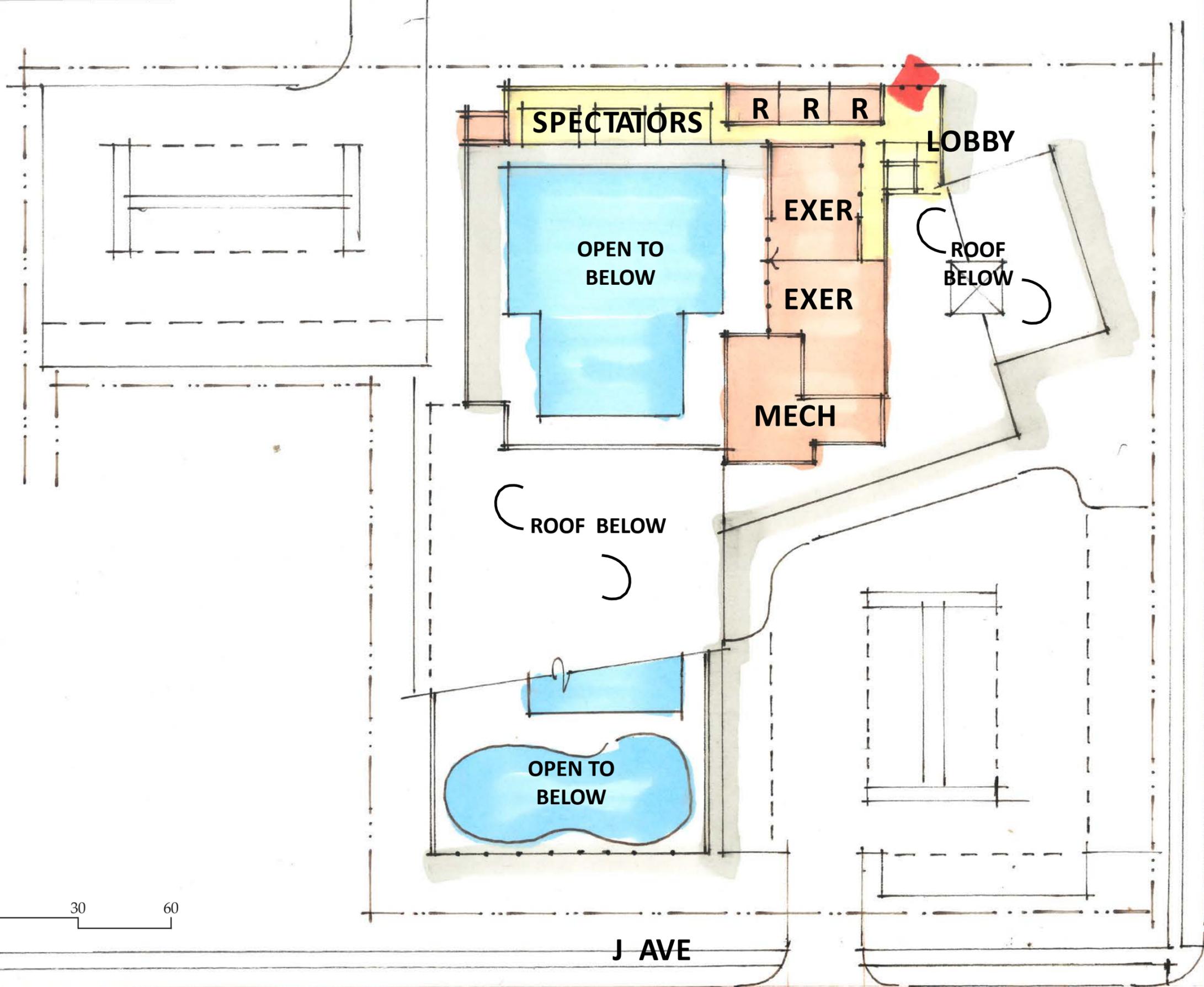
- DON'T LOSE SWIM SEASON
- POOLS TOGETHER
- ENTRANCES CENTRALIZED
- PARKING CONSOLIDATED
- TAKES ADVANTAGE OF VIEWS



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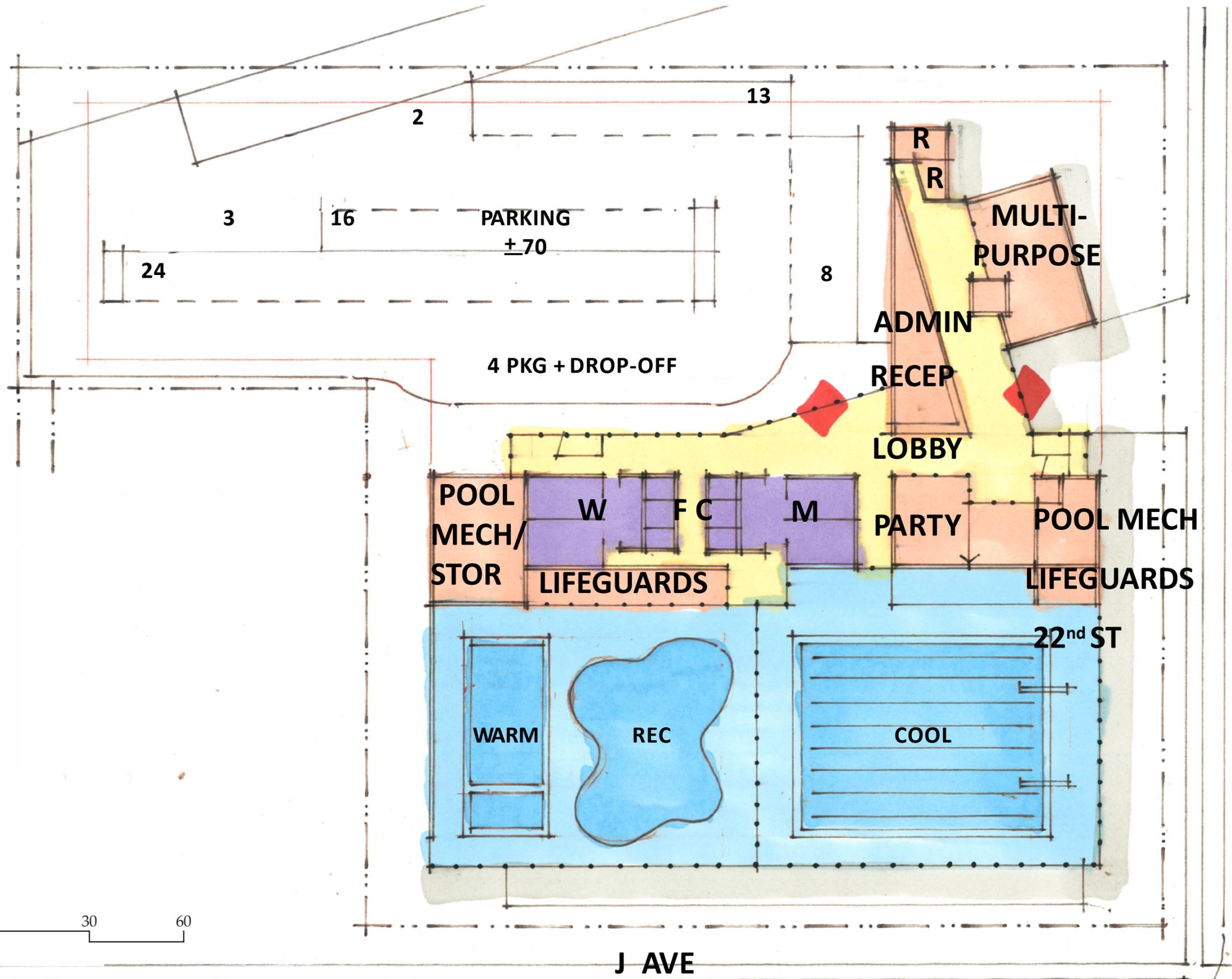


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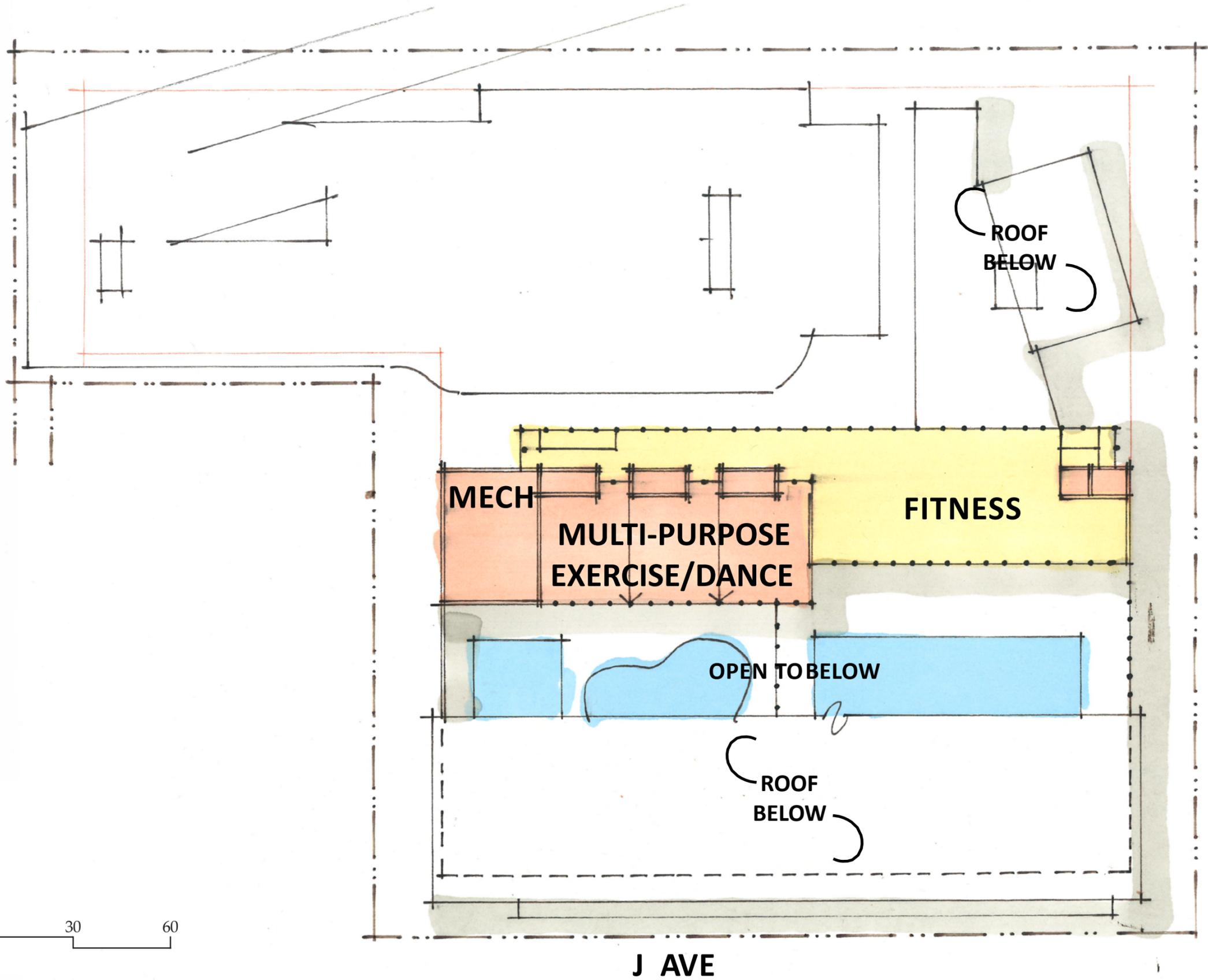
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NEW OPTION - FIRST FLOOR



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**FIDALGO POOL AND FITNESS CENTER
LONG-RANGE PLANNING COMMITTEE MEETING
3.21.17**

Program Overview

- Special Interest Meetings
- Pool Assessment

Zoning

- Setbacks
- Lot Coverage
- Height
- Street improvements
- Parking

Overarching Needs

- On-going operations of existing FPFC
- Cool water – competition, scuba, kayaking
- Warm water options – lessons, therapy, wellness, play
- New locker rooms - access

Options Overview

- Phasing
- Parking access
- Building access
- Locker rooms / pools locations
- Views
- Cohesive design

New / Renovation Option

New Option

Next Steps

- Estimating
- Public Meeting

Other

**FIDALGO POOL AND FITNESS CENTER
PRELIMINARY PROGRAM AND BUDGET ESTIMATES**

ARC ARCHITECTS AND COUNSILMAN-HUNSAKER
03/21/71

PROGRAM

ADMINISTRATIVE

Lobby
Cashiering / Reception

FPFC / TAC Admin Offices
Staff Lounge
Physical Therapy Office
Rental Office

AQUATICS

Women's Locker Room
Men's Locker Room
Universal Shower Area
Manager & Lifeguards
Competitive Pool
Recreation/Exercise Pool
Warm Water Therapy Pool
Pool Mechanical
Pool Storage
Spectator Seating

FITNESS / EXERCISE / MULTI-USE

Fitness Expansion
Exercise Room
Multi-Purpose Room
Multi-Purpose Storage
Kitchen
Child Watch

SUPPORT

Janitorial
Storage
Mechanical
Elec / IT
Restrooms
Janitorial

lining up to pay, vending, information cashiers (up to 3), viewing of ED, Business Mgr, Aq & Fit Mgr + assist, TAC Mgr, workroom, files.
2 - 3 people w/ kitchenette
leased
leased

lockers, showers, toilets, secure lockers, showers, toilets, secure
5 family changing rooms plus hallway

on deck, separated from swimmers

next to existing Fitness Room
aerobics, Pilates, Zumba, dance, classes, aerobics, Pilates, Zumba, near Multi-Purpose and Exercise catering type
accommodates approximately 14 kids

for fitness / exercise uses
1 each floor

RENOVATION / NEW OPTION (excludes site)

PHASE ONE - Warm Water and Recreation Pool

Estimated Costs - Phase One

Phase One Area		10,600	
Est. construction costs	\$400	\$4,240,000	
Est. soft costs	40%	\$1,696,000	
Est. project costs		<u>\$5,936,000</u>	

Estimated Costs - Phase Two

Phase Two Area		24,700	
Est. construction costs	\$350	\$8,645,000	
Est. soft costs	40%	\$3,458,000	
Est. total costs		<u>\$12,103,000</u>	

Estimated Costs - Phase One and Phase Two

Approximate Bldg Area		35,300		
Est. construction costs		\$12,885,000	\$365.01	
Est. soft costs		\$5,154,000		
Est. total costs		<u>\$18,039,000</u>	\$511.02	

NEW BUILDING OPTION (excludes site)

PHASE ONE - New Pools, Fitness, Multi-Purpose

Estimated Costs - Phase One

Phase One Area		35,000	
Est. construction costs	\$400	\$14,000,000	
Est. soft costs	40%	\$5,600,000	
Est. project costs		<u>\$19,600,000</u>	

Estimated Costs - Phase Two

		4,500	
Est. construction costs	\$200	\$900,000	
Est. soft costs	40%	\$360,000	
Est. project costs		<u>\$1,260,000</u>	

Estimated Costs - Phase One and Phase Two

Approximate Bldg Area		39,500		
Est. construction costs		\$14,900,000	\$377	
Est. soft costs		\$5,960,000		
Est. total costs		<u>\$20,860,000</u>	\$528	