

INFORMATIONAL MEMORANDUM

Tukwila Metropolitan Park District

TO: Tukwila Pool MPD Board

FROM: Rick Still, Parks and Recreation Director *RS*
Robert Eaton, Project Coordinator *RE*

DATE: January 22, 2013

SUBJECT: Capital Project Update

ISSUE

Construction update for the Pool Capital Project.

FINANCIAL IMPACT

No financial impact.

BACKGROUND

The scope of work during December mostly focused on finishing up the mechanical systems to get the building running again, HVAC, plumbing and electrical.

DISCUSSION

Construction Project Update:

Allotment Items (to be completed by City staff)

The Bulkhead Renovation/Painting and the Pool Filter Project have been finished by staff. The bulkhead was installed back into the pool last week by the pool contractor.

City resources, contracts and processes are being used to complete the Roof and Parking Lot & Access Improvements projects.

- The permit for the Roof Project was obtained last week. Work on this project will most likely begin in spring when the weather meets manufacture's requirements.
- The Parking Lot & Access Improvements Project work was finished last week. Project completion and closeout is happening now. The overall scope of this project included, concrete work, asphalt paving, striping and minor restoration landscaping. The work performed by the contractor was excellent quality, they were very easy to work with, and very flexible and accommodating with the other trades of the entire Capital Project. The final stages of paving and striping were completed last week completing the project.

The Locker Room Flooring project was completed on January 11th. The new floor looks great and provides a water tight, non-slip, great looking surface that is very comfortable to walk on and much easier to maintain. This is a highlight of the renovated locker rooms!

Project Status

Demolition – No more demolition, everything has progressed to construction and installation. Many items are wrapping up or already complete.

Construction – Plumbing fixtures were installed in the locker rooms the week of January 14th – 18th. Most all equipment is installed and running. The boiler system was turned on and has been running since Monday the 14th heating the building only. Tile work was completed last week. Flooring is scheduled to take a week and begin on the January 21st. The pool liner will be installed in conjunction with the heat exchanger project soon after flooring is complete. There are still many details that need to be completed both by contractors and in-house by staff however, things are coming together nicely.

Staff are coordinating with McKinstry for the addition of a few sound abatement hanging baffles that will also serve as backstroke lane guides. These will hang from the ceiling over the deep end of the pool. These were able to be purchased, along with all the additional flooring, from the savings gleaned from the five Allotted Projects that staff have done. A new reception and lobby social area are also being purchased from the same savings.

Schedule – Due to the long lead time on the replacement of the heat exchanger (an unforeseen condition), project completion is being pushed back a couple weeks for the soft opening. Given the current delivery and installation times predicted for the heat exchanger and associated work construction is slated for completion no sooner than February 19, 2013 (Attachment 1). Once completed, then there will be an additional two weeks to get part-time staff trained and scheduled for a soft opening on March 4, 2013 which will be a modified schedule based on part-time staff availability.

The Grand Re-Opening is scheduled for April 20, 2013 in concurrence with the nation-wide aquatics event, April's Pool's Day. This will be a great time to celebrate the completion of the capital project and use an already existing communication stream to spread the word on the newly renovated Tukwila Pool.

RECOMMENDATION

No recommendation at this time.

ATTACHMENTS

Email from Parks and Recreation Director to MPD Board on Heat Exchanger Issue (dated 1/7/13)

Rick Still

From: Rick Still
Sent: Monday, January 07, 2013 4:02 PM
To: Verna Seal; Allan Ekberg; Kathy Hougardy; Joe Duffie; Kate Kruller; Dennis Robertson; De'Sean Quinn
Cc: David Cline
Subject: MPD Capital Update

Dear MPD Board members,

We have confirmed that the heat exchanger should be delivered on January 25th.

The later delivery date will cause our "soft" opening of the pool to be no sooner than February 19th. Depending upon the response from the registered participants, the first lessons in the "new" pool may be postponed until the March cycle. This has not been determined yet.

Currently, the Grand Re-opening is tentatively scheduled for April Pools Day on April 20th.

More detailed information:

- The heat exchanger warms the pool water on a closed recirculating system.
- The heat exchanger is budgeted to be replaced in 2018 (in the 20-year financial plan).
- During construction it was determined that the heat exchanger has holes in it and is leaking - breaking the closed recirculating system. This does not meet the health department code and is not very efficient. The heat exchanger needs to be replaced.
- Various alternative heat exchangers were identified and researched.
- A similar heat exchanger was selected and ordered.
- The new heat exchanger should arrive on January 25th.
- The delay of the "soft" opening is due to the sequence of various types work that needs to be completed after the heat exchanger is installed (pool liner, water treatment, control systems quality control, bulkhead installation, pool cover, etc.).
- Staff will inform participants that are registered for the first set of lessons in February, an informational email will go out to all those on our distribution list, a notice will be posted on the MPD and MPD construction update web pages, a sign/poster will be placed at the Pool, TCC and City Hall.

Sincerely,
Rick

Rick Still, Director