



**TO:** Parks and Recreation Advisory Board

**FROM:** Jeff Dillon, Interim Director, Parks and Recreation Department  
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**SUBJECT:** Matters from the Department

**DATE:** January 26, 2015

**A. Youth Opportunities Advisory Board Presentation (verbal)**

**B. Aquatic Feasibility Plan Update**

**Purpose and Scope of Study**

Boulder residents have indicated a desire for additional aquatics facilities in several planning processes, including the 2005 Boulder Parks and Recreation Master Plan, the 2010 Recreation Program and Facilities Plan (RFPF), the 2014 Boulder Parks and Recreation Master Plan (master plan) and the current Valmont City Park Master Plan Update. In addition, the Parks and Recreation Department (department) would like to ensure that existing aquatics facilities and programs are maintained, managed and enhanced in alignment with best practices, industry trends and community/master plan goals.

As directed by the master plan, the department is conducting an Aquatics Feasibility Plan (AFP). The outcomes of the plan are to:

- Provide a condition assessment of current aquatics facilities and infrastructure;
- Evaluate current and anticipated demand for aquatic facilities in Boulder as well as the current and future supply to meet demands;
- Provide case studies and industry best practices for aquatic facility development and management;
- Develop scenarios and recommendations to ensure vibrant and innovative aquatic facilities and management strategies; and
- Provide conceptual cost estimating for capital and operating associated with recommended scenarios.

**METHODOLOGY AND KEY FINDINGS**

**Facility Assessments**

In November 2014, the consultant team conducted assessments of city pools through an iterative process that included site visits and data/documentation review with a goal of identifying condition of infrastructure, safety standards and ensuring quality service provision to the community. The following is a summary of findings related to the condition of existing facilities:

- Expansion of existing facilities is limited due to the lack of available land and/or infrastructure constraints at each of the facilities.
- Amenities and systems are well maintained and operate effectively.
- Many systems are beyond or nearing the end of their lifecycle. Infrastructure improvements are needed at each of the facilities including but not limited to: lighting, sanitation, filtration, decking, and HVAC (air circulation).
- Aesthetic enhancements are needed (e.g. painting trusses).
- Bathhouse replacement is needed at Spruce Pool.
- Scott Carpenter Pool and bathhouse are beyond their useful life.

### **Community Engagement (Demand)**

In November and December 2014, staff and consultants hosted an online survey (964 respondents) and a series of workshops and public open houses (100+ attendees) to gather input from key stakeholders and the community regarding aquatics programming and facilities. The PRAB also shared thoughts around desired outcomes and needs for aquatics at the November 24, 2014 business meeting.

Key themes from the community engagement to date include:

- A desire for a 50 meter competitive aquatics venue that includes adequate deck space and amenities to support swim meets
- Additional lap swimming
- A desire for an outdoor family aquatic center
- A desire for a warm water facility that would meet therapeutic needs as well as facilitate aquatics lessons and experiences for the young and those with physical and mental disabilities
- A desire for environmentally friendly pools and also pool infrastructure that allow reduced chlorine usage
- Amenities to serve older youth (ages 8+)
- General support for current facilities and operations while recognizing opportunities for improvement

### **POTENTIAL SCENARIOS:**

The following is a summary of recommendations to improve the city's aquatic system to meet community desires and provide for the long-term management and maintenance of the department's aquatic system. Recommendations are presented within the framework of the city's three tiered "spending plan".

<b>Pool</b>	<b>Fiscally Constrained Capital Maintenance</b>	<b>Action Capital Enhancements</b>
East Boulder Community Center (Built in 1994)	\$1.03 M	\$1.3M
North Boulder Recreation Center (Major renovation 2002)	\$.56M	\$.3M
South Boulder Recreation Center (Built in 1973, enhanced 1998)	\$.4M	\$.06M
Spruce Pool (Built in 1961)	\$1.5M	\$.3M
<b>Total</b>	<b>\$3.5M</b>	<b>\$1.96M</b>

### **Fiscally Constrained Scenario**

Focused on capital maintenance, this scenario addresses the existing system and infrastructure deficiencies at East, North, South and Spruce Pools. Highlights of these improvements include:

- Upgrading HVAC systems to improve air flow/circulation.
- Installation of regenerative media filters to replace sand filtration systems thereby reducing water consumption and improving sanitation.
- Resurfacing of decking to prevent falls.
- Aesthetic enhancements (e.g. interior painting) to further protect the integrity of the infrastructure and brighten up the environment.
- Installation of UV secondary sanitation systems to reduce the usage of chlorine and improve air quality.
- Installation of pool covers at outdoor amenities for energy efficiency.
- Renovation or replacement of the bath house at Spruce Pool to improve the experience of residents and guests.

### **Action Scenario**

Focused on capital enhancement, this scenario includes potential projects that will enhance the experience and existing facilities, as well as address community requests for additional amenities. These options should be considered together, as amenities added or removed at any one facility impact opportunities to the community at large.

#### **East Boulder Community Center Pool**

- Decommission water slide (at the end of its useful life) thereby increasing the size of warm water pool within existing footprint, allowing for increased programming, play value and warm water therapy
- Replace child “watertainment” feature with industry trend features
- Complete current channel to a full lazy river to increase programming and play value for children, teens, adults and seniors

North Boulder Recreation Center Pool

- Replace child “watertainment” feature with industry trend features to increase play value for children and adults
- Add “timing system” to flume slide to increase play value for teens and adults

South Boulder Community Center Pool

- Add movable “aqua” climbing wall to increase play value for children, teens and adults
- Due to the age of the community center as a whole (constructed in 1974) and other current “systems” and infrastructure deficiencies throughout the facility, further enhancements of the pool should be considered as part of future plans of the facility as a whole

Spruce Pool

- Redevelopment of leisure pool including the addition of a sprayground to increase play value and appeal to younger children

**Vision Scenario**

This option provides the complete set of amenities desired by the community. As noted previously, Scott Carpenter Pool is beyond its useful life. It was previously thought that due to its location in the flood plain that the pool could not be replaced. New information from FEMA indicates that the pool and bathhouse will no longer be in the flood plain beginning in 2016. Taking this into consideration as well as the needs of city residents, the consulting team presents four options for the replacement of Scott Carpenter Pool.

<b>Vision Scenarios</b>		
Option 1	50 m x 25 yard pool at Scott Carpenter Park	\$6-7M
Option 2	50 m x 25 yard and outdoor family aquatic center at Scott Carpenter Park	\$10-\$13M
Option 3	Spray ground at Scott Carpenter Park Indoor aquatic training facility and outdoor leisure component at Valmont City Park	\$30M
Option 4	Spray ground at Scott Carpenter Park Indoor competitive aquatic facility and outdoor leisure component at Valmont City Park	\$37M

**Option 1:**

- Construction of new 50 meter x 25 yard pool that would allow the city to slightly increase outdoor lap swimming seasonally
- Construct a new bathhouse

Capital Cost = \$6-7M

**Option 2:**

- Construct a new 50 meter x 25 yard pool that would allow the city to seasonally increase outdoor lap swimming, primarily for competitive user groups
- Construct a new outdoor family aquatic center that would meet a community need
- Construct a new bathhouse

Capital Cost = \$10-\$13M

**Option 3:**

- Replace current 50 meter pool with a 3,000-6,000 sq. ft. enclosed sprayground, providing an outdoor recreational aquatic experience for residents
- Replace current bathhouse with restroom facility
- Construct a 50 meter indoor aquatic training center at Valmont City Park with outdoor aquatic component. This action would shift competitive user groups to the new facility and free up time at East, North and South for open lap swimming while providing for outdoor “recreational” swimming

Capital Cost = \$30M

Operational Cost = approximately \$1M with 30-40% cost recovery

**Option 4:**

- Replace current 50 meter pool with a 3,000-6,000 sq. ft. enclosed sprayground thereby providing an outdoor recreational aquatic experience for residents
- Replace current bathhouse with restroom facility
- Construct a 50 meter indoor aquatic competitive venue at Valmont City Park with outdoor aquatic component. This includes added amenities such as adequate deck space for multi-team competitions and team locker rooms. This action would shift competitive user groups to the new facility, provide a venue for aquatic competitions in Boulder and free up time at East, North and South for open lap swimming while providing for outdoor “recreational” swimming

Capital Cost = \$37M

Operational Cost = approximately \$1.2M with 40-50% cost recovery

For options 3 and 4, it is recommended that the city pursue private, public and non-profit partnerships to not only offset capital costs but operational costs as well.

Questions for the board:

1. Is it the department’s role to continue to be in the business of facilitating competitive swimming? If so, at what level and at what cost?

2. Is it the department's role to respond to requests for warm water "wellness" pool?

### **NEXT STEPS**

The project team will discuss the key findings and options with stakeholders on Wednesday, January 28, 2015. On that same evening, the department is hosting an Open House (5:30 p.m. to 7:00 p.m.) at the Municipal Yards) to gather feedback from the community. Community feedback will shape the final AFP recommendations to be discussed with the PRAB at the February, 23, 2015 business meeting.

**A. City Council Retreat Update (verbal)**

**B. Valmont City Park Planning Update (verbal)**