



Watertown City Council
Monday, August 8, 2016
6:00 p.m.

WORK SESSION AGENDA

Discussion Items:

1. Local Waterfront Revitalization Program
 - Barbara Kendall, Coastal Resources Specialist at New York State Department of State
 - Michael A. Lumbis, Planning and Community Development Director

2. Thompson Park Pool
 - Justin L. Wood, City Engineer



CITY OF WATERTOWN
ENGINEERING DEPARTMENT
MEMORANDUM

DATE: August 4, 2016

TO: Sharon Addison, City Manager

FROM: Justin Wood, City Engineer

SUBJECT: Thompson Park Pool and Bathhouse

City Council held a Work Session on March 14, 2016 to discuss the future of the Thompson Park Pool and Bathhouse. The condition of both facilities, as well as the cost to rehabilitate and reopen them, was reviewed at this meeting. No action was taken by Council at that time, and subsequently the project was not included in the FY 16-17 Budget, nor the Five Year Capital Plan. Based on renewed interest in the project, however, I have compiled some additional information and revisited the cost estimates to assist Council's decision on the future of these facilities.

The significance of the issues facing these facilities has only increased since it closed in 2013. **The Thompson Park Pool** shell has extensive deterioration, the recirculation system may have leaks which require replacement, the filtration system and "pit" must be replaced, the pool is not ADA compliant, nor up to current NYSDOH standards. The single bright spot is the likelihood that the pool can be salvaged as opposed to complete demo and replacement. Newer materials in the pool industry such as fiberglass, can withstand the tension created by movements of the concrete shell during freeze thaw cycles, maintain its integrity, and has a 25 year warranty. There is no doubt this is not a simple resurfacing job, thus the cost seems high. The Thompson Park Pool is a pool-within-a-pool. The 1974 pool shell was constructed inside the original 1924 pool, and has deteriorated significantly. The removal/restoration of the 1974 shell will require much more effort than a typical resurfacing project. In addition, there is much work to do on recirculation piping, the filtration system, concrete pool deck, and gutters. All of these work items increase a typical resurfacing job of this size from \$150,000 - \$250,000 to a much more expensive project.

Resurfacing and Fiberglass Liner Option - \$700,000 - \$900,000.

This includes; design/engineering & inspection, 10% contingency, new gutters, circulation piping, rails, concrete deck, and filtration system with pole barn. (Both contractor and engineer pricing supports this estimate, see attached).

Total Replacement Option - \$1.5 - \$2.0 Million

This includes; design/engineering, inspection, 10% contingency, demo of existing pool, construction of new pool, circulation piping, concrete deck, and filtration system with pole barn. *(The previous estimate of \$1.25 Million to replace the pool, did not include demolishing the existing pool and replacing with a new pool structure. Instead it proposed removing the 1974 shell, back to the original 1924 concrete, and constructing a new shell.)*

Maintenance Costs over 25 Years - \$2.13 Million (or \$85k/year)

Current costs to maintain the Alteri and Flynn Pools are about \$85k each, and are assumed for the maintenance cost of running the Thompson Park Pool. It is important to keep in mind the future maintenance responsibility and costs inherited by such projects.

The Thompson Park Bathhouse also has significant issues which must be addressed in order to reopen the building. The information presented in the March 2016 memo suggested a couple different options to reopen this facility. The options ranged from minimal maintenance to make it functional, to full scale renovation to bring the building up to NYS Code and ADA Requirements.

Minimal Maintenance < \$200,000

Replace broken plumbing, toilets and sinks, repair broken sewer drain lines and trench slab if necessary. Misc repair work to tile, stalls, doors, etc. Exact scope must be investigated further.

Full Scale Renovation - \$750,000 or more

Demolish existing shower/toilet additions, and reconstruct new larger additions for men's and women's plus family rooms, life safety systems, ADA and NYS Building Code compliance, major renovation of original Bathhouse, possible HVAC System for year round use.

The First Step is to determine if there is support from City Council to reopen the Thompson Park Pool.

- If there is lack of support, the proposed Splash Pad could be located in its place. This would allow money being spent on long utility services and a partial road relocation, to be spent on a building a larger splash pad instead.

The Second Step is to determine the level of renovation Council wishes to perform to the Bathhouse.

- What level of renovation does Council support; minimal necessary to function or a fully NYS Building Code/ADA compliant building?
- What level of use does Council envision for the Bathhouse; seasonal or year round with HVAC systems?

With some of these basic answers, staff can begin looking at the next steps which include defining a detailed scope of work, securing a consultant agreement for Council approval to design the building and pool renovations, present Council with alternatives and associated estimates, and eventually prepare final design drawings and bid specifications for construction.

Cc. Sharon Addison, City Manager
Jim Mills, City Comptroller
Michael Lumbis, Planning and Community Development Coordinator
Erin Gardner, Superintendent of Parks and Recreation

**THOMPSON PARK MUNICIPAL POOL
CITY OF WATERTOWN
REHABILITATION, RESURFACING AND REPAIR QUARTZITE /FIBERGLASS
REVISED COST ESTIMATE**

August 1, 2016

DESCRIPTION	UNITS	UNIT PRICE	ITEM TOTAL
Site Preparation and Clean Up	1 L.S.	\$5,000.00	\$5,000.00
Concrete Pool Shell Repair	500 S.F.	\$150.00	\$75,000.00
Resurface Existing Pool with Quartzite or Fiberglass	6950 S.F.	\$35.00	\$243,250.00
Install New Recirculation, Filtration and Main Drain Piping	1 LS	\$25,000.00	\$25,000.00
Remove and Install New Stainless Steel Gutter	300 L.F.	\$325.00	\$97,500.00
Install Complete Filtration System and Unheated Pole Barn	1 LS	\$175,000.00	\$175,000.00
Install New Life Guard Chairs	3 Ea.	\$3,500.00	\$10,500.00
Install New Rails	60 L.F.	\$100.00	\$6,000.00
Install New Pool Ladders	4 Ea.	\$1,000.00	\$4,000.00
Install Anchor Winter Pool Cover	1 Ea.	\$6,000.00	\$7,000.00
		Unit Price Total	\$648,250.00
		Contingency (10%)	\$64,825.00
		Engineering and Legal (15%)	\$97,237.50
		Construction Observation (8%)	\$51,860.00
mmalleycscos.com		TOTAL PROJECT COST	\$862,172.50

**THOMPSON PARK MUNICIPAL POOL
CITY OF WATERTOWN
TOTAL REPLACEMENT
REVISED COST ESTIMATE**

August 2, 2016

DESCRIPTION	UNITS	UNIT PRICE	ITEM TOTAL
Site Preparation and Clean Up	1 L.S.	\$ 10,000.00 /L.S.	\$ 10,000.00
Remove Existing Pool and Stainless Steel Gutter	260 C.Y.	\$ 350.00 /C.Y.	\$ 91,000.00
Install New Concrete Gunnite Pool Shell and Surface	6950 S.F.	\$ 150.00 /S.F.	\$ 1,042,500.00
Install New Stainless Steel Gutters	300 L.F.	\$ 350.00 /L.F.	\$ 105,000.00
Install New Recirculation, Filtration and Main Drain Piping	1 LS	\$ 25,000.00 /LS	\$ 25,000.00
Install Complete Filtration System and Unheated Pole Barn	1 Ea.	\$ 175,000.00 /Ea.	\$ 175,000.00
Install New Life Guard Chairs	3 Ea.	\$ 3,500.00 /Ea.	\$ 10,500.00
Install New Rails	60 L.F.	\$ 100.00 /L.F.	\$ 6,000.00
Install New Pool Ladders	4 Ea.	\$ 1,000.00 /Ea.	\$ 4,000.00
Install Anchor Winter Pool Cover			
Install New Concrete Deck	700 S.Y.	\$ 150.00 /S.Y.	\$ 105,000.00
		Unit Price Total	\$ 1,574,000.00
		Contingency (10%)	\$ 157,400.00
		Engineering and Legal (15%)	\$ 314,800.00
		Construction Observation (8%)	\$ 125,920.00
mmalleycscos.com		TOTAL PROJECT COST	\$ 2,046,200.00

Mid-America POOL RENOVATION, Inc.

1 August 2016

Mr. Justin Wood
City of Watertown, New York
245 Washington St.
Watertown, New York 13601

RE: Thompson Park Pool

Dear Justin,

Following review of my notes from 2014, the notes you sent us and photos that we have of the Thompson Park Pool area, below is a Summary of recommendations for your consideration:

1) Bath House

Our company would not tackle the Bath House Work. Restoration of a historic Bath House requires specialized building structure experience, whereas we consider ourselves swimming pool structure experts. If chosen as General Contractors on this Project, we would locate and hire an expert Contractor in historic building restoration.

We had the pleasure of working with Widewaters Construction, Inc., in Dewitt, NY (not that far from Watertown) on The Elms Resort & Spa Project (Excelsior Springs, MO) – originally built in the 1890's, and which won the 2012 Restoration Award. This is most likely the contractor we would choose to update and revamp the Thompson Park Pool Bath House, but as of now have no pricing estimates on this restoration.

2) Thompson Park Pool

- a) Prior to considering any new surface finish for the pool interior, extensive surface preparation must be performed.

5929 E. 154th Terrace
Grandview, MO 64030

816.994.3300 Kansas City
773.278.7349 Chicago
636.537.0108 St. Louis
800.253.7349 Other Areas

816.994.3301 FAX

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 - Diamond Brite®
 - River Rok®
 - Beadcrete®
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- Deck Re-Surfacing
 - Texture-Dek
 - Kool Deck®
- New Tile
 - 100s of Patterns
 - Depth & No Dive
- New Coping
 - Brick
 - Cast Stone
 - Concrete Bullnose
- Water Features
- Structural Repair & Consultation



Included (but limited to) in this preparation Work are:

- Hydro-blasting of the pool interior to remove all delaminated and loose materials, existing surface finishes, which area would include the pool interior to the Stainless Steel Gutter, and above the Stainless Steel Gutter to the point where the pool shell meets the existing pool decking area, and cleaning of the exposed reinforcing steel of all existing rust
- Pressure Testing of the entire re-circulation system including the existing Stainless Steel Gutter
- Installation of Embedded Galvanic Anodes to protect further deterioration of the reinforcing steel
- Installing Polymeric / Epoxy materials to fill voids and irregularities from the hydro-blasting process

Following preparation Work, a determination on whether to add a Handicap Ramp or other type lift to meet current Handicap Code requirements would be made.

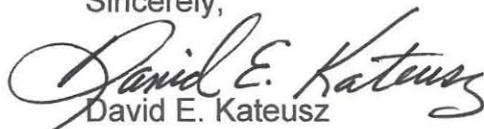
- b) In the course of Pressure Testing the re-circulation system, determinations would be made as to / if new plumbing lines are required, whether the main drain line / sump (s) hold pressure, etc.
- c) Because of the many repair areas in the existing pool shell (seen in photos as well as anticipated), we only recommend installation of our INTER-GLASS® Reinforced Polymeric System, that carries a 25-Year, Non-Prorated Warranty (attached).
- d) An examination of the existing filtration system would be required. While it is difficult to test a filtration system without running the system with water in the pool, it is our best estimate that updating the system would most likely be necessary.

A cost projection (estimate) on only the Thompson Park Pool restoration Work which would include everything listed above on the swimming pool would be **\$ 438,000.00**. If the recirculation system held pressure, and no Work was required to install new SCH-80 PVC plumbing lines, this figure would reduce by approximately **\$ 25,000.00**.

Pool
Resurfacing
Only

Hopefully this information will help you. Should you have any questions, please feel free to call me. I travel quite a bit. My mobile number is 816 591 9805.

Sincerely,



David E. Kateusz
Managing Director
Mid-America Pool Renovation, Inc.

TOTAL COST = \$774,000
Pool Resurfacing - \$438,000
Filtration System - \$175,000
Design and Inspection - \$100,000
10% Contingency - \$61,000

INTER-GLASS®

Mid-America Pool Renovation, Inc.

NON PRO-RATED WARRANTY

SAMPLE

For a period of **25** years from the date of installation to _____, who is the original purchaser of the INTER-GLASS®, INTER-GLASS® is warranted against shrinkage cracking, tearing, flaking and leaking as identified only through the installed INTER-GLASS® surface, subject to following the INTER-GLASS® *Care and Maintenance Instructions* as well as the conditions, limitations and exclusions below.

CONDITIONS

Except as stated in Limitations and Exclusions below, the obligation under this warranty will be to supply the INTER-GLASS® materials, all labor to perform any needed Warranty work, and to cover or reimburse the Owner listed above for costs for any periods of time requiring Warranty work, and including down-time, replacement of water costs, chemicals, and the like for a term of Twenty Five years from the date of installation.

LIMITATIONS AND EXCLUSIONS

This warranty applies as long as the vessel remains structurally sound and intact, full of water, with a functioning hydrostatic relief plug (s), and off-season closing (winterization) levels according to APSP guidelines (not required for Commercially segmented-built pools with properly maintained caulked expansion or control joints and a designed underground drainage bed specially built to eliminate hydrostatic pressure when the pool is empty, or pools built above grade). This warranty does not cover 1) any repairs, alterations, or modifications made by persons or entities other than Mid-America Pool Renovation, Inc., 2) any abuses whatsoever, including, but not limited to, accidental or deliberate acts, or abusive use of chemicals; 3) loss of water through plumbing or recirculation system lines, equipment or fixtures not directly associated with or directly associated with the INTER-GLASS® installed surface; 4) damage to the pool surface caused by, but not limited to, vandalism, floods, ground water seepage or pressure resulting from closing or plugging off the hydro-static relief valve, or shifting, expansion or settling of soil, 5) draining the pool for longer than 5-days without notice to the Contractor; and 6) any other acts of God or occurrences that the Contractor cannot control or reasonably be expected to be able to control.

WARRANTY TRANSFER PROCEDURES

This warranty is hereby issued to the person or persons named above, and is transferable only upon a written request. The Qualifications for a Warranty Transfer to a new owner to effect are: 1) An on-site inspection prior to sale completion, 2) A written report after inspection, 3) Handing over the INTER-GLASS® Care & Maintenance Instructions, a copy of the Limited Warranty, and any other pertinent reports on the pool to the new owner, and 4) Obtaining signature receipt of such materials from the new owner. The Fee for a Warranty Transfer is *\$500.00*.

NOTIFICATION - KEEP THIS WARRANTY

In the event of any claim under this warranty, Contractor shall be notified in writing within ten (10) days of the leak or crack occurring through the installed INTER-GLASS® surface. A copy of the original sales contract and a copy of this warranty may accompany the claim. If not notified as stated and/or the pool is drained or emptied prior to an inspection by the Contractor, this warranty may automatically become null and void with no further responsibility by the Contractor.

Notification shall be sent to:
Mid-America Pool Renovation, Inc.
5929 E. 154th Terrace
Grandview, MO 64030

Installation Date: **Unknown at Present**
Warranty Number: **Unknown at Present**

Issued To:
Address:



CITY OF WATERTOWN
ENGINEERING DEPARTMENT
MEMORANDUM

DATE: March 9, 2016

TO: Sharon Addison, City Manager

FROM: Justin Wood, City Engineer

SUBJECT: Thompson Park Pool and Bathhouse

The Thompson Park Pool and Bathhouse, which were last open in 2013, are the subject of this memorandum to get direction from Council on the future of these facilities.

Thompson Park Pool:

The Thompson Park Pool and Bathhouse were originally constructed in the 1920's. The pool underwent a major rehabilitation project in 1974 to install a gunnite surface within the original concrete pool shell. The gunnite surface has been patched over the years by Parks and Recreation staff, but continues to deteriorate and is in need of extensive repair if not complete replacement. The pool is not accessible for disabled persons. In addition, the filtration system is located in a below ground chamber, which is considered a confined space according to OSHA, is dangerous to work in, requires special safety precautions, and should be relocated above ground in a new building with the chemical storage tanks. **Total replacement of the pool, and construction of a small building to house the new filtration system is projected at a Rough Order of Magnitude (ROM) cost of \$1.25 Million, based on escalated estimates from C&S Engineers in 2013.**

An option to resurface the pool would have to be reevaluated, to determine the extent of deterioration the pool has incurred over the past three years. At a minimum, drainage should be installed between the original pool shell, and new surface, to remove the flow of water between the two surfaces, which is likely contributing to failure. A quartz surface, which adds color and better durability than the traditional gunnite surface, would last approximately 15 years if the pool is maintained and balanced properly. An alternative would be a fiberglass epoxy surface, which resists chemicals and staining better, provides strength to the pool, and has a life expectancy of 15 to 20 years. The fiberglass surface is more expensive than the quartz surface, but could be bid as an alternate. This option does not address the outdated design of the existing pool, trip hazards, main drain leakage, nor handicap accessibility provisions. **Resurfacing of the pool, construction of a small building to house the new filtration system, plus unknown spot repairs is projected at a ROM cost of \$0.75 M, based on escalated estimates from C&S Engineers in 2013.**

In addition to upgrade costs, the operational costs should be considered as part of decision to reopen the Thompson Park Pool. **Based on previous year records, it costs approximately \$90,000 per year to run the pool, when accounting for wages, materials, etc.** The City already spends approximately \$258,000 per year, to run the Flynn and Alteri Pools. Reopening the Thompson Park Pool would increase the total cost of the City's Pool program to approximately \$350,000 per year.

Thompson Park Bathhouse:

The Thompson Park Bathhouse was originally constructed in the 1920's. Shower and toilet additions were later constructed on each end of the structure making it approximately 2,100 SF. There are changing areas, three toilet stalls, urinals and several showers in the men's room. There are changing areas, three toilet stalls and several showers in the women's room. The facility is not ADA compliant, there are no life safety systems, and the facility is overall in poor condition. A new asphalt shingle roof was installed on the Bathhouse in 2004, and remains in good condition. Much of the plumbing in the building, however, burst during a power outage in the winter of 2014, when it was being heated and used for winter recreation. New plumbing lines and likely several fixtures and drains will need to be replaced to make the facility functional again.

If council desires to make only minimal improvements to reopen the Bathhouse in its current layout and function, the cost will depend on the extent of damage from the pipe freeze event and three years of vacancy. The investment would be significantly cheaper than a major rehabilitation, but would not address major deficiencies including the lack of handicap accessibility, and life safety systems.

Numerous deficiencies have been identified in previous studies performed by Bernier Carr and Associates (BCA) in 1998 and by W-M Engineers, P.C in 2011. **In 1998, it was recommended by BCA to renovate the original bathhouse, demolish the existing additions, and reconstruct new additions to be in compliance with NYS Uniform Fire Preventions and Building Code, as well as ADA regulations at a 1998 estimated cost of \$380,000 to \$420,000. That estimate is undoubtedly higher in today's dollars for this level of rehabilitation, and could be upwards of \$750,000 or more.**

It should be noted for historical perspective that a previous City Council hired a consultant in 1989-90, to evaluate and design upgrades of both the Thompson Park Pool and Bathhouse. The final design called for total replacement of the Pool and demolition & reconstruction of the "wings" of the Bathhouse. The project was then shelved due to major budgetary constraints the City faced at the time. Since that time, minimal funding has been allocated for renovation of this facility, and the focus has instead been on maintenance.

Splash Pad:

City Council is considering the addition of a splash pad water feature at Thompson Park, and an ideal location for it would be adjacent to the Bathhouse. This location offers close proximity to utilities, and as the Planning Dept. will elaborate on, is in harmony with the original Thompson Park Design which depicted a fountain at this location. Should the Thompson Park Pool be closed, and demolished, the Bathhouse could not only serve as an amenity for the splash pad, but as the focal point of the entire park. \$375,000 is currently budgeted for the splash pad. KOMPAN, a supplier of this equipment, anticipates the City could construct a splash pad feature about 4,000 sf in size for that amount. About \$140,000 for the splash pad, and about \$240,000 for site work, utilities, and the concrete pad.

Cc. Sharon Addison, City Manager
Jim Mills, City Comptroller
Ken Mix, Planning and Community Development Coordinator
Erin Gardner, Superintendent of Parks and Recreation

Approximate Costs for Thompson Park Pool for 2016 Summer Season

Wages	\$48,040
Overtime	\$2,226
Utilities	\$10,306
Insurance	\$434
Contracted Services	\$530
Fees, Non-employee	\$375
Miscellaneous	\$262
Materials & Supplies	\$18,111
Equipment <5000	\$549
Social Security	\$3,832
Health Insurance	<u>\$3,530</u>
Total	\$88,195

Table 3

From 2011 Study by W-M Engineers

Attendance Trends at Watertown Pools

<i>Pool</i>	<i>Year</i>								Forecast	
	2003	2004	2005	2006	2007	2008	2009	2010	Average Annual	2011
Thompson Park	4998	2585	5353	4062	4199	2682	2932	5175	3998	3736
Alteri	5634	4520	6872	5581	5451	4433	4690	4926	5263	4644
Flynn	6577	5209	7933	6642	4578	2940	2836	2783	5245	1831
Total	17209	12314	20158	16285	14228	10055	10458	12884	14507	10346

Note: 2010 data for Flynn pool were not included in the average or trend figures as data is missing for August.