

March 11, 2021 10:00 a.m. - 12:30 p.m.

Sundance Hills Metro District Pool and Park Renovation

Meeting Minutes:

1. In attendance:
 - a. (EA) Christa, Alyssa, and John
 - b. (SH) Sarah Shepherd, Amy Fetter, Jeffery Erb, Allyson Ross, Sally Newcomb, Gabe Gelman, Jack Campbell, JC Chambers, Rebecca Davis, Terry Wong, Donna Johnson, Lindsey Reese, Bailey Foley, Randy Davis, Crissy Davis, Michael Draudt, Lindsay Moriarity, Tom Rogan.
 - c. (KH) Mike Leuteneker, Dan Skeeahan, (TBG) Kyle Schwendenman, Eric Jacobson, (MM) Ed Sabia, (CH) Cole Henry, Conner Riley, (AE) Melina Saunders
2. Introductions.
3. Assessment Report Presentations, Architecture (Please refer to attached revised assessment report with updates based on information received during this meeting)
 - a. Architecture
 - i. ADA accessibility and occupancy load.
 1. Noted the code calculated occupancy load based current size of building, pool and deck occupancy is over 1000 occupants.
 - a. It was mentioned that the average per day is about 50-150 people and about four times a year for swim meets/holidays there may be as many as 600 people.
 2. Discussed the possibility of negotiating with the building department to accept a reduced occupancy based on historical data of average patrons so that the plumbing fixture count would not have to be increased. It is possible that the building department would require us to increase the plumbing fixture county by four or more toilets. If negotiating to a lower occupancy of 320, which is what is needed to not add toilets, then they may require us to post a sign listing that maximum occupancy.
 3. Panic hardware to the doors and gates will be a jurisdictional requirement as well. We may be able to add these to the existing gates and doors.
 4. Shower counts do not meet health department standards and three showers may need to be added.
 5. An ADA parking spot will need to be added.
 6. Several of the building spaces will need remodeling for ADA accessibility such as restrooms, showers, sinks, countertops, etch.
 - ii. Roof drainage should be studies further to reduce ponding and icing on the pool deck.
 - iii. Advised that the chemical storage will need to be separated from the pool equipment room and both will need to be of fire rated construction.

These minutes constitute our understanding of the discussions and conclusions reached. Please advise the writer within (4) days of any corrections or exceptions.

- b. Aquatics
 - i. Pool is approaching 40 years old, and the typical lifespan of a large commercial pool is about 50 years.
 - ii. permanent ADA lifts for each pool is recommended because it meets the intent of the code. Having one portable lift requires interaction with staff to move the lift. ADA code intents are to promote an individual to be able to use a facility without the interaction and special attention of staff. Having only one lift also means that only one pool can be used at a time, meaning only one pool meets ADA requirements at any given time. It is recommended to provide a permanent lift at each pool.
 - iii. Dive Pool Discussion (Refer to attached revised assessment report for additional information)
 - 1. Detailed measurements of the dive pool will be required before a final recommendation and approach is made. JC Chambers and Councilman will work together to get these measurements as soon as possible.
 - 2. Colorado pool code stated that diving boards need to be at least ten feet from the pool walls and currently the diving boards are nine feet from the pool walls. Diving boards can be moved closer together to meet code this code without increasing the width of the pool.
 - 3. Guard rails on diving boards will need to be replaced and designed to meet code.
 - 4. The pool depth will need to be verified to meet minimum requirements for a three-meter diving board which is twelve feet, and ten feet of depth is required for a one-meter diving board.
 - 5. Options if pool depths do not meet code standards for the existing diving boards.
 - a. Increasing pool depth, if the pool is cast in place and has spread footings would be about \$300,000. If the pool is shotcrete, then it could be closer to \$600,000 to \$650,000.
 - 6. Full Dive Pool replacement may be recommended at that point. Pool replacement would be about \$350sf, therefore around \$500,000 - \$600,000.
 - 7. The diving boards could be grandfathered in per the local health department. This is not the recommended approach as there has already been a serious injury in result of the existing construction.
 - 8. Safety padding below the diving boards is not required by code however it is recommended.
 - iv. EA noted that we have attempted to find existing drawings for the pool, however none exist. There are only existing drawings of the remodeled building from the early 2000's. The pool was constructed with the original construction in the 1970's.
- c. Civil & Landscape
 - i. Rainwater coming off the roof or pool deck needs to be diverted away from the pool per code.
 - ii. There are some isolated sidewalk settling that may cause structural issues to adjacent building and pool if not addressed.
 - iii. If impervious are increased, it may trigger additional requirements from the local jurisdiction for onsite water quality and water retention.
 - iv. Discussed the need for one additional ADA parking stall, therefore one will be lost.

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- v. Recommended to add a permanent concrete pad in the parking lot and enclosure for the dumpster.
 - vi. Recommended to replace light fixtures at the parking light poles. Ownership group noted that the wiring to the lights was repaired and they are currently working, but they are very old.
 - vii. Noted the deterioration of retaining walls which could be caused by moisture accumulating behind the walls. Site could be regraded and drainage can be improved to prevent future deterioration of the retaining walls.
 - viii. Upper playground.
 - 1. The spring toy could be potentially dangerous. The rest of the play features are in poor to fair shape. They likely could not survive being relocated.
 - 2. There is not a ramp leading to the play area and it is not ADA accessible. ADA accessibility will not be required if doing improvements on other portion of the site. If a new playground is provided, then that would need to meet ADA accessibility.
 - ix. Lower playground.
 - 1. The merry-go-round is in poor condition and the rest is in fair to good condition.
 - 2. The ramp leading to the play area is not ADA accessible.
 - 3. Possible drainage issues at the lower playground may need to be addressed. Upon further follow up with the management team there is an existing drainage system below this playground, and there has not been past "bathtub" drainage issues in the area.
 - x. Discussed leveling of the site below the volleyball court. Noted that leveling of the are could be done however it may be difficult depending on what drainage standards would be required.
 - xi. Residents that live on Powers street like the park views and may not approve of adding a playground on the north side of the park.
 - xii. The \$40K price tag in the line-item report is for the playground equipment only, not a completely new playground area.
 - xiii. It is not necessary for the park to meet ADA requirements unless there was a citation brought forth for some reason, however, if new construction occurs then it would need to be ADA compliant.
- d. Structural
- i. In general, the existing structures are in good shape.
 - ii. Existing drawings do not exist for the shade pavilion. The main building existing drawings are limited and do not include the design information of the pre-manufactured roof trusses.
 - 1. An extensive remodel of the existing structure (more than 5%) would require a more detailed investigation of existing conditions and load capacity. Adding solar panels to the roof would also require this in-depth analysis.
 - iii. Adding a pump pit inside the existing mechanical room is possible, however depth may be limited based on the depth of the footing. We may be able to get a 3 foot to 4 foot depth, and aquatics noted that it may need to be 10'x15' in size. Costs may be \$20,000 or more.
 - iv. Moisture migration at the retaining could be causing the paint to bubble and crack, noted that this is not a structural issue. Existing paint should be removed from the walls before a new approach and coating is applied

1. One approach is to apply a clear topical waterproof coating, such as Xypex, coating on all exposed concrete surfaces and then paint on top of that.
 2. Another approach, or additional approach, would be to dig out the soil from the back of the retaining walls and apply a traditional waterproof coating on the unexposed surfaces.
- v. The preference is to keep the concrete walls painted similar to the floor color of the tennis courts to meet tennis standards.
 - vi. Ownership group mentioned that the existing concrete slabs, and the tennis court retaining walls appear to have a sandy consistency and they have always struggled with getting any products to attach. It was also noted later that there are some structural slab issues below the women's restroom along the west wall between the men's restroom and women's showers. The soil below the slab has eroded over time, possibly due to a water pipe break in the area, which has left a void below the slab that is about 18 inches deep and extends 3 feet from the exterior wall.
- e. Mechanical
- i. No need to increase fan capacity at this time, however it is recommended to replace intake/exhaust grills & louvres if performing other improvements in the area.
 - ii. Discussed the possibility of making the spaces heated, for use past the summer months. Other than the Sailfish room, the existing building is not insulated. Adding any heating or other conditioned spaces will trigger energy code requirements, which include, but are not limited to; adding insulation in the roofs, walls, and slabs.
 - iii. A dedicated chemical storage room with exhaust system is recommended and likely required per code.
 - iv. The louver/vent opening at the pool equipment room does not meet code and will need to be resized. The boiler may be replaced, therefore requiring a new vent.
 - v. Recommended increasing the size of the heater and the exhaust fan in the pool equipment room.
 - vi. Recommended adding ceiling fans to the lifeguard room.
- f. Plumbing
- i. Recommend replacing plumbing fixtures to low-flow fixtures. This could result in a 20% water savings. Fixtures are not required to be replaced, unless required by ADA.
 - ii. Recommended insulating the piping in the attic. It was noted in a conversation after the meeting that there have been broken pipes in the ceiling due to freezing. Insulating these pipes will help this issue.
 - iii. Recommended replacing the water heater with a tanked water heater.
 - iv. Noted that hard piping the roof downspouts to storm drains underground could be difficult and expensive. Discussed the possibility to rout them to a catch basin as an option instead
 - v. An emergency eye wash/shower would need to be added per osha standards in the pool equipment room.
 - vi. Patrons have a difficult time turning on the fireplace. Noted that people would use the fireplace if they new how to use it and the process could be simplified to the flip of a switch.
- g. Electrical

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- i. Discussed that if electrical demand increased because of significant increase in pool equipment or features than the electrical distribution would need to be upgraded significantly, close to \$100,000 impact. With current lists of improvements, this is not anticipated, but we should keep this in mind as the scope is developed.
 - ii. It is recommended to replace the existing pool equipment room panel with one suited for the environment.
 - iii. It is requested past 12 to 18 months of utility bills to review usage.
 - iv. It would be most cost effective to add electrical services to site items only if other improvements in the area are also being made. as needed, recommended to add concurrently with other added features or equipment.
 - v. Pool bonding in the pool equipment room and on the deck will be needed if concrete is being replaced.
 - vi. Noted that there are certain code requirements for lighting a pool used at night.
 - 1. Increased nighttime light levels for activities will be required if operating at nighttime.
4. Program and Budget Spreadsheets Review
- a. Quick explanation of the two spreadsheets. Noted that if a column in the right-hand column titled "Included in Program" has a cost listed in it than it was included in the overall Program list budget spreadsheet.
 - b. Due to time limitations, these spreadsheets and program development will be reviewed and decided at the next working group meeting.
 - c. Presentation to the Board will be postponed until the program development has been reviewed and decided upon.

Next Steps / Action Items:	Action By:	Complete By:
1. Measure Dive Pool	JC/CH	3/24/21
2. Programming Exercise (delayed)	EA	3/25/21
3. Next Working Group Meeting	EA/SH	3/25/21
4. Master plan (Delay request due to program delay)	EA	4/7/21
5. Board of Directors Meeting	EA/SH	4/21/21
6. Utility Bills from the past 12 – 18 months	SH	Prior to schematic design