

April 8, 2021 10:00 a.m. – 11:45 a.m.

Sundance Hills Metro District Pool and Park Renovation

Meeting Minutes:

1. In attendance:
 - a. (EA) Christa, Alyssa and John
 - b. (SH) Sarah Shepherd, Sally Newcomb, Gabe Gelman, Jack Campbell, Wade Young, Allyson Ross, Lindsay Moriarity, Michael Melvin, Terry Wong, Michael Draudt, Donna Johnston, Susan Buckheit, Lindsey Reese, Rebecca Braun, JC Chambers, Jeffery Erb, Chrissy Davis, Randy Davis, Tom Rogan
 - c. (KH) Mike Leuteneker
2. Dive Pool Discussion based on notes provided as an appendix in previous meeting minutes.
 - a. The current dive pool dimensions do not meet code for a 3-meter diving board. However, the pool may meet the standards for a 2/3-meter diving board.
 - b. The Health department, which regulates the pool code, would grandfather in the pool as is, even with some safety improvements. This means they would not require us to modify the shell of the pool, however existing conditions remains a safety concern.
 - c. Exact dimensions of each depth will be taken when the pool is empty in about three weeks.
 - d. A few incidents noted for the dive pool included, falling off the ladders onto the pool deck, hitting the side of the pool after diving in.
 - e. Discussed that there are a few ways to approach safety upgrades to the pool.
 - i. First option is to make as many minor improvements to make the pool as safe as possible.
 1. Moving the dive stands closer together.
 2. Moving the diving stands closer to the pool edge.
 3. Making sure the diving board is 16' long and extending as close to the 12' depth as possible
 4. Replacing safety surfacing
 5. Replacing the guard rails
 6. Replace the ladders with safer ladder / platform combinations as there have been many slip and falls off the ladder
 7. These safety improvements added up to about \$82k at minimum.
 - ii. The second option would be to reconstruct the north side of the pool to conform to current code standards. This is only feasible if the pool is uilt with a foundation system (not shotcrete) Cost for that would be \$300k- \$500k.
 - iii. The third option is to demo the pool entirely and replace with a conforming pool. Cost would be near \$500k - \$600k.
 - iv. A fourth option would be to remove both the high dive and 1-meter dive and replace with features that meet code standards for the existing pool depth, such as a 2/3 meter board, climbing walls, zip lines, etc.

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

- f. SDH direction is to proceed using the first option of making minor improvements to make the dive pool as safe as possible. Team would like construction to occur for these improvements as soon as possible for this swim season. Design team to put together a separate bid/permit package just for the dive pool improvements. EA mentioned that based on design and permit timelines the construction may not be able to occur until August and pool contractors may already be booked out this year and unavailable. Team was ok with still starting these as soon as possible.
- g. These safety changes would not affect the pool being grandfathered in.
- 3. Masterplan Sketch Presentation & Review (Please refer to the masterplan issued on 4.7.2021)
 - a. The existing dive stand safety surfacing is recommended to be fully replaced due to the extent of demolition that will be caused by the dive stand upgrades.
 - b. Working group expressed concern about the fenced area south of the kiddie pool becoming an alley. EA noted that the design is schematic and there are some existing fences that will block this area and not create an alley.
 - i. Discussed making the playground area ADA accessible, however that may be difficult given the topography.
 - ii. EA noted that the site plan is very conceptual at this point and will be studied with topography later in the process once the site survey has been completed.
 - c. Team would like to explore the possibility of reducing the irrigation budget and reallocating some of the money to the interior entry design.
 - i. The current system needs an upgrade and the budget of \$75k seems reasonable.
 - ii. The new system would involve replacing irrigation lines, proper zoning and new remote irrigation controls and the system will be much more efficient.
 - iii. Sarah S. will work with an irrigation company to do a full assessment and cost estimate to present to the board.
 - iv. It is possible that the irrigation could be pushed to a future maintenance budget.
 - d. The trash enclosure location will need to be coordinated with the waste management company because of the sloping grades in the parking lot. It is believed that the location on the east side of the parking lot will be more ideal for the trash enclosure.
 - e. Furniture replacement in the sailfish room budget appeared high to the team. Explore reducing it by \$5k-\$7k.
 - f. Port-o-jon with enclosure for the tennis courts/playground area.
 - i. The proposed locations may not be accessible by service trucks as it is far from the street.
 - ii. Preference would be to move the port-o-jon closer to S. Geneva St.. This will depend on local set back restrictions and to be furthered studied during the next phase of design with the local jurisdiction.
 - iii. A permanent vault toilet structure would be preferred. EA noted that might not meet setback requirements in the preferred location since it is a permanent structure.
 - iv. Monthly maintenance costs for port-o-jon is about \$100 a month, cost for vault toilet structure is unknown.
 - v. The ownership group expressed concern about adding a port-o-john to the scope of work. Discussed the possibility of adding year around access for the tennis players to the Sailfish restroom instead.
 - vi. Team agreed to move forward with the idea to provide access to the Sailfish room for tennis players but will need to board approval.

- g. If cost estimates come back favorable, then front entry interior improvements and the addition of a vault toilet are priority to include into the scope.
- h. There is no longer a budget for adding pickle lines on existing courts as this will be explored by the tennis group with taped lines to gauge interest.
- i. Discussed applying for grant money from Arapahoe county for playground improvements.
 - i. Access is a major factor in receiving grant money and in the summertime access to the pool is only granted to members, so this would exclude the playground from qualifying for grant money.
 - ii. To qualify we would need to change pool operations significantly.
 - iii. Team agreed it is not worth applying for a grant and would prefer to keep operations as currently set up. The fence and gate to the playground on the east side is to remain.
- j. The program scope presented is approved to present to the board with one modification of removing the port-o-jon and provide access to the sailfish restroom instead.
- k. Michael Melvin expressed interested in being involved with any future cost estimating calls
- l. EA will provide an estimated schedule for the next project phases to the board on the 21st.

Next Steps / Action Items:

Action By:

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| 1. Board of Directors Meeting | 4/21/21 |
| 2. Next Working Group Meeting | 4/22/21 |