

AQUATICS BOARD MEETING AGENDA

Tuesday May 19th, 2020

Teleconference/Zoom Meeting

Statement of Philosophy:

Create Community through People, Pools and Effective Swim Programs

- A. Call to Order
- B. Roll Call
- C. Agenda Changes
- D. Approval of minutes from February meeting.
- E. Public Participation on Non-Agenda Items
- F. Staff Report
 - a. Reopening Plan
- G. Old Business
 - a. ABP Letter to Assembly
- H. New Business
 - a. ABP Renovation FAQs
- I. Board Comments & Standing Agenda Items
 - a. Subcommittee Reports
- J. Adjournment
- K. **Next Board Meetings :**
 - a. TBD

MINUTES
AQUATICS BOARD
Tuesday, May 4, 2020
City & Borough of Juneau – Zoom Conference

Statement of Philosophy:

Create Community through People, Pools and Effective Swim Programs

- A. Meeting Convened at 5:04pm** by Chair Muldoon.
- B. Members Present:** Kristin Bartlett, Don Beard, Corry Isabel, Lena Merrell, Tracy Morrison, Tom Rutecki, Pat Watt
Member Absent: Molly McCormick
Ex Officio: George Schaaf, Parks & Rec Director
Liaison Absent: Carole Triem – CBJ Assembly
CBJ Staff Present: Kollin Monahan, Aquatics Manager,
Others Present: Scott Griffiths, GSC head coach
- C. Agenda Changes** – None.
- D. Approval of Minutes** – Minutes of the April meeting were approved.
- E. Public Participation on Non-Agenda Items** – None
- F. Staff Report – Reopening Planning**
- Mr. Monahan noted that he sent Architects Alaska’s 95% design document to Board members on May 1. He is still waiting for the cost estimate from HMS. Once the cost estimate is provided, Engineering will be able to deliver the summarization of renovation projects with the most up-to date costs.
 - Since the pools will not be opening in the month of May, staff is working on sending out a PSA updating the extension of closed recreation facilities as well as posting on social media.
 - Mr. Monahan explained that he had been working with Mr. Schaaf to develop plans for reopening the Dimond Park Pool. Neither the state nor the CDC have offered any guidance, but he is networking through the National Parks and Recreation Association’s Aquatics Section as well as contacts with Anchorage and Sitka. USA Swimming is deferring to the states. While the virus doesn’t survive in pool water, the issue is how to maintain out-of-water social distancing. The reopening concept is built around phases based on the number of swimmers that could be accommodated. It does not seem to be feasible to reopen the pool unless proper social distancing can be managed in the locker rooms. Practice sessions for GSC (approximately 100 swimmers) and the high schools (25-30 swimmers) would possibly require closing the pools to others. He and Mr. Schaaf will continue refining the options and report back again at the next Board meeting. Metrics for determining triggers for moving between phases are yet to be developed.
- G. Old Business** – None
- H. New Business – Feedback to the Assembly**

- As discussed at the April meeting, Mr. Muldoon circulated a draft letter for the Assembly Finance Committee regarding the renovation of the Augustus Brown Pool (ABP) and has received some comments from Board members. He will circulate a revised draft this evening.
- The Legislative Budget and Audit Committee (LBAC) has yet to take up the issue of CARES Act funding for municipalities. The legislative intent of the Act is to cover Covid-19 expenses – however, the problem for municipalities (and states) is not increased costs but reduced revenues. It is unclear when the amount of federal support to Juneau will be resolved, as well as what it can be used for. This is making CBJ’s budget process very difficult. Mr. Schaaf suggested that Board members track the Assembly Finance Committee meetings (Wednesdays at 5pm, on Facebook Live) so as to remain on top of the issues.
- The Board reviewed the FAQ about the ABP prepared by staff (see attached) to be attached to the letter to the Finance Committee. Mr. Schaaf noted that Engineering staff had provided information in regard to priorities for the renovation, and that for other “stand alone” components of the renovation aside from the roof, the main option is replacement of the underground fuel storage tank. It would be more difficult, and inefficient, to break out parts of the internal renovations to do separately. Ms. Merrell asked if the design document would need to be redone if there were a delay in awarding the contract. Mr. Monahan said, no, it should be good for a few years. Mr. Rutecki wondered if the ABP might be reopened if the renovation were to be delayed.
- Mr. Griffiths expressed concerns on behalf of the Glacier Swim Club (GSC), especially as rumors are circulating about closing the pool until 2021. Mr. Schaaf confirmed that there is no truth in any such rumors, and that during times of uncertainty (such as we now have) rumors multiply like rabbits. In the absence of knowledge, people make things up. Mr. Griffiths pointed out that the long-term viability of his organization would be endangered by an extended pool closing. The Club typically has 100 or so youngsters involved in its programs, and might not remain viable if membership dropped off drastically due to lack of access to the pool for practice.
- After further discussion, the Board agreed to delay sending the letter to the Finance Committee until either May 12th or the 19th in order to better time its arrival in accordance with the Committee’s agenda. A Zoom meeting of the Board can be organized as necessary to give it final approval.

I. Adjournment: the meeting was adjourned at 5:50pm.

Meeting Follow-ups:

Messrs. Muldoon to circulate 2nd draft Letter to Finance Committee.
 Board Members: Comments on letter to Mr. Monahan

Upcoming Meetings:

TBD: Meetings to be called as needed.



FREQUENTLY ASKED QUESTIONS

Augustus Brown Pool

1. How much funding was allocated and when was it approved by voters?

Voters approved the temporary 1% sales tax for another five years on October 1, 2019. This ballot proposition included a recommendation to allocate \$5 million for renovation of the Augustus Brown Pool: *“\$5 million will fund repairs to various structural, plumbing, mechanical, and operational components of the Augustus Brown Pool, allowing continued long-term use of the facility.”*

2. How would the funds be used?

Funds would be used to repair and replace aquatics systems, mechanical systems, and structural components. Examples include:

- Repair roof
- Decommission underground oil storage tank and replace with a new above-ground tank
- Replace domestic water and sewer lines; replace plumbing fixtures and renovate bathrooms to meet ADA requirements
- Repair corrosion and plaster damage in pool tank
- Repair corrosion and concrete damage along pool gutter
- Renovate sauna
- Replace all lighting with LED fixtures
- Repair exterior sidewalks and entry

3. Describe the level of immediacy on proposed pool renovations?

Repairing the roof is the most critical component of the project. It is now several years past the end of its useful life and is compromised. Similarly, the underground oil storage tank has reached the end of its useful life and is potentially compromised. Replacement will avoid environmental issues associated with potential failure of the fuel storage system.

Other components of the project are aimed at extending the facility's life another 25 years. The pool can continue to function until this work is completed, but maintenance costs and system failures are likely to increase.

4. If project funding was reduced, what is the general priority of improvements?

1. Replace upper roof; replace cracked/leaking south-facing celestory windows with solid panels.
2. Replace underground fuel oil tank with an above-ground, double-walled tank.
3. Replace HVAC system; repair air plenum in south clerestory level crawlspace; asbestos abatement.
4. Bring electrical and mechanical systems into code compliance; asbestos abatement in mechanical spaces.
5. Bring facility into code compliance for ADA, fire alarm systems, etc.
6. Replace domestic water piping in locker rooms (located inside CMU walls), concurrent with other interior work.
7. Replace interior fixtures and finishes throughout the facility, including shower room floor replacement.
8. Repair pool bottom; replace drain gutter; abate lead tiles; replace tiles along pool perimeter
9. Reconfiguring shower rooms; adding another family changing room; replace glass curtain wall in lobby; etc.
10. Replace lower metal roof replacement and exterior painting.

5. Is a major renovation more efficient than episodic repairs?

Yes. The scope of the work is too invasive to perform as standalone projects. It may be possible to perform the improvements to the pool tank and the boiler room as standalone projects, but the other improvements proposed to the locker rooms, ventilation systems, etc. are likely too interconnected to efficiently perform independently. Breaking the work into separate projects would incur redundant costs associated with bidding and mobilization, so a larger, major renovation is definitely a more cost-effective means of executing the scope of work. If the project is delayed and/or divided into smaller pieces, costs will rise due to inflation and project execution inefficiencies. Creating multiple shutdowns for each project will also be more disruptive to operations, requiring the facility to be offline for a longer period of time overall.

6. When will the project sales tax come up for potential renewal?

The temporary 1% sales tax will be up for renewal on the October 2024 ballot.

7. What do we know (if anything) about changes in health standards at aquatic facilities?

Public health mandates issued by the State of Alaska do not provide any guidance specifically related to aquatic facilities. The City & Borough of Juneau participates in weekly meetings with the National Recreation & Parks Association Aquatics Section and the CDC to stay current on the latest recommendations. At this time, [the CDC is deferring to state guidance](#) in determining when and how aquatic facilities may operate.

More Information

City & Borough of Juneau
Parks & Recreation Department
Parks & Landscape Division
(907) 364-2828
parkrec@juneau.org



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- Replace all lighting with LED fixtures
- Repair exterior sidewalks and entry

3. Describe the level of immediacy on proposed pool renovations?

Repairing the roof is the most critical component of the project. It is now several years past the end of its useful life and is compromised. Similarly, the underground oil storage tank has reached the end of its useful life and is potentially compromised. Replacement will avoid environmental issues associated with potential failure of the fuel storage system.

Other components of the project are aimed at extending the facility's life another 25 years. The pool can continue to function until this work is completed, but maintenance costs and system failures are likely to increase.

4. Is a major renovation more efficient than episodic repairs?

Yes. The scope of the work is too invasive to perform as standalone projects. It may be possible to perform the improvements to the pool tank and the boiler room as standalone projects, but the other improvements proposed to the locker rooms, ventilation systems, etc. are likely too interconnected to efficiently perform independently. Breaking the work into separate projects would incur redundant costs associated with bidding and mobilization, so a larger, major renovation is definitely a more cost-effective means of executing the scope of work. If the project is delayed and/or divided into smaller pieces, costs will rise due to inflation and project execution inefficiencies. Creating multiple shutdowns for each project will also be more disruptive to operations, requiring the facility to be offline for a longer period of time overall.

5. What are other funding options for pool renovations? How likely are they? When would they be available?

The special sales tax is scheduled to be placed on the ballot during the municipal election in October 2022. In the past, the Assembly has asked voters whether they want to extend the 1% sales tax for another five years, proposing to use these revenues to fund a variety of capital improvement projects. From time to time, the Assembly has also placed bond proposals on the municipal ballot, which could happen at any election. The State of Alaska has also provided grants for capital projects in the past, but this is not likely for the foreseeable future. A General Obligation bond for \$5M (if approved by the voters on a municipal ballot) would cost about \$320K/year for 20 years and would result in an increase of about 0.064 mils of property taxation.

6. What do we know (if anything) about changes in health standards at aquatic facilities?

Public health mandates issued by the State of Alaska do not provide any guidance specifically related to aquatic facilities. The City & Borough of Juneau participates in weekly meetings with the National Recreation & Parks Association Aquatics Section and the CDC to stay current on the latest recommendations. At this time, [the CDC is deferring to state guidance](#) in determining when and how aquatic facilities may operate.

7. In the decision matrix, what does it mean that the pool has a two- to five-year service life? What happens if there are no renovations?

The pool is aged and many systems need replacement because they are generally beyond their useful life. These systems will slowly and increasingly fail, perhaps unpredictably. There are three general areas of the facility where failure could lead to further facility damage: (1) Roof leaks could lead to structural damage; (2) the oil tank could leak, resulting in soil contamination; and (3) a leak in the domestic plumbing system could lead to extended closure of portions of the locker rooms (repairs would be inefficient outside a larger project).

8. **If less than the full amount of capital funding is available for repairs, what is the general priority of repairs?** (Keep in mind you lose efficiency when phasing which is reflected in approximately a 5% cost increase in the table below)

Work Description	Project Cost	Cumulative Cost
1. Replace Upper Roof	\$420,000	\$420,000
2. Replace Fuel Tank	\$160,000	\$580,000
3. Renovate Mechanical & Electrical Rooms	\$900,000	\$1,480,000
4. Renovate Locker Rooms, Office, and Lobby	\$2,800,000	\$4,280,000
5. Renovate Natatorium and Pool Basins	\$1,150,000	\$5,430,000
6. Replace Metal Roof and Paint Siding	\$1,050,000	\$6,480,000
7. Site Improvements – Entry & Water Service	\$120,000	\$6,600,000

9. **What does it mean to put the pool into “warm storage”?**

The term “warm storage” means keeping the pool available for use and continuing preventative maintenance of all building and aquatic systems. This is estimated to cost about \$12,000 per month, which would be paid from the General Fund. If this strategy was taken, the pool could be re-opened at any time that operational funding was provided. If the pool was closed for an extended period and employees were terminated, it could take several months to recruit and train staff.

More Information

City & Borough of Juneau
 Parks & Recreation Department
 (907) 586-5226
 parkrec@juneau.org

Dimond Park Aquatic Center

COVID-19 Phased Reopening Plan

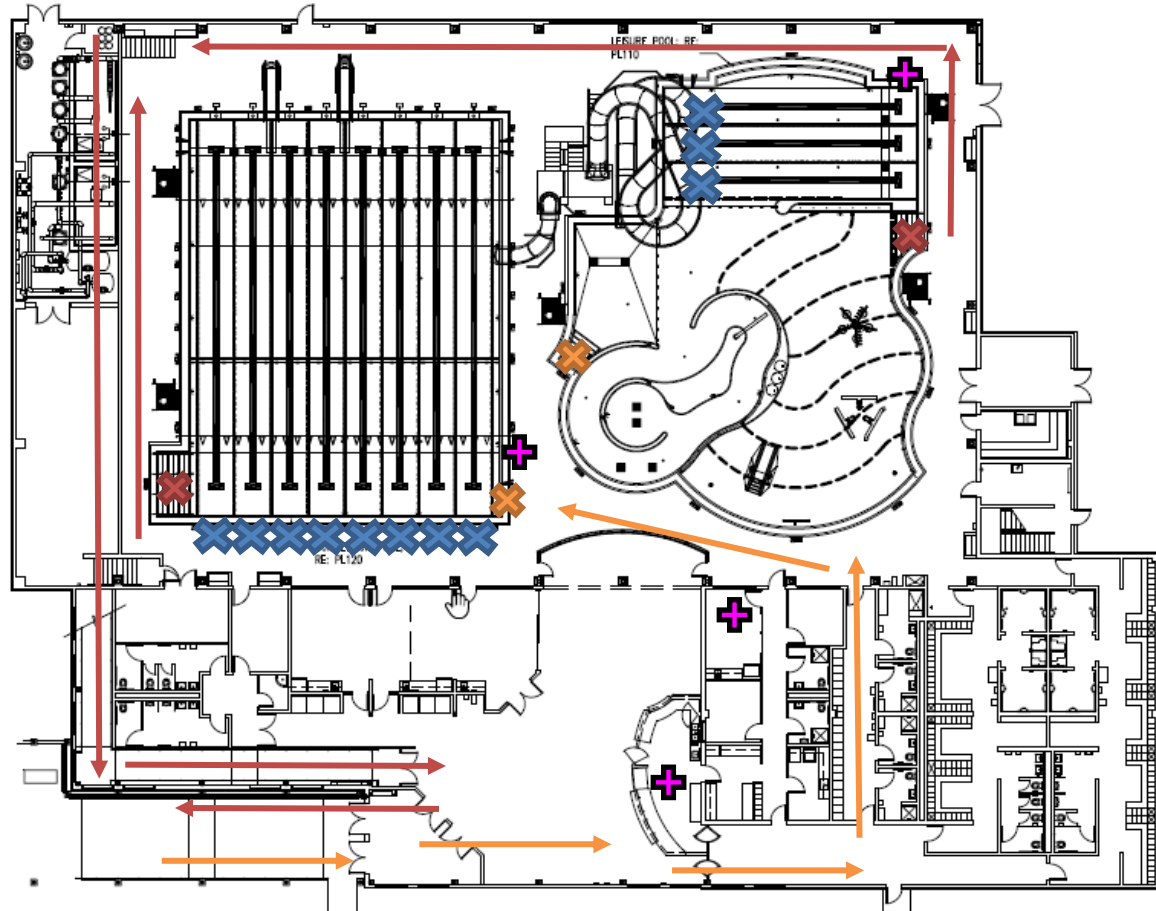
Updated: May 13th, 2020

	Phase 1 (Closed)	Phase 2	Phase 3	Phase 4	Phase 5 (Normal Operations)
Guest Capacity	0	<20	<50	<75	200
Operations	5am – 3pm (M-F)	5:30 am – 8 pm (7 days a week)	5:30 am – 8 pm (7 days a week)	5:30 am – 8 pm (7 days a week)	5:30 am – 8pm (7 days a week)
Amenities					
Lap Pool	Closed	<ul style="list-style-type: none"> • One guest per lane • No more than 8 swimmers • Reservation only • Max 45 mins. per session 	<ul style="list-style-type: none"> • Two guests per lane • No more than 16 swimmers • Drop-in allowed 	<ul style="list-style-type: none"> • Four guests per lane • No more than 32 swimmers • Drop-in allowed 	Open, no restrictions
Leisure Pool	Closed	<ul style="list-style-type: none"> • Lap lanes only (back corner) • One guest per lane • No more than 3 swimmers • Reservation only • Max 45 mins. per session 	<ul style="list-style-type: none"> • Two guests per lane • No more than 6 swimmers in back corner • No more than 5 guests in rest of the pool • Drop-in allowed 	<ul style="list-style-type: none"> • Four guests per lane • No more than 12 swimmers in back corner • No more than 10 guests in rest of the pool • Drop-in allowed 	Open, no restrictions
Resistance Channel	Closed	Closed	Open	Open	Open
Bubble Bench	Closed	Closed	Open	Open	Open
Beach	Closed	Closed	Open	Open	Open
Hot Tub	Closed	Closed	Closed	Closed	Open
Sauna	Closed	Closed	Closed	Closed	Open
Water Slides	Closed	Closed	Closed	Closed	Open
Spray Features	Closed	Closed	Closed	Closed	Open
Fitness Deck	Closed	<ul style="list-style-type: none"> • No more than 3 guests • Staff will disinfect deck & equipment at the 45 of the hour 	<ul style="list-style-type: none"> • No more than 6 guests • Staff will disinfect deck & equipment at the 45 of the hour 	<ul style="list-style-type: none"> • No more than 12 guests • Staff will disinfect deck & equipment at the 45 of the hour 	Open, no restrictions
Locker Rooms	Closed	Closed	<ul style="list-style-type: none"> • Family changing rooms limited to household members only. • No more than 3 guests per locker room 	<ul style="list-style-type: none"> • Family changing rooms limited to household members only. • No more than 3 guests per locker room 	Open, no restrictions
Restrooms	Closed	Open	Open	Open	Open
Facility Rentals	No	No	No	No	Yes
Programs					
Swim Lessons	No	No	No	No	Yes
Health & Safety Classes	No	No	No more than 9 participants + 1 instructor	No more than 9 participants + 1 instructor	Yes, no restrictions
Staff					
Schedule	<ul style="list-style-type: none"> • Skeleton crew (2-6 full-time employees) • Liberal leave policy in effect 	<ul style="list-style-type: none"> • Skeleton crew (up to 6 full-time employees) • Part-time staff as needed; not to exceed 15 hours per week • Liberal leave policy in effect 	<ul style="list-style-type: none"> • Skeleton crew (up to 6 full-time employees) • Part-time staff as needed; not to exceed 15 hours per week • Liberal leave policy in effect 	<ul style="list-style-type: none"> • Skeleton crew (up to 6 full-time employees) • Part-time staff as needed; not to exceed 15 hours per week • Liberal leave policy in effect 	Full staffing
PPE	<ul style="list-style-type: none"> • Not needed while closed to the public. 	<ul style="list-style-type: none"> • Staff to wear cloth face coverings at all times • All lifeguards issued HEPA/viral filter for CPR masks • Follow state and CDC guidelines 	<ul style="list-style-type: none"> • Staff to wear cloth face coverings at all times • All lifeguards issued HEPA/viral filter for CPR masks • Follow state and CDC guidelines 	<ul style="list-style-type: none"> • Staff to wear cloth face coverings at all times • All lifeguards issued HEPA/viral filter for CPR masks • Follow state and CDC guidelines 	Follow state and CDC guidelines
Maintenance	<ul style="list-style-type: none"> • Normal periodic maintenance 	Normal periodic maintenance	Normal periodic maintenance	Normal periodic maintenance	Normal periodic maintenance

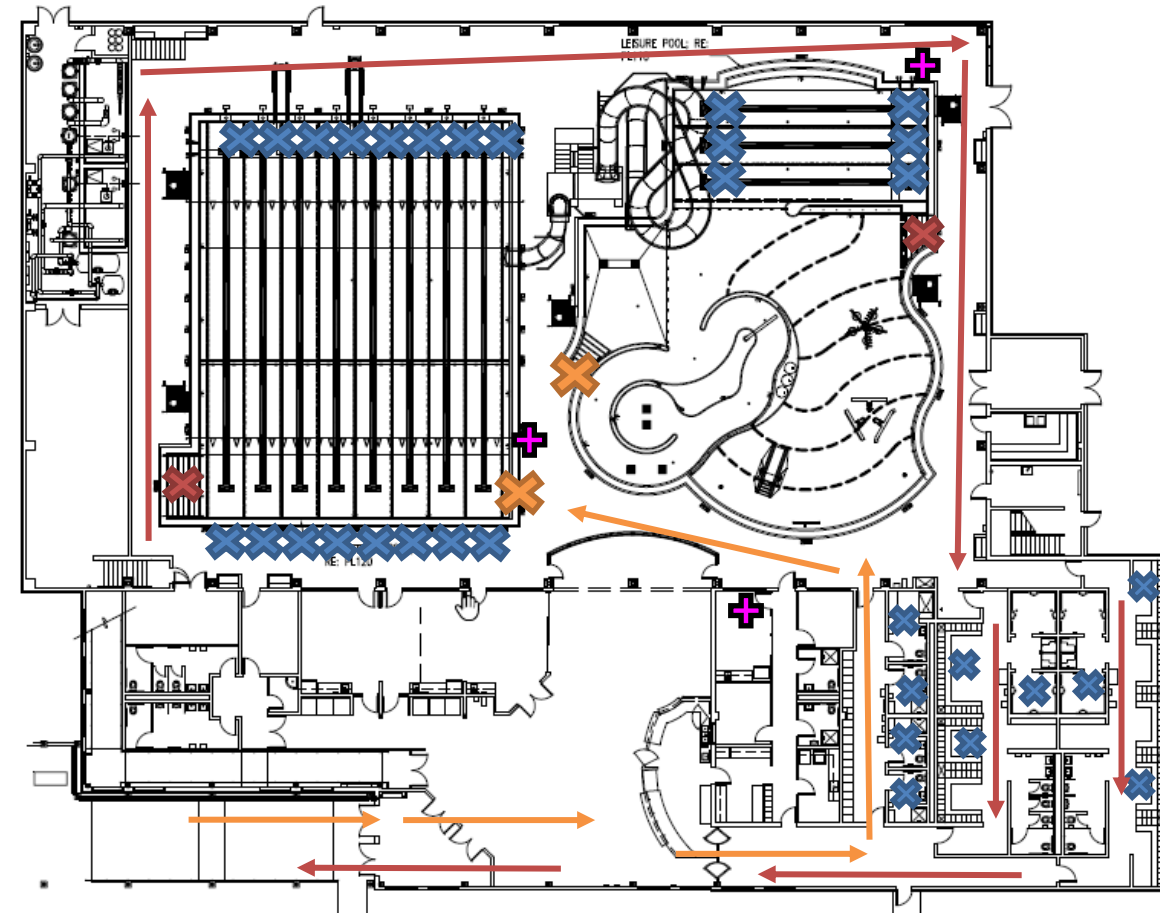
Risk Metrics

	Epidemiology	Health Care Capacity	Public Health Capacity
Move from Phase 1 to Phase 2	<p>Ability and capacity to screen and test widely.</p> <p>Case counts trending downwards for 14 days with stable and adequate testing.</p> <p>COVID/PUI hospitalization rate trending down for 14 days.</p>	<p>Ability/capacity (beds, ICU beds, ventilators, staff) to meet anticipated case surge</p> <p>Sufficient PPE for all healthcare workers and first responders.</p>	<p>All positive cases interviewed</p> <p>All contacts monitored</p> <p>Symptomatic contacts get tested within 24 hours.</p>
Move from Phase 2 to Phase 3	<p>Ability and capacity to screen and test widely.</p> <p>Cases trending downwards for an extended period (approximately 28 days).</p> <p>COVID/PUI hospitalization rate trending down for an extended period (approximately 28 days).</p>	<p>Ability/capacity (beds, ICU beds, ventilators, staff) to meet anticipated case surge</p> <p>Sufficient PPE for all healthcare workers and first responders.</p>	<p>All positive cases interviewed</p> <p>All contacts monitored</p> <p>Symptomatic contacts get tested within 24 hours.</p>
Move from Phase 3 to Phase 4	<p>Ability and capacity to screen and test widely.</p> <p>Cases trending downwards for an extended period (approximately 42 days).</p> <p>COVID/PUI hospitalization rate trending down for an extended period (approximately 42 days).</p>	<p>Ability/capacity (beds, ICU beds, ventilators, staff) to meet anticipated case surge</p> <p>Sufficient PPE for all healthcare workers and first responders.</p>	<p>All positive cases interviewed</p> <p>All contacts monitored</p> <p>Symptomatic contacts get tested within 24 hours.</p>
Move from Phase 4 to Phase 5	<p>Widespread community transmission is no longer present in the CBJ.</p>		<p>Individual cases are identified, traced and isolated.</p>

PHASE 2 Facility Flow of Traffic



PHASE 3 Facility Flow of Traffic



LEGEND	
	Entry Flow of Traffic
	Patron Point of Entry
	Exit Flow of Traffic
	Patron Point of Exit
	Staff