



Roeland Park Aquatic Center Pool Advisory Committee Minutes

September 11,
2018 6:00PM

Johnson County Park & Recreation

Leslee Rivarola, Board Member
Rhonda Pollard, Superintendent of Recreation
Jim Wilson, Project Manager III
Marshall McKinney, Aquatics Manager

City of Roeland Park

Jim Kelly, Council Member
Tom Madigan, Council Member
Claudia McCormack, Council Member

Called to Order at 6:00 pm

Advisory Committee Members Present: Rhonda Pollard (arrived at 6:24 pm), Jim Wilson (arrived at 6:10 pm), Jim Kelly, Tom Madigan, Claudia McCormack

Members Absent: Leslee Rivarola, Marshall McKinney

Others Present: Keith Moody-Roeland Park City Administrator, Lauren Ozburn, Waters Edge, Jeremy Hight, JCPRD Maintenance, Shannon Plueger Aquatics Leader, Michelle Alexander JCPRD Recreation Manager

AGENDA ITEMS

A. Water's Edge Review Progress of Pool Analysis

1. Working with the architect on the service scope for the buildings assessment
2. Correlate public feedback to concepts
3. Collecting operational documents for the operational plan
4. Water's Edge will have a draft of their Pool Analysis Report available at the October committee meeting.
5. JCPRD will check to see if an ADA assessment they are completing entails the pool and the community center.

B. Direction on Season Dates and Hours for 2019- this will influence the fee that is charged by JCPRD for next season. The longer the season and more hours that the pool is open the higher the fee. Committee gave support to daily operating hours reflected in the draft management agreement. Committee indicated they would like to know what the costs vs revenues would be for extended use of the pool for user groups (such as is being done in September 2018 for the Blazers, Masters, and Lap Swimmers). This information will be available by the October committee meeting for consideration.

C. Review Status of Repairs

1. Slide Draining Pipe Issues
 - a. When attempting to drain the Slide Pool, the water from the pool was traveling up through the drain in the floor of the slide pool motor pit, and the line was not draining. Possible that the line is clogged or collapsed. Lexington Plumbing has been contacted to look at the drain line as well as look at the drain to look for check valve.
2. Crack Seal Concrete Deck – JCPRD is getting bids, planning to complete in the spring to avoid leaves getting stuck in the joint material per contractor recommendations. This is a cost that will be shared between the City and JCPRD.
3. Bulkhead Reconditioning
 - a. JCPRD received only one bid for the project, and that bid far exceeded the Engineer's estimate for the work. JCPRD's bid statute requires that the bid be rejected.
 - b. It was the consensus of the JCPRD Recreation Committee to recommend JCPRD Board consent approval to reject the bid from KC Gunitite, Inc., as the bid of \$93,000 exceeded the Engineer's estimate of \$60,000. It is also the consensus of the committee to recommend Board consent approval for staff to utilize the JCPRD Policy 16.13 EXEMPTIONS TO COMPETITION, Subsections B. (Sole Source Procurements) and D. (Exact

Replacement of Components) to allow JCPRD staff to directly procure the certified bulkhead repair from the Original Equipment Manufacturer. JCPRD staff will act as the contractor to remove the bulkhead, coordinate shipping the bulkhead, and return the bulkhead to the pool from the factory. This will commence in early October and be complete prior to the pool opening in the spring. Email from Jim Wilson detailing the process was provided.

- c. This is a cost that will be shared between the City and JCPRD.
4. Conversion to Liquid Chlorine- JCPRD has ordered a 500 gallon (should provide enough chlorine for a week) double wall storage tank from Commercial Aquatics as a cost of \$1,474.46. This is a cost that will be shared between the City and JCPRD.
5. Ventilation for Chemical Room- Ventilation changes are being put on hold until chemical feed system modifications are complete to ensure the ventilation is in the proper location.
6. Replace Light Poles
 - a. All light poles have been taken down and removed.
 - b. Proposal was reviewed that providing the safety/security lighting the Committee requested employing 3 vs. 4 poles. Each aluminum with powder coat finished pole will have 3 LED fixtures that can be arranged for controlled light dispersion of the interior compound at a cost of \$17,400. This avoided the need for wall mounted lighting, which is less effective as the pole mounted lights. Jeremy will look at the options and need for replacing the speakers, but as priced the existing speakers will be installed on the new poles, with wiring inside of the poles being new. The Committee supports the proposal. This is a cost that will be shared between the City and JCPRD.
7. Diving Board Repairs and Installation
 - a. Working with Andrew at Commercial Aquatics to develop options/costs for lowering the boards to the competitive diving standard height following closure of facility. This is a cost that will be shared between the City and JCPRD.
8. Auxiliary Pool Pit Fiberglass Grates
 - a. Fiberglass grating over the auxiliary pool pits has lived its useful life. Commercial Aquatics has provided quote for material and labor to replace all grates. Grating will be replaced with yellow grating.
 - b. Quoted Price: \$2,372.16. This is a cost that will be shared between the City and JCPRD.
9. Replacement of failed 8" Lint Basket Isolation Valve in Pump Room
 - a. Valve used to isolate lint basket in the pump room is no longer closing. JCPRD has directed Commercial Aquatics to replace the valve.
 - b. Quoted Price: \$531.18. This is a cost that will be shared between the City and JCPRD.
10. Replacement of Two 8" Lint Baskets
 - a. JCPRD has ordered new baskets to replace old baskets that have deteriorated.
 - b. Quoted Price: \$1,271.00. This is a cost that will be shared between the City and JCPRD.
11. Remove Check Valves and replaced Flex Connectors and Associated Pipe/Fittings on both Pump 1 & 2 In the Pump Room
 - a. The original check valves and flex connectors have deteriorated and failed. It has been determined by JCPRD and Commercial Aquatics that check valves are not needed in these locations, they will be removed, and new piping and fittings installed. This will not hamper operation or maintainability of the pump system. Working with Commercial Aquatics to schedule the work after September.
 - b. Quoted Price: \$2,661.00. This is a cost that will be shared between the City and JCPRD.
12. Install 2 Signet Magmeters

- a. Original flowmeter has failed and must be replaced to meet JOCO Health Department Pool Codes. Two flowmeters will be installed with a single remote display. Parts have been ordered and working with Commercial Aquatics to install in October.
 - b. Quoted Price: \$4,169.66. This is a cost that will be shared between the City and JCPRD.
13. Remove and Replace Auto-fill System- The original automated fill system is no longer operational. This system allows water to be added automatically as the water level in the pool goes down (due to evaporation and spillage). Commercial Aquatics will complete this work while completing work on the other pump house repairs, their estimated cost is \$852.80. This is a cost that will be shared between the City and JCPRD.
14. Pump Rebuild & Replacement Coated impeller (if needed)
- a. Replace shaft seal, shaft sleeve, case gasket, o-rings, impeller sealing washer, gasket, washer and motor bearings. The rebuild quote does not included electric motor repairs beyond replacing the bearings. The work will be completed after the pool is drained, this winter.
 - b. Quoted Price: \$9,287.36 (includes 2 new coated impellers). This is a cost that will be shared between the City and JCPRD.
15. Replace Slide Pool Strainer
- a. This pool strainer received a temporary fix this summer. A new lid and clamp is needed as the temp fix prevents the removal of the strainer basket. This will be completed this winter.
 - b. Quoted Price: \$3,342. This is a cost that will be shared between the City and JCPRD.
16. Paint Exterior Stucco and Interior Areas of Buildings- The architect working with Water's Edge will provide some color schemes that could be employed to freshen up the appearance of the interior and exterior of the facility. A scope would need to be compiled in order for bids to be received and work completed before the pool opens in the spring of 2019. This is cost that would be shared between the City and JCPRD.
17. Re-painting of Slide Pool
- a. This pool was painted in the spring of 2018. New paint is chipping off. Working with contractor to schedule repaint of damaged areas after shutdown.
- D. Discuss Humidity in Changing Areas-** The HVAC contractor has looked at the existing ventilation systems and recommends adding two ceiling intake vents per changing area (men and women's) and one in the Mechanical Room, connect them with ductwork (above the ceiling) to an existing exhaust fan located in the life guard locker room. This existing exhaust fan has the capacity to vent all of the rooms with appropriate ductwork installed. The intake vents would assist in improving the smell in the restrooms as well as add some ventilation for the showers. Currently working on getting a quote for the suggested improvement. This is an expense that would be shared between the City and JCPRD.
- E. Walkthrough of the Facility-** will complete at the next meeting when Marshall is available.
- F. JCPRD Budget transfer for work Completed early in the season-** JCPRD has transferred into their Roeland Park Aquatic Center cost center budget \$57,070.27 to cover work done prior to season and beginning of the season on replacing the dome, the main drain repair and concrete work around the pool. These are costs that will be shared between the City and JCPRD.
- G. Update on Management Agreement between JCPRD and RP for Period of 5/1/19 through 12/31/19-** Keith and Lauren Ozburn met with JCPRD staff on 9/11 prior to the Pool Committee meeting to discuss the draft management agreement. Based upon feedback from JCPRD Keith and Lauren will complete revisions and submit the revised document to JCPRD staff for further review. JCPRD prefer the agreement not reflect a revenue sharing approach, this will make it simpler for them to arrive at a "Management Fee". The agreement will contain a budget that will reflect revenues and expenditures from 6/1/2018 through 12/31/2018, which is a bit unique. The attachments/exhibits to the agreement (Operations Plan, Facility Rules, Budget, Fee Schedule, Sample Reports) will be the bulk of the agreement and contain the key operational components.

- H. **Review Financial Report YTD 8-31-18-** Michelle Alexander provided the Month ended 8/31/18 Revenue and Expense report to the Committee (attached). It reflects revenue and expense through the end of the season. The revenue and expense associated with the pool use by the use groups (through the end of September) will be reflected in the 9/30/18 report. This information is key to Waters Edge alternative pool operations scenario analysis that they are including in their final document.
- I. **Discuss November 13 meeting date- conflict with council meeting-** no decision on an alternative meeting date for November at this time.

Adjourned at 7:25 pm

NEXT REGULAR MEETING:

Date: October 9 Time: 6:00 PM Location: Roeland Park Community Center
