NOTICE OF A MEETING
(In compliance with Sec. 551.041, Et. Seq., Tex. Gov't. Code)

NOTICE is hereby given that the **City of Jersey Village 2024 Bond Committee** will hold a meeting on June 25, 2024, at 6:30 p.m. in the Civic Center Municipal Center Meeting Room at 16327 Lakeview Drive, Jersey Village, Texas 77040.

A quorum of the City of Jersey Village City Council may be in attendance at this meeting.

ITEM(S) to be discussed and acted upon by the Committee are listed on the attached agenda.

AGENDA

A. Open Meeting. Call the meeting to order and the roll of appointed officers will be taken.

B. CITIZENS' COMMENTS - Any person who desires to address the 2024 Bond Committee regarding an item on the agenda will be heard at this time. In compliance with the Texas Open Meetings Act, unless the subject matter of the comment is on the agenda, the City staff and Committee Members are not allowed to discuss the subject. Each person is limited to five (5) minutes for comments to the Bond Committee.

C. Consider approval of the minutes from the meeting held on June 18, 2024.

D. Discuss and take appropriate action on potential bond items. *Robert Basford, Assistant City Manager*

E. Select next meeting date.

F. Adjourn.

CERTIFICATION

I, the undersigned, do hereby certify in accordance with the Texas Open Meeting Act, the Agenda is posted for public information, at all times, for at least 72 hours preceding the scheduled time of the meeting on the bulletin board located at City Hall, 16327 Lakeview, Jersey Village, TX 77040, a place convenient and readily accessible to the general public at all times, and said Notice was posted on the following date and time: June 21, 2024 at 9:00 am and remained so posted until said meeting was convened.

Maria Thorne, Administrative Assistant

In compliance with the Americans with Disabilities Act, the City of Jersey Village will provide for reasonable accommodations for persons attending public meetings. Request for accommodations must be made to the Administrative Assistant by calling 713-466-2174 forty-eight (48) hours prior to the meetings. Agendas are posted on the Internet Website at www.jerseyvillagetx.com.

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

MINUTES OF THE MEETING OF THE CITY OF JERSEY VILLAGE 2024 BOND COMMITTEE

June 18, 2024, at 6:30 p.m.

THE CITY OF JERSEY VILLAGE 2024 BOND COMMITTEE MET ON June 18, 2024, AT 6:30 P.M. AT THE CIVIC CENTER MUNICIPAL CENTER MEETING ROOM, JERSEY VILLAGE, TEXAS 77040.

A. CALL TO ORDER

The meeting was called to order at 6:30 p.m. and the roll of appointed officers was taken.
Committee members present were:

Beverly Petersen	Susan Edwards
Edward Lock	Krista Guerrero
Curtis Haverty	

Staff in attendance: Robert Basford, Assistant City Manager; Isaac Recinos, Recreation and Events Manager; and Maria Thorne, Administrative Assistant.

B. CITIZENS' COMMENTS - Any person who desires to address the 2024 Bond Committee regarding an item on the agenda will be heard at this time. In compliance with the Texas Open Meetings Act, unless the subject matter of the comment is on the agenda, the City staff and Committee members are not allowed to discuss the subject. Each person is limited to five (5) minutes for comments to the Bond Committee

Dennis Petersen 16522 Cornwall - Mr. Petersen expressed several opinions and concerns about the city's handling of the pool renovation project. He acknowledged that progress is being made on the pool but expressed disappointment that the city allowed the pool to deteriorate and criticized the city's response so far. He appreciated the committee's efforts to commission a professional study, which provided reasonable estimates for repair, renovation, and new construction of the pool. However, Petersen was skeptical about the consultant's cost estimates aligning with the city's initial figures of $8 to $10 million, suggesting it was too convenient. Mr. Petersen also noted the city's ability to find funding for other projects, such as a new golf course clubhouse and various Parks and Rec projects, questioning why similar funds couldn't be allocated for the pool maintenance. He advocated for a single, well-maintained pool with good bathrooms but no locker rooms, arguing that locker rooms would not receive proper maintenance. He emphasized that there is no need for additional pools, such as a diving pool, and recommended simple amenities like a small slide and low diving board. Additionally, he believed there was no need for overhead lighting, as the pool is never used after dark. Regarding cost allocation, Mr. Petersen questioned the necessity and allocation of 12% for design fees and surveys and permitting, suggesting these costs were inflated and could be reduced. He proposed a bond of around $6 million, believing this would suffice for Jersey Village's needs without funding unnecessary features. Overall, Mr. Petersen's opinions reflect a desire for a practical, cost-effective approach to the pool renovation, focusing on essential features, similar to our current pool, and better financial management by the city.

Bill Edwards 16001 Jersey Dr. - Mr. Edwards expressed concerns about the lack of significant permanent shade structures in the pool renovation proposals, noting that aside from umbrellas, there were no detailed dimensions for any shade structures or pavilions. He emphasized the importance of having at least as much shade as currently available, particularly for swim meets where good shade is essential. He observed that most people currently seek shade under the permanent structures, and he believes umbrellas are inadequate. Additionally, Edwards mentioned that several requests had been made for a design maintaining the Z-shape layout of the current pool, which was not included in any

of the three presented options. He personally advocated for a new Z-shaped pool with a wider and longer deep end to accommodate a diving board and a slide simultaneously.

Rachel Beazly Lakeview Dr. - Mrs. Beazly expressed her support for a new pool, noting that her family uses it regularly and her children are on the swim team. However, she is concerned that the proposed costs are similar to a previous proposal that was rejected by citizens. She fears that pushing for the same high costs again might result in another rejection. She does not want the pool to be closed. She believes this would be detrimental to the community, especially for children and property values. Therefore, she leans towards a renovation or repairs for now, with the possibility of a complete replacement in three to four years. She acknowledged the city's recent significant expenditure on the golf course, suggesting that another large investment in the pool might be met with hesitation by the community. Mrs. Beazly advocates for a more modest design that closely resembles the existing pool to gain broader approval.

C. Consider approval of the minutes from the meeting held on June 12, 2024.

A request was made to correct the spelling from Ableton to Angleton. With all present in agreement to the correction, Krista Guerrero made a motion for approval of the minutes, and Edward Lock seconded the motion.

The vote follows:

Ayes: Beverly Petersen, Edward Lock, Jennifer Withner, Krista N. Guerrero, Sean Willis, Curtis Haverty and Susan Edwards

Nays: None

The motion carried.

D. Discuss and take appropriate action on potential bond items. ***Robert Basford***

Robert began by referencing the recent presentation on the pool project, noting that after reviewing it and gathering feedback, it is now time to discuss the next steps. He emphasized that they are at a stage where they need to decide whether to opt for repairs, renovation, or one of the proposed concepts. The goal is to formalize a plan or recommendation to present to the Council for moving forward. He suggested starting the discussion by inviting others to share their thoughts on the presentation, thereby opening the floor for a broader discussion.

A committee member inquired about the difference between contingency and escalation fees. Robert clarified that contingency covers unforeseen elements and potential add-ons during the project, such as additional testing or unexpected issues. Escalation, on the other hand, accounts for the time between now and the start of construction, essentially serving as an inflationary index. He mentioned that typically, an escalation allowance of 5% per year is used. Robert also noted he could verify this information with Counsilman-Hunsaker.

A committee member revisited their discussion with Austin regarding what needed to be delivered to the council. Austin clarified that the committee should present concepts, not specific details like the color of slides, but broader ideas that would enable engineers and architects to understand the project scope and provide cost estimates. These estimates should help the council judge the adequacy of the bond issue. He emphasized the importance of significant resident input, noting that feedback from about 25 people, some of whom repeated their views, did not truly represent the citizens' desires. He had aimed to understand the current needs and justify them, ensuring the proposal differed from the previous year's bond issue. They expressed uncertainty about confidently presenting a recommendation to the council, citing unresolved questions about the pros and cons of repair versus renovation, and vague details in the current concepts, such as a $120,000 allocation for furniture and fixtures. They also questioned if the pumping and purification systems were consistent across the concepts, noting

significant differences. The member suggested that George might need to return to address these questions before they could confidently make a recommendation to the council.

A committee member, stated that she appreciated George's contributions and noted that she had asked him additional questions afterward. She acknowledged some people's desire for a Z-shaped pool, but explained that meter pools like their current one haven't been built since the early 80s. A new yard pool with a Z-shape would result in significantly smaller shallow and deep ends. She stated that preferred the first concept presented, believing it updates the pool while still reflecting the community's needs. The member emphasized the necessity of building a new pool due to the extensive wear and tear on the existing one, which has many cracks and issues that temporary fixes cannot resolve. The contingency would have to be a massive yearly maintenance budget and she does not see the city approving that. She argued against merely covering up problems, noting that substantial repairs would not be cost-effective or sufficient. She mentioned that a baby pool or kids' pool requires things like ultraviolet light sanitation and secondary entrapment, whereas a lane pool would be able to accommodate swim team, swim lessons and water aerobics without requiring these additional features. She pointed out that while the budget figures presented by George are not fixed, setting a preliminary number is essential. This number can later be adjusted based on citizen input and specific features desired, such as a clubhouse or kitchenette for pool parties. She concluded by emphasizing the importance of focusing on establishing a budget to facilitate the construction of a new pool.

A committee member expressed agreement with the previous speaker, stating that repairing the pool would be like throwing good money down the drain. He believes the pool has outlived its useful lifespan and needs to be replaced. He prefers selecting one of the three new concepts over renovation, emphasizing the need to embrace recreational programs for both swim team members and non-members. He highlighted that not everyone is part of the swim team and that the new pool should support activities like family playtime, open swim, water aerobics, recreational play, and relaxation. He mentioned having a preferred concept but did not specify which one, indicating that's the direction he's leaning towards.

Committee members discussed the differences in the swim team and the other city sponsored programming. The discussion highlighted the distinction between city programs, such as water aerobics and swim lessons, and the swim team, which is not a city program. Water aerobics requires a special pass purchased from the city, whereas swim team members do not purchase a swim pass. Instead, the league pays a fee for pool usage and covers the cost of lifeguards. The argument was made that the swim team is considered an integral part of the community, comprising local school children and those from nearby areas.

Concerns were raised about the limited pool time for family and free-swim activities if only one pool is available. It was suggested that having two pools might better accommodate both recreational and swim team activities, ensuring sufficient casual playtime. Additional detailed discussion about the swim team schedules, water aerobics start times and pool hours took place with. Some members feel that desired pool access and scheduling wants are not being met now, and that depending on the design, may not be met, since shallow play areas would not allow for multipurpose use.

Staff emphasized that as recreational professionals, their responsibility is to utilize the available space effectively. If additional pool space were provided, it would be actively used and not left vacant, assuming that aligns with the community's desires. With existing facilities and staff, the fiscal impact of adding new programs would be minimal. Therefore, adding new activities or programs is feasible and would indeed increase opportunities.

A committee member emphasized the importance of understanding who will use the pool and maximizing its potential. They argued that the committee needs to decide on whether to repair, renovate, or build a new pool and determine the bond amount necessary. Last year's failed bond included $9.5 million for the pool out of a $19 million total. The staff clarified that only the necessary bonds would be sold, and any unused funds could not be repurposed for other projects.

The committee member criticized the city's lack of foresight, stating that the pool has been a "second-class citizen" for years. They expressed frustration with urgent messages from city officials about the pool's closure and felt pressured by the city to accept inflated cost estimates. They argued that the estimated $8.5 million for a new pool seemed exaggerated and suggested a $6 million budget instead. They felt a detailed structural inspection was necessary to get accurate information about the pool's condition, which she feels has not been provided.

They mentioned that the city manager and mayor had declared the current pool's last summer, which added urgency to the decision. They compared the situation to the golf course project, suggesting the council could approve additional funds if necessary. The member insisted on having a large covered area similar to the existing one, as umbrellas would not suffice. They proposed building a new pool resembling the current one and planning based on a set dollar amount rather than guessing how much could be afforded. The member concluded that the city should have started this planning and saving process five years ago to avoid the current predicament.

A committee member discussed how the golf course clubhouse project received an additional $500,000 from city council, which was believed to come from contingency fees. Another committee member interrupted to explain that the extra funds were needed due to unforeseen structural issues discovered only after construction began, such as a leak that caused two main beams to rust through, which is why contingency fees are important. It was mentioned that the mayor has made it clear that the city will either build a new pool or fill in the current one, although it was suggested that some council members might not be in complete agreement with this approach.

It was noted that while some committee members initially came with an open mind about whether to repair, renovate, or build a new pool, the cost estimates and lifespan differences presented by George led many to lean towards building a new pool. George had estimated that a full renovation would cost $5.5 to $6 million and last 10-15 years, while a new pool would cost $7 to $8 million and last 30-40 years. This information was shared during a town hall meeting, influencing the committee's considerations, although the full written report had not yet been reviewed.

Another committee member clarified that the $2.8 million renovation option would only address basic repairs, such as some pool structure repairs, deck, equipment, mechanical, and children's pool, without fully resolving structural issues, thus not providing a long-term solution. She emphasized that a new pool would cost $2.3 million for the basic structure, with additional costs for amenities and necessary features like new recirculation piping and a mechanical system renovation.

A different committee member supported this by highlighting that the renovation option did not address critical issues like outdated piping, which would limit the pool’s longevity. He pointed out that George’s report indicated that renovating would be about three-quarters of the cost of a new pool but only provide a fraction of the lifespan. He also noted that cracks in the pool could worsen over time, leading to significant structural failures. The discussion continued with some arguing that George had noted the pool was well-built and maintained, but others stressing the uncertainty of its future reliability. It was mentioned that George had said the pool might still have a useful life, but another member countered that the potential for a critical failure remained high.

Another committee member urged the group to focus on deciding whether to repair, renovate, or build a new pool and to determine a reasonable bond amount to propose. She expressed skepticism about an $8.5 million bond passing and suggested a $6 million bond as a more feasible option, which would allow for the construction of a new pool similar to the existing one. She emphasized the urgency of making a decision, noting that this issue should have been addressed five years ago.

A committee member discussed that presenting valid concepts, rather than just a dollar amount, to the public is crucial. He noted that the additional vetting processes, such as the committee's existence and a detailed assessment report, show due diligence to the citizens. Another committee member questioned if these steps would make an $8.5 million bond acceptable to the public. The first member believed it would help, emphasizing that the committee should not be restricted by a specific amount.

Another committee member stressed that the bond must be tied to specific concepts to give voters clarity on what they are voting for. There was a consensus that all three proposed concepts involved multiple pools, systems, and additional costs, which could be streamlined by opting for a single pool system. One member clarified that George had said that having more than one pool wouldn't double costs but might increase them by 15-25%.

A suggestion was made to conduct a survey to determine which concepts the public preferred, including the current Z shape design along with the three new concepts. There was agreement that the survey should include an option similar to the existing pool since that might be what people are looking for. Some members were concerned that the public might not fully understand the details of the concepts presented, despite the committee's efforts to be transparent and provide information through open meetings and discussions.

One of the committee members suggested a poll amongst the members to determine whether they were in favor of a repair, a renovation, or a new pool. Committee members voiced their opinion as follows:

Beverly Petersen – New pool
Krista Guerrero – New pool
Curtis Haverty – New pool
Edward Lock – New pool
Susan Edwards – New pool

Robert was tasked with requesting a conceptual design for a pool similar to the existing one. He will ask George to quickly draw up this concept and perform the necessary calculations based on standard mathematical pricing per square footage ensuring that standard components, such as the pump room and guard room sizes, were included. Additionally, he requested a design identical to one of the existing concepts, specifically making it a Z-shaped pool with an offset dive well and offset shallow end. They emphasized the need to keep the lane area as a yard pool while maintaining the same sizes for the dive well and shallow area, including the diving board.

A committee member raised a point about the Z pool design that includes a zero entrance feature, similar to the Greenville pool. He explained that this design incorporates a long kids' section to accommodate the zero entrance, with a lap pool in the middle, a deep end at the top of the Z, and a shallow end at the other part. He believed this design was closer to what was needed but noted it hadn't been discussed much. An opinion was expressed by another that a zero entry was a waste of space. It was countered with the suggestion that the zero entrance might be required for ADA compliance. Robert clarified that while the zero entrance is a consideration, ADA requirements could also be met with an ADA chairlift instead of a zero entrance.

Another poll was suggested amongst the members to determine what amount the bond should be. Committee members noted that they also want to hear from the two members that are absent, but voiced their opinions as follows:

Beverly Petersen - 6 million
Susan Edwards - 6 million
Curtis Haverty - abstained
Edward Lock - 10.3 million
Krista Guerrero - 10 million

The committee invited a citizen to add a comment at this time.

Justin Ray 16321 Smith St- Mr. Ray asked what the City Council expected from the committee and whether they were supposed to present a recommended concept. A committee member explained that their task was to decide if a bond for a new pool was necessary, and if so, to determine the amount and whether they should renovate, repair, or build a new pool, focusing on coming up with a dollar value. Another committee member added that he had spoken with Austin Bleess, who had clarified that they needed to provide a concept, a bond amount, and the rationale behind those decisions.

Mr. Ray then inquired about the deliverables' deadline, which was confirmed as July 1st. He asked if another meeting could be held before that date, to which was also confirmed. Mr. Ray noted significant community interest in a traditional Z-shaped pool, which was not among the current concepts under review and suggested that if Robert could quickly create a new concept for a Z-shaped pool with enhanced features, the committee should hold another meeting to review it.

Mr. Ray emphasized that the committee needed to present a concept along with the dollar amount to the council, as people are more likely to support a bond if they see what they're getting for their money. He concluded by recommending that the committee should believe in the concept and ensure City Council could justify the dollar amount, suggesting that the additional concept was necessary for making a well-informed decision.

Robert reviewed the wants of the committee members for the new pool concept request for 6 million dollars. It includes the following:

- a new pool, not a renovation
- wide steps in the shallow end
- large shade structure like what we have now
- a diving board.
- no rockwall or climbing wall of any sort
- eight lanes.
- a slide
- want it to be a yard pool
- chillers and heaters
- good bathrooms with air conditioning
- a meeting/training room
- a zero entry

E. Select next meeting date.
Next week - to be determined.

F. ADJOURN
There being no further business on the agenda, a motion was made to adjourn the meeting by Edward Lock and was second by Krista Guerrero. The meeting was adjourned at 8:07 p.m.

Maria Thorne, Administrative Assistant

City of Jersey Village
Clark Henry Pool Study
June 12, 2024

Project Overview

Project Overview

The City of Jersey Village, Texas commissioned Counsilman-Hunsaker to conduct a conditions assessment of the existing outdoor swimming pool that consists of a main pool with 6, 25-yard lanes, along with a shallow area and a deep-water area that contains a diving board, climbing wall and drop slide, as well as a 200 square foot children's pool. The outdoor pool opened in 1975 and is currently utilized for a variety of aquatic activities and programs during the summer including, recreation swim, summer swim team, water fitness classes and swimming lessons.

The purpose of the swimming pool assessment is to identify items that are substandard in the pools, identify items not to current industry swimming pool design standards, or equipment not operating as designed, and to assist in defining a course of action regarding the future of both pools. As pools age, they tend to require more regular care to remain open. Due to restricted budgets, pool operators are often required to keep their facility operational with small to medium repairs over the course of several years. For this reason, the City is conducting this assessment to better understand the existing deficiencies with the pools and the necessary repairs and associated costs to keep them operational.

Counsilman-Hunsaker typically estimates the average lifespan of an outdoor aquatic facility to be approximately 30 to 40 depending on a variety of factors including quality of construction, the presence of a preventative maintenance plan, climate, amount of usage, etc. Both pools have reached this lifespan, but the renovation that took place in 2008 to address the pool surfaces and pool mechanical systems has extended the life of the main pool past this range. This assessment report will help the City determine the existing condition and expected lifespan for the swimming pools and the development of cost estimates to extend the life of the pools as a comparison for the cost to build a new outdoor swimming pool for the City.

Review Existing Information	Facility Drawings
	Prior Studies/Reports
	Observations/Goals of City
Conduct On-Site Audit of Facility	Pools and All Equipment
	Support Facilities
	Code Compliance including ADA Review
Review Findings with City	Recommendations for Physical Issue Corrections
	Recommendations for Addressing Functional Issues
	Cost Implications of Identified Action Plan
	Forecasting Remaining Life of Systems
	Identification of "fatal flaws" or Major Concerns

Project Overview

- Counsilman-Hunsaker would put the lifespan of an outdoor aquatic facility in the range of 30 to 40 years, depending on a variety of factors including:
  - Quality of construction
  - Presence of a preventative maintenance plan
  - Climate
  - Amount of usage
- It's common for an aquatic facility to undergo a mechanical renovation and facility upgrades about halfway through this lifespan.
  - The swimming pool had a mechanical renovation in 2008.
- Physical versus Functional Condition is another consideration to take into account when evaluating an aging outdoor pool.
  - Physical: condition of pool, equipment, natatorium, mechanical systems
  - Functional: Do the pools meet the expectation of user groups and the Jersey Village community? Does the pool support the primary aquatic programs and activities?

Applicable Codes

Texas Administrative Code
Title 25: Health Services
Part 1: Department of State Health Services
Chapter 265: General Sanitation
Subchapter 1: Public Swimming Pools and Spa

Applicable Federal Code Section
Virginia Graeme Baker Pool and Spa Safety Act (VGB)
ASME/ANSI A112.19.81
Signed into Law on December 19, 2007
CPSC Staff Interpretation of Section 1404 issued on June 18, 2008
Successor standard ANSI/APSP/ICC-16 2017 currently adopted

Americans with Disabilities Act (ADA)
U.S.C. 12101 et seq.
Signed into Law on July 26, 1990
Revisions published September 15, 2010
https://www.ada.gov/2010ADAstandards_index.htm

Jersey Village Swimming Pool

Conditions Assessment Summary

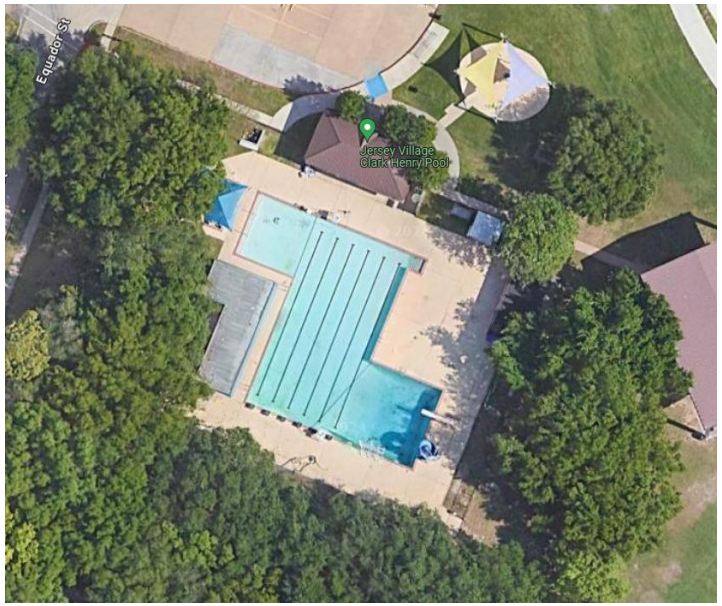
Swimming Pools Overview

- Main Pool
  - Pool size: 5,400 SF
  - Gallons: 240,000
  - Water depth: 2’6” to 12’0”
  - Turnover: 13 hours (300 GPM)

- Children’s Pool
  - Pool size: 200 SF
  - Gallons: 2,250
  - Water depth: 1’6”
  - Turnover: Unknown

Summary

- **Inspection and Findings:**
- Outdoor community pool, built in 1975.
- The swimming pool has exceeded the standard lifespan of an outdoor pool (30-40 years)
- The existing mechanical system is nearing the end of its lifespan (15-20 years) as is the plaster surface (7-10 years).
- The inspection revealed several issues including cracks in the pool structure, deck, and coping stone.
- The plaster surface is beyond its lifespan and needs replacement.
- The pool deck was replaced in 2021 but has already developed cracks throughout.
- The current turnover rate (over 13 hours) is significantly slower than the code requirement (6 hours). Upgrading the pool to meet the code would require replacing the entire piping system due to its insufficient size for a higher flow rate.
- The pool mechanical room has significant corrosion and needs to be replaced.
- The separate children's pool does not meet current ADA compliance standards, and requires an entry ramp which significantly reduces its usable space. The pool also needs safety upgrades including a functional Safety Vacuum Release System (SVRS) and a secondary sanitation system.
- **Renovation vs. Replacement:**
- One option involves lining the pool with stainless steel panels and a PVC liner, essentially creating new pool walls and surface. This would come with a new gutter system, potentially a deck-level one for better water flow during lap swimming.
- Expanding the shallow end into a zero-depth entry by combining it with the children's pool is also a possibility.
- Renovation would save the existing concrete layout but still require a new mechanical system, piping, and pool deck.



Lap Pool

Lap Pool

Pool Structure

- The swimming pool has a concrete structure with a plaster finish. There were areas of etching and delaminating plaster at several areas in the pool. A large crack is visible throughout the surface of the pool spanning from the shallow end by the starting blocks to the deep end. Staff report the crack has been in the pool since at least 2021. The crack is close to an inch wide and has been filled by maintenance staff to prevent water loss. The corners of the pool were in poor condition with missing plaster, cracking, missing tile and exposed concrete. While not uncommon for a pool of this age, it does indicate signs of structural movement and cracking in the pool shell. When structural cracking in a pool occurs, it can be created by many factors. Structural failure will continue until the issue is addressed. Furthermore, structural cracking allows water (pool or hydrostatic ground water) to penetrate the concrete and reach the embedded rebar. The result is corroded and eventual failed rebar which can further weaken the pool structure.

- Staff report that the pool was losing upwards of 3 inches per day of water which could have been a combination of leaks in the recirculation system and leaks within the pool structure. Repairs have been performed, though the pool still loses up to 1 inch per day.

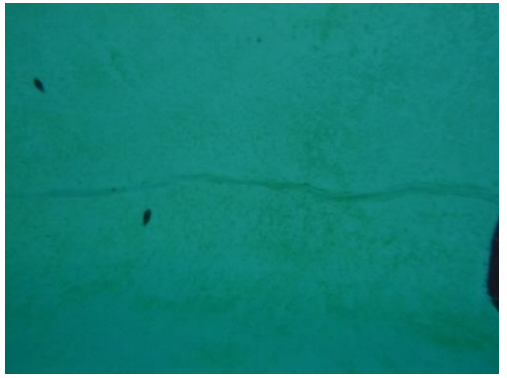


Figure 1.1, Crack in pool structure

Figure 1.2, Area of large crack

Figure 1.3, Crack in pool structure

Figure 1.4, Plaster surface etching/delamination

Figure 1.5, Underwater light not in place

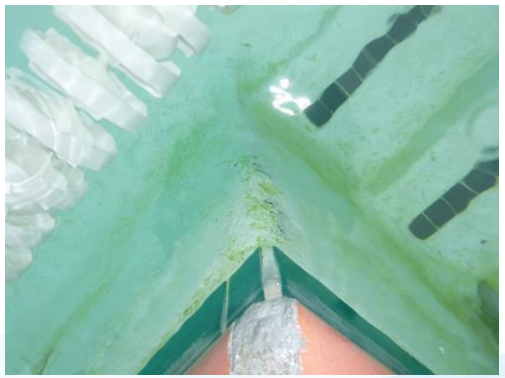


Figure 1.6, Cracking, delamination on corner

Lap Pool

Coping Stone

- Cracking was also observed in the pool's perimeter precast coping stone and gaps exist between the perimeter pool tile and coping stone. Staff have repaired and patched these areas with concrete though some of the patches need repairing. In two separate areas the coping stone was able to be pulled up as it was not attached to the top of the concrete wall. Areas specific to the corners of the pool also had issues with the condition of the coping stone and large gaps and cracking. When gaps exist in the pool's coping stone it allows water to penetrate behind and in between the stone. When water gets behind the coping stone it can create movement in the stone. These areas should be secured, patched and filled before the start of the 2024 pool season.

Figure 1.7, Coping stone loose and cracking

Figure 1.8, Area of corner wall repair

Figure 1.9, Area of corner wall repair

Figure 1.10, Cracked, shifting skimmer basket

Figure 1.11, Loose/unsecured coping stone

Figure 1.12, Uneven/shifting concrete deck and pool

Lap Pool

Pool Deck

- The concrete pool deck shows signs of cracking around the perimeter of the pool and has areas that are uneven or where concrete is missing in several locations. The top coating is also delaminating in numerous locations. The main issues with the pool deck are the areas of missing concrete that can cause safety hazards for guests walking around without their shoes. Staff have patched areas that have cracked and delaminated to ensure the safety of pool users, but a few areas still need to be addressed. There is also significant shifting the pool deck as evidenced by the fact that the pool deck was replaced 3 years ago and there is already cracking, heaving and swelling of the deck. A key location this has occurred is on the north side of the deep end where the deck and coping stone are wavy.
- One of two approaches can be taken regarding the deck slabs, depending on the level of renovation undertaken.
  - The current maintenance approach can be continued. If this approach is continued, this will certainly be an ongoing maintenance issue for the life of the facility.
  - An alternative approach would be to replace all of the pool deck, or major sections of the deck in their entirety, enabling proper placement and compaction of fill materials and a robustly designed deck slab to eliminate issues for the replaced areas – rather than continuing to replace or repair the deck in small sections.

  Staff should continue to monitor the condition of the pool deck and repair areas as needed. A complete replacement of the pool deck is not recommended at this time though repairs should be made to areas of concern.

Figure 1.13, Coping stone cracking

Figure 1.14, Pool deck delamination

Figure 1.15, Sunken skimmer basket cover

Figure 1.16, Pool deck delamination

Figure 1.17, Pool deck cracking

Figure 1.18, Pool deck corrosion

Lap Pool

Americans with Disabilities Act (ADA)

- In 2010, the Department of Justice implemented the Americans with Disabilities Act (ADA) requiring compliant accessibility to all pools, including those in operation at the time the law was enacted. The ADA requires that a swimming pool with a perimeter that is more than 300' to have at least two accessible means of entry, provided that the primary accessible means of entry is an ADA compliant swimming pool lift or ADA compliant swimming pool ramp with handrails, while the secondary means of access can be either a ramp, lift or compliant stair entry.
    - The pool contains a lift but it was not functional during the site visit. The ladders and stair entry do not qualify for a compliant entry. To meet the ADA standards the pool should have two compliant lifts installed, or a single lift and convert the smaller stair entry on the east side of the pool to a compliant stair entry with handrails.
    - Another option would be to install a new ADA lift along with an ADA compliant portable stair entry system similar to https://www.recreonics.com/product/aqua-step-4-step/.
    - The children's pool's size necessitates one means of entry which would require the construction of a new entry ramp as the pool is too shallow for a pool lift.

Figure 1.19, Pool deck cracking

Figure 1.20, ADA pool lift

Figure 1.21, Deep water area

Figure 1.22, Pool bathhouse

Figure 1.23, Pool mechanical building

Figure 1.24, Chemical storage room

Lap Pool

Starting blocks

- The pool consists of 6 starting blocks that meets the current standard for 28”x32” with the inclusion of an angular wedge. The wedge is contained within acetal tracks mounted on both sides of the platform, which allow it to slide to the desired distance or to be stowed underneath the platform. Safety covers should be placed on the existing starting blocks when not in use for competitive swimming per the Texas Administrative Code.

Main drains

- The pool contains 2 suction outlets in pool’s deep end that are each 24”x24” with stainless-steel VBGA covers and located in the deepest portion of the swimming pool. All main drains / suction outlets with dimensions 18” x 23” or smaller are classified as “blockable” and must have a Virginia Graeme Baker Pool and Spa Safety Act (VGB), ASME/ANSI A112.19.81 stamped and certified “unblockable” grate cover with tamper proof screws.
- The federal regulations of VGB were passed by Congress in 2008 (after the construction of the swimming pool) and are designed to reduce the potential for suction and hair entrapment in commercial swimming pools at all suction outlets (e.g. main drains, skimmer equalizer lines, etc.). The Consumer Product Safety Commission (CPSC) is tasked with federally enforcing all VGB regulations, but due to the vast number of commercial swimming pools in the United States, enforcement most commonly is the responsibility of the local governing agencies (e.g. public health departments, building departments, etc.). VGBA covers have expiration dates on them based on their expected lifespan.
- The pool contains VGBA raised grates but the expiration dates on them are unknown. Staff should confirm the expiration date and replace as needed.

Figure 1.25, Pool mechanical system

Figure 1.26, Mechanical room wall deterioration


Figure 1.27, Piping bolt corrosion


Figure 1.28, Piping support corrosion | area of filter leak


Figure 1.29, Wall/door deterioration


Figure 1.30, Mechanical room ceiling damage

Lap Pool

Pool filtration

- The pool contains a two Waterco 55” high-rate sand fiberglass filters that were installed in 2008. Staff report that new sand and laterals were recently installed. Staff also report that the pool water gets hazy during the afternoons in the summer time when bather loads are high which can usually be attributed to poor filtration or poor turnover rates. Based on the existing flow rate of 300 GPM, the filters are rated to accommodate the flow rate, though the flow rate needs to be 700 GPM to achieve the minimum turnover rate to meet the existing Texas Administrative Code requirement.

Pool piping

- The visible, above ground recirculation piping for the pool’s gutter system and main drain in the pool mechanical room are Schedule 80 PVC that was installed during the 2008 renovation. Several of the pipe supports show signs of corrosion. Overall, the piping for the pool is in good condition. The 6” recirculation piping is adequate for the 300 GPM flow rate, but it is not rated for a 700 GPM flow rate which is necessary to meet the code requirement of a 6-hour turnover. In order to achieve the required turnover rate a complete renovation of the recirculation system is required including all new piping in the mechanical room and to the swimming pool. This would require a complete demolition and reinstallation of the existing pool deck to reach all of the subgrade piping.

Pool Sanitation

- The pool has an Accutab chlorinator that utilizes calcium hypochlorite (tablet chlorine) for the pool’s sanitizer. Muriatic acid is used for the pH buffer and is stored in an adjacent room. The feed line for the acid comes through the wall into the main mechanical room which allow fumes to get into this space which has caused some level of corrosion on most of the equipment. There is minimal ventilation in this area and corrosion was observed on pipe supports, piping bolt connections, and electrical components. A separate dedicated and ventilated chemical storage room for both the sanitizer and pH buffer is recommended and is the current industry standard. These spaces are strongly recommended to be exhausted independently to the exterior, typically at rates around 15-20 air changes per hour, depending on specific code requirements. A plan for dedicated spaces for chemical storage in a future renovation should be developed.

Figure 1.31, Pool mechanical system

Figure 1.32, Mechanical room wall deterioration

Figure 1.33, Piping bolt corrosion

Figure 1.34, Piping support corrosion | area of filter leak

Figure 1.35, Wall/door deterioration

Figure 1.36, Mechanical room ceiling damage

Main Pool

- A Chemtrol chemical controller is installed on the system. The chemical controller automatically calls for feed of the sanitizer and the pH buffer as necessary minimizing the peaks and valleys common when the chemical feed is controlled manually. A chemical controller is current industry standard and is within current industry standards for this type of swimming pool.
- The recirculation system does not contain a flow meter as required by code.
- Counsilman-Hunsaker typically assigns a lifespan of 15-20 years for a pool's mechanical system. The outdoor pool mechanical system falls within that window and the City will need to plan for a mechanical renovation if the pool continues in operation for the foreseeable future.

Figure 1.37, Pool mechanical system

Figure 1.38, Mechanical room wall deterioration

Figure 1.39, Piping bolt corrosion

Figure 1.40, Piping support corrosion | area of filter leak

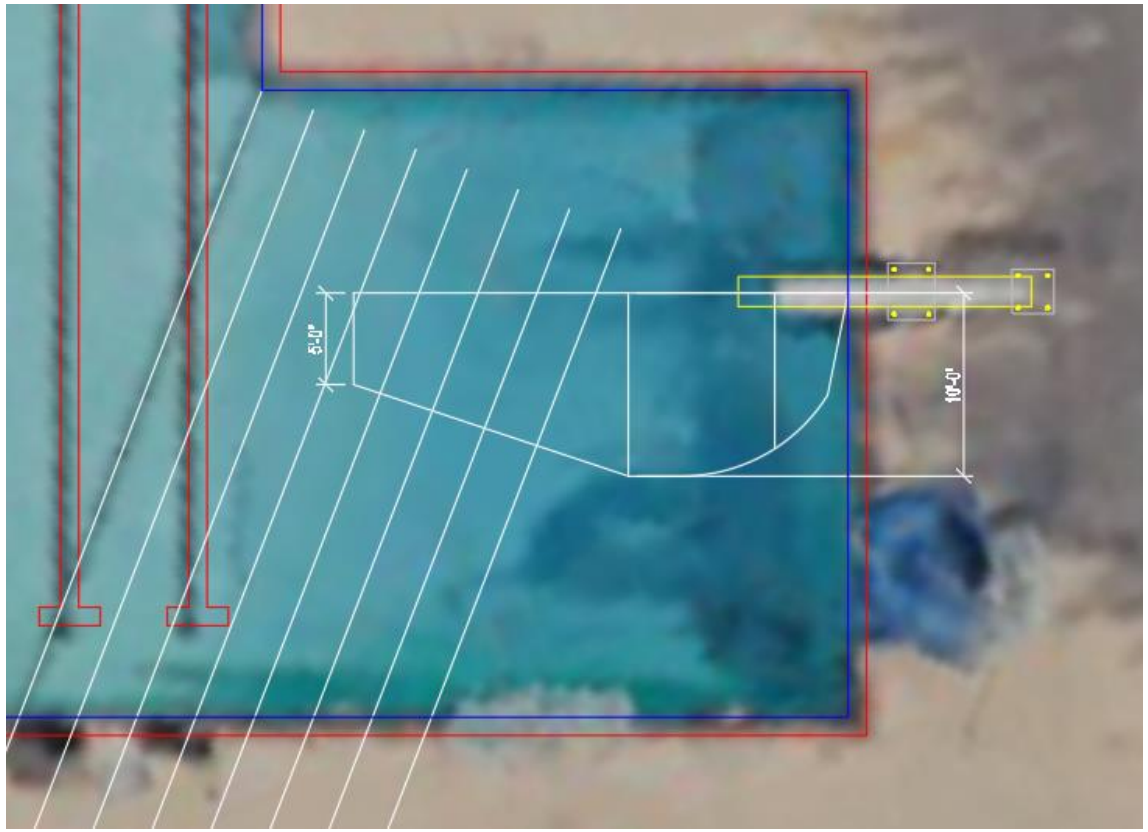
Figure 1.41, Wall/door deterioration

Figure 1.42 Mechanical room ceiling damage

Lap Pool

Diving Board

- The State of Texas has recently adopted the International Swimming Pool and Spa Code (ISPSC) which allows for Class B and C pools (non-competitive pools) different “types” of diving boards that have different water depth requirements. Since the diving board at the swimming pool is not a competitive diving springboard (it is more rigid), then the standard for the slope and depth is not as stringent. The graphic to the right shows the existing swimming pool shell for an S.R. Smith diving board. Based on the assumptions made on the slope and depth of the diving area, the board meets the current standard. Staff should confirm the type of diving board to ensure compliance with the ISPSC and the manufacturer’s recommendations.



Summary - Lap Pool

- Structural cracking in the pool is a major concern for the integrity of the pool structure
- Plaster surface has exceeded normal lifespan by 6 years and has signs of staining, etching and delamination
- Coping stone is cracking and loose in several areas around the pool's perimeter
- Pool deck has significant cracking around the entire pool perimeter
    - Previous repairs in 2015 and new pool deck in 2021
- Pool necessitates two compliant means of accessible entry to be ADA compliant
- Corners of pool walls have required significant repairs and are in poor condition with cracking, etching and exposed concrete
- Pool's recirculation rate is 2x longer than the current State of Texas Administrative Code (TAC) requirement
    - Recirculation rate is 5 hours longer than the pre-1999 pool requirement
    - Primary cause of hazy/cloudy water during summer swim season
    - Pool recirculation rate needs to increase 230% to meet the current TAC requirement
    - Requires increased and new pump size, piping, recirculation, suction outlets, return inlets
    - Lack of functioning flow meter makes it difficult to pinpoint exact flow rate
- Rust and corrosion of pool mechanical system elements is prevalent due to chemical storage
- Pool mechanical building is in poor condition with lack of ventilation and isolation for pool chemicals
- Pool filtration is nearing the end of its expected lifespan and has had leaks in recent years

Children’s Pool

Children’s Pool

In the State of Texas, the children’s pool is considered a Public Interactive Water Feature (PIWF). The following applies to PIWFs:
Signs for PIWFs. Warning and notification signs shall be posted at the entrance of all PIWFs, or where the signs are clearly visible to users entering the PIWF area before contact with PIWF water occurs, when the PIWF is open or in use.
Signs shall be securely mounted, clearly visible, and easily read with letters in a contrasting color to the background.

The required signage can be combined into a single sign. The signage shall provide the following notifications and warnings in letters at least 2 inches in height:

(1) "Non-Service Animals Prohibited;“
(2) "Changing Diapers Within 6 Feet Of The Water Feature is Prohibited;“
(3) "Use Of The Water Feature If Ill With A Contagious Disease is Prohibited;“
(4) "Do Not Drink Water From The Water Feature;" and
(5) "Use Of The Water Feature When Ill With Diarrhea is Prohibited.

In addition to maintaining sanitizer, cyanuric acid, and pH levels as required, PIWFs shall be equipped with a supplemental water treatment system that will protect the public against infection by the parasite, Cryptosporidium. (A) UV light disinfection installed after filtration; (B) ozone; (C) a NSF/ANSI-50 product, combination of products, or process to control Cryptosporidium; (D) weekly hyperchlorination following the Center for Disease Control's Recommendations for Aquatics Operators of Treated Venues "Hyperchlorination to Kill Cryptosporidium" available on the CDC's website: www.cdc.gov/healthyswimming/; or (E) an equivalent product, process, or system approved by the department.

Children’s pool

Children’s pool SVRS

Children’s pool mechanical system

Main drain

Deck/skimmer cracking

Children’s pool

Summary - Children's Pool

- Non-ADA compliant entry
  - Necessitates the construction of a ramp entry (1:12 slope) with ADA compliant handrails down to the depth of 1'6"
- Single main drain requires Safety Vacuum Release System (SVRS)
  - SVRS installed on the mechanical system but is not currently operating
- Children's pools are considered a Public Interactive Water Feature (PIWF) in the State of Texas
  - Necessitates secondary sanitation system (Ultraviolet Treatment System) to kill harmful bacteria associated with Recreational Water Illnesses
- Lack of chemical automation installed on the mechanical system to control chlorine and muriatic acid feeding.
- Cracking in the perimeter deck and coping stone was observed
- Lack of modern-day interactive aquatic amenities for children

Cost Estimates

Repair Option

- New plaster surface
- Concrete deck repairs
- Decommissioning of children's pool
- Addition of 2 ADA lifts
- Pool structure repairs
- No repairs or renovations to mechanical system

- Approximate lifespan: 5 to 7 years barring any unforeseen critical failure of mechanical equipment or significant water loss

Counsilman · Hunsaker
AQUATICS FOR LIFE

Jersey Village
***PRELIMINARY Opinion of Probable Construction Cost** — **6/12/2024**

ITEM		COST	
Lap Pool		$507,482.32	
Deck Equipment		$32,111.11	
Pool deck		$37,500.00	
Pool structure repairs		$100,000.00	
	Pool Subtotal		$677,093.43
Children's pool		$0.00	
	Pool Subtotal		$0.00
Mechanical Enclosure		$0.00	
	Pool Subtotal		$0.00
TOTAL AQUATICS COST ESTIMATE			**$677,093.43**
Contingency	20%		$812,512.12
TOTAL AQUATICS COST ESTIMATE			**$813,000.00**

The Consultant has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable cost are representative only of the Consultant's judgment as a design professional familiar with the construction industry. The Consultant cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinion of probable costs.

Renovation Option

- 5,400 sf renovation
  - New gutter system
  - New recirculation piping
  - Mechanical system renovation
  - Addition of 2 ADA lifts
- Pool deck demolition and replacement
- Removal of existing children's pool
- Addition of new children's pool – 665 sf
- Retain same functionality and layout as current pool
- Approximate lifespan: Additional 10-15 years barring any unforeseen critical failure of pool structure that leads to significant water loss

Renovation Option

Counsilman · Hunsaker
AQUATICS FOR LIFE

Jersey Village
***PRELIMINARY Opinion of Probable Construction Cost** **6/12/2024**

ITEM		COST	
Lap Pool		$1,220,736.70	
Deck Equipment		$32,111.11	
Pool deck		$135,000.00	
Pool structure repairs		$250,000.00	
	Pool Subtotal		$1,637,847.81
Children's pool		$401,705.66	
	Pool Subtotal		$401,705.66
Mechanical Enclosure		$450,000.00	
	Pool Subtotal		$450,000.00
TOTAL AQUATICS COST ESTIMATE			$2,489,553.47
Contingency	15%		$2,862,986.49
TOTAL AQUATICS COST ESTIMATE			$2,863,000.00

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Project Feedback

Community Meeting

- Steps in shallow end are nice feature for teaching swimming lessons
- Pool design should have good sight lines for parents with multiple children at the pool
- Park setting is important to users
- Incorporate the personality of Jersey Village into the pool design (community-feel)
- Preference for a single body of water
- Include waterslides for multiple age groups and a specific area for young children
- Explore the possibility of an 8-lane lap pool
- Deep water and diving board are popular amenities at the current pool
- Ensure plenty of shade areas exist for pool users when not in the water
- Zero-depth entry with shallow water can easily accommodate young children

Swimming Pool Concepts

Concept 1

- 4,572 sf lap | recreation pool
  - 6, 25-yard lanes
  - Zero-depth entry with children's play feature
  - Water depths: 0'0" to 6'0"
  - Open water recreation | program area
  - Available area to have 8 lanes instead of 6 lanes

- 597 sf deep pool
  - Shallow sun ledge
  - Climbing wall
  - Drop slide
  - Water depth: 9'0"

Concept 1

Concept 1

CHART AQUATIC RESEARCH TOOL	OPINION OF PROJECT COST: Option 1		
Description	Unit	Amount	Opinion of Cost
Support Spaces		4,073	$2,011,874
Front Desk	Sq. Ft.	400	
Offices (Lifeguard + Admin)	Sq. Ft.	400	
Locker Rooms	Sq. Ft.	1,000	
Family Changing Rooms	Sq. Ft.	320	
Outdoor Pool Mechanical Room	Sq. Ft.	1,038	
Building Mechanical / Electrical / Janitor	Sq. Ft.	100	
Circulation and Walls (25%)	Sq. Ft.	815	
Outdoor Aquatic Center		15,515	$3,393,320
Outdoor Dive Pool	Sq. Ft.	597	
Outdoor Leisure Pool	Sq. Ft.	4,572	
Children's Play Structure	Allowance	1	
Play Structure Mechanical	Allowance	1	
Drop Slide	Allowance	1	
Climbing Wall	Allowance	1	
Shade Structures	Qty.	3	
Shade Pavillion	Qty.	1	
Outdoor Deck	Sq. Ft.	10,338	
Overhead Lighting	Sq. Ft.	15,515	
Fencing	Linear Ft.	500	
Unit		Sq. Ft.	Opinion of Cost
Total Building Construction Costs			**5,405,194**
Site Construction Allowance (parking, landscaping, utilities, walks - assuming normal si			$979,402
Furniture, Fixtures, Equipment			$118,000
Subtotal		19,588	$6,502,596
Escalation Allowance (1 year)	5.0%		$325,130
Contingency (Design / Construction)	10.0%		$682,773
Design Fees, Surveys, Permitting	12.0%		$901,260
Opinion of Probable Cost			**$8,411,758**
Total Estimated Project Costs:			**$8,500,000**
Estimate Current as of:		**6/13/2024**	
Source: Counsilman-Hunsaker			

Concept 2

- 3,229 sf lap pool
  - 6, 25-yard lap lanes
  - Waterslide tower
  - Water depths: 3’6” to 6’0”
  - Open water recreation | program area

- 1,369 sf shallow water recreation pool
  - Step down entry
  - Spray features
  - Bench seating
  - Water depths: 1’0” to 3’6”

Concept 2

Concept 2

CHART AQUATIC RESEARCH TOOL	OPINION OF PROJECT COST: Option 2		
Description	Unit	Amount	Opinion of Cost
Support Spaces		4,471	$2,153,250
Front Desk	Sq. Ft.	400	
Offices (Lifeguard + Admin)	Sq. Ft.	400	
Locker Rooms	Sq. Ft.	1,000	
Family Changing Rooms	Sq. Ft.	320	
Outdoor Pool Mechanical Room	Sq. Ft.	957	
Building Mechanical / Electrical / Janitor	Sq. Ft.	100	
Storage (Building / Pool)	Sq. Ft.	400	
Circulation and Walls (25%)	Sq. Ft.	894	
Outdoor Aquatic Center		13,805	$3,049,888
Outdoor Lap Pool	Sq. Ft.	3,229	
Outdoor Leisure Pool	Sq. Ft.	1,369	
Spray Features	Allowance	2	
Waterslide Tower	Allowance	1	
Waterslide Mechanical	Allowance	1	
Shade Structures	Qty.	4	
Shade Pavillion	Qty.	1	
Outdoor Deck	Sq. Ft.	9,198	
Overhead Lighting	Sq. Ft.	13,805	
Fencing	Linear Ft.	500	
Unit		Sq. Ft.	Opinion of Cost
Total Building Construction Costs			**5,203,138**
Site Construction Allowance (parking, landscaping, utilities, walks - assuming normal s			$913,804
Furniture, Fixtures, Equipment			$110,000
Subtotal		18,276	$6,226,941
Escalation Allowance (1 year)	5.0%		$311,347
Contingency (Design / Construction)	10.0%		$653,829
Design Fees, Surveys, Permitting	12.0%		$863,054
Opinion of Probable Cost			**$8,055,171**
Total Estimated Project Costs:			**$8,100,000**
Estimate Current as of:		**6/13/2024**	
Source: Counsilman-Hunsaker			

Concept 3

- 3,229 sf lap pool
  - 6, 25-yard lap lanes
  - Water depths: 3’6” to 6’0”
  - Open water recreation | program area
  - Possible to expand to 8 lanes instead of 6 lanes

- 3,078 sf recreation pool
  - Shallow zero-depth area
  - Play/spray features
  - Open water recreation | program area
  - Waterslide tower

Concept 3

Concept 3

6/23/2024

CHART AQUATIC RESEARCH TOOL	OPINION OF PROJECT COST: Option 3		
Description	Unit	Amount	Opinion of Cost
Support Spaces		4,776	$2,261,644
Front Desk	Sq. Ft.	400	
Offices (Lifeguard + Admin)	Sq. Ft.	400	
Locker Rooms	Sq. Ft.	1,000	
Family Changing Rooms	Sq. Ft.	320	
Outdoor Pool Mechanical Room	Sq. Ft.	1,201	
Building Mechanical / Electrical / Janitor	Sq. Ft.	100	
Storage (Building / Pool)	Sq. Ft.	400	
Circulation and Walls (25%)	Sq. Ft.	955	
Outdoor Aquatic Center		18,932	$4,164,674
Outdoor Lap Pool	Sq. Ft.	3,229	
Outdoor Leisure Pool	Sq. Ft.	3,078	
Spray Features	Allowance	2	
Waterslide Tower	Allowance	1	
Waterslide Mechanical	Allowance	1	
Shade Structures	Qty.	4	
Shade Pavillion	Qty.	1	
Outdoor Deck	Sq. Ft.	12,616	
Overhead Lighting	Sq. Ft.	18,932	
Fencing	Linear Ft.	600	
Unit		Sq. Ft.	Opinion of Cost
Total Building Construction Costs			**6,426,318**
Site Construction Allowance (parking, landscaping, utilities, walks - assuming normal sit			$1,185,413
Furniture, Fixtures, Equipment			$143,000
Subtotal		23,708	$7,754,730
Escalation Allowance (1 year)	5.0%		$387,737
Contingency (Design / Construction)	10.0%		$814,247
Design Fees, Surveys, Permitting	12.0%		$1,074,806
Opinion of Probable Cost			**$10,031,519**
Total Estimated Project Costs:			**$10,100,000**
Estimate Current as of:		**6/13/2024**	
Source: Counsilman-Hunsaker			

New Pool – Existing Layout

- New 5,400 SF swimming pool
- Same layout and functionality as existing pool
- New entry building | locker rooms
- New pool mechanical building

New Pool – Existing Size

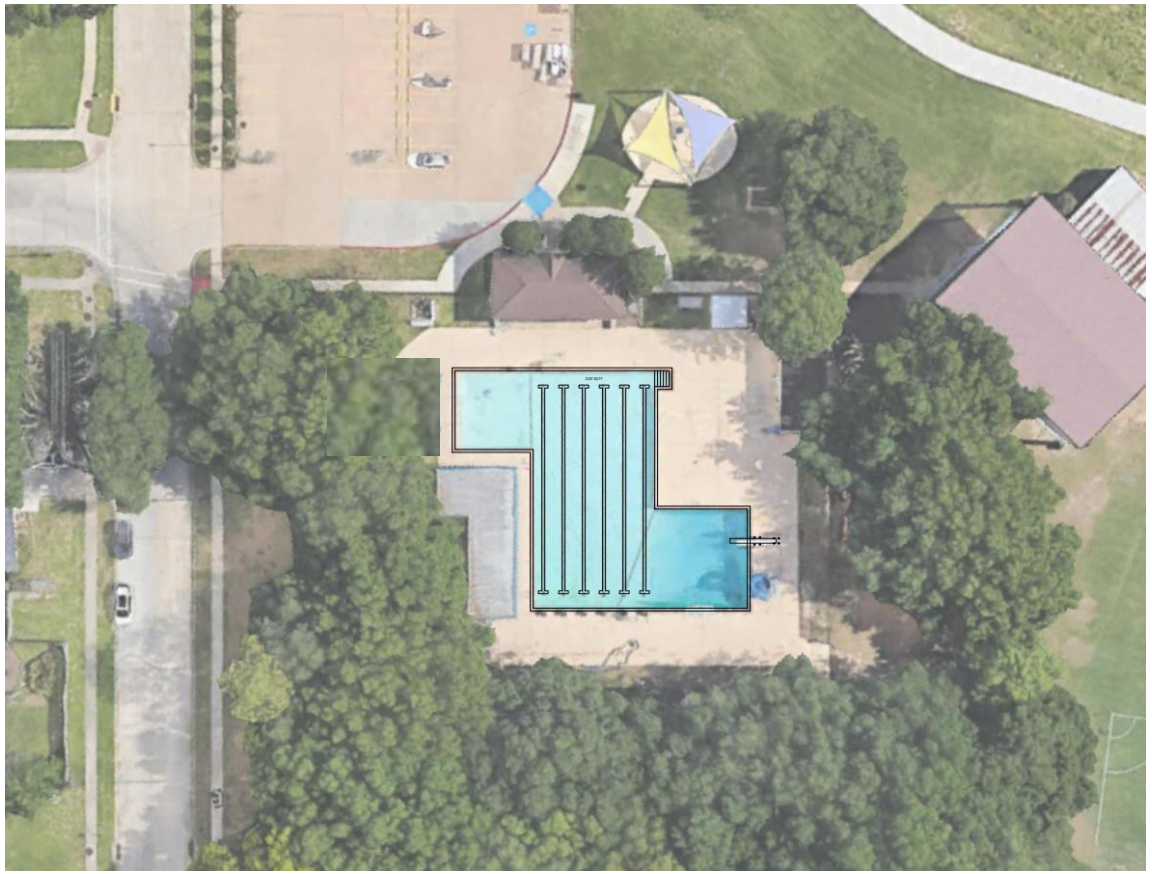


CHART AQUATIC RESEARCH TOOL	OPINION OF PROJECT COST: Rebuild Jersey Village Pool			
	Description	Unit	Amount	Opinion of Cost
Support Spaces			3,639	$1,784,014
	Front Desk	Sq. Ft.	200	
	Offices (Lifeguard + Admin)	Sq. Ft.	200	
	Locker Rooms	Sq. Ft.	1,000	
	Family Changing Rooms	Sq. Ft.	240	
	Outdoor Pool Mechanical Room	Sq. Ft.	771	
	Building Mechanical / Electrical / J	Sq. Ft.	100	
	Storage (Building / Pool)	Sq. Ft.	400	
	Circulation and Walls (25%)	Sq. Ft.	728	
Outdoor Aquatic Center			16,209	$3,178,312
	Outdoor Lap Pool	Sq. Ft.	5,400	
	1M Diving	Qty.	1	
	Waterslide Tower	Allowance	1	
	Shade Structures	Qty.	4	
	Shade Pavillion	Qty.	1	
	Outdoor Deck	Sq. Ft.	10,802	
	Overhead Lighting	Sq. Ft.	16,209	
	Fencing	Linear Ft.	600	
Unit			Sq. Ft.	Opinion of Cost
Total Building Construction Costs				**4,962,326**
Site Construction Allowance (demolition, landscaping, utilities, walks - assuming normal site co				$810,450
Furniture, Fixtures, Equipment				$98,000
Subtotal			16,209	$5,870,776
Escalation Allowance (1 year)		5.0%		$293,539
Contingency (Design / Construction)		10.0%		$616,431
Design Fees, Surveys, Permitting		12.0%		$813,690
Opinion of Probable Cost				**$7,594,435**
Total Estimated Project Costs:				**$7,600,000**
Estimate Current as of:			**6/24/2024**	
Source: Counsilman-Hunsaker				

New Pool – Expanded Layout

- New 6,000 SF swimming pool
- Same layout and functionality – 8 lanes instead of 6
- New entry building | locker rooms
- New pool mechanical building

New Pool – Expanded Layout

CHART AQUATIC RESEARCH TOOL	OPINION OF PROJECT COST: Expanded Jersey Village Pool			
	Description	Unit	Amount	Opinion of Cost
Support Spaces			3,854	$1,860,124
	Front Desk	Sq. Ft.	200	
	Offices (Lifeguard + Admin)	Sq. Ft.	200	
	Locker Rooms	Sq. Ft.	1,000	
	Family Changing Rooms	Sq. Ft.	240	
	Outdoor Pool Mechanical Room	Sq. Ft.	943	
	Building Mechanical / Electrical / J	Sq. Ft.	100	
	Storage (Building / Pool)	Sq. Ft.	400	
	Circulation and Walls (25%)	Sq. Ft.	771	
Outdoor Aquatic Center			19,809	$3,859,612
	Outdoor Lap Pool	Sq. Ft.	6,000	
	1M Diving	Qty.	1	
	Waterslide Tower	Allowance	1	
	Tot Pool	Sq. Ft.	600	
	Shade Structures	Qty.	4	
	Shade Pavillion	Qty.	1	
	Outdoor Deck	Sq. Ft.	13,202	
	Overhead Lighting	Sq. Ft.	19,809	
	Fencing	Linear Ft.	600	
Unit			Sq. Ft.	Opinion of Cost
Total Building Construction Costs				**5,719,736**
Site Construction Allowance (demolition, landscaping, utilities, walks - assuming normal site co				$990,450
Furniture, Fixtures, Equipment				$119,000
Subtotal			19,809	$6,829,186
Escalation Allowance (1 year)		5.0%		$341,459
Contingency (Design / Construction)		10.0%		$717,065
Design Fees, Surveys, Permitting		12.0%		$946,525
Opinion of Probable Cost				**$8,834,235**
Total Estimated Project Costs:				**$8,900,000**
Estimate Current as of:			**6/24/2024**	
Source: Counsilman-Hunsaker				

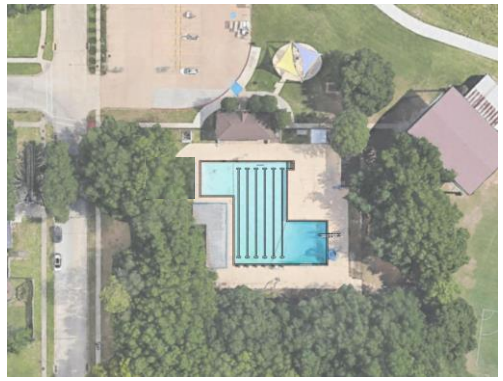
Concept Summary

- Recreation | lap pool (6 lanes)
- Dive pool
- Possible expansion to 8 lanes
- Total water surface: 5,000 SF
- Construction cost: $6.5M
- Project cost: $8.4M

- Lap pool (6 lanes)
- Recreation pool
- Total water surface: 4,600 SF
- Construction cost: $6.2M
- Project cost: $8.0M

- Lap pool (6 lanes)
- Recreation pool
- Total water surface: 6,200 SF
- Construction cost: $7.7M
- Project cost: $10.0M

- Lap pool (6 lanes)
- Total water surface: 5,400 SF
- Construction cost: $5.8M
- Project cost: $7.6M



- Lap pool (8 lanes)
- Total water surface: 6,000 SF
- Construction cost: $6.8M
- Project cost: $8.9M

General Limiting Conditions

This report is based on information that was current as of May 2024. The opinion of probable costs estimates are based upon a protocol in which a general contractor or swimming pool contractor executes all of the tasks with its own labor and that of qualified subcontractors. It is recognized that the Consultant or Owner have no control over the cost of labor, materials or equipment, over the Contractor's methods of determining bid prices, or over competitive bidding, market or negotiating conditions. Accordingly, the Consultant cannot, and does not, warrant or represent that bids or negotiated prices will not vary from the Owner's project budget.

City of Jersey Village
Clark Henry Pool Study
Bond Committee Meeting
June 12, 2024