

**REPORT OF THE
SWIMMING POOL PLANNING AND ADVISORY COMMITTEE
TO THE DALLAS CENTER CITY COUNCIL
June 17, 2021**

The Dallas Center Swimming Pool Planning and Advisory Committee was established by the City Council's adoption of Resolution 2021-10 on February 9, 2021, and the members of the Committee were appointed on March 9, 2021. The Committee met on April 7, April 21, April 29 (at the Lena Moser Community Pool), May 12, June 3, and June 17, 2021. Dave Schwartz of Waters Edge attended the first meeting, and provided updated materials and information for subsequent meetings.

Background

Lena E. Moser died in 1980 and in her Will bequeathed \$150,000 to the City of Dallas Center for a community swimming pool. The Brenton Family donated land for the pool site and additional funds were raised in the community to allow construction to begin early in 1981. The Lena Moser Community Pool (the "Pool") opened on May 29, 1982.

The Community Swimming Pool Board was established by Ordinance No. 136 adopted September 8, 1981, by the City Council and five members were appointed to advise the Council on the operation and needed facilities of the Pool, and to plan and oversee city programs and encourage other programs, for the use of the Pool.

Before 2010 the Pool Board began exploring the renovation of the pool or new construction of the pool as it was nearing the end of its expected lifespan. Pool Board members traveled to other communities to review recent pool projects, and members interviewed engineering firms with pool planning and design experience. On December 14, 2010, the Board updated the Council on their planning for a new pool.

The Board recommended that the City Council select Waters Edge Design of Lenexa, Kansas, to provide consulting and pool evaluation services. On June 14, 2011, the Council approved a contract with Waters Edge, and later the firm provided the City with a concept design for a new pool. The Pool Board was merged into the Parks and Recreation Board in 2013.

Condition of the Pool

The Committee's meeting at the Pool brought home to all members the fact that our Pool is close to the end of its lifespan. Brett Kaszinski provided invaluable information about the operation and condition of the Pool. It became clear that in recent years our Pool has been able to open and provide swimming as a recreational activity to our community only because of the hard work each spring of all of the City's public works personnel to bring the Pool into running order.

The Committee, with the help of Brett Kaszinski, has identified problems, issues and deficiencies with our Pool. With respect to the buildings and the site: the roof is in bad shape; the fascia is rotting; the block walls in bathrooms are falling over; there is no roof over bathrooms (under current building codes it is required the roof be covered if the building is upgraded – concern with

drones flying over); the metal door is starting to deteriorate; inadequate facilities (toilets, sinks, showers); the electric service to the building has been repaired several times underground; the lighting around pools no longer meets required standards; the electrical room is in men's bathroom; the guard shack is cramped; the parking lot is not hard surfaced as required both by City Code and the ADA regulations (currently sealcoat/gravel); and the fencing around the perimeter is bent at the bottom in several places.

The lap pool has no ADA access (currently there is one portable chair lift and the batteries do not hold a charge very long); the concrete deck is sinking (causing tripping hazards); the pool surface is chipping off; the tile around the top is falling off; the slide area is not sectioned off from the pool; water is being lost through leaks somewhere; the condition of the piping underground is unknown; the filters need to be rebuilt (all filters are original and it is hard to find parts); chemicals do not have a secondary containment; the flow meter is not accurate; the pump is not grounded; the ladders and lights in pool are not bonded; the lifeguard chairs are very weathered; and the bottom of the pool is so rough that swimmers cut the bottom of their feet.

In the kiddie pool the pump and chemicals are right next to concession; needs resurfaced painted (was done in May 2021 but it is unknown how long it will last); staff has to manually add chemicals daily; the concrete deck is sinking; the gate into the kiddie pool needs to be self-closing (currently uses a bungee strap); the condition of piping underground is unknown; and it continues to leak water (worse in 2021).

Design and Cost Review

The Committee reviewed the initial 2021 updated cost estimates prepared by Waters Edge for a renovation of our existing Pool and bathhouse. The area of the Pool would remain the same at 3,465 square feet at an estimated cost of \$2,472,700. The lifespan of a renovated pool is an additional 10 to 15 years.

On the other hand, a new pool would be much larger, have more features, and would have an expected lifespan of 40 to 50 years. The Committee voted to recommend that the Council proceed with a new pool and bathhouse, rather than renovate the existing pool and bathhouse. The Committee affirmed that the Pool should be replaced with a new pool and bathhouse or shut down.

The Committee reviewed the initial revised design for a new Pool and suggested that Water's Edge make several modifications, including increasing the number of lap lanes from 5 to 6 lanes.

On May 11, 2021, the Council approved an amendment to the 2011 contract with Water's Edge so the firm could provide the Committee and the Council with updated cost estimates for a new pool and bathhouse, as well as updated and revised designs and to answer questions from the Committee.

The Committee reviewed and then approved the further revised May 25, 2021, designs for the Pool (Attachment 1) and Bathhouse (Attachment 2). The water surface area would total 6,177 square feet, and the pool deck area would have 11,615 square feet. The engineer's total opinion of project cost is \$3,834,200, which includes a 10% bidding and construction contingency provision of \$314,500 (Attachment 3).

Dave Schwartz has advised the Committee that the cost of Engineering at 10% of the construction cost (or \$356,000, included in the total cost) is allocated at 7% for design services and 3% for construction administration services. Waters Edge services during construction include bidding assistance, shop drawing review, multiple site visits, construction review, answering contractor questions, contractor pay request reviews, pool-start up services, and operator training. Dave stated that they typically experience multiple contractor questions each day, and the site visits are based on the contractor's progress, but typically average 24 to 30, including pool start-up.

City Funds Currently Available for New Pool

Over the past few years the Council has allocated \$325,000 (plus interest earned) from the Burnett Trust recreation fund as well as the allocation of a portion of Local Option State Sales Tax (LOSST) receipts that have been collected since July 1, 2018. On November 7, 2017, the people of Dallas Center voted to approve the one percent Local Option State Sales Tax by a vote of 357 to 134. The ballot issue provided that each year twenty-five percent of the revenue would be allocated to property tax relief and the remaining 75% for other city expenditures, including the construction of capital improvements as well as parks and other recreational facilities in the City.

The anticipated balances on June 30, 2021, of the allocated Pool funds are as follows:

Pool Depreciation Fund-savings	\$ 12,181
Pool Depreciation Fund-CD	\$ 60,000
LOSST receipts to June 30, 2020-CD	\$ 502,535
LOSST receipts to June 30, 2020-savings	\$ 1,483
Burnett Trust-CD	\$ 325,000
Burnett Trust-savings	\$ 15,252
LOSST expected receipts-FY 2020-2021	<u>\$ 106,737</u>
 Projected Available Funds on June 30, 2021	 \$1,023,188
 Estimated LOSST receipts-FY 2021-2022	 \$ 290,250
Projected interest to June 30, 2022	<u>\$ 6,000</u>
 Projected Available Funds on June 30, 2022	 \$1,319,430

In addition, the City currently has a balance of \$315,098 in the Burnett Trust-capital improvements fund that the Council could consider directing toward the Pool project.

Bonding and Other Funding

The balance of the cost of a new Pool could be funded through the City's issuance of bonds which are payable from a portion of the revenues of the local option sales and service tax, and not from property tax, sometimes referred to as LOSST anticipation bonds. This bonding is authorized by Chapter 423B of the Iowa Code.

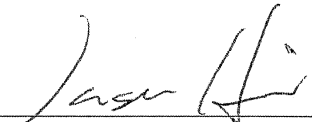
The Council could consider utilizing a portion of the Burnett Trust-capital improvement fund, which has a current balance of \$315,098.

Final Recommendations

The Committee recommends that:

1. A new community swimming pool and bathhouse is necessary to address and meet our community's current and future recreational needs. Our current pool cannot cost-effectively be repaired and maintained to extend its life for any meaningful period, or to meet the requirements of the Americans with Disabilities Act (the ADA, which was not in effect when our Pool was constructed). A renovation would not expand the area of the Pool, would only extend its lifespan by 10-15 years, and the cost is estimated to be nearly 65% of the cost of a new Pool.
2. The City Council should proceed with the construction of a new community swimming pool and bathhouse, based upon the May 25, 2021, designs and opinion of project cost prepared by Waters Edge. The opinion of cost is \$3,834,200. Adding an estimate of \$24,000 in bond counsel fees and \$36,000 for financial advisor fees, the total cost would be \$3,894,200.
3. With a projected \$1,319,430 in city cash available as of June 30, 2022, a balance of \$2,574,770 will be required that could be covered by the issuance of LOSST anticipation bonds and perhaps the utilization of a portion of the Burnett Trust capital improvement fund. In sizing a Not to Exceed bond issue amount, the Council should give consideration to potential increased costs when bids are let for the project.
4. The City Council should enter into a contract with Waters Edge for engineering services (which would include design services and construction administration services).

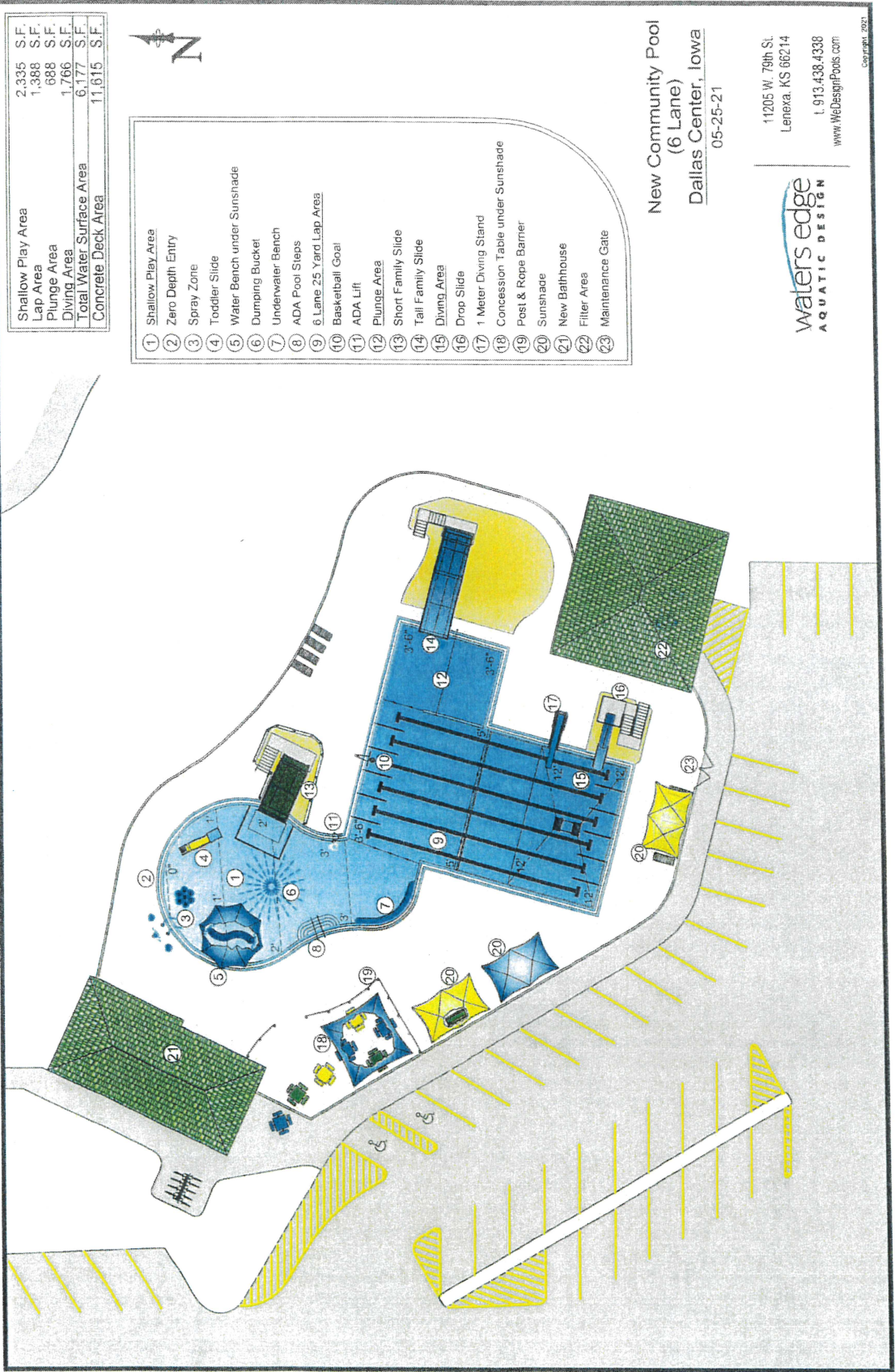
Dated June 17, 2021.



Jason Harris, Chair

Amy Lawton, Vice Chair
Jacy Jensen
Linda Licht
Ken Matteson
Kyle Stille
Beth Wright

Brett Kaszinski, Ex Officio
Curt Pion, Ex Officio
Amy Strutt, Ex Officio



Shallow Play Area	2,335	S.F.
Lap Area	1,388	S.F.
Plunge Area	688	S.F.
Diving Area	1,766	S.F.
Total Water Surface Area	6,177	S.F.
Concrete Deck Area	11,615	S.F.



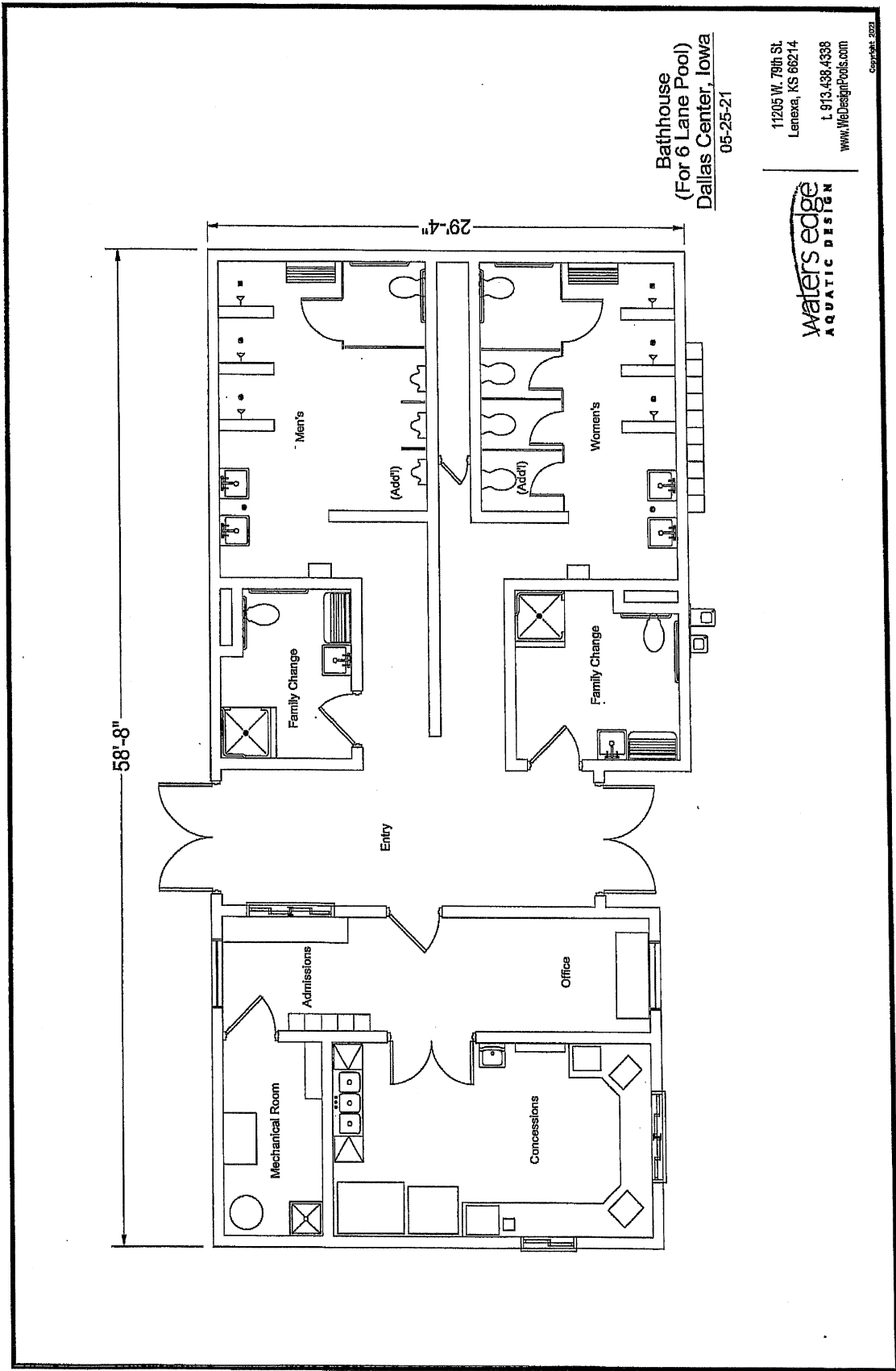
- ① Shallow Play Area
- ② Zero Depth Entry
- ③ Spray Zone
- ④ Toddler Slide
- ⑤ Water Bench under Sunshade
- ⑥ Dumping Bucket
- ⑦ Underwater Bench
- ⑧ ADA Pool Steps
- ⑨ 6 Lane 25 Yard Lap Area
- ⑩ Basketball Goal
- ⑪ ADA Lift
- ⑫ Plunge Area
- ⑬ Short Family Slide
- ⑭ Tall Family Slide
- ⑮ Diving Area
- ⑯ Drop Slide
- ⑰ 1 Meter Diving Stand
- ⑱ Concession Table under Sunshade
- ⑲ Post & Rope Barrier
- ⑳ Sunshade
- ㉑ New Bathhouse
- ㉒ Filter Area
- ㉓ Maintenance Gate

**New Community Pool
(6 Lane)**
Dallas Center, Iowa
05-25-21

11205 W. 79th St.
Lenexa, KS 66214
1.913.438.4338
www.W6DesignPools.com



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Dallas Center, IA: New Pool Concept - 6 lane

Revised, from 09-07-11, to 05-10-21, to 05-25-21

Base Pool	6,177	S.F.
Alternate Bid Pool	-	S.F.
Total Pool Surface Area	6,177	S.F.

PROJECT ITEMS	Base Pool	Alt. Bid Pool	Alt. Bid Items
SITE WORK	\$ 443,040	\$ -	\$ -
SITE FURNISHINGS	\$ 11,760	\$ -	\$ -
POOL DECK AND BASIN STRUCTURE	\$ 364,560	\$ -	\$ -
POOL DECK EQUIPMENT	\$ 51,960	\$ -	\$ -
MAINTENANCE AND SAFETY EQUIPMENT	\$ 9,120	\$ -	\$ -
WATER FEATURES	\$ 339,120	\$ -	\$ -
SUNSHADES	\$ 30,720	\$ -	\$ -
BATHHOUSE-CONCESSIONS	\$ 364,800	\$ -	\$ -
FILTER BUILDING	\$ 153,600	\$ -	\$ -
POOL CHEMICAL SYSTEMS	\$ 26,760	\$ -	\$ -
POOL MECHANICAL	\$ 370,920	\$ -	\$ -
POOL FINISH	\$ 32,880	\$ -	\$ -
ELECTRICAL	\$ 156,000	\$ -	\$ -
ALLOWANCES	\$ 15,000	\$ -	\$ -
GENERAL CONDITIONS (Bonding, Insurance, Supervision)	\$ 163,600	\$ -	\$ -
SUBTOTAL	\$ 2,553,840	\$ -	\$ -

SALES TAX (see note below) 0%	\$ -	\$ -	\$ -
LOCATION FACTOR AND WAGE RATES 5%	\$ 127,700	\$ -	\$ -
INFLATION FOR (2022) BID 2%	\$ 53,600	\$ -	\$ -
SUBTOTAL	Base Pool \$ 2,735,100	Alt. Bid Pool \$ -	Alt. Bid Items \$ -
CONTRACTORS PROFIT AND OVERHEAD 15%	\$ 410,300	\$ -	\$ -
BIDDING & CONSTRUCTION CONTINGENCIES 10%	\$ 314,500	\$ -	\$ -
EXCISE TAX 0%	\$ -	\$ -	\$ -
TOTAL OPINION OF CONSTRUCTION COST	Base Pool \$ 3,459,900	Alt. Bid Pool \$ -	Alt. Bid Items \$ -
ENGINEERING 10.0%	\$ 346,000	(INCLUDED IN BASE)	(INCLUDED IN BASE)
QUALITY CONTROL TESTING 0.5%	\$ 17,300	\$ -	\$ -
SITE SURVEY	\$ 6,000	\$ -	\$ -
SOIL INVESTIGATION	\$ 5,000	\$ -	\$ -
TOTAL OPINION OF PROJECT COST	Base Pool \$ 3,834,200	Alt. Bid Pool \$ -	Alt. Bid Items \$ -

TOTAL OPINION OF PROJECT COST INCLUDING ALL ALTERNATE BID POOL/ITEMS	\$ 3,834,200
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NOTES:

Project costs only include items listed.
 Other costs such as bonding, promotional materials, etc. are not included.
 Sales tax is assumed to be on materials only, not labor, not G.C. (1/2 of subtotal)