

City of Piedmont
COUNCIL AGENDA REPORT

DATE: May 2, 2022

TO: Mayor and Council

FROM: Sara Lillevand, City Administrator

SUBJECT: Receipt of the Piedmont Community Pool Design Development Package and Consideration of 1) Approval of Design Modifications to the Recreation Pool; and 2) Authorization for Staff and ELS to Advance to Construction Documents Phase

RECOMMENDATION:

Receive the 100% Design Development Package and Cost Estimate for the Piedmont Community Pool Project and by a single motion, take the following actions with regard to the project:

- 1) Approve design modifications to the shallow water recreation pool as recommended by the Community Pool Advisory Committee (PAC):
 - a) Lap Lanes: increased length of the three lap lanes from 20 to 25 yards with a depth profile that moves side to side from approximately 3.5 feet in the middle of the pool to approximately 5 feet at the western edge of the pool
 - b) Rotate the stairs 90 degrees such that the stairs enter the open free water area rather than the rectangular lap lane area
- 2) Approve expansion of the zero-beach entry area in the recreation pool by approximately 300 square feet
- 3) Authorize Staff and ELS to advance to Construction Documents Phase

BACKGROUND

At its meetings of March 21, 2022 and April 4, 2022, the City Council made changes to the conceptual design and directed staff to proceed with an accelerated timeline for bringing the Piedmont Community Pool project to bid due to construction cost hyperinflation. The design alterations prioritized the aquatics needs of the community and focused primarily on reductions in the building. While the vast majority of cost reductions came from the building and there were no proposed changes to the deep water competition pool, the configuration of the recreation pool was modified to reduce the length of the three lap lanes in the recreation pool from 25 yards to 20 yards, as well as a significant reduction in the size of the zero-depth entry area.

On March 21st, Council directed staff and ELS to continue to proceed into the Design Development Phase with the significant modifications to the Community Pool building as presented along with a request for further exploration of maintaining 25-yard lap lanes in the

recreation pool as well as potential fundraising mechanisms.

On April 4th, Council reviewed and affirmed refinement of the building alterations as well as directed staff to continue the review of program and cost considerations related to 20-yard versus 25-yard recreation pool lap lanes and present the analysis to the PAC for its review and recommendation to the City Council. In addition, Council also directed staff to prepare a donation policy to allow the quick activation of community members to make private contributions toward elements of the pool project which have been or may be cut from the design.

Community Pool Advisory Committee Recommendation

On April 26, 2022, the PAC considered the programming implications of the configuration of the lap lanes in the recreation pool. The PAC received an architectural presentation by Clarence Mamuyac of ELS as well as a programming presentation by Stuart Isaac of Isaac Sports Group. The PAC was unanimous in its recommendation to revert to the original 25 yard lap lanes in the recreation pool. Based upon the programming analysis, the depth profile of these lap lanes was discussed in detail and resulted in a recommendation that the depth within the rectangular area increase from side to side rather than from end to end. The PAC also affirmed and recommended the stairs be rotated 90 degrees away from the lap lanes as discussed at previous Council meetings. These recommendations support maximum program flexibility and cost recovery opportunities for this pool. Although not formally considered by the PAC, the committee discussed and affirmed the benefits of maximizing the amount of 3 to 3.5 foot water in the open water area of the recreation pool which is accomplished by the addition of the recommended expansion of pool surface area at the north end (zero-beach entry) of the pool.

Fiscal Impact of Recommended Modifications

The additional upfront cost to increase the length of the lap lanes to 25 yards and to add roughly 300 square feet of open free water in the recreation pool is approximately \$250,000. This is inclusive of two additional heat pumps to accommodate heating the additional water volume. Staff is confident that in partnership with the Piedmont Recreational Facilities Organization (PRFO), adequate funds can be raised to cover this differential.

Design Development Package and Updated Cost Estimate

The City expects to receive the 100% Design Development package on April 30 subsequent to the publication of this report. When received, the package will be added as a supplement to this report. The City has been advised that cost estimates associated with the Design Development package are in line with estimates presented on April 4, 2022, thus staff recommends advancing the design to the Construction Documents phase.