AGENDA

Bainbridge Island Metropolitan Park & Recreation District
Regular Board Meeting 6:00 pm
Thursday – February 16, 2023

Bainbridge Island Recreation Center
11700 Meadowmeer Circle NE
Bainbridge Is, WA 98110
206-842-5661

10. CALL TO ORDER

10.1 Roll Call
10.2 Adjustments to the Agenda
10.3 Conflict of Interest Disclosure
10.4 Mission Statement: The mission of the Bainbridge Island Metropolitan Park & Recreation District is to build a healthy community through effective, sustainable stewardship of the District's parks and open space, and through the development and delivery of innovative cultural and recreation opportunities.

20. PUBLIC COMMENTS

PUBLIC COMMENTS — On topics not itemized elsewhere on the agenda. (Public comments regarding General Business agenda items will be taken during the agenda item.)

30. BOARD CONSENT

30.1 Minutes: Regular Board Meeting of February 2, 2023
30.2 Financial: Approval of vouchers and payroll.

40. GENERAL BUSINESS

40.1	MLK Day of Service Recap **Action:** Information only.	Houk	(10 min)
40.2	Integrated Pest Management 2023 Application Proposal **Action:** Motion to approve.	Roush	(10 min)
40.3	Park District/City of Bainbridge Island Emergency Hub Agreement **Action:** Motion to approve.	Hamlin	(10 min)
40.4	Stemper Report on Ray Williamson Pool **Action:** Information only.	Harry	(30 min)
40.5	Ray Williamson Pool Staff Recommendations Regarding Stemper Report **Action:** Information only.	Harry	(30 min)

50. STAFF REPORT

60. UPCOMING MEETINGS

03/02/23	Regular Board Meeting	6 pm	Bainbridge Island Recreation Center
03/16/23	Regular Board Meeting	6 pm	Bainbridge Island Recreation Center
03/23/23	Board Retreat	5 pm	Bainbridge Island Recreation Center
04/06/23	Regular Board Meeting	6 pm	Bainbridge Island Recreation Center
04/20/23	Regular Board Meeting	6 pm	Bainbridge Island Recreation Center

70. BOARD MEMBER REMARKS

80. ADJOURNMENT

90. ADJOURN TO EXECUTIVE SESSION IF NEEDED

100. EXECUTIVE SESSION

110. RECONVENE TO REGULAR SESSION

120. ADJOURNMENT

Board Committees	**2023 Board Representatives**
Governance	Kinney/Swolgaard
Capital Facilities	Kinney/Janow
Program	Janow/DeWitt
Budget & Finance	Goodlin/Janow
Personnel	DeWitt/Kinney
Ad Hoc Committee: Forest Management	Swolgaard/DeWitt
Ad Hoc Committee: Sakai Site Planning	Goodlin/Swolgaard

Board Liaisons

Park District Committees:	
Trails Advisory Committee	Goodlin/DeWitt
Dog Advisory Committee	Kinney/Janow
Community/Public Agencies:	
Bainbridge Island Parks & Trails Foundation	Goodlin/Janow
Intergovernmental Work Group (IGWG)	Kinney/Swolgaard
Bainbridge Island School District	Goodlin/Kinney
City of Bainbridge Island	DeWitt/Janow

BAINBRIDGE ISLAND METROPOLITAN PARK & RECREATION DISTRICT
REGULAR BOARD MEETING February 2, 2023
BAINBRIDGE ISLAND RECREATION CENTER

CALL TO ORDER: A quorum being present, the meeting was called to order at 6:00 pm by Chair Kinney.

BOARD MEMBERS PRESENT: Ken DeWitt, Tom Goodlin, Dawn Janow, Jay Kinney, Tom Swolgaard.

ADJUSTMENTS TO AGENDA: Move item 40.2 the 2022 Integrated Pest Management Review to the beginning of General Business. Insert an executive session for real estate and legal for thirty minutes before item 40.1 Resolution 2023-02 for the Comcast Property.

MISSION STATEMENT: Commissioner Kinney read the Park District's mission statement: The mission of the Bainbridge Island Metropolitan Park & Recreation District is to build a healthy community through effective, sustainable stewardship of the District's parks and open space, and through the development and delivery of innovative cultural and recreation opportunities.

PUBLIC COMMENTS ON NON-AGENDA ITEMS

Edith Cobourn spoke in support of retaining the tennis courts at Battle Point Park for tennis because they dry faster than the tennis courts at Strawberry Hill Park.

BOARD CONSENT

APPROVAL OF MINUTES:

Upon hearing there were no corrections to the minutes of the January 19, 2023 regular board meeting, Chair Kinney stated the minutes stand approved as submitted.

APPROVAL OF PAYMENTS: MSC: Janow/Swolgaard: I have reviewed the following vouchers, warrants and electronic payments and move that they be approved for payment.

Batch Date	Fund Number & Name	Warrant Numbers	Total Batch Amt	Pre-Approved
01/23/23	001 General Fund 300 Capital Improvement Fund 310 Land Acquisition Fund	24417-24480	147,862.43	01/23/23
01/31/23	001 General Fund 300 Capital Improvement Fund 310 Land Acquisition Fund	24481-24571	161,934.52	01/31/23
	001 General Fund (January Payroll)	EFT & 3072-3080	556,566.36	

GENERAL BUSINESS

2022 INTEGRATED PEST MANAGEMENT REVIEW: Natural Resources Manager Lydia Roush shared the ways that invasive weeds were managed in 2022 and how staff plans to manage them in 2023. She reviewed ways to manage invasive species such as cultural, mechanical, biological, and chemical controls. Chemical controls are used when the other methods are not working, when they are not economical or effective, or when the invasive populations are just too big. Last year staff asked for an expanded capacity to treat invasive species with herbicides because Kitsap County's noxious weed coordinator position was vacant. That position is still vacant and therefore Park District staff will need to continue to manage invasive species in parks at a more elevated level than in the past. All the natural resources staff are now licensed pesticide applicators. She recapped the ways staff addressed invasive species in parks in 2022. Herbicide was applied to less than 0.006% of Park District land to control invasive and broadleaf vegetation in eleven parks. Using manual labor, more than half

of which was done by volunteers, more than 340 yards of invasive species were removed. Staff mowed about 34 acres of Park District land in both the summer and fall. Staff and volunteers spread over 130 yards of mulch. Staff provided education information about invasive and native plant species at over 50 events. In 2023, because the noxious weed coordinator position is still vacant, staff will again be looking to have an expanded capacity to use chemical applications on invasive species in parks. Staff has received a grant from the Bainbridge Island Parks & Trails Foundation to pay to bring goats in again at Blakely Harbor Park to help manage invasive species. Another grant received from BIPTF will fund boot brush stations at several trail heads so that hikers can remove any seeds they may have picked up before traveling to another location. Park Services Division Director Dan Hamlin said it is important to note that what staff has and will be asking for permission to treat is just to keep up with the work that was being done by Kitsap County's vacant noxious weed coordinator position.

MEETING ADJOURNED TO EXECUTIVE SESSION at 6:20 pm for discussion of real estate and legal with announced time to reconvene at 6:50 pm.

MEETING RECONVENED at 6:50 pm and **ADJOURNED TO EXECUTIVE SESSION** at 6:50 pm for continued discussion of the above items, with announced time to reconvene at 7:10 pm.

MEETING RECONVENED at 7:10 pm.

RESOLUTION 2023-02: COMCAST PROPERTY: Park District Attorney Hayes Gori said before the board is a resolution for consideration as to whether to initiate formal condemnation proceedings for an approximately 10-acre property on High School Road adjacent to Strawberry Hill Park. The appropriate notices have been published in the Bainbridge Island Review and the Seattle Times. A few days ago, a third-party reached out to Hayes Gori to express an interest in purchasing part of the property for their private use and negotiating a deal for the Park District to receive the remainder of the property which would be about 8-9-acres. The third-party wants 1-2 acres including the existing building on the property. He asked the board to consider whether there was any interest in condemning less than the entirety of the property. Commissioner Kinney said the Park District wants the entire property as there is great public need for the entire parcel and is not willing to entertain the third-party request. Commissioner Goodlin said it would diminish the utility of the property if a piece was broken off of it. Commissioner Janow said there is great public need for additional facilities and this property is right in the center of town. Commissioner Goodlin said Strawberry Hill Park's planned usages are being evaluated right now and there is a lot of need in the center of the island for public facilities, and it is important to have the whole thing. Hayes Gori noted that the Park District's Condemnation Attorney Jeff Taraday is on speakerphone, but not physically present at this meeting. **MSC: Janow/Swolgaard: Motion to adopt Resolution 2023-02 to condemn the property on High School Road to include the following amendments: 1) section 5.1, third line, first sentence, strike the word "damages," 2) section 5.1, strike the entire second sentence, 3) section 6.2, strike the rest of the sentence after the word "errors."** Commissioner Janow emphasized how much this property would enhance Strawberry Hill Park. Commissioner Goodlin said it is an opportunity that can not be passed up, especially due to the fact that it is so centrally located. Commissioner Kinney said the property is adjacent to Strawberry Hill Park which is an active use park and more space is needed. It is important to keep in mind that the Park District did not want to assert eminent domain, but Comcast was more interested in selling the property to a developer, so the board decided to do this to preserve it for the community.

DIRECTOR'S REPORT

Park Services Division: Park Services Division Director Dan Hamlin said that staff now has all the parts to finish reconstruction of the Blakley Harbor Park restroom which was vandalized. Staff has been working on pruning at Fort Ward Parade Grounds. There will be a preapplication meeting with City of Bainbridge Island staff regarding the Strawberry Hill Park turf field. Staff has confirmed with Bainbridge Island Football Club that there is no issue with putting up permanent

fencing at Hidden Cove Ballfields as requested by Little League, so that project will move forward. Permitting is still underway for Williams-Olson Park and is now underway for restrooms at Gazzam Lake Nature Preserve and the west Grand Forest.

Recreation Division: Recreation Division Director Mark Benishek said the new motor for the lazy river in the Don Nakata pool was installed. There will be a lifeguard instructor course at the Aquatic Center this weekend taught by the American Red Cross. Open swims have been averaging 80 to 100 participants which is the highest numbers seen since before the COVID-19 pandemic. There were two distressed swimmer rescues at the Aquatic Center meaning that young kids were too far from their parents to be properly supervised. However, lifeguards recognized the situations and jumped in before there was a medical emergency. It was noted that Aquatic Center staff is doing a great job with prevention. The weekend head lifeguard has resigned his position having been offered a full-time position closer to where he lives. Recreation Superintendent Bryan Garoutte said the first draft of the summer recreation catalog was due this week. The January fitness activity challenge winner at Bainbridge Island Recreation Center won a free session of personal training, tennis, or aerial yoga. Dodgeball open gym had twenty participants last week. About 90% of patrons placed on gymnastics waitlists got into programs due to new staff being hired. Saturday there will be a middle school dance at BIRC with 110 kids already preregistered. This is the first middle school dance since before the COVID-19 pandemic.

Administrative Division: Administrative Division Director Amy Swenson said staff is looking at new accounting software options. The Park District's 2020-2021 audit continues.

Executive Director Terry Lande said there is more going on in the agency right now and planned for in the near future than ever before.

BOARD MEMBER ITEMS:

- Commissioner DeWitt said that he has some concerns about elected bodies doing a better job communicating with each other on the island. Especially the Park District's Board of Commissioners and the City Council. He and Commissioner Janow have talked about this, and they would like to move forward with increasing communication with the City Council about what the issues are and how the two agencies can work better together. It was noted that Commissioner DeWitt and Commissioner Janow are the board liaisons to the City of Bainbridge Island, and it is within their authority in that role to move forward as proposed.
- Commissioner Janow said that the affordable housing stakeholder group meeting will be at the end of February.
- Commissioner Janow said that the troll project is back on the table as an option. The Scan Design Foundation has agreed to everything Commissioner Janow asked for to allow the project to move forward on Park District property. The Scan Design Foundation will be the lead agency and the Park District will be the hosting agency for the troll. The board agreed to allow the project to proceed.
- Commissioner Goodlin said he skimmed the report about the Ray Williamson pool and is looking forward to the staff presentation regarding it at the next board meeting.
- Commissioner Kinney said the Norwegian ambassador played pickleball with Governor Jay Inslee at the Founders Courts at Battle Point Park. Ideas are being discussed with stakeholders regarding how to move forward with the issue of providing courts for both pickleball and tennis and it will probably be an agenda item.

MEETING ADJOURNED at 8:06 pm.

Helen M. Stone
Terry M. Lande
BAINBRIDGE ISLAND METROPOLITAN

PARK & RECREATION DISTRICT

BY: _____
Jay C. Kinney

BY: _____
John Thomas Swolgaard

BY: _____
Dawn Janow

BY: _____
Kenneth R. DeWitt

ATTEST: _____
Tom Goodlin

RAY WILLIAMSON POOL

COMPREHENSIVE CONDITION REPORT

BAINBRIDGE INSLAND METRO PARK & RECREATION DISTRICT

PROJECT NO.: 2208 FINAL DRAFT

STEMPER ARCHITECTURE COLLABORATIVE

Bainbridge Island
Metro Park & Recreation District

RAY WILLIAMSON POOL
COMPREHENSIVE CONDITION REPORT
BAINBRIDGE ISLAND METRO PARK AND RECREATION DISTRICT
PROJECT NO. 2208

Date Submitted:
December 19, 2022

Submitted to:
Bainbridge Island Metro Park and Recreation District
7666 High School Rd NE
Bainbridge Island, WA 98110

Prepared by:
Stemper Architecture Collaborative, PLLC
4000 Delridge Way, SW
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Seattle, WA 98106

STEMPER ARCHITECTURE COLLABORATIVE

In Association with:

THE GREENBUSCH GROUP, INC.

MLA ENGINEERING

TFWB ENGINEERS INC.

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I. EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

I. GENERAL INFORMATION

Stemper Architecture Collaborative and the consultant team (Stemper AC Team) performed a comprehensive condition assessment (CCA) of the Ray Williamson Pool (RWP) at Bainbridge Island Aquatic Center(BIAC) for Bainbridge Island Metropolitan Park and Recreation District (BI Parks). The site visit took place on September 14, 2022 in which the Stemper AC Team reviewed all building systems and components at the exterior and interior including but not limited to: building envelope systems such as roof and wall assemblies, window systems, major and minor structural systems, mechanical, electrical, and plumbing/drainage systems. Building usage, wear and tear, and areas of concern/interest were also reviewed along with concrete pool deck and paving, pool equipment/auxiliary use items, pool gutter and liner system, general review for moisture intrusion, and review for accessibility compliance (ADA. Additionally, the Stemper AC Team ensured that items of concern originally indicated by BI Parks on Attachment A List of Known Deficiencies were addressed. On site testing and destructive investigation were not performed on this site visit.

This CCA report submitted by the Stemper AC Team documents and details observations of existing conditions, findings, and recommendations based on criteria which prioritizes the most critical condition issues. Several of the major criteria in which items are prioritized are based on the following:

- *Life safety impact and general building safety for users; general code compliance*
- *Building accessibility for users and staff*
- *Severe impact on infrastructure deterioration from weatherization and/or aging*
- *Potential system/infrastructure failures*
- *Energy efficiency and savings*

II. BACKGROUND INFORMATION

Ray Williamson Pool was completed and opened in 1970 and is leased on Bainbridge Island School District property. Originally built as an outdoor pool, a roof was added in 1977 to enclose the pool and create a natatorium. It currently still stands as a single story wood and timber framed structure with exterior brick veneer walls and standing seam steep-slope metal and low-slope membrane roofs with a window wall system on either side of the main pool area. Support facilities include a main lobby entry, men's and women's locker rooms (not in use), staff offices and locker rooms, family changing rooms, storage and mechanical and filter tank rooms. The pool basin is a six lane, 25-yard pool surrounded by concrete deck and cast-in-place concrete stepped benches, and is adjoined with the new addition Don Nakata Memorial Pool, which was constructed in 2001.

Both pools at the Bainbridge Island Aquatic Center (BIAC) are popular within the primary service neighborhoods as well as the secondary service areas and have a healthy membership roster. The pools are widely used throughout the year as they are indoor pools and maintain a constant temperature at 76 – 81 degrees. Major users and partnerships include the Bainbridge Island High School Swimming, Diving, Water Polo teams, Bainbridge Island Swim Club, and Bainbridge Aquatic Masters team.

Maintaining the pool facilities and ensuring longevity for these buildings is a priority for BIAC. In 2017, BIAC commissioned the Aquatic Design Group to provide a needs assessment report for Ray Williamson Pool, in which code violations, safety risks, maintenance and accessibility issues were highlighted. At the time of their report, a ROM estimate for all revisions/repairs/upgrades totaled $1,366,500.00. Shortly after, Coates Design Architects was hired to provide a feasibility study for master planning Ray Williamson Pool. Three different configurations were presented, and is currently still under consideration with BI Parks, the Board of Trustees, and stakeholders. Implementation of a master plan reconfiguration of the pool is uncertain.

Until master plan renovations move forward, several of the pool's major infrastructure systems continue to decline while maintenance efforts increase. For the Ray Williamson Pool assessment, the Stemper AC Team intends for the defined Scope of Work to be a close collaboration with BI Parks due to the on-going master plan discussions, as potential options to replace the existing pool and building will affect repair/replacement considerations for equipment, building systems, and life cycle impacts.

III. GENERAL FINDINGS

The Stemper AC Team's overall assessment and investigations for RWP building revealed that the general infrastructure, building systems such as mechanical, plumbing and electrical systems are nearing the end of their useful life. Additionally, weatherization and time have enabled deterioration and failure at exterior building envelope systems such as the existing low slope roof, the storefront window and door system, and brick veneer. Water intrusion is apparent at various areas in the natatorium and auxiliary facilities, and a significant portion of the equipment and storage spaces which are open to the public are not ADA compliant. Major areas with heavy use such as the existing pool deck is heavily eroding and general building maintenance is requiring care beyond standard requirements.

The Stemper AC Team documented all possible issues for the existing RWP building. With the understanding that there is a limited budget available for building improvements, each consultant ranked their documented issues within the criteria listed above, and in consideration of BI Parks' request to provide a phased work scope. The major items requiring immediate attention are:

CRITICAL/PRIMARY SCOPE

- Roof replacement at the low slope roof area
- Replacement of storefront window and sliding glass door system
- Replacement of clerestory windows
- Repair of exterior brick veneer
- Replacement of existing heating and ventilation system
- Refurbishing and recoating the existing fire sprinkler piping
- Repair/replacement of general domestic water piping and plumbing
- Adaptive reuse and rehabilitation of the Locker Rooms (Men's and Women's)
- Replacement of main electrical panels
- Replacing fluorescent lighting with LED fixtures and lighting control upgrades
- Racking loose low voltage and communications cabling
- Removing, replacing and/or cleaning corroded equipment and accessory items

GENERAL PRIORITY/OPTIONAL SCOPE

- Pool chemical treatment conversion to saline/chlorine system
- Pool filtration system conversion to sand filters in lieu of existing DE filter system
- Repair of concrete pool deck, new coating application (or replacement as an option)
- Deepening the shallow end of the pool
- Other issues listed in the pool report that are secondary issues

Initial evaluation and analyses of all the pool facilities indicate that the itemized conditions list will exceed the originally discussed MACC of $1.3 million. However, it appears in subsequent meetings that a MACC of $3-4 million may be a feasible budget. This may allow a significant number of the issues reported to be included in the Scope of Work for building improvements; however, the Stemper AC Team estimates that if all items are addressed, the approximate cost will be $4.6 million MACC, excluding Washington State sales tax. Please note that industry supply chain and labor issues have not fully resolved and long lead times for specific equipment and materials continue to occur, which in turn affects current cost estimates. If work does not proceed within the next 6-9 months, costs shown in this report should be re-evaluated. ROM costs are included at the end of each report section by discipline. Additionally, an overall assessment spreadsheet showing the comprehensive work scope is included as an appendix, and a general cost roll-up sheet is attached at the front of the report.

Consequently, the prioritization of project goals for the Schematic Design Phase will require close coordination and collaboration with the Owner, Bainbridge Island Metro Park & Recreation District.

cont'd on next page

IV. STEMPER AC TEAM CONTACT INFORMATION

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BAINBRIDGE ISLAND METRO PARK & RECREATION DISTRICT, RAY WILLIAMSON POOL COMPREHENSIVE CONDITION REPORT - PROJECT 2208

PREDESIGN for RAY WILLIAMSON ROM COST ROLL UP SUMMARY

	All Scope Items	Critical	Gen. Priority	Alternates	Optional/ Wish List	REMARKS
DIVISION 02	$37,000	$17,000	$0	$0	$20,000	
DIVISION 03	$521,000	$229,000	$175,000	$117,000	$0	
DIVISION 04	$49,000	$49,000	$0	$0	$0	
DIVISION 05	$81,000	$78,000	$3,000	$0	$0	
DIVISION 06	$10,000	$0	$10,000	$0	$0	
DIVISION 07	$179,800	$179,800	$0	$0	$0	
DIVISION 08	$255,200	$219,200	$36,000	$0	$0	
DIVISION 09	$105,000	$5,000	$100,000	$0	$0	
DIVISION 10	$37,000	$22,000	$0	$15,000	$0	
DIVISION 11	$0	$0	$0	$0	$0	
DIVISION 12	$920,125	$3,000	$907,125	$10,000	$0	
DIVISION 13	$18,200	$0	$18,200	$0	$0	
DIVISION 21	$114,400	$17,000	$97,400	$0	$0	
DIVISION 22	$474,000	$446,000	$28,000	$0	$0	
DIVISION 23	$67,000	$67,000	$0	$0	$0	
DIVISION 25	$107,000	$107,000	$0	$0	$0	
DIVISION 26	$15,000	$15,000	$0	$0	$0	
DIVISION 32	$192,000	$0	$192,000	$0	$0	
Subtotal	$3,182,725	$1,454,000	$1,566,725	$142,000	$20,000	
Contingency (15%)	$477,409	$218,100	$235,009	$21,300	$3,000	
Ferry Travel	$159,136	$72,700	$78,336	$7,100	$1,000	
Subtotal + Contingency	$3,819,270	$1,744,800	$1,880,070	$170,400	$24,000	
OH&P (15%) + GC (10%)	$795,681	$363,500	$391,681	$35,500	$5,000	
Grand Total	**$4,614,951**	**$2,108,300**	**$2,271,751**	**$205,900**	**$29,000**	
WSST Bainbridge Island (9.2%)	$424,576	$193,964	$209,001	$18,943	$2,668	
Total with WSST	***$5,039,527***	***$2,302,264***	***$2,480,752***	***$224,843***	***$31,668***	

Stemper Architecture Collaborative
Updated: Lalo Bello

II. INVESTIGATION AND FINDINGS

STRUCTURAL EVALUATION

STRUCTURAL EVALUATION

I. INTRODUCTION

The following Structural Evaluation of the Ray Williamson Aquatic Center is provided by MLA Engineering, LLC, for the Bainbridge Island Parks and Recreation.

The scope of this report is to provide a summary of structural review and findings for the original pool building. It includes an overall structural condition assessment that can be used to determine the approximate cost of repairing structural defects as needed to operate the facility without further significant cost over the next decade. The report and recommendations provided will be used to determine the full design scope of this project based on determined needs, priorities, and budget available.

Findings based on visual observations of the subject property and review of the available existing documents. As some of the original documents found were had limited information, engineering judgment based on experience with similar structures was used in determining the structural characteristics of the building. The documents available for review include the following:

- 1970 Original Building Drawings – Indoor-Outdoor Swimming Pool
  Olson*Richert*Bignold Architects

The Lap Pool Facility is a one-story wood-framed building with brick exterior walls, approximately 3,300 sq. ft in plan with a sloped roof approximately 37 ft in height at mid-span and 9 ft in height along the perimeter elevations. The building contains a 45ft x 75ft swimming pool located in the main natatorium. An office space and an abandoned locker room and restroom are located on the south side of the building. An isolated storage room is located on the east side of the building and can only be accessed from a separate door that is exterior to the main building.

As part of this review, a preliminary walk through of the original phase, south building of the Pool Facility where the lap pool is located, was performed on September 13, 2022. The Bainbridge Island Parks and Recreation Aquatics Manager assisted our evaluators by having his staff remove the floor mats and provide a person lift for close-up observations of the wood roof framing and discussed ongoing functionality and maintenance issues at the pool building. No in-situ field testing of the existing structure has been performed at this time. See Figure 1 for documentation of our observations.

Note that a detailed seismic evaluation, which typically uses ASCE-41 as a guiding document, is beyond the scope of this condition assessment; however, the pool building construction type and relatively light roof do not suggest that the building is seismically dangerous compared to other structures designed constructed in the 1970s. If the City intends on operating the original portion of the lap pool building for more than ten years, or if the building were to undergo a significant upgrade, expansion, or have a higher occupancy use, a full seismic evaluation and retrofit using ASCE 41 - *Seismic Evaluation and Retrofit of Existing Buildings*, would be required.

II. SUMMARY OF FINDINGS

The following conditions were investigated during our visit:

Building Interior Observations:

Description	***Photo***
1. Inadequate slope of pool deck and management of deck mats *Deficiency: Insufficient slope to trench drains* *Recommendation: Excavate concrete and replace trench drains at areas where ponding is occurring.*	
2. Scaled and cracked concrete at pool deck *Deficiency: Concrete deterioration, some local delamination and small cracks in a few places.* *Recommendation: Remove deteriorated surfaces, prepare surface, and provide polymer modified overlay. Pressure-inject cracks.*	
3. Deterioration at trench drain *The linear trench drain extends around the entire pool. The drain is reportedly working as intended.* *Deficiency: Cracked grout edging and missing components at trench drain* *Recommendation: Remove deteriorated surfaces, and, prepare surfaces. Provide new edging grout where loose. Install new portions of trench drains were missing.*	

4. Corrosion and scaling at south end steps *<u>Deficiency</u>: Concrete deterioration apparently due to chlorine exposure* *<u>Recommendation</u>: Excavate deteriorated concrete, prepare surface, and provide overlay polymer modified overlay*	
5. Deterioration at post base at railing *<u>Deficiency</u>: Concrete deterioration apparently due to chlorine exposure* *<u>Recommendation</u>: Excavate concrete to sound material, replace railing and post base, and patch concrete locally at repair area.*	
6. Steel post at ramp guardrail *<u>Deficiency</u>: Corrosion at galvanized steel post* *<u>Recommendation</u>: Removed the post from the rail, excavate the damaged concrete and connection. Replace the post and reconnect to the concrete; then patch the concrete at the post base.*	

7. Brick and mortar damage *<u>Deficiency</u>: Broken bricks, missing faceshells, and deteriorated mortar throughout. Not all damage could be observed, although efflorescence staining from moisture intrusion is seen at many locations along with evidence of previous repairs of mortar and reinforcing.* *<u>Recommendation</u>: Remove damaged brick and K-web reinforcing where corroded and replace. Remove mortar throughout the building envelope, repoint, clean and seal all brick to protect against further moisture intrusion.*	
8. Corrosion at glu-lam base connections *<u>Deficiency</u>: Galvanized GL beam bases have spots of corrosion at some locations.* *<u>Recommendation</u>: Removed corrosion from bolts, nuts and plates or replace as required.*	
9. Glu-lam beam and wood decking roof faming *<u>Findings:</u> <u>Glulam wood arch beams and timber T&G decking support the semi-arched clear-span over the natatorium.</u> Where the framing was observed up close and soundings made, the glulam beams were found to be in good condition with no signs of deterioration or structural cracking at the laminations.* *<u>Recommendations:</u> No work required. Improved ventilation will help reduce risk of future damage.*	

10. Exterior concrete walkways *<u>Deficiency</u>: Concrete is cracked, settled, and joint material missing.* *<u>Recommendation</u>: Remove deteriorated concrete and approximately four inches of soil, provide granular fill and replace concrete and joints.*	 

11. Inadequate depth of pool at shallow end *<u>Deficiency</u>: Pool at north end is too shallow for swimmer's turn* *<u>Recommendation</u>: Shore the concrete walls and underpin. Excavate concrete from pool mid-length and remove concrete and soil as required to reach desired depth of approximately five feet. Compact soil and place new concrete and with water barriers, waterstops and aquatic concrete mix. Finish to match existing.*	

III. NARRATIVE DISCUSSION

The enclosed swimming pool area has high humidity combined with chlorine that has locally attacked concrete, corrode steel, and rotted wood. Deficiencies in the air handling and ventilation appear to have allowed high humidity and moisture to exist contributed to the deterioration of wood members and corrosion of steel connections. Although these the effects currently appear to generally be cosmetic and not at a level where the structural load capacity or safety is significantly compromised, without mitigation

the deterioration will continue to get worse and over the next few years the required maintenance and repair will increase.

Each of the deficiencies noted in Part II are further described as follows:

1. Inadequate slope of pool deck and management of deck mats

The pool deck is covered by walking mats, which reduce the risk of guests slipping compared with untreated bare concrete. Beneath the mats there is evidence that the concrete surface is not sloped adequately to avoid small amount of water to pond rather than flow to the floor drains as intended. To avoid health issues and maintain a clean and sanitary pool deck, the maintenance staff rolls up the mats each evening and cleans the floor. This routine tedious task can be eliminated by removing defective and unbonded concrete deck and provide an overlay sloped adequate for water to flow toward the trench drains and with surface roughness adequate to mitigate the slipping hazard.

2. Scaled and cracked concrete at pool deck (Figure 2)

Scaling of concrete surfaces, delamination, and cracks will allow chlorine water to penetrate the concrete, corrosion to occur in the rebar, and water to seep into the ground beneath the concrete deck. Repairing these defects will extend the life of the structure and reduce future maintenance costs.

3. Deterioration at trench drain

The FRP perimeter trench drain appears to have become brittle, with pieces broken or missing from the drain and grout around the drain failing. To improve the effectiveness of the drain in removing water from the concrete deck and reducing a safety hazard from broken FRP at the walking surface, the concrete can be cut on each side of the drain, the drain removed and replaced, and new non-shrink moisture resistant grout place continuously around the new drain.

4. Corrosion and scaling at south end steps

A local area of deteriorated concrete and corroded rebar exists at the south end of the pool where steps lead to an un-used locker room. Water seepage into the concrete has caused some local corrosion of rebar and spalling of the concrete surface. The repair needs to include removal of all disbanded and cracked concrete, replaced with a water-resistant concrete that has corrosion inhibitor and galvanic anodes where excavation is deeper than approximately 2 inches.

5. Deterioration at post base at railing

The post base that supports a handrail near the southeast portion of the pool has concrete failing along a control joint in the concrete deck slab. The base material at the post is also deteriorated. The entire railing and base will likely need to be removed and refurbished or replaced. The concrete at the base needs to be excavated, a new post base connection provided, and the concrete locally patched in this area. This repair can be done in conjunction with deck overlay work or done as a stand-alone repair, depending on the extent of the mitigation work selected.

6. Corroded steel post at ramp guardrail

Significant corrosion has damaged the galvanized steel post that supports the guardrail along the southwest concrete ramp. The post and rail system needs to be removed and replaced with stainless steel for a more durable and lasting solution than the current galvanized steel. The concrete needs to be excavated to expose the connection and deteriorated concrete, the new rail and post reconnected, and the concrete patched.

7. Brick and mortar damage

The majority of the building envelope where glazing does not occur is formed with brick over CMU block. Due to the age of the mortar, the extensive wear and deterioration, and the exposure of moisture to the reinforcing K-web bars, the brick mortar needs to be removed, reinforcing exposed and replaced where corroded, and the mortar replaced on the exterior. Cleaning and sealing of all brick is required to provide durability and protection against future moisture intrusion. Broken and damage brick needs to be removed and replace at local areas.

8. Review of glu-lam beams and wood roof decking

No significant repair work is currently required at the roof.

9. Corrosion at glu-lam base connections

There is a small amount of corrosion and concrete deterioration at a galvanized base for the curved glu-lam based attachment to the concrete deck. As part of the refurbishment and for the purpose of extending the life of the structure, the concrete needs to be removed where signs of spalling and delaminated concrete exist. The corrosion in the steel base can be removed by grinding and re-coated with a galvanized paint and potentially epoxy coating as determined suitable by the Owner and Architect. Any bolts with evidence of corrosion need to be replaced in kind or with stainless steel bolts separated from the galvanized steel with nylon washers.

10. Repair at exterior concrete walkways (Figure 3)

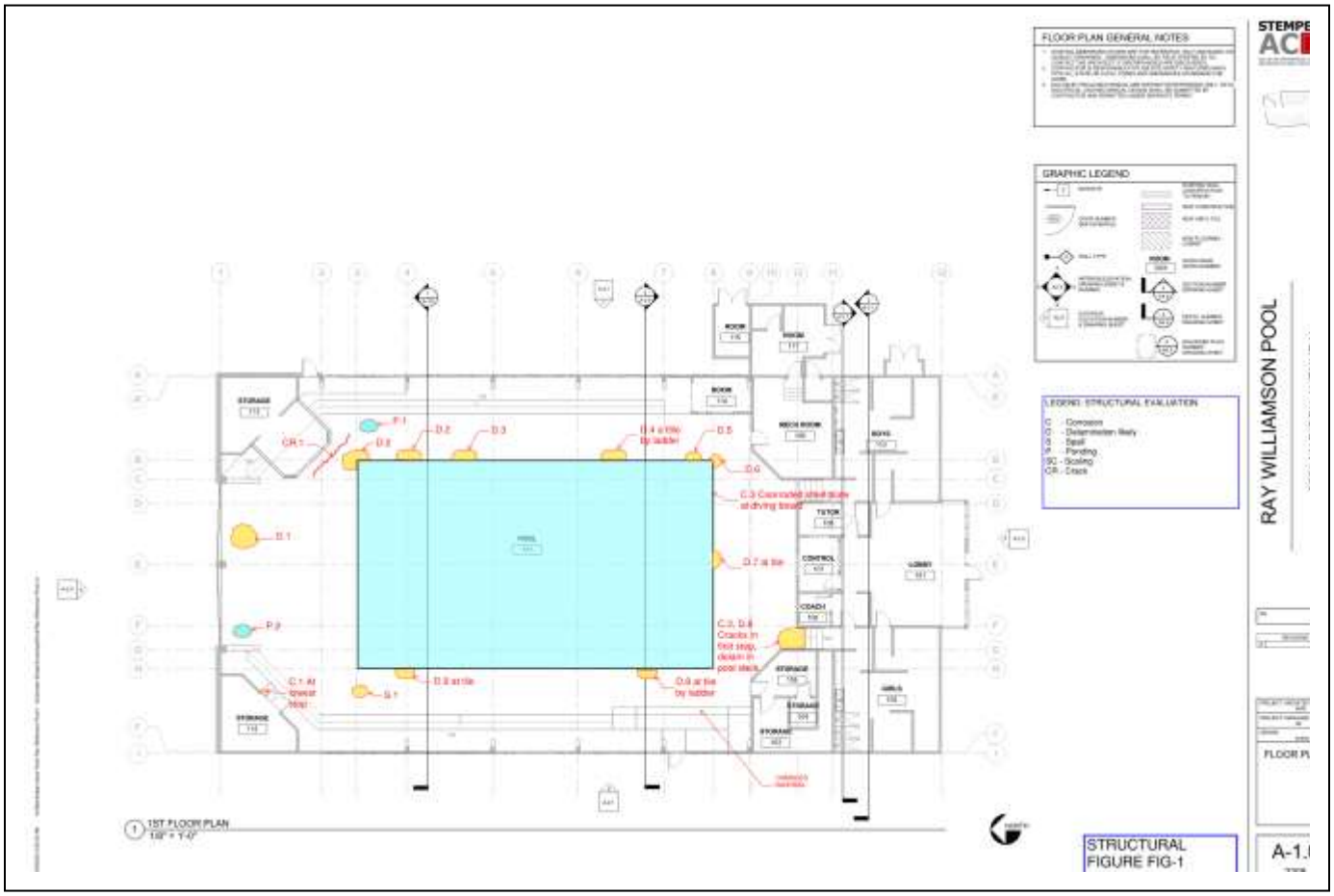
Numerous portions of the concrete slab-on-grade are cracked, heaved, and causing a tripping hazard. Repair of these areas can be made by removing the concrete and a portion of subgrade, then replacing the soil with granular fill and replacing the concrete using control joints to match existing

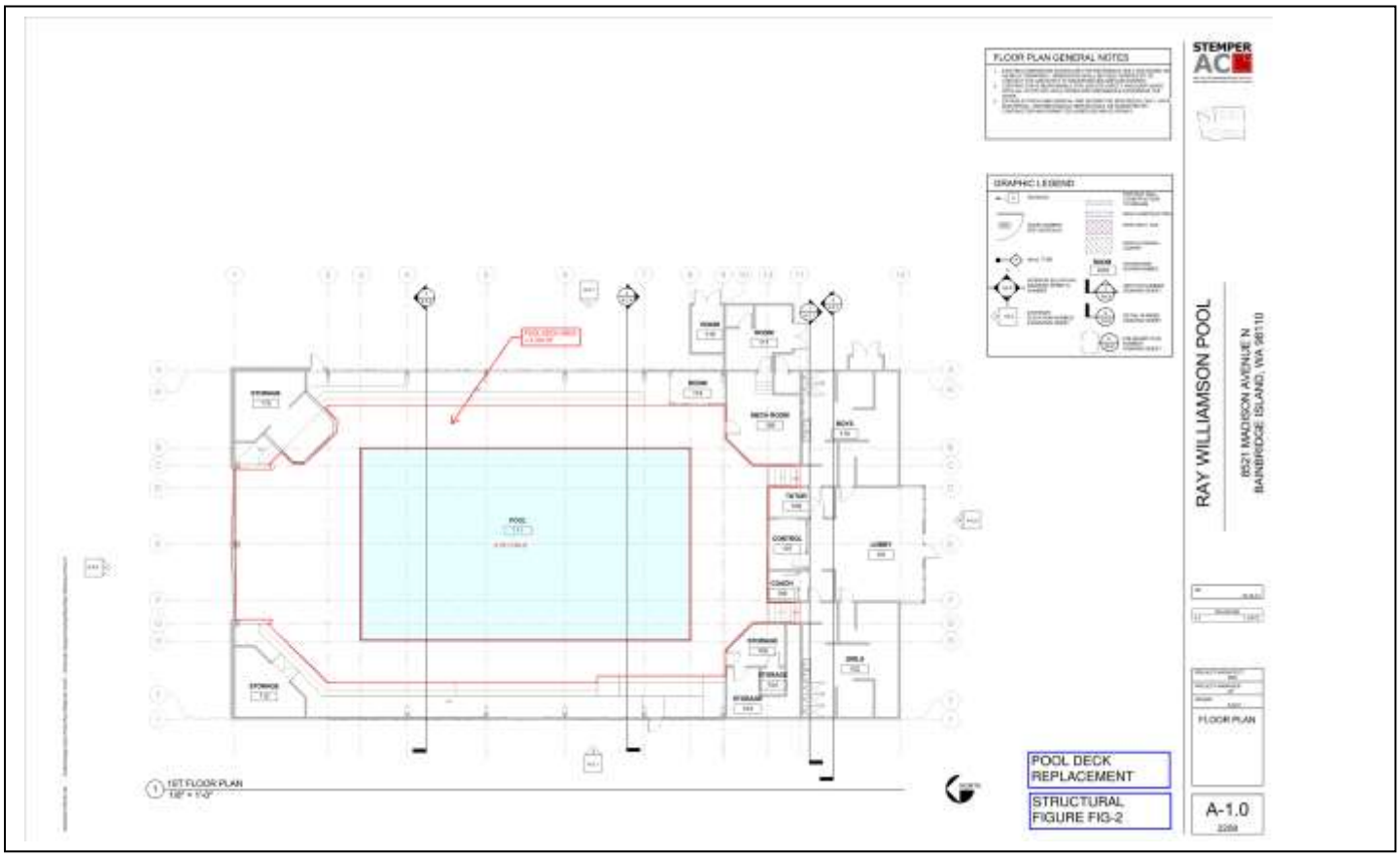
11. Inadequate depth of pool at shallow end (Figure 4)

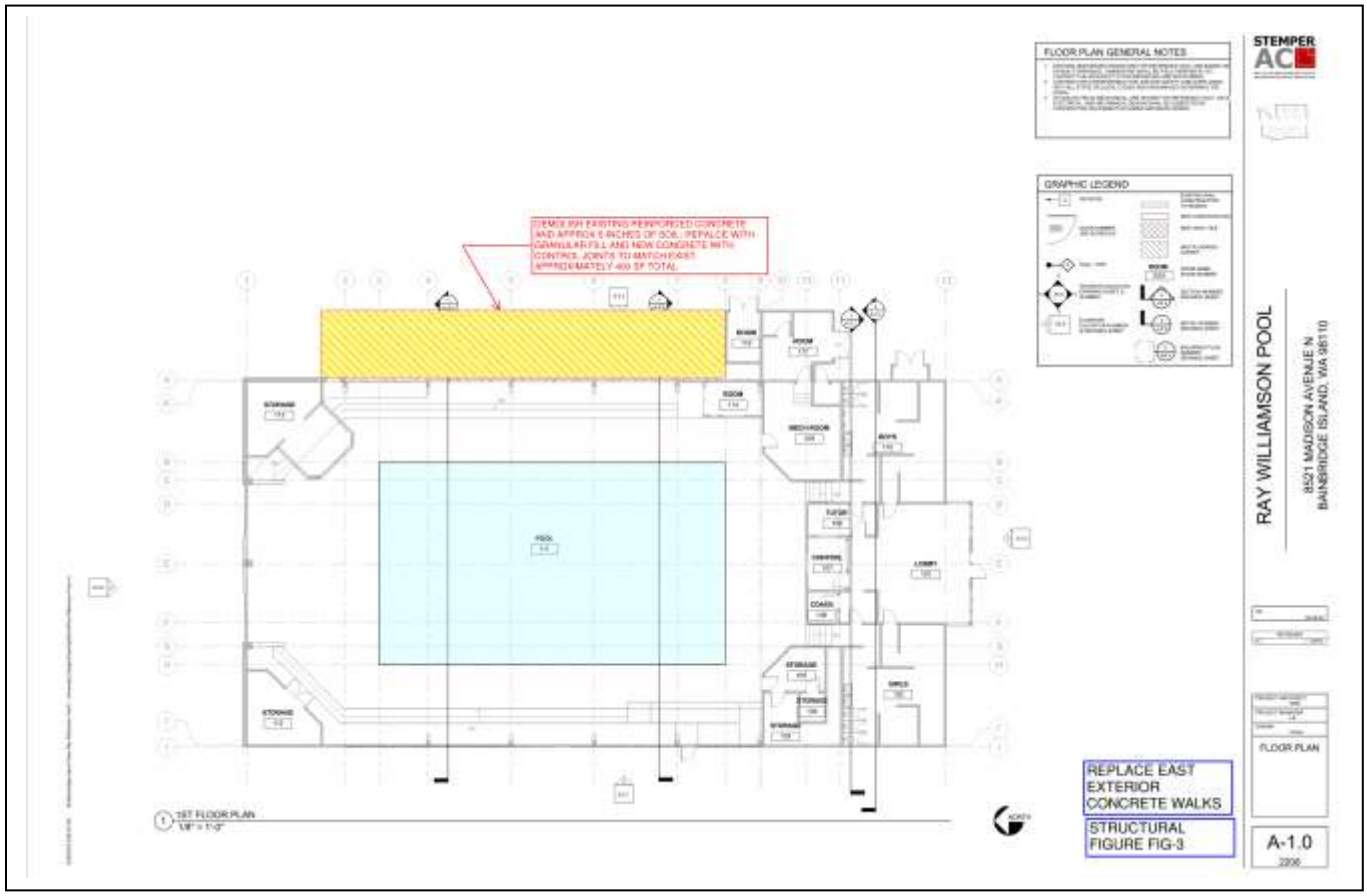
The shallow end of the pool is approximately three feet deep, inadequate for competition swimming wear a swimmer's turn is required. The challenge with deepening the pool is bracing and underpinning the existing wall during construction. The wall as designed may not have adequate reinforcing and strength to resist the lateral soil induced loads. Bracing would be required, and a thicker wall and larger footing designed to resist great loads from the taller retaining wall. To provide a smooth transition between the deeper end at the south side of the pool and the retrofit at the north side, the construction would likely start at mid-pool length. Excavation of soil, a new compacted sub-base, and re-casting of the reinforced concrete pool bottom

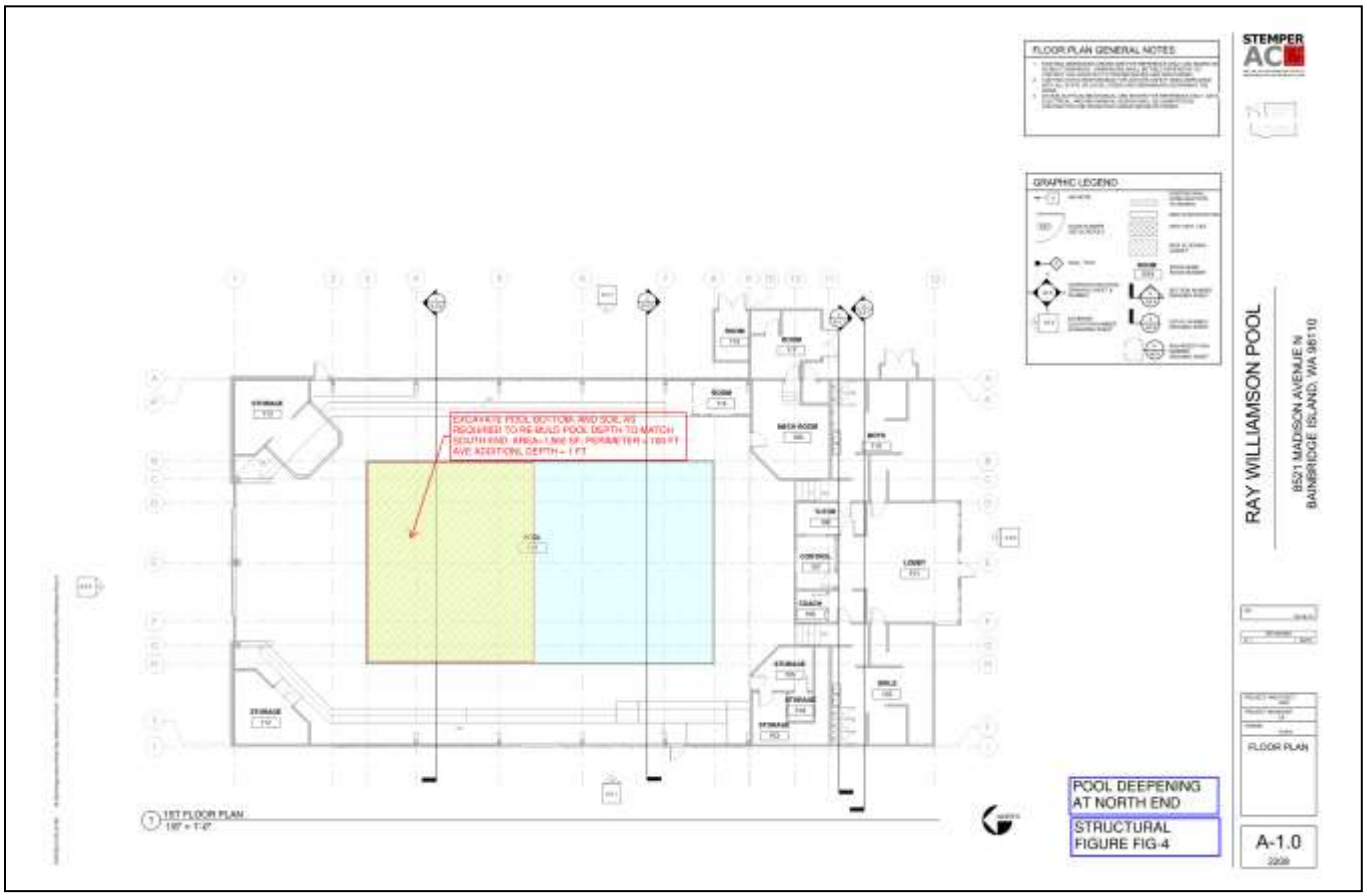
would be required. Coatings on the concrete and replacement of existing features would be provided as required.

FIGURES F-1 through F-4




FLOOR PLAN GENERAL NOTES
GRAPHIC LEGEND
STEMPER AC
RAY WILLIAMSON POOL
8521 MADISON AVENUE N
BAINBRIDGE ISLAND, WA 98110
1ST FLOOR PLAN
POOL DECK REPLACEMENT
STRUCTURAL FIGURE FI3-2
FLOOR PLAN
A-1.0


FLOOR PLAN GENERAL NOTES
GRAPHIC LEGEND
STEMPER AC
REMOVE 6IN EXISTING REINFORCED CONCRETE AND APPROX 6 INCHES OF SOIL. REPLACE WITH GRANULAR FILL AND NEW CONCRETE WITH CONTROL JOINTS TO MATCH EXIST. APPROXIMATELY 400 SF TOTAL
RAY WILLIAMSON POOL
8521 MADISON AVENUE N
BAINBRIDGE ISLAND, WA 98110
FLOOR PLAN
A-1.0
REPLACE EAST EXTERIOR CONCRETE WALKS
STRUCTURAL FIGURE FIG-3
1ST FLOOR PLAN


FLOOR PLAN GENERAL NOTES
GRAPHIC LEGEND
STEMPER AC
RAY WILLIAMSON POOL
8521 MADISON AVENUE N
BAINBRIDGE ISLAND, WA 98110
EXCAVATE POOL BOTTOM AND SIDE AS REQUIRED TO RE-MOLD POOL DEPTH TO MATCH SOUTH END. AREA = 1,900 SF, PERIMETER = 180 FT AVE ADDITIONAL DEPTH = 1 FT
1ST FLOOR PLAN
POOL DEEPENING AT NORTH END
STRUCTURAL FIGURE FIG-4
FLOOR PLAN
A-1.0

ARCHITECTURAL EVALUATION

ARCHITECTURAL EVALUATION

I. INTRODUCTION

Stemper Architecture Collaborative (Stemper AC) performed a site assessment at Ray Williamson Pool in the Bainbridge Island Aquatics Center on September 13 and 14, 2022 to review existing interior and exterior building conditions for architecturally related deficiencies for existing materials, building components and elements, general equipment and accessories, and building space/usage. The focus of the review primarily focused on aging/deterioration, accessibility, and life safety issues. The methods utilized for reviewing existing conditions were based on visual observations, photo documentation, field measurement, and general probing for all areas indicated in this report. No destructive investigation methods were used. While this evaluation shows a comprehensive list of architecturally related deficiencies, it is noted that not all repairs can or will be addressed due to budget constraints, prioritization of risk, and master plan development considerations. Additionally, the reported findings are to be coordinated with the other concurrent evaluations for structural, mechanical, plumbing, and electrical conditions for this building. A rough order of magnitude (ROM) shown at the end of this section will need to be discussed with BI Parks to determine the priority and scope of work for building improvements and construction in the upcoming years 2023-2024.

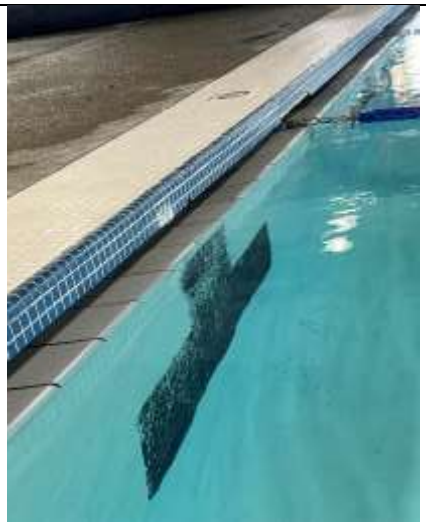
II. SUMMARY OF FINDINGS

After thorough evaluation of the existing architectural conditions, the following illustrates the findings and recommendations for repair/maintenance/replacement for each issue. A complete summary spreadsheet of all issues and ROM costing can be referenced in the comprehensive spreadsheet found in the Appendix at the end of this report.

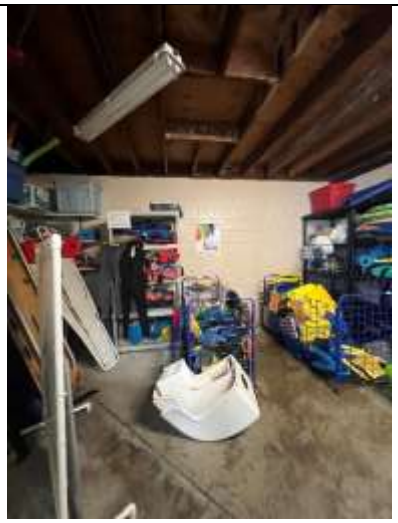
Building Interior Observations (Existing Conditions):

Description	***Photo***
1. Acoustical ceiling tile *Deficiency: acoustical tiles on the north entrance are displaced and damaged in some areas* *Recommendation: replace damaged tiles. If budget allows, consider installing a GWB soffit and provide access panels to mechanical unit as needed.*	

2. Natatorium – aged and worn paint *<u>Deficiency</u>: paint peeling, damaged and wall discoloration is evident in various locations throughout the natatorium and auxiliary spaces.* *<u>Recommendation</u>: patch, prepare and repaint walls with epoxy coating.*	 
3. Pool Deck and drains *<u>Deficiency</u>: constant use of the pool and deck maintenance over time has caused the concrete surfacing to erode – pitting and exposed aggregate is typically seen on the entire pool deck surface. The rubber mat overlay pattern has also imprinted into the concrete deck as part of the erosion over time. There are visible hairline cracks in multiple locations along the deck, particularly at linear drain locations. Deck drains are also aged and have missing linear drain covers in various locations, and the concrete adjacent to the drains are eroding. Refer to structural report for additional observations.* *<u>Recommendation</u>: if pool deck is to remain in place, repair and seal existing cracks at the pool deck; Consider a urethane coating system over the pool deck; revise and repair deck drainage system where damaged or covers are missing, or consider replacing the linear drain system with a new linear deck drain. Coordinate with structural report for similar items.*	 

4. Perimeter tile at pool side *<u>Deficiency</u>: The tile and grout is aged, depth markers are worn and limited in legibility, and there are no diving signs at the pool perimeter area; replace perimeter tile to match Nakata pool. Construction joint material between tile and concrete is aged.* *<u>Recommendation</u>: replace the perimeter tile and tile depth markers at the pool. Replace construction joint at tile perimeter. [note: this may trigger a need for replacement of the existing cantilevered gutter; coordinate with structural]*	 
5. Pool lane markers and dividers *<u>Deficiency</u>: the existing lane markers in the pool tank are worn and fading. The line dividers are attached inside the pool gutter – challenging to install.* *<u>Recommendation</u>: paint lane markers; owner requested to install lane divider anchors on the pool wall.*	

6. Paint at steps *<u>Deficiency</u>: existing red paint is faded.* *<u>Recommendation</u>: paint stair and steps edges with high contrast pedestrian traffic-rated coating.* *Owner also requested to paint boundary lines on pool deck for crowd control.*	 
7. White PVC railing at concrete platform *<u>Deficiency</u>: white PVC railing on the northeast platform is not anchored to the base and is freestanding. This is a safety issue and potential hazard.* *<u>Recommendation</u>: permanently anchor PVC railing to concrete platform.*	

8. Platform drain at northeast end *<u>Deficiency</u>: active drain is leaking under the concrete platform on the northeast end of the pool deck.* *<u>Recommendation</u>: determine origin of leak and repair; coordinate with mechanical for drain line recommendations;*	
9. Northwest storage room *<u>Deficiency</u>: water intrusion evident on storage room ceiling deck and joists.* *<u>Recommendation</u>: investigate origin of water leak source and repair area to prevent additional leakage (potentially from existing aged roof); replace any wood rotted boards or members.*	
10. Hose bib on northeast wall *<u>Deficiency</u>: the existing hose bib on the northeast wall of the storage room is corroded. Rust drips have appeared over time.* *<u>Recommendation</u>: repair leak at hose pipe (could be a gasket replacement); replace corroded hose bib housing assembly, and seal the flanges at face of cmu wall.*	

11. Southeast natatorium office *<u>Deficiency</u>: wood panel boards on office at southeast end of pool is aged and damaged near the base.* *<u>Recommendation</u>: sand/repair, stain and seal wood to match original condition; replace damaged or rotted boards.*	 
-12.Southeast natatorium office *<u>Deficiency</u>: existing fan in office is missing cover. Is this still functioning?* *<u>Recommendation</u>: add fan cover or replace fan with new assembly. Determine if this fan is still necessary. If not, remove the fan and patch/repair/paint opening.*	

13. Southeast natatorium office *<u>Deficiency</u>: existing drain and shower head at exterior wall of office appears to be active and showing water staining on concrete pony wall.* *<u>Recommendation</u>: if active, coordinate with mechanical to determine a more efficient location. If not active, remove shower head, handle and tile, patch and finish wall to match adjacent wood and finish.*	
14. Existing diving board *<u>Deficiency</u>: handrail/guardrail on diving board is corroded.* *<u>Recommendation</u>: replace hand rail.* *Owner requested to move existing diving board; relocation of diving board is to comply with FINA and structural support requirements.*	
15. Existing drinking fountain – southwest end *<u>Deficiency</u>: existing drinking fountain is aged and corroded.* *<u>Recommendation</u>: remove drinking fountain replace with new fixture. Refer to mechanical report for this item.*	

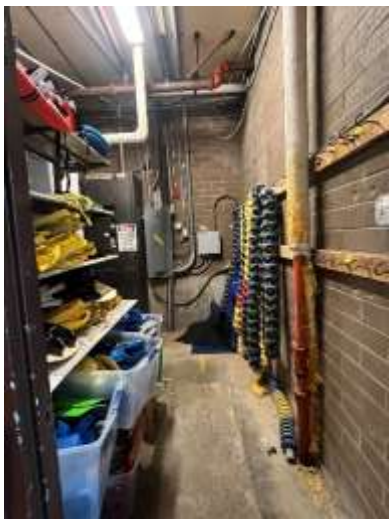
16. Existing interior doors/frames filter room, locker rooms, and storage *<u>Deficiency</u>: bottom of existing frames are heavily corroded. Doors are showing corrosion and heavy wear and tear.* *<u>Recommendation</u>: replace interior door frames and door with new frames/doors with more corrosive tolerant material/coatings.*	 
17. Southwest ramp *<u>Deficiency</u>: some existing vertical posts at handrails are corroded and handrail is showing age from long term use, constant use of the pool over time has caused the concrete surfacing to erode at the ramp landing and pitting and exposed aggregate are visible. Handrail paint is peeling. Handrail also needs to be detached from the storefront system.* *<u>Recommendation</u>: replace handrail and post system with corrosion resistant one (eg: stainless steel) and redesign to be a stand alone handrail. Consider filling and levelling the pitted areas and place a skid-resistant urethane or PMMA type coating system over the ramp and landing.*	

	
18. Pool deck steps on east and west sides *<u>Deficiency</u>: bench steps are not ADA compliant and do not provide an accessible spectator area.* *<u>Recommendation</u>:* *Owner request to remove existing steps and install aluminum benches/ bleachers (3-4 tiers). This may trigger overall deck replacement and a substantial alteration designation for permitting; this item to be coordinated with structural and Owner.*	 

19. Deck level team storage on southwest.

Deficiency: Pool equipment that is for public or team use is stored in several rooms and are not ADA compliant. Lighting is aged and appears to be old T8/T5 fluorescents. Leak behind the main door.

Recommendation: re-organize rooms at deck level to meet ADA accessibility requirements. Reconfigure/repurpose equipment storage spaces. Update lighting to LED fixtures, door hardware, etc. to be accessible.



20. Public storage room at northwest and northeast *<u>Deficiency</u>: Public storage is not ADA accessible. Ceiling is in poor shape – moisture intrusion visible.* *<u>Recommendation</u>: replace damaged wood members. Make this a staff use/storage area only.*	 
21. Natatorium/ Locker rooms/ storage rooms sprinkler heads and other plumbing pipes *<u>Deficiency</u>: existing sprinkler and plumbing pipes are extremely corroded.* *<u>Recommendation</u>: clean all corroded pipes and coat with anti-corrosive coating. Refer to mechanical for this item.*	

	
22. locker rooms *<u>Deficiency</u>: men's and women's locker rooms are non-functioning.* *<u>Recommendation</u>: Women's Locker room: repurpose/recondition locker rooms to be staff storage, enlarge existing office space, and add a staff restroom; Owner requested that Men's Locker Room: be repurposed to be location for new sand filter system.*	 

23. Lighting – natatorium, locker rooms, storage rooms, filter room and offices

<u>Deficiency</u>: existing fluorescent lighting is outdated and non-compliant with current WSEC.

<u>Recommendation</u>: replace the lighting with new code compliant energy conscious lighting; coordinate with electrical report.

24. Office doors *<u>Deficiency</u>: Hardware on interior office doors is corroded, typical.* *<u>Recommendation</u>: replace door hardware with similar and ADA compliant hardware.*	 
25. Office area *<u>Deficiency</u>: red carpet is aged with heavy wear and tear apparent.* *<u>Recommendation</u>: replace red carpet with durable flooring for a pool environment.*	

26. Entrance - desks *<u>Deficiency</u>: south entrance desks are in open area with minimal filing/storage space and no privacy.* *<u>Recommendation</u>: add partitions for desk spaces and built-in casework for files/storage.*	 
27. Staff Office – Mike Omans *<u>Deficiency</u>: Existing makeshift gutter at office due to a water leak, possibly from clerestory windows above that are telegraphing through the roof to the office below; gutter also is adjacent to existing active electrical wires and poses a hazard and life safety issue. The wiring/cable also extends out to the natatorium through a hole in the window.* *<u>Recommendation</u>: Repair water leak and remove gutter. Coordinate cable relocation with electrical report.*	

28. Filter room - concrete under filter room *<u>Deficiency</u>: constant corrosive pool environment and chemical treatments over time has caused the concrete surfacing to effloresce.* <u>*Recommendation*</u>*:* Concrete shall be cleaned, spalled and delaminated concrete repaired, and sealed with epoxy or urethane cracked injection. Refer to structural report for repairs to concrete.	

Building Exterior Observations:

Description	***Photo***
29. Low slope membrane roof *Deficiency: existing low-slope membrane roof is severely aged with apparent heavy wear and tear. Ponding occurs in several areas, and may have moisture intrusion in the insulation layers underneath (an infrared test and destructive testing were not performed); protective coating over sheet membranes is disintegrated and completely failed. (was the previous sheet membrane repaired prior to applying the coating?)* *Recommendation: replace low-slope membrane roof in its entirety. Include a fall protection system as part of the scope of work.*	  

30. Sheet metal flashing – low slope roof

<u>Deficiency</u>: existing sheet metal flashing, counterflashing, and coping is corroded, aged, and failing at low slope roof area. This also includes the gutters.

<u>Recommendation</u>: replace sheet metal coping and flashing and gutter system.

31. mechanical units - low slope roof

<u>Deficiency</u>: existing mechanical units and flashing are aged, abandoned chimney stack.

<u>Recommendation</u>: replace mechanical flashing. Remove abandoned non-active chimney stack. Coordinate with mechanical report for mechanical unit replacement.

32. Roof drains, scuppers – low slope roof *<u>Deficiency</u>: existing roof drains are aged and corroded.* *<u>Recommendation</u>: replace roof drains and scuppers; verify condition of leaders for blockage, flow, and damage. Coordination with mechanical engineer required.*	 
33. Fall protection – low slope roof *<u>Deficiency</u>: there is no fall protection on the existing roof.* *<u>Recommendation</u>: Install fall protection. Coordinate with structural engineer.*	

34. Gutters and downspouts *<u>Deficiency</u>: existing gutters and downspouts on the east side are leaking.* *<u>Recommendation</u>: repair gutter to downspout connection on east side of building to prevent overflow.* General gutter system may need replacement.	
35. Exterior swinging doors – east, west and south *<u>Deficiency</u>: exterior doors at natatorium and auxiliary spaces (such as chemical room and workshop space) are aged; hardware and frame are corroded, seals are failing.* *<u>Recommendation</u>: Replace exterior doors and hardware.*	 

	 
36. Exterior sliding doors – east and west *<u>Deficiency</u>: exterior sliding doors are aged and failing – seals are compromised and condensation and calcification have occurred at interior air space between the glass.* *<u>Recommendation</u>: Replace sliding glass doors – existing system is Kawneer; StemperAC is reviewing available compatible replacement sliding glass doors.*	

	
37. Storefront windows – east and west *<u>Deficiency</u>: existing windows are aged, seals are failing, and some frames are corroded.* *<u>Recommendation</u>: Replace storefront window system in its entirety; as with the sliding glass doors which are part of the same storefront system, StemperAC is reviewing options for a compatible system to replace this one.*	 

38. Clerestories – south low slope roof *<u>Deficiency</u>: clerestories are aged; seals appear to be failing and moisture leaking into office space below. They are also inoperable and does not allow for ventilation in the natatorium space during warm summer months* *<u>Recommendation</u>: Replace clerestories in their entirety---install new remote controlled operable window units (to confirm with Owner on whether 'fixed' windows are preferred) which are energy code compliant; consider alternate solution: install window treatments in lieu of glass with a polycarbonate or fiberglass panel system which allows diffused light in to the space and provides energy efficient performance.*	 
39. Transom – above south entrance *<u>Deficiency</u>: transom above south entrance door is missing.* *<u>Recommendation</u>: Replace the entire storefront door system. Coordinate relocation/replacement of "Exit" sign –to comply with current code requirements with electrical engineer.*	

40. Brick – south, east and west walls. *<u>Deficiency</u>: existing brick is aged and efflorescing in various sections. Other sections are broken out* *<u>Recommendation</u>: Repair, replace and repoint brick. Coordinate with structural assessment of brick.*	 
41. East Mechanical Workshop Shed and Exterior Trash Enclosure. *<u>Deficiency</u>: At trash enclosure existing wood fencing is aged and deteriorating and some areas have boards missing;* *At the mechanical workshop space, the existing exterior siding is showing age and wear and tear, paint is coming off. This space houses mechanical equipment and tools. It also leads directly to the tank room for the pool.* *<u>Recommendation</u>:* *Rebuild the trash enclosure with more durable materials;* *Replace and redesign the mechanical workshop—AE Team will coordinate existing HV systems and associated electrical work.*	

	
42. Concrete paving *<u>Deficiency</u>: existing concrete paving shows cracking, spalling, and some displacement occurring in various panels of the sidewalk. Expansion joints are missing or deteriorated. Concrete displacement may become a tripping hazard as more settling occurs.* *<u>Recommendation</u>: Repair paving cracks; coordinate with structural assessment of concrete paving. Pressure wash panels.*	
43. East light pole *<u>Deficiency</u>: existing light pole is corroded* *<u>Recommendation</u>: Remove and replace existing light pole and fixture.*	

III. RECOMMENDATIONS

Upon detailed evaluation of the existing building and site conditions, Ray Williamson Pool appears to be in fair-to-poor condition as associated with architectural and building envelope issues. Considerations should be made to prioritize the following work. The rough order of magnitude (ROM) estimate for each item follows this page:

1. Low Slope Roof Replacement: the existing low-slope membrane roof is severely aged and is in poor condition. The roof appears to be the original roof that was installed when Ray Williamson Pool was converted from an outdoor pool to an indoor pool in 1977, and review of available record documents and discussion with BI Parks do not indicate that any roof replacement has occurred since that time. Based on current visual observation, it appears that a silicone-type coating was applied some time ago on top of the existing membrane system as a protective layer; however, the coating has essentially disintegrated. Additionally, if repairs to the original membrane roofing were not made prior to applying the coating, it would not have been effective to prevent moisture intrusion. Due to the inherent nature of roof coatings, repairs to underlying membranes must always be performed prior to application of protective coatings as silicone-based coatings only provide protection to existing membranes but do not correct failures such as loose lapping, open seams, or punctures. While neither infrared nor invasive testing occurred, the roof membrane system likely has a history of moisture intrusion based on water stains on the interior ceilings and the interior wood framing members in various areas of the natatorium. Additionally, the existing clerestory window sills interface the roof membrane system, and the clerestory window seals and glazed units have failed. Per discussion with BI Parks staff and visual observation, there is an active water leak in to the office spaces from the ceiling directly below the clerestory area. A full tear-off and replacement of the low slope membrane system with a multi-ply SBS membrane system and designed tapered insulation system/associated materials is recommended. A full roof replacement will require that current building and energy codes be adhered to, including required insulation layers and raised parapets where they currently do not comply. Fall protection at its minimum is recommended when this work occurs.
2. Sheet Metal Flashing, Roof Drains, Scuppers, Gutters: as related to the existing low slope membrane roof, the existing sheet metal flashing, counter flashing, coping, roof drains are in poor condition and aged/corroded; some gutters are corroded and have dissimilar materials cobbled together to create the drainage pathway. Replace all of the existing sheet metal flashing materials associated with the roof work with stainless steel sheet metal flashing, pre-finished as needed. Replace and reroute gutters where they are deficient and/or have PVC connections occurring. The gutter system should match the existing adjacent gutters in good condition, utilizing similar materials and finishes for visual continuity.
3. Storefront Door and Window System: the primary existing storefront window and door system is located along the east and west elevations of the existing pool building at pool deck level. An additional storefront system is located at the original south entrance to Ray Williamson Pool, which currently functions as an open office space for staff members. The storefront system at the natatorium is a continuous fixed panel system with exception of several panels that functions as sliding glass doors on both the east and west sides. A separate swinging glass door of similar construction are available as exit doors for users at separate locations. At the office area, the storefront windows take up much of the entry façade and are separate from the storefront door.

Both storefront systems were manufactured by Kawneer, and are showing failed glazing units with broken seals and layers of condensation stains in between the inner and outer glass layers. The existing aluminum framing is in fair to poor condition and are showing oxidation and peeling/chipping of the dark bronze finish. The swinging doors are also aged and not all doors latch or close properly. Due to the age of the existing system, it is not advised that selective failed glazing units be replaced as the aluminum frame may not support or be compatible with new glazing units and would likely not comply with current energy code requirements. Therefore, it is recommended that the storefront windows and doors be replaced in their entirety with a new similar system (eg: curtain wall system), up-to-date, energy efficient glazing system.

4. Clerestory Windows: the clerestory windows located on the south face of the natatorium appear to be part of the original 1977 construction to enclose the pool. The windows are not thermally broken, and do not appear to operate and/or allow for any ventilation in the pool area during warm summer months. Additionally, the seals are failing and this may be the source of moisture intrusion in to the ceiling space below as well as in to the roof membrane system. Replacement of the existing windows with motorized, thermally broken, operable windows will allow for the pool space to be ventilated and be compliant with energy codes. If this is cost prohibitive, an alternate option is to install a polycarbonate or fiberglass panel infill system which allows diffused light in the space but significantly blocks solar heat gain in to the space. Some of the panels could also be louvers to help ventilate during warm months. BI Parks mentioned that the existing clerestory windows can cause a glare problem in certain months/days as it is clear glass, and a diffused panel may work as a positive solution to prevent both glare and provide energy efficiency to the natatorium.
5. East garbage enclosure: the existing garbage enclosure is essentially a wood fence that is in poor condition, dilapidated with boards missing in various parts of the fencing. This enclosure should be rebuilt utilizing durable materials such as slatted cyclone aluminum fencing or laser cut metal panels. This will last longer and will be able to sustain heavy duty usage or abuse.
6. Mechanical Workshop Space: existing exterior siding is in poor condition and should be resided. The interior space is in fair to poor condition, and was added on to the existing building. This space is directly opens in to the filter room and mostly houses tools and minor equipment. If budget allows, it is recommended that this space be redesigned and rebuilt.
7. Brick repair: exterior brick veneer is in fair to poor condition; however, efflorescence is visible in numerous areas as well as spalled and broken brick; refer to structural report for recommendations on repair.
8. Locker room reconditioning: Both the Men's and Women's Locker rooms are not in use and have essentially been abandoned due to non-functioning plumbing. The current aquatics center has new locker rooms which are being used by all members and staff. In discussing adaptive reuse of these spaces with BI Metro Parks, these spaces can be repurposed as storage and/or additional space for staff offices at the Women's Locker Room, and use as a sand filter room at the Men's Locker room.
9. General equipment and finishes: there are various existing items such as the diving board guard rails, and the south ramp rail posts, etc. that are rusted and corroded. It is recommended that these be treated such that corrosion is removed, and or replaced if the item is beyond repair. Additionally, the white PVC guardrail at the small platform on the north side of the pool needs to be anchored to the base as it currently is not tied down and poses a major safety issue.
10. Interior doors and frames: a significant number of existing doors and frames are showing some or severe corrosion, specifically at the base/deck area where contact with water or cleaning detergents

is frequent. Some frames and doors are delaminating and scaling from corrosion and should be replaced. Where public users need to access equipment to rooms, doors need to be ADA compliant.

11. Pool deck and tile: The existing concrete pool deck is showing significant pitting and erosion from years of use, cleaning and general wear and tear. This appears to be the original concrete deck from initial construction and has not been replaced. There are existing hairline cracks and some spalling in various locations, though there does not seem to be any major issues. The existing perimeter tile is aged and faded, but is intact. There is an existing rubber mat system that sits on the entire deck which is rolled back each day for cleaning and maintenance. BI Parks expressed a desire to remove the mat system. If utilizing the bare concrete deck, it is recommended that spalls and cracks be repaired, and then a urethane concrete coating and corrosion inhibitor be applied.
12. Pool deck steps: There are existing concrete steps that are cast as part of the pool deck. These are currently used as bleachers or general seating but are not ADA compliant and take up a significant amount of deck space. BI Parks has expressed wanting to remove these steps. Note that removal of these steps may trigger the need to replace the deck in its entirety.
13. Interior paint (walls, wood handrails): at existing walls, and various areas, paint is peeling or wearing off. Recommend repainting all walls and rooms if budget allows

ROUGH ORDER OF MAGNITUDE (ROM) – Predesign Cost Estimate (critical and secondary priority items)					
Description of items	Quantity	Unit	Unit Cost	Sub-Total	Line Item Total w/ Markup**
Pool deck (coord. w/ struct'l repair costs)	3,666	sf	Ref. to struct.	Ref. to struct.	Ref. to struct.
Pool deck drains	300	lf	Ref. to mech.	Ref. to mech.	Ref. to mech.
Low slope roof replacement	2,550	sf	60.00	$153,000	$219,937.50
Sheet metal flashing	600	lf	25.00	$15,000	$21,562.50
Roof Drainage system	1	allow	6,000.00	$6,000	$8,625.00
Brick repair (coord. w/ struct'l repair costs)	1	allow	Ref. to struct.	Ref. to struct.	Ref. to struct.
Siding/structure replacement	320	sf	300.00	$96,000	$138,000.00
Curtain Wall system	720	sf	160.00	$115,200	$165,312.50
Clerestories	350	sf	160.00	$56,000	$80,500.00
Sliding glass doors	2	ea	8,000.00	$16,000	$23,000.00
Interior doors	6	ea	5,000.00	$30,000	$43,125.00
Exterior doors	5	ea	6,000.00	$30,000	$43,125.00
Interior paint (walls, pool lines and wood handrails)	1	allow	12,000	$12,000	$17,250.00
Coatings for sprinkler pipes		sf	Ref. to mech.	Ref. to mech.	Ref. to mech.
Locker room reconditioning	2,565	sf	225.00	$577,125	$829,617.00
Interior handrails at east ramp	1	allow	6,000	$6,000	$8,625.00
White railing anchors at NE concrete platform	1	allow	2,000	$2,000	$2,875.00
ADA pool lift (coord. w/ struct'l repair costs)	1	ea	15,000.00	$15,000	$21,562.50
Perimeter tile	500	sf	150.00	$75,000	$107,812.50
Lighting (assumes relocation costs)	a	allow	Ref. to elec.	Ref. to elec.	Ref. to elec.
Diving board (coord. w/ struct'l repair costs)	1	ea	15,000.00	$15,000	$21,562.50
Concrete repair at filter rm., east sidewalk, SW ramp (coord. w/ struct'l repair costs)	350	sf	Ref. to struct.	Ref. to struct.	Ref. to struct.
			Total	**$1,219,325.00**	$1,752,491.00
			Contingency (15%)	$182,898.75	
			Contractor's OH&P (15%) + General Conditions (10%)	$304,831.25	
			Grand Total ROM Cost	**$1,707,055.00**	

**Note: The ROM cost for the "line item total w/ markup" columns applies a multiplier of 1.4375 to the subtotal. The multiplier was developed from the following assumptions:

- *Contingency (15%)*
- *Contractor OH&P (15%) +General Conditions (10%)*
- *Washington State sales tax excluded*

MECHANICAL EVALUATION

MECHANICAL EVALUATION

I. INTRODUCTION

The Ray Williamson Pool has many plumbing and mechanical systems which have failed or have been abandoned in-place. It is our understanding that the abandoned locker room areas will be re-configured to alternative uses. All mechanical systems will require equipment replacement. Plumbing systems have generally been abandoned in place. The re-configured space will need fewer fixtures, and all existing fixtures and associated piping should be demolished.

Pool systems are operable, but upgrades are desirable by the staff. The gaseous chlorine system is inherently dangerous and expensive to operate. It is used for all three Aquatic Center pools. The DE filtration system is dangerous to the staff due to the carcinogenic nature of the material and the difficulty of containing the fine particulates.

Fire Sprinkler system piping is operable, but the piping is rusty and all fire sprinkler piping needs to be painted. Fire sprinkler piping may require re-configuration in former locker areas.

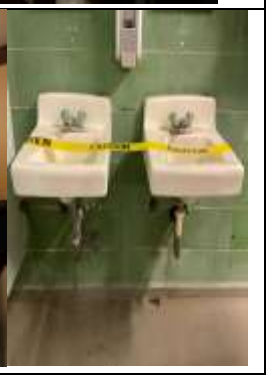
Our evaluation will be to repair and/or replace facility mechanical and plumbing systems to meet the current use and code requirements, so as to provide additional useful life to the facility.

II. SUMMARY OF FINDINGS

The following conditions were investigated in the course of our visit:

Building Mechanical System Observations:

Description	***Photo***
1. Pool area Heating/Ventilation system. (Critical - Life safety and energy code) *Deficiency: M001* *Recommendation:* Remove and replace existing, failing, ground mounted air-to-air heat exchanger unit.	
2. Locker Room Heating, Ventilation systems.(Critical - Life safety and energy code) *Deficiency: M002* *Recommendation:* Remove and replace existing, failed, abandoned heating ventilation equipment installed in the roof penthouses and replace all existing distribution ductwork.	
3. Fire Sprinkler Piping system. (Critical -Life safety) *Deficiency: M003* *Recommendation:* Clean and re-paint all Fire Sprinkler piping and fittings in all areas of the facility with a rust encapsulating paint.	
4. Existing rusted Waste and Vent piping. (Secondary-wear and tear) *Deficiency: M004* *Recommendation:* Existing waste and vent piping is badly rusted from Chlorine fumes. Replace all waste and vent piping with PVC piping.	

5. Domestic Water Piping (Secondary - wear and tear) *Deficiency: M005* *Recommendation:* Chlorine fumes have deteriorated the domestic water piping. Replace all domestic water piping with plastic pipe.	
6. Pool drainage piping (Secondary -Wear and tear) *Deficiency: M006* *Recommendation:* The pool drain piping is the original steel materials and is suspected of leaking. Line all existing pool drain piping with a plastic liner system.	
7. Domestic water heater (Secondary -wear and tear) *Deficiency: M007* *Recommendation:* The domestic water system has failed and is abandoned in place. Install a new domestic Point of use water heaters with new area re-cinfiguration.	
8. Plumbing fixtures (Secondary -Wear and tear) *Deficiency : M008* *Recommendation:* Demolish all plumbing fixtures and install new fixtures required for reconfiguration of space.	 

9. Solar Heating System: (Secondary -Wear and Tear) *Deficiency: M009* *Recommendation:* Paint remainder of exposed Roof mounted PVC piping and reconfigure pumps valving for redundant operation.	
10. Chemical Treatment System (Secondary- Want list) *Deficiency :M010* *Recommendation:* Replace gaseous chemical maintenance system with salt/chlorine system.	
11. Pool Filtration System (Secondary – Want list) *Deficiency: M011* *Recommendation:* Replace existing open DE filter with backwash type sand filter.	
12. Roof Overflow Drains (Secondary – Code Requirement) *Deficiency: M012* *Recommendation:* Install overflow roof drains on locker room roof if roof is replaced.	

13. Pool Deck Drains (Secondary – system upgrade) *Deficiency: M013* *Recommendation:* If the pool deck is to be replaced, the deck trench drains should be replaced at that time.	

III. NARRATIVE DISCUSSION

1. Pool HV system: The existing Heat Reclaim Heating/Ventilation unit was installed in 1998. The design does not comply with the current Washington State Energy Code. The existing HV Unit is badly deteriorated from exhaust side chlorinated air. Panels and access doors are badly rusted and control dampers are inoperable. The system requires replacement. A more complex, code compliant unit with dehumidification will need to be installed. The dehumidification system will require additional electrical power, which will necessarily require a building electrical service upgrade. The existing air-to-air heat exchanger uses 100% outside air with heat exchanger bypass dampers for mild temperature operation. Supply air is currently re-heated with a draw through hydronic coil, downstream of the heat exchanger. The hydronic loop serving the existing unit shall be re-used with the new dehumidification equipment. The distribution ductwork and aluminum diffusers within the pool room are in good shape and can be re-used. The existing exterior supply and exhaust ductwork is deteriorated and will require replacement and reconfiguration. The interior exhaust louver in the west wall of the pool enclosure is an aluminum sound attenuation louver. The louver is in good shape and can be re-used. The existing supply and exhaust fans are modulated by exterior ABB Variable Frequency Drives (VFD's), These VFD's are controlled by a Johnson Metasys DDC system but it is not known if the VFD's are fully functional. New fan motor modulation will be required. The old VFD's will be replaced by more modern ECM motor controls installed in the new equipment. The DDC system needs to be upgraded to accommodate the newer, more complex equipment. A new, larger concrete equipment pad will be required. The fenced equipment enclosure may require expansion. The enclosure will require removal of debris and blackberry overgrowth.

2. Locker room HVAC: The two (2) roof mechanical rooms have conventional McQuay air handling units, exhaust fans and heat tube type air-to-air heat exchangers. The two (2) systems are badly corroded and were turned off when the locker rooms were abandoned. The units are old and are assumed to be inoperable. Locker rooms in the adjacent Nikata pool building now serve the entire facility. The existing pool locker rooms are to be demolished and the spaces re-configured for alternative uses. We suggest the re-configured spaces be heated and ventilated with conventional HVAC systems installed in the same mechanical rooms. The new systems should provide pressurization so as not to allow infiltration of the corrosive pool air into the spaces. The new units will be designed based on the needs of the re-configured spaces. The DDC will need to be expanded to support these systems.

3. Fire sprinkler system: The wet-pipe fire sprinkler system appears to be operable, however all of the sprinkler piping is badly rusted due to the corrosive effects of the chlorine laden air. We suggest the piping be wire-brushed and painted with a rust encapsulating paint.

4. Waste and Vent Piping: All waste and vent piping is badly rusted and is in need of re-placement with PVC piping. With the reconfiguration of the locker rooms to alternative uses and the removal of the old locker room plumbing fixtures, much of this rusty piping can be simply demolished and underground, non-accessible piping can be abandoned in place. New plumbing fixtures shall be provided with plastic, PVC waste and vent piping.

5. Domestic Water Piping: Much of the original water piping was galvanized steel, which has leaked and been patched and partially replaced with various piping materials. All water piping needs to be replaced with plastic piping systems either PEX if concealed or PVC/CPVC if exposed.

6. Pool and deck drainage piping: Pool drain piping has been previously identified as leaking. We suggest all pool drain piping be retrofitted with a plastic pipe-lining system.

7. Domestic Water Heater: The existing water heating system consists of an insulated tank with a water heating tube bundle connected to the pool heating boiler. The water heating system has been abandoned in place due to age and corrosion; There is now no hot water available in the pool buildings. The existing tank is insulated with asbestos insulation, which will require abatement. When the locker room areas are re-configured to other uses, there will be much less demand for domestic hot water. We suggest a new, smaller water heating system be installed to accommodate the area re-configuration. Point-of-use electric water heaters are indicated, but the new domestic hot water system shall be designed to meet the needs of the new re-configured areas.

8. Plumbing fixtures: All plumbing fixtures, water closets, urinals, lavatories, service sinks, drinking fountains and gang showers are in very poor condition. The existing plumbing fixtures do not meet the current energy code low-flow requirements. The re-configuration of the locker room areas to alternate uses will require all of these fixtures to be removed, not replaced. It is our opinion that only a few new plumbing fixtures will be required in the new design of the space. The reconfiguration of the spaces will necessarily require the fire sprinkler system to be reconfigured as well.

9. Solar heating system. The pool solar system was designed and installed by the pool staff and seems to continue to operate satisfactorily. It consists of sixty (60) 12’x 4’ tube panels consisting of ¼” black plastic tubing connected to plastic supply and return headers. Pool water is pumped through the panels by means of tandem pool pumps, installed adjacent to the main pool pump in the basement mechanical room. The current pump piping design did not include adequate valving for maintenance purposes. According to Staff, the system yields four (4) degrees of pool heating during the summer, The PVC piping on the flat roof was not painted and is starting to show signs of surface UV

deterioration. The exposed piping on the sloped roof was painted brown to match the standing seam roof. The painted piping is in good condition. The panel system is difficult to access and maintain, due to the steep slope of the metal roof. We suggest re-working the pumping in the mechanical room to be redundant and properly valved. The roof should be fitted with catwalks and tie-offs for maintenance of the solar heating system. The flat roof piping needs to be painted. If the flat roof is replaced, the Solar piping on the flat roof will need to be re-supported.

10. Pool chemical treatment: Chemical maintenance for the pool is currently a gaseous chlorine injection system, which serves both the Ray Williamson pool and the Nikata pool and hot tub. Gaseous CO2 is injected to raise pH and Muriatic acid injected to lower pH. A UV disinfecting system has been installed and should be retained. Chemical injection is controlled by an electronic chemical treatment panel. The room containing the Chlorine gas is listed as the most dangerous space on Bainbridge Island by the Fire Department. Staff would like to switch to a salt/chlorine system to replace the gaseous system. To do so would require converting the pool(s) to salt water and installing multiple chlorine generators, which use electrolysis to release chlorine from the saltwater (NaCl). Peristaltic pumps would be needed to dose muriatic acid for lowering pH, and granular chemicals (sodium bicarbonate) used to raise pH and balance the total alkalinity. Since all three pools use the existing gaseous chlorine system, all pools would need to be converted to saltwater systems. Replacement of the gaseous system would essentially be a demolition of the system now in place and installation of multiple chlorine generators, peristaltic muriatic acid pumps and chemical monitoring systems. We understand that the chlorine tank serves the Nikata pool complex as well. We have extended a cost as an option that can be used to convert the Nikata pools to a salt/chlorine system.

11. Pool filtration system: Pool filtration is the original DE (Diatomaceous Earth) filter system. DE is a listed Type 1 carcinogen because it contains crystalline silicon dioxide, which can cause silicosis if not properly contained. The existing open filtration system exposes staff and possibly patrons to the carcinogen, which is very difficult to contain when maintaining the open filter system. The existing open DE system would be replaced with a new back-wash type sand filtration system. The media could be silica sand, or Vitroclean, a recycled glass product. Replacing the existing filtration with a sand filter would allow an automatic backwash of the system and reduce maintenance costs and down time. The location of the existing DE filtration is dimensionally not large adequate for the Installation of a sand filter. An alternative location would be required if a backwash filtration system were to be installed. Possibly, the reconfigured locker room space could provide a location for a new sand filter assembly.

12. Roof Overflow drains: Current plumbing Codes require roof overflow drains be installed. If the existing new roof is replaced, secondary roof drains should be installed at that time. The mall roofs on the east side of the locker building are equipped with scupper drains, which can be fitted with overflows at the scupper collection boxes.

13. The pool deck drains do not adequately drain water. If the pool decks are to be re-sloped, re-surfaced or replaced, new deck drains need to be installed. We suggest removable grate, fiberglass trench drains be installed for replacement.

ROUGH ORDER OF MAGNITUDE (ROM) – Predesign Cost Estimate (critical and secondary priority items)					
Description of items	*Quantity*	*Unit*	*Unit Cost*	*Sub-Total*	*Line Item Total w/ Markup***
1. Pool HV system w/DDC	1	LS	408,000	408,000	586,500
2. Locker area HV systems w/DDC	2	ea	50,000	100,000	143,750
3. Paint Sprinkler piping	1	LS	11,000	11,000	15,813
4. Demolish W&V piping	1	LS	20,000	20,000	28,750
5. Demo/replace water pipe	1	LS	18,000	18,000	25,875
6. Line pool drain piping	1	LS	14,400	14,400	20,700
7. Domestic water heating	1	LS	14,000	14,000	20,125
8. Replace plumbing fixtures and revise sprinklers	1	LS	26,200	26,200	37,663
9. Solar system upgrades	1	LS	28,000	28,000	40,250
10. Replace chem treatment	1	LS	30,000	30,000	43,125
11. Install new sand filtration	1	LS	300,000	300,000	431,250
12. Add roof overflow drains	4	ea	2000	8,000	11,500
13. Install new deck drains	300	LF	40	12,000	17,250
			Total	$ 989,600	
			Contingency (15%)	$148,440	
			Contractor’s OH&P (15%) + General Conditions (10%)	$284,510	
			Grand Total ROM Cost	**$1,422,510**	

ELECTRICAL EVALUATION

ELECTRICAL EVALUATION

I. INTRODUCTION

TFWB visited Ray Williamson Pool on September 13, 2022 to assess the existing conditions of electrical systems identified by Bainbridge Parks and Recreation as candidates for upgrade or replacement. The inspections were confined to visual observations and to systems that could be accessed by easily opening access panels or equipment covers.

In the summary of findings, items are presented in order of priority with highest priority being Item #1 and lowest priority being Item #7. Item #1 is critical as it must happen if the Pool HV system upgrades detailed in the mechanical narrative occur. Items #2, #3, and #4 are secondary items but still highly recommended due to the age and poor condition of the items described. Items #5, #6 and #7 are recommended and would be beneficial improvements but are of less priority.

II. SUMMARY OF FINDINGS

The following conditions were investigated in the course of our visit:

Building Interior Observations:

Description	***Photo***
1. Main Distribution Panel (Critical – wear & tear, electrical code, support mechanical upgrades) *Deficiency: Panel is past its life expectancy and is in poor condition with corrosion. Does not meet code-required clearances.* *Recommendation: Replace panel with new. Provide code-required clearances. Upgrade electrical service to provide power required for the Pool HV System.*	
2. Panel X (Secondary – wear & tear) *Deficiency: Panel is past its life expectancy and is in poor condition with corrosion.* *Recommendation: Replace panel with new.*	

3. Panel MC (Secondary – wear & tear) *<u>Deficiency</u>: Panel is past its life expectancy and is in poor condition with corrosion.* *<u>Recommendation</u>: Replace panel with new.*	
4. Miscellaneous electrical raceways, auxiliary gutters, boxes, fittings, supports (Secondary – wear & tear) *<u>Deficiency</u>: These items are in various states of corrosion.* *<u>Recommendation</u>: Replace with materials suitable for wet/natatorium locations.*	
5. Lighting (Secondary – energy efficiency) *<u>Deficiency</u>: Lights in spaces other than the pool area utilize fluorescent lamps and are not as energy efficient.* *<u>Recommendation</u>: Replace all lighting with high-performance LED fixtures that are also properly rated for the environment they are in.*	
6. Lighting Controls (Secondary – energy code and improved user experience with dimming) *<u>Deficiency</u>: Lights in offices, lockers, and storage areas are controlled via line voltage switching with no occupancy sensor control.* *<u>Recommendation</u>: Replace with digital or wireless lighting control and provide occupancy sensors for automatic shutoff.*	

7. Communication Cabling Support (Secondary – low voltage cabling standards) *<u>Deficiency</u>: Low voltage communication cables are not installed in a neat and workmanlike manner, with some cables supported by extremely rusted piping.* *<u>Recommendation</u>: Neatly bundle cabling and route in its own raceway or cable tray where exposed.*	

III. NARRATIVE DISCUSSION

1. Main Distribution Panel

The Main Distribution Panel is of GE manufacture and from the original building construction in 1970. This equipment is past its life expectancy, is badly corroded, and does not meet code-required clearances. In addition, the room it's located in is also used as storage. We recommend replacing this panel with a new one that has NEMA 3RX rated enclosure, and for provision of code required clearances for the equipment. If pool HV system upgrades occur (as described in mechanical narrative) the electrical service to the building and the Main Distribution Panel will need to be upgraded to achieve adequate power capacity for the Pool HV system equipment.

New Main Distribution Panel will be set in place at agreed upon location where code required clearances are achieved. Upgraded electrical service will be coordinated with the utility. Service conductors will be routed from the utility distribution outside the facility into the Main Distribution Panel. Feeders from Main Distribution Panel to branch panelboards and other equipment will be provided.

2. Panel X

Panel X is also from the original building construction and is badly corroded. Replacement of the panel with NEMA 3RX enclosure is highly recommended. This panel is currently fed ahead of the main to feed egress lighting and what appears to be other miscellaneous non-life safety loads. Another option to consider is to delete Panel X, provide integral battery backup for emergency lighting, and consolidate all loads from the new main distribution panel to simplify the distribution system.

If Panel X is replaced it will remain at current location. Existing panel will be disconnected and removed. New panel will be connected to existing feeder and all existing branch circuits will be reconnected to new panel.

If Panel X is deleted, existing circuits will be relocated to the Main Distribution Panel or other branch panelboards. Battery backup will be used to achieve code required emergency egress lighting. Battery backup can be incorporated into the design for upgrading to LED lights.

3. Panel MC

Panel MC appears to have replaced the original Panel P and has more capacity than the original. Replacement of this panel with a NEMA 3RX enclosure is also highly recommended as it is corroded.

Panel MC will remain at current location. Existing panel will be disconnected and removed. New panel will be connected to existing feeder and all existing branch circuits will be reconnected to new panel.

4. Miscellaneous electrical raceways, auxiliary gutters, boxes, fittings, supports

There are numerous raceways, auxiliary gutters, boxes, fittings, and supports that are in various states of corrosion. These should be replaced with materials suitable for wet/natatorium locations. PVC and rigid galvanized steel raceways will be utilized where appropriate for the conditions. Generally rigid galvanized steel will be used in wet locations and PVC in corrosive environments such as chemical rooms. Fittings used will be consistent with the raceway type. NEMA 4 boxes and enclosures will be utilized in all wet locations. Plastic boxes and enclosures will be utilized in all corrosive environments such as chemical rooms.

Specifics of the replacement scope will be determined during design. This will include identification of all raceways, gutters, boxes, fittings and supports to be replaced and definition of the specific materials to be used in each instance.

Note it is not necessary to replace all of the raceways, gutters, boxes, etc. found to be in poor condition. Depending on budget, certain raceways and/or areas of the facility could be prioritized and replacement could occur to the extent budget is available. The ROM cost estimate allow for replacement of all items found to be deficient.

5. Lighting

The existing light fixtures in offices, lockers, storage, and equipment rooms utilize fluorescent lamps and are not energy efficient and do not have the ability to dim. It is recommended to replace these with dimmable LED fixtures that have high efficacy, diffuse optics. New fixtures should also be suitably rated for the environment they are located in including using fixtures with plastic housings in corrosive environments and fixtures which are natatorium rated where applicable.

Generally light fixtures will be replaced on a one of one basis allowing fixtures to connect to existing circuitry. LED fixtures used for replacement will be lower wattage than existing fixtures so load capacity on existing circuits will not be an issued.

Replacement fixtures to be selected based on ceiling conditions, room usage and architectural considerations. Fixture types used will be recessed, surface or pendant mounted with particular types selected on a room by room basis.

6. Lighting Controls

The existing lights are controlled via line voltage switching with no dimming and no automatic shutoff control. Existing controls do not comply with Washington State Energy Code requirements. It is recommended to replace these with digital or wireless lighting controls that will give occupants the ability to dim in certain areas for occupancy comfort. Occupancy and daylight sensors will also be incorporated to allow for automatic dimming and/or shutoff where appropriate and in compliance with current energy code requirements. Networked lighting controls can also be considered to allow for remote programming of the system as well as integration with HVAC controls.

Wireless controls potentially are the best option for this application as will minimize the need to revise and add circuitry for control devices. Wireless control technologies continue to advance and are a reliable method for controls. Options for both wireless and wired digital controls will be assessed to determine the best option for the project.

7. Communication/Low Voltage Cabling Installation

The existing communication and low voltage cables are not installed in a neat and workmanlike manner. There are numerous cables that are hung exposed and supported off mechanical piping, with some of these pipes in extreme states of corrosion. We highly recommend routing cabling in their own raceways wherever exposed to protect and maintain the integrity of the cables.

Cables routed in areas not susceptible to damage can remain as open cabling. Cables shall be bundled neatly with Velcro straps and supported using j-hooks and other suitable supports for data cabling. All work in compliance with applicable BICSI standards.

Cables routed in areas susceptible to damage shall be rerouted via conduits. Cables shall be disconnected at one end and pulled back. Raceways (sized as required for cables, typically 1" diameter) shall be installed and then cables pulled through and re-terminated. Cables shall be tested before work to verify they meet applicable standards and then tested again after re-termination to verify performance has not been compromised. All work for raceways, pulling cables and testing in compliance with applicable BICSI standards.

Conclusion: Existing items detailed in this report are all recommended for replacement or upgrade based on the condition of the given items. Age, corrosive environment and, in some cases, sub-standard initial installations, result in these items being in poor condition. While all items listed are recommended, only Item #1 falls into the category of critical as it must occur if the pool HV system upgrades occur. Remaining items are all functional and therefore not mandatory to address but replacements and upgrades should be strongly considered for the reasons outlined in this report.

ROUGH ORDER OF MAGNITUDE (ROM) – Predesign Cost Estimate (critical and secondary priority items)					
Description of items	Quantity	Unit	Unit Cost	Sub-Total	Line Item Total w/ Markup**
Replace Main Dist/Upgrade service	1	LS	$75,000	$75,000	
Replace Panel X	1	LS	$7,000	$7,000	
Replace Panel MC	1	LS	$7,000	$7,000	
Replace Corroded Misc Electrical	1	LS	$55,000	$55,000	
Upgrade to LED Lights	1	LS	$20,000	$20,000	
Upgrade Lighting Control System	1	LS	$6,000	$6,000	
Correct Cabling Installation	1	LS	$15,000	$15,000	

Total	**$185,000**	
Contingency (15%)	$27,750	
Contractor's OH&P (15%) + General Conditions (10%)	$46,250	
Grand Total ROM Cost	**$259,000**	

III. CONCLUSIONS AND RECOMMENDATIONS

CONCLUSIONS AND RECOMMENDATIONS

The Stemper AC Team completed an on-site comprehensive survey of existing conditions for the Ray Williamson Pool. Major deficiencies observed during the site visit(s) have been identified and discussed with BI Metro Parks. For Ray Williamson Pool critical items recommended for including in the primary Scope of Work are listed below.

I. EXTERIOR BUILDING CONDITIONS

A. Low Slope Roof (south): The existing low slope roofing is the originally installed roof from 1977 and is in poor condition. A full low slope roof replacement is recommended. Scope includes replacement of all sheet metal flashings, coping, parapet, roof drains, gutters and downspouts (as relevant), and adding fall protection. Current codes will apply to this improvement.

B. Storefront Window and Sliding Door System: a significant number of glass units have failed; new glazing units can not be glazed and sealed in the existing framing system, and the system must comply with current energy code requirements. Replace stand along swinging storefront doors for system continuity and ease of maintenance.

C. Clerestory Windows: the existing clerestory windows at the south end of the natatorium have failed and may be the gateway for moisture intrusion. It is recommended that these windows be replaced with a polycarbonate translucent panel system, which will be beneficial in energy efficiency and providing diffused light in to the natatorium where glare has been an issue.

D. Brick Veneer: the existing brick requires repair, cleaning, and possibly a water resistant coating. Refer to structural report section.

II. INTERIOR BUILDING CONDITIONS

E. Pool Heating and Ventilation: considered critical for life safety and energy efficiency, replace the HV System. The existing system is deteriorated and corroded from being in a corrosive environment long term (inst. 1998). The existing system also does not comply with the current Washington State Energy Code and requires a new humidification system as well. While some of the existing exhaust louvers can be rehabilitated for reuse, the existing exterior supply and exhaust ductwork is also corroded beyond repair and will need to be reconfigured and replaced.

F. Locker Room Adaptive Reuse and Rehabilitation: the existing locker rooms can be reused for multiple purposes; as discussed, the Women's Locker Room can be turned in to a large storage space and possibly expanded office area. The Men's Locker Room can be converted into a sand filter tank room. Heating and Ventilation should extend in to these areas as well as a few plumbing fixtures for possible staff restroom as the current restrooms are in the Don Nakata addition of the Aquatics Center. These renovations will require that the existing locker rooms be gutted and reconfigured in their entirety.

G. Fire Sprinkler Piping: is severely corroded in all areas where exposed piping is visible. This includes the natatorium, locker rooms, etc. The wet-pipe sprinkler system appears to be operable. The piping should be cleaned, prepped, and recoated with a rust inhibitor coating system.

H. General Domestic Water Piping and Plumbing: all original galvanized water piping, water heater, and plumbing fixtures such as water closets, lavatories, drinking fountains, etc. are severely corroded and have either been abandoned or are leaking. These also no longer meet energy code requirements. It is recommended that all of these items be replaced (with exception of the locker room area fixtures which will be removed where not needed)

I. Pool Chemical Treatment: BI Metro Parks would like to switch from the current gaseous chlorine injection system to a salt/chlorine system. This conversion would mean that all of the three existing pools in the aquatic center be converted. This would be a complete demolition of the existing system and installation of new pumps, generators, and monitoring equipment for the new system.

J. Pool Filtration System: Currently a diatomaceous earth (DE) filter system, this is an aged system which can potentially be a risk for exposure to crystalline silicone dioxide if not properly contained; recommendation is to replace this filtration system with a sand filter system. As noted in item "F" above, the Men's Locker Room may be a good candidate space for supporting this new system.

K. Electrical Panels: existing main distribution panel, Panel X, and Panel MC are severely corroded and are not in compliance with code require clearances. Additionally, the associated raceways, gutters, boxes, fittings, and supports are in similar corroded condition. It is recommended that all of these major electrical elements be replaced and brought in to compliance with equipment suitable for a wet/natatorium and corrosive environment. This is considered a hazard and life safety issue.

L. Lighting and Light Controls: Existing lighting in offices, lockers, storage, and other auxiliary spaces are fluorescent lights and are not energy efficient; in general the lighting for RWP does not allow for dimming or auto shutoff control. It is recommended that the lighting be replaced with LED fixtures where they currently are note, and for digital or wireless controls to be installed, along with occupancy and daylight sensors to comply with the energy code and provide energy efficiency in general.

M. Low Voltage Cabling: the existing communication and low voltage cabling cables are exposed and hung in random form, with some supported off mechanical piping. The cables need to be routed and protected in their own raceways where it is exposed to in order to maintain the integrity of the cables.

N. Concrete Pool Deck: the existing pool deck is the original deck from 1971 and is showing its age. Erosion, pitting, spalling, and cracking in various locations is visible from long term use, and proper drainage of water does not appear to be efficient (refer to structural report). The current rubber mat system that covers the deck is cumbersome for the maintenance team as it has to be removed in its entirety and replaced every day for cleaning the deck. Repair the damaged areas at deck, and if the rubber mat system is no longer used, install a urethane or cementitious coating system over the existing concrete deck for sloping the deck to drains properly, as well as extending the life of the deck.

O. General pool equipment and accessories corroded: various equipment and pool accessory items such as diving board guard rails, south end ramp metal guardrail posts and rails, galvanized base of the curved glue lams, and other miscellaneous items are showing minor to severe corrosion. The items that have minor rust need to be cleaned and the appropriate corrosion inhibitor coating applied. Items which show major metal/steel loss and is completely deteriorated beyond function are to be replaced.

P. Deepening the shallow end of the pool: the current shallow end of the pool is three feet deep and inadequate for a swimmer's turn in competition. In order to deepen the pool, extensive modifications to the existing pool and pool basin will be required. Work will include bracing, larger footing from mid point of pool, excavation of soil, compaction of sub-base, and recasting the reinforced concrete pool bottom (refer to structural report for details). This item, while not a life safety or hazardous issue, is a discussion that was made between BI Metro Parks and the Stemper AC Team. Including this in the Scope of Work will likely trigger a substantial alteration designation with the local jurisdiction as well as permitting review time and phased planning as this building is to be in operation and in use during the construction phase.

If budget allows, an expanded scope to include additional items discussed in the overall report may be feasible. This will require a discussion with Bainbridge Island Metro Park representatives and the goals for Ray Williamson Pool at this time.

The information reported in this section documents architectural, building envelope, structural, mechanical, and electrical issues for the existing building condition at the Ray Williamson Pool. This conditions survey reviewed all aspects of the building as was practicable; however, no destructive testing was performed. Recommendations, suggestions, and cost estimates are made to the best of the Stemper AC Team's experience and ability for similar project conditions. The overall goal of this report is to provide documentation of critical and general conditions which will help inform Bainbridge Island Metro Park and Recreation District in deciding a definite Scope of Work. Stemper AC and the consultant team will coordinate with Bainbridge Island Metro Park and Recreation District to provide any additional information and consultation required to initiate the design process.

IV. APPENDIX

BAINBRIDGE ISLAND METRO PARK & RECREATION DISTRICT

Project Name: RAY WILLIAMSON POOL ASSESSMENT
Project No.: 2208

Project Location: Bainbridge Island Aquatic Center, 8521 Madison Ave N, Bainbridge Island, WA 98110

PREDESIGN SCOPE SUMMARY for ARCHITECTURAL ASSESSMENT

General Notes:

Abbreviations and Scales:

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Division		Description	Quantity	Unit	Cost	Subtotals	Division Totals	Priority No.	Critical	Gen. Priority	Alternates	Optional/ Wish List	Remarks
02		EXISTING CONDITIONS/DEMOLITION											
	1	**Existing Issue**: Concrete steps are not ADA compliant and do not provide an accessible spectator area. **Recommendation/Options:** Owner request to remove existing steps and install aluminum benches/ bleachers (3-4 tiers). This may trigger overall deck replacement; this item to be coordinated with structural and Owner.	1	Allow	20,000.00	$20,000		5				$20,000	
	2	**Existing Issue**: Pool equipment that is for public or team use is stored in several rooms and are not ADA compliant. Lighting is aged and appears to be old T8/T5 fluorescents. Leak behind the main door. **Recommendation/Options:** re-organize rooms to meet ADA accessibility requirements. Update lighting to LEDs, door hardware, etc. to be accessible.	1	Allow	10,000.00	$10,000		3	$10,000				Detail cost can be included if this item is added to scope
	3	**Existing Issue**: Public storage is not ADA accessible. Ceiling is in poor shape – moisture intrusion visible. **Recommendation/Options:** replace damaged wood members. Make this a staff storage area only.	1	Allow	5,000.00	$5,000		3	$5,000				
	4	**Existing Issue**: Existing makeshift gutter at office due to a water leak, possibly from clerestory windows above that are telegraphing through the roof to the office below; gutter also is adjacent to existing active electrical wires and poses a hazard and life safety issue. The wiring/cable also extends out to the natatorium through a hole in the window. **Recommendation/Options:** Repair water leak and remove gutter. Coordinate cable relocation with electrical.	1	Allow	2,000.00	$2,000		1	$2,000				If roof replacement and clerestory replacement occur this issue would likely be resolved.
						$0	**$37,000**		***$17,000***	***$0***	***$0***	***$20,000***	

Division		Description	Quantity	Unit	Cost	Subtotals	Division Totals	Priority No.	Critical	Gen. Priority	Alternates	Optional/ Wish List	Remarks
03		CONCRETE											
	1	**Existing Issue:** Replace pool deck to allow for drainage, removal of mats, and improved durability. **Recommendations/Options:** Repair linear trench drains, cantilevered slab and skimmer. Add discreet area drains as required; renovate tile. Replace Pool Ladders Refer to structural report for repairs to concrete.	1	Allow	170,000.00	$170,000		2	$170,000				
	2	**Existing Issue:** Spalling and cracking concrete at filter room, east sidewalk and SW ramp. **Recommendations/Options:** Coordinate with structural engineer recommendations to determine repair/replacement	350	SF	60.00	$21,000		2	$21,000				

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3	**Existing Issue:** constant corrosive pool environment and chemical treatments over time has caused the concrete deck surfacing to effloresce. **Recommendations/Options:** Concrete shall be cleaned, spalled and delaminated concrete repaired, and sealed with epoxy or urethane cracked injection. Refer to structural report for repairs to concrete.	1	Allow	117,000.00	$117,000		2			$117,000		Alternate to replacing pool deck
4	**Existing Issue:** Filter room walls are spalling and efflorescing. **Recommendations/Options:** Coordinate with structural engineer recommendations to determine repair/replacement	1	Allow	18,000.00	$18,000		2	$18,000				
5	**Existing Issue:** Existing concrete paving has cracking, spalling, and some displacement occurring in various panels of the sidewalk. Expansion joints are missing or deteriorated. Concrete displacement may become a tripping hazard as more settling occurs. **Recommendations/Options:** Repair paving cracks; coordinate with structural assessment of concrete paving. Pressure wash panels.	1	Allow	20,000.00	$20,000		2	$20,000				
6	**Existing Issue:** Shallow end of pool does not allow for underwater turns, **Recommendations/Options:** Repair paving cracks; coordinate with structural assessment of concrete paving. Pressure wash panels.	1	Allow	175,000.00	$175,000		3		$175,000			
					$0	**$521,000**		***$229,000***	***$175,000***	***$117,000***	$0	

Division 04	Description	Quantity	Unit	Cost	Subtotals	Division Totals	Priority No.	Critical	Gen. Priority	Alternates	Optional/ Wish List	Remarks
	MASONRY											
	Existing Issue: Existing brick is aged and efflorescing in various sections. Other sections are broken out **Recommendations/Options:** Coordinate with structural engineer recommendations to determine repair/replacement	1	Allow	49,000.00	$49,000		2	$49,000				
					$0	**$49,000**		***$49,000***	***$0***	***$0***	***$0***	

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Division 05	Description	Quantity	Unit	Cost	Subtotals	Division Totals	Priority No.	Critical	Gen. Priority	Alternates	Optional/ Wish List	Remarks
	METALS											
1	**Existing Issue:** Existing vertical rails are corroded, constant use of the pool over time has caused the concrete surfacing to erode **Recommendation/Options:** Replace damaged/ corroded vertical rails.	1	allow	6,000.00	$6,000		1	$6,000				
2	**Existing Issue:** Existing light pole is corroded. **Recommendation/Options:** Remove and replace existing light pole and fixture.	1	allow	3,000.00	$3,000		4		$3,000			
3	**Existing Issue:** Corrosion at glu-lam base connection steel saddles **Recommendation/Options:** Replace damaged/ steel saddles at glu-lam beam base connections	3	allow	24,000.00	$72,000		1	$72,000				
					$0	**$81,000**		***$78,000***	***$3,000***	***$0***	***$0***	

Division 06	Description	Quantity	Unit	Cost	Subtotals	Division Totals	Priority No.	Critical	Gen. Priority	Alternates	Optional/ Wish List	Remarks
	WOOD, PLASTICS, AND COMPOSITES											
1	Wood repair allowance	1	Allow	10,000.00	$10,000		3		$10,000			General carpentry
					$0	**$10,000**		***$0***	***$10,000***	***$0***	***$0***	

Division 07	Description	Quantity	Unit	Cost	Subtotals	Division Totals	Priority No.	Critical	Gen. Priority	Alternates	Optional/ Wish List	Remarks
	THERMAL AND MOISTURE PROTECTION											
1	**Existing Issue:** Existing low-slope membrane roof is severely aged with apparent heavy wear and tear. Ponding occurs in several areas, and may have moisture intrusion in the insulation layers underneath (an infrared test and destructive testing were not performed); protective coating over sheet membranes is disintegrated and completely failed. **Recommendation/Options:** Replace low-slope membrane roof with 3-ply SBS roof.	2,550	SF	60.00	$153,000		1	$153,000				
2	**Existing Issue:** Existing sheet metal flashing, counterflashing, and coping is aged and failing at roof. **Recommendation/Options:** Replace sheet metal coping and flashing.	600	LF	28.00	$16,800		1	$16,800				
3	**Existing Issue:** Existing gutters and downspouts on the east side are leaking. **Recommendation/Options:** Repair gutter to downspout connection on east side of building to prevent overflow. General gutter system may need replacement.	1	allow	10,000.00	$10,000		2	$10,000				General gutter system may need replacement.
						$179,800		***$179,800***	***$0***	***$0***	***$0***	

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	Division 08	Description	Quantity	Unit	Cost	Subtotals	Division Totals	Priority No.	Critical	Gen. Priority	Alternates	Optional/ Wish List	Remarks
		OPENINGS (WINDOWS, DOORS)											
1		**Existing Issue:** Exterior sliding doors are aged and failing – seals are compromised; condensation and calcification have occurred at interior air space. **Recommendation/Options:** Replace sliding doors.	2	Allow	8,000.00	$16,000		1	$16,000				
2		**Existing Issue:** Existing store front system is aged, seals are failing, and some frames are corroded. **Recommendation/Options:** Replace store front system with curtail wall system.	720	SF	160.00	$115,200		1	$115,200				
3		**Existing Issue:** Clerestories are aged; seals appear to be failing and leaking into office space below. They are also inoperable and does not allow for ventilation in the natatorium space during warm summer months **Recommendation/Options:** Replace clerestories Install new remote controlled operable window units which are energy code compliant; alternate solution: install window treatments (such as a polycarbonate or fiberglass panel system) which allows diffused light in to the space and blocks solar heat.	350	SF	160.00	$56,000		1	$56,000				
4		**Existing Issue:** Transom above south entrance door is missing. **Recommendation/Options:** Replace office entrance transom and door with new store front system	1	Allow	8,000.00	$8,000		2	$8,000				
5		**Existing Issue:** Exterior doors are aged; hardware and frame are corroded, seals are failing. **Recommendation/Options:** Replace exterior storefront doors and hardware.	2	EA	6,000.00	$12,000		2	$12,000				
6		**Existing Issue:** Exterior doors are aged; hardware and frame are corroded, seals are failing. **Recommendation/Options:** Replace exterior metal doors and hardware.	2	EA	6,000.00	$12,000		1	$12,000				
7		**Existing Issue:** Interior doors - bottom of existing frames are heavily corroded. Doors are showing corrosion. **Recommendation/Options:** replace interior door frames; remove corrosion on doors, apply rust inhibitor coating and recoat.	6	EA	5,000.00	$30,000		3	`	$30,000			
8		**Existing Issue:** Hardware on interior office doors is corroded. **Recommendation/Options:** replace door hardware to match existing. Hardware shall be ADA compliant.	4	ea	1,500.00	$6,000		3		$6,000			
							$255,200		***$219,200***	***$36,000***	***$0***	***$0***	

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	Division 09	Description	Quantity	Unit	Cost	Subtotals	Division Totals	Priority No.	Critical	Gen. Priority	Alternates	Optional/ Wish List	Remarks
		FINISHES											
1		**Existing Issue:** Pool and spa tile surround is in fair condition; replacement may be required when pool liner is demolished/replaced **Recommendation/Options:** Coordinate with structural engineer for tile on deck condition and replacement recommendations.	500	sf	150.00	$75,000		3		$75,000			
2		**Existing Issue:** Paint peeling, damaged and wall discoloration is evident in various locations. **Recommendation/Options:** Patch, prepare and repaint walls with epoxy coating.	1	Allow	12,000.00	$12,000		4		$12,000			
3		**Existing Issue:** Wood panel boards on office at southeast end of pool is aged and damaged near the base. **Recommendation/Options:** Sand/repair, stain and seal wood to match original condition; replace damaged or rotted boards.	1	ls	5,000.00	$5,000		4		$5,000			
4		**Existing Issue:** Existing lane markers in the pool tank are fading. The line dividers are attached inside the pool gutter – challenging to install. **Recommendation/Options:** Paint lane markers; owner request to install lane divider anchors on the pool wall.	1	Allow	5,000.00	$5,000		3		$5,000			
5		**Existing Issue:** Existing red paint is faded at steps and around pool perimeter. **Recommendation/Options:** Paint stair and steps edges with high contrast pedestrian traffic-rated coating.	1	Allow	5,000.00	$5,000		2	$5,000				
6		**Existing Issue:** Existing wood handrails paint/coating is peeling at ramp. **Recommendation/Options:** Prepare and paint wood handrails.	1	Allow	3,000.00	$3,000		3		$3,000			
							$105,000		***$5,000***	***$100,000***	***$0***	***$0***	
	Division 10	**Description**	**Quantity**	**Unit**	**Cost**	**Subtotals**	**Division Totals**	**Priority No.**	**Critical**	**Gen. Priority**	**Alternates**	**Optional/ Wish List**	**Remarks**
		SPECIALTIES											
1		**Existing Issue:** Hand rail on diving board is corroded. Owner request to move existing diving board to comply with FINA requirements. **Recommendation/Options:** Replace guard rail. Install new diving boar to comply with FINA requirements.	1	Allow	20,000.00	$20,000		2	$20,000				

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3	**Existing Issue:** There is no ADA pool lift available. **Recommendation/Options:** Install new ADA lift. Coordination required with structural for lift foundation in existing deck.	1	Allow	15,000.00	$15,000		4			$15,000		Aquatics Center currently uses a mobile ADA lift as needed.
4	**Existing Issue:** The white PVC railing on the northeast platform is not anchored to the base and is freestanding. This is a safety issue and potential hazard. **Recommendation/Options:** permanently anchor PVC railing to concrete platform.	1	Allow	2,000.00	$2,000		1	$2,000				
					$0	**$37,000**		***$22,000***	***$0***	***$15,000***	***$0***	
Division 12	**Description**	**Quantity**	**Unit**	**Cost**	**Subtotals**	**Division Totals**	**Priority No.**	**Critical**	**Gen. Priority**	**Alternates**	**Optional/ Wish List**	**Remarks**
	FURNISHINGS											
					$0							
					$0	**$0**		***$0***	***$0***	***$0***	***$0***	
Division 13	**Description**	**Quantity**	**Unit**	**Cost**	**Subtotals**	**Division Totals**	**Priority No.**	**Critical**	**Gen. Priority**	**Alternates**	**Optional/ Wish List**	**Remarks**
	SPECIAL CONSTRUCTION											
1	**Existing Issue:** Existing men's and women's locker rooms are non-functioning. **Recommendation/Options:** Repurpose/recondition locker rooms – staff storage, office space, and restroom.	2,565	SF	225.00	$577,125		3		$577,125			
2	**Existing Issue:** Water intrusion evident on NW storage room ceiling deck and joists. **Recommendation/Options:** Investigate origin of water leak source and repair area to prevent additional leakage; replace any wood rotted boards or members.	1		3,000.00	$3,000		2	$3,000				
3	**Existing Issue:** There is no fall protection on the existing roof. **Recommendation/Options:** Install fall protection. Coordinate with structural report.	1	ls	10,000.00	$10,000		5			$10,000		
4	**Existing Issue:** Chemical Treatment System **Recommendations/Options:** Replace gaseous chemical maintenance system with salt/chlorine system.	1	LS	30,000.00	$30,000		3		$30,000			Cost to upgrade Takata pool and spa to salt water should be considered as a $60,000 additional cost and would be considered as additional services.
5	**Existing Issue:** Pool Filtration System **Recommendations/Options:** Replace existing open DE filter with backwash type sand filter.	1	LS	300,000.00	$300,000		3		$300,000			
					$0	**$920,125**		***$3,000***	***$907,125***	***$10,000***	***$0***	

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21		FIRE SUPPRESSION											
	1	**Existing Issue:** Fire Sprinkler System piping is exceedingly rusty. **Recommendations/Options:** Clean and re-paint all Fire Sprinkler piping and fittings in all areas of the facility with a rust encapsulating paint.	1	LS	11,000.00	$11,000		3		$11,000			
	2	**Existing Issue:** Locker room areas that will be re-purposed for other uses will need to re-configure locations of piping and sprinkler heads **Recommendations/Options:** Replace existing fire sprinkler system piping and sprinkler heads in the re-purposed locker room areas	1,800	sq ft	$4.00	$7,200		2		$7,200			
						$0	**$18,200**		***$0***	***$18,200***	***$0***	***$0***	
Division		**Description**	**Quantity**	**Unit**	**Cost**	**Subtotals**	**Division Totals**	**Priority No.**	**Critical**	**Gen. Priority**	**Alternates**	**Optional/ Wish List**	**Remarks**
22		PLUMBING											
	1	**Existing Issue:** Existing rusted Waste and Vent piping **Recommendations/Options:** Much of the existing rusted waste and vent piping serves plumbing fixtures that will be removed during the re-configuration of the locker room areas. This estimate is a lump sum for demolition and the replacement of any new fixtures that are required .	1	LS	20,000.00	$20,000		4		$20,000			
	2	**Existing Issue:** Domestic water heater **Recommendations/Options:** The existing domestic water heater has failed and has been abandoned in place. The existing water heater tank is insulated with friable asbestos, which will need to be abated. The new configuration of the locker areas will probably not warrant the need for such a large water heating system, therefore, new water heating system will be limited to point-of-use electric water heaters.	1	LS	14,000.00	$14,000		1	$14,000				
	3	**Existing Issue:** Domestic Water Piping is rusted and of various materials **Recommendations/Options:** Chlorine fumes have deteriorated the domestic water piping. Replace all domestic water piping with plastic pipe.	1	LS	18,000.00	$18,000		4		$18,000			
	4	**Existing Issue:** Pool drainage piping **Recommendations/Options:** The pool drain piping is the original steel materials and is suspected of leaking. Line all existing pool drain piping with a plastic liner system.	1	LS	14,400.00	$14,400		4		$14,400			

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5	**Existing Issue:** Plumbing fixtures **Recommendations/Options:** Demolish all plumbing fixtures and install new fixtures required for reconfiguration of space.	1	LS	19,000.00	$19,000		3		$19,000			
6	**Existing Issue:** Roof Overflow Drains **Recommendations/Options:** Install overflow roof drains on locker room roof if roof is replaced.	4	ea	2,000.00	$8,000		3		$8,000			
7	**Existing Issue:** Pool Deck Drains **Recommendations/Options:** If the pool deck is to be replaced, the deck trench drains should be replaced at that time.	300	LF	40.00	$12,000		3		$12,000			
8	**Existing Issue:** Existing active drain is leaking under the concrete platform on the northeast end of the pool deck. **Recommendation/Options:** determine origin of leak and repair; coordinate with mechanical for drain line recommendations.	1	ls	3,000.00	$3,000		3		$3,000			
9	**Existing Issue:** Existing drain coming out of SE office is active. Are shower head and handle active? **Recommendation/Options:** Coordinate with mechanical to cap or re-route drain. If not active, remove shower head, handle and tile, patch and finish wall to match adjacent wood and finish.	1	ls	3,000.00	$3,000		3		$3,000			
10	**Existing Issue:** Existing drinking fountain is aged and corroded. **Recommendation/Options:** replace drinking fountain.	1	ls	3,000.00	$3,000		2	$3,000				
					$0	**$114,400**		***$17,000***	***$97,400***	***$0***	***$0***	
Division 23	**MECHANICAL - HVAC**											
1	**Existing Issue:** Pool area Heating/Ventilation system. **Recommendations/Options:** Remove and replace existing, failing, ground mounted air-to-air heat exchanger unit.	1	LS	371,000.00	$371,000		1	$371,000				

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	Description	Quantity	Unit	Cost	Subtotals	Division Totals	Priority No.	Critical	Gen. Priority	Alternates	Optional/ Wish List	Remarks
2	**Existing Issue:** Locker Room Heating, Ventilation systems. **Recommendations/Options:** Remove and replace existing, failed, abandoned heating ventilation equipment installed in the roof penthouses and replace all existing distribution ductwork.	2	ea	35,000.00	$70,000		1	$70,000				
3	**Existing Issue:** Solar Heating System **Recommendations/Options:** Paint remainder of exposed Roof mounted PVC piping and reconfigure pumps valving for redundant operation.	1	LS	28,000.00	$28,000		5		$28,000			
4	**Existing Issue:** Existing mechanical units and flashing are aged on low slope roof, abandoned chimney stack. **Recommendation/Options:** replace mechanical flashing. Remove abandoned non-active chimney stack. Coordinate with mechanical report for mechanical unit replacement.	1	ls	5,000.00	$5,000		2	$5,000				
					$0	**$474,000**		***$446,000***	***$28,000***	***$0***	***$0***	
Division 25	**INTEGRATED AUTOMATION (CONTROLS)**											
1	**Existing Issue:** Revise existing DDC controls **Recommendations/Options:** New HVAC equipment will require updated DDC controls	1	LS	67,000.00	$67,000		1	$67,000				This is listed as a Critical priority because it is necessary to be installed with the new Natatorium HVAC, and locker area HVAC , both which are critical.
						$67,000		***$67,000***	***$0***	***$0***	***$0***	
Division 26	**ELECTRICAL**											
1	**Existing Issue:** Main distribution panel is past its life expectancy and is in poor condition with corrosion. Does not meet code-required clearances. **Recommendation/Options:** Replace panel with new. Provide code-required clearances.	1	ls	12,000.00	$12,000		1	$12,000				
2	**Existing Issue:** Existing panel X is past its life expectancy and is in poor condition with corrosion. **Recommendation/Options:** Replace panel with new.	1	ls	7,000.00	$7,000		1	$7,000				
3	**Existing Issue:** Existing panel MC is past its life expectancy and is in poor condition with corrosion.. **Recommendation/Options:** Replace panel with new.	1	ls	7,000.00	$7,000		1	$7,000				

BAINBRIDGE ISLAND METRO PARK & RECREATION DISTRICT
Project Name: RAY WILLIAMSON POOL ASSESSMENT
Project No.: 2208

Project Location: Bainbridge Island Aquatic Center, 8521 Madison Ave N, Bainbridge Island, WA 98110

PREDESIGN SCOPE SUMMARY for ARCHITECTURAL ASSESSMENT

General Notes:

Abbreviations and Scales:

Critical Priority: Range is 1 to 2, with 1 = most critical and 2 = less critical
General Priority: Range is 3 to 5, with 3 = high priority and 5 = lesser priority

	Description	Quantity	Unit	Cost	Subtotals	Division Totals	Priority No.	Critical	Gen. Priority	Alternates	Optional/ Wish List	Remarks
4	**Existing Issue:** Miscellaneous electrical raceways, auxiliary gutters, boxes, fittings, supports are in various states of corrosion. **Recommendation/Options:** Replace with materials suitable for wet/natatorium locations.	1	ls	55,000.00	$55,000		1	$55,000				
5	**Existing Issue:** Lights in spaces other than the pool area utilize fluorescent lamps and are not as energy efficient. **Recommendation/Options:** Replace all lighting with high-performance LED fixtures that are also properly rated for the environment they are in.	1	ls	20,000.00	$20,000		2	$20,000				
6	**Existing Issue:** Lights in offices, lockers, and storage areas are controlled via line voltage switching with no occupancy sensor control. **Recommendation/Options:** Replace with digital or wireless lighting control and provide occupancy sensors for automatic shutoff.	1	ls	6,000.00	$6,000		2	$6,000				
						$107,000		***$107,000***	***$0***	***$0***	***$0***	
Division 27	**COMMUNICATIONS**											
1	**Existing Issue:** Low voltage communication cables are not installed in a neat and workmanlike manner, with some cables supported by extremely rusted piping. **Recommendation/Options:** Neatly bundle cabling and route in its own raceway or cable tray where exposed.	1	ls	15,000.00	$15,000		1	$15,000				
					$0	**$15,000**		***$15,000***	***$0***	***$0***	***$0***	
Division 32	**EXTERIOR IMPROVEMENTS**											
1	**Existing Issue:** existing wood siding is aged and deteriorating; this shed houses mechanical equipment, tools, and hazardous chemicals. It also leads directly to the tank room for the pool. Proper ventilation to be reviewed by mechanical engineer. **Recommendation/Options:** Replace the workshop space in its entirety - redesign.	320	SF	600.00	$192,000		3		$192,000			Many unknowns need to be determined for final costs.
					$0							
					$0							
					$0	**$192,000**		***$0***	***$192,000***	***$0***	***$0***	
	OVERALL TOTALS					**$3,182,725**		**$1,454,000**	**$1,566,725**	**$142,000**	**$20,000**	
				Contingency (15%)		$477,409		$218,100	$235,009	$21,300	$3,000	
				Ferry travel (5%)		$159,136		$72,700	$78,336	$7,100	$1,000	
				Subtotal w/ contingency		*$3,819,270*		*$1,744,800*	*$1,880,070*	*$170,400*	*$24,000*	
				OH&P (15%) + General Conditions (10%)		$795,681		$363,500	$391,681	$35,500	$5,000	
				Grand Total ROM Costs		**$4,614,951**		**$2,108,300**	**$2,271,751**	**$205,900**	**$29,000**	

*Washington State Sales Tax Not Included