



Memo

To: Planning and Evaluation Committee

From: David Jund, Facilities Director

Date: March 11, 2021

Re: **East Center Pool/Spa Replacement - Staff Report**

Topic: East Center Pool Replacement

East Center Pool experienced a critical failure and needs replacement. The scope of a replacement vessel is under review. The Aquatics Subcommittee of the Planning and Evaluation Committee has been charged with investigating and developing a replacement pool. Staff, too, has investigated and developed characteristics for a replacement pool at East Center.

Background

In the 1980's a crack formed in the depth transition section of the East Center pool. A repair was made at that time. The crack reappeared the 2001 and was stitched together. The crack returned in 2009, Western Technologies performed borings in the bottom of the pool and examined the soils beneath the pool. It was concluded that the pool cracked due to differential soil settlement.

The pool showed signs of continuing settling in 2016. At a July 13, 2017 P&E meeting, staff alerted the committee that this pool was likely failing and needed to be addressed.

In 2018, staff brought Western Technologies back to perform borings and examine the soils beneath the pool. Their geotechnical report maintained the soils "possessed a relatively high potential for hydro-collapse... and any repair that does not address the underlying soils will maintain a relatively high potential for recurring cracking."

Major water loss was suspected in March of 2020. A water meter was installed specifically on the pool water fill line to determine if loss is occurring and, if so, at what rate. After a 24-hour period it was found that the pool recorded a loss of 250 gallons. American Leak Detectors were brought out to evaluate both the pool and the spa. It was found that the cracks at the



bottom of the pool had opened and were leaking. On May 5, 2020, the pool was closed and the water drained to have a physical inspection performed. Based on the physical inspection, the findings of American Leak Detectors and the findings from the 2018 Geotechnical Report, the decision was made to permanently close the pool and seek major repairs or full replacement.

The Planning and Evaluation Committee originally formed the Aquatics Subcommittee in May 2019 to study new trends in the aquatics world and how GVR may introduce those trends to members. In May of 2020, the Chair of P&E charged the Aquatics Subcommittee to look into at the East Center pool situation. At the June 4, 2020 Aquatics Subcommittee meeting, the subcommittee and P&E Chair designated their charge as: to design a cost-effective replacement for the East Center Pool that served the needs of the overall GVR membership. Also, at this meeting, the subcommittee designated that the design scope of the replacement pool was to be 75 feet long, 40 feet wide, 4-foot depth at the shallow end, 10-foot-deep in the deep end. The committee also recommended the replacement of the spa. Through the remainder of 2020 and into 2021, the subcommittee primarily met on a monthly basis.

On March 7, 2021, the Aquatics Subcommittee submitted their *East Center Pool Proposal 3-11-21* for the P&E Committee to review at the March 11 meeting. The proposal is attached.

East Center Pool and Spa Info

- The pool and the building were built in 1963
- The pool is a trapezoid shape and is 25' at its widest and 60' in length.
- East Center pool hosts the Aquabelles' practices and performances and also water aerobics classes
- Since 2019 the pool has had the lowest attendance of the Major centers in the GVR system, but many users claim that they and others neglect to swipe their cards upon entering.
- Prior to 2019 the pool was the second in lowest attendance followed by West Center which had the lowest attendance. West Center has historically had the lowest attendance
- For many years, the water temperature has been maintained at 87°. This is GVR's warmest pool and considered by many members as GVR's "therapy" pool
- There are over 750 GVR homes neighboring East Center in the Fairways developments, 85% of which are members of GVR

Meetings with East Center neighbors and pool/spa users

On February 23 and March 3, Scott Somers, CEO, David Jund, Facilities Director, and David Acklin, President of AquaticDesign International met with neighbors and users of the East



Center pool and spa to gather information on what they enjoyed about the pool and spa and how it may be improved.

Meeting participants strongly and unanimously request the pool be replaced with a similar sized pool and with similar functionality and purpose, including the warmth since it serves as the GVR “therapy” pool.

Other consistent themes were:

- Many purchased their homes close to East Center specifically to utilize the pool and spa as they were before the closure
- Maintain the 8.5’ depth
- Keep the large deck
- Perhaps increase the width of the pool
- Maintain the views from the pool deck
- Add shade to the deck
- Very afraid the Board of Directors will decide not replace to the pool
- Keep the spa and increase the capacity
- Prefer a lift chair over a ramp to fulfill ADA requirements
- Members that don’t live near East Center come to the center to enjoy the warm water
- Nearby residents travel to North Abrego and other pools in order to swim laps
- Consider one swim lane
- Install a solar heating system with the new pool

Staff Recommendation

Based on feedback from meeting with neighbors and users of East Center pool, programming needs and GVR’s most recent pool construction project, the staff recommends the following:

- A 30’x60’ pool with a 3’ deep 18’ x 25’ attached side pool
- Design the side pool as a therapy pool with lift chair access, exercise bars and amenities
- The synchronized swimming area shall be approx. 20’ x 20’ x 8.5’
- The main pool depth to be 3’-8” sloped to a 5’ depth before the break line to the deep area of the pool
- One full length swim lane
- Recessed stainless steel steps in the wall of the pool
- Skimmer system
- Improved deck lighting
- 2 cantilevered shade structures



- Widen the deck to the south
- 14-person capacity spa

If the new pool stays within a certain size and area, upgrading the existing electrical, sanitization, circulation and heating systems may not be required and therefore may decrease costs.

Some items that will *have to* be considered as part of the project:

- Stabilization of the soils beneath the current pool basin
- The existing perimeter walls will have to be brought up to Pima County Code requirements
- Access to the pool during the demo and construction phases will most likely require permission from The Havens Golf Course. GVR will have to return the access area to 'prior to construction' or 'better than found' condition
- Estimated time for a pool/spa/deck replacement project: 12–14 months

Differences between the Aquatics Subcommittee's *East Center Pool Proposal* and staff recommendation

The primary difference is the length. The subcommittee proposes a 75' pool and staff recommends a 60' pool. Potential project costs and the specific ask by neighbors and users of East Center pool to maintain a large pool deck surface aided staff in this recommendation. The larger the pool the more equipment will be needed to maintain, sanitization, circulation and filtration of the pool. An increase in these systems may require expanding the current equipment room/yard. It may also increase the utility demands of what is currently being supplied to the equipment room/yard. Any of these will drive up project costs.

Another difference is the number of swim lanes: 4 - 6' wide lanes proposed by the subcommittee to 1 swim lane recommended by staff. Again, potential project costs and the feedback received from the users of the pool provided guidance for this recommendation. The additional costs would include anti-wave swim lines, storage reels and lane marking tiles installed in the floor and walls of the pool.

For staff, the concept of an attached side pool that can be developed as a therapy-style pool could benefit a large number of members and accommodate new program specific activities.

Two permanent shade structures are also part of staff's recommendation. A modest size pool and large deck area will support the addition of these structures. Permanent shades have been installed at several pool decks over the past several years and are frequently asked for by members.



Competition Pool for GVR – West Center

One main function of the original design for the replacement pool at East Center was for it to have the ability to host US Master Swimmer (USMS) sanctioned competitions. This drove some very specific characteristics for the final design of the pool. These characteristics generated a pool design that will be quite costly to construct.

However, as an alternative, and supported by the subcommittee, West Center pool has dimensions close to that of a true USMS sanctioned pool. With some modifications to the exact length and depth of the current pool, West Center pool could become a USMS facility and could host meets and events. There is expandability at West Center and ample parking for such events. Staff asked AquaticDesign International to do a preliminary look at the possibility of modifying and redesigning the pool and deck area. Their preliminary examination was quite positive to accomplish this conversion and at a significant lower cost than building an entirely new pool, such as the original East Center Pool replacement.



EAST CENTER POOL PROPOSAL 3-11-21

Aquatics Subcommittee

Estimates for the pool proposed by the Aquatics Subcommittee came in at \$1.3 million. P&E originally estimated available funds at \$500,000. Aquatics is proposing a smaller re-design.

We're proposing a pool 75' long and wide enough for four 6-foot swimming lanes. An off-the-cuff estimate from David Acklin of Aqua Design International put the approximate cost of this at \$750,000.

With an entry depth of 3'8", a shallow incline, and a 20' by 20' area at 8' deep, the pool could accommodate lane swimmers, walkers, standing aqua exercisers, water polo, water volleyball, deep-water exercise, SCUBA lessons, snorkel lessons, and synchronized swimming.

Anchors for removable ropes and goals would allow more than one activity at a time.

Entry would be by ladder, lift, or stairs. The stairs would be outside the lanes as much as possible.

The spa would accommodate a maximum of 10 people.

This would not meet standards for a US Master Swimmer meet and would be a warm water pool at all times. This reduces the size of the pool and the equipment necessary for maintaining and adjusting water temperature.

This, once again, is a pool designed to benefit not only the East Center neighborhood, but all of GVR and its ever more-active future membership. This is a pool designed to not only serve the needs of current residents, but also to appeal to future GVR members.

We urge the Board to include Aquatics planning in any future multi-year strategic plan. The West Center Pool, already a cold-water pool, may prove to be the ideal place for a competitive Aquatics Center that will attract USMS participants. Members participating in strategic development should be presented with options including a resistant-flow exercise pool, and a hot water therapy pool—both ideas that membership submitted during the initial request for ideas that went out before this committee began its work.