

**Summary of Aquatic Center Steering Committee Meeting
White Cliff, Conference Room C
May 13, 2010 – 10 to 11:40 a.m.**

Present were:

Agnes Moran
Dan Bockhorst
Tom Williams
Joe May

Ric Boyd
Dan Kelley
Ericka Rud
Wendy C. Mackie

Karen Taylor
Cynna Gubatayao

In addition to comments from those present, written comments were received from:

Janet Johnson
Scott Brandt Erichsen

Dean Henrick
Mike Houts

The purpose of the meeting was to review the *Ketchikan Aquatic Facility – Programming Documents*, May 6, 2010, prepared by Architects Alaska. The following comments were expressed by the group:

Page 3: Roof

- Recognize the cause of the failure of the Gateway Recreation Center roof so that the design and construction errors there are not repeated in this project.
- Will the use of parapets, internal drains, etc., add unnecessary complexity and more opportunity for future leaks?
- Will a parapet and drain system be problematic if it backs up snow/sleet/water over the structure?
- The design should mitigate the issues with sliding snow off the roof. There are means of mitigating snow and ice sliding off of pitched roofs: roof heat coils and aggressive snow guards are a means which have been designed and successfully applied in our climate.
- However, a low slope roof with parapets and internal drainage as suggested is likely to be problematic. Historically, Ketchikan has had major maintenance issues with low slope, internal draining membrane roof systems.
- A flat roof is not acceptable.
- Also, what is the impact to schedule if GRC roof work is done at time of construction?

Page 4

Second paragraph is describing hollow stainless steel doors and it should be fiberglass doors.

Pages 12 and 13 of the Programming Documents present a concept design comprised of 37,800 square feet. That will be cut to 35,000 square feet so that the size of the facility does not exceed the concept reviewed/approved by the Alaska Department of Education and Early Development, and also to maintain fiscal discipline.

Page 15

Free Chlorine level: change from 1.0 – 3.0 ppm to 1.0 – 4.0 ppm (still within standards).

There is nothing in the narrative about emergency shutoff on deck for pumps for each pool.

Page 16

Hydrostatic relief systems – I think we would want relative cost information on the options.

Would like the Recreation Pool to be 4' deep at its deepest point (in the lanes), not 3'6".

Page 17

Deck Signage – would like “No Diving” signs to be all areas with a depth 9'0” or less, this is standard.

Page 18

In the second paragraph bulk CO2 is addressed There is currently no bulk CO2 available in Ketchikan. Further cause for concern would be the need for a roller system to feed the size of CO2 bottles that are currently available in Ketchikan. The current CO2 maintenance procedure is not user friendly – too much risk of injury from handling the bottles. What size are the bottles and how many can be hooked up to an automatic changeover system?

Deck Equipment – item 3 – do we want to specify high grade stainless for attachment mechanism for starting blocks? If they are in place for extended periods I can see the bolts rusting or corroding over time.

Inserts and anchor sockets Doug Cook spoke to the anchors for the floating features, but I did not see any mention of them in the booklet. If we want to have that option later, I'd like to see them spelled out somewhere if they need to be installed up front.

Water Chemistry Controller – training needs to specify “in person” training
Inserts and anchor sockets – need to add “Anchor for floatable (raft)”,
Anchors for possible lane lines in the deep section of L shape Pool and
Anchors against the edge to put lines during competition

Deck Equipment #5 - need a valve to isolate the water going into the surge tank

Page 19

Maintenance equipment - #4 We prefer brand HACH

Safety Equipment #6 – On deck, eye wash stations can be portable, everywhere else should be plumbed eye wash stations

Timing system – will there be in person training for this?

We have the following safety equipment that we can move to the new location

- Ring buoys and extension ropes
- Spine boards

- First aid kits
- We currently have one lower lifeguard chair that will be moved to the new facility. The 2 higher chairs are at least 15 years old and should be replaced.

Also, would it be cheaper for staff to purchase equipment directly?

Page 22

Is it the design intent to build some sort of retaining wall with drainage at the existing back slope of the GRC? If this is beyond the scope of the current project, we should consider it as an additive alternative.

Page 23

Bald Eagles - is a Bald Eagle nest survey a requirement of any environmental permitting? If no Corps permit is needed, then why would funds be expended on this scope?

Page 25

Skate Park – We should seriously look at the site issues and the likely use pattern and traffic pattern before committing to skate park in this location. I think traffic flow and safe sight lines for pedestrians are a priority in this area.

Skate Park: Site space is so tight, the skate park does not work at this site. Space outlined in site plan is too small anyway. Possible place for outdoor basketball hoop

Page 29

General Heating system comments:

I would think that we would want at least one boiler to be electric. If the electric service needs to be upgraded, it is easier to do it now rather than retrofit, and over 30-50 years I have to think that electric is going to be more cost effective.

If they do move to a 2 electric/1 oil fired boiler are the oil consumption numbers and the tank size numbers still correct?

Is there any thought of electric/oil (hybrid) boilers as opposed to just oil fired boilers? Has a cost analysis of oil vs electricity been done? Are there cost projections available?

Page 30

Oil consumption – how does this estimate compare to current usage?

Page 31

Heat Recovery –

Discussion of BKM equipment includes option of placing on roof. Is this realistic in our climate? Group has concerns about anything penetrating the roof.

Heat recovery – It would be helpful to have magnitude of cost difference and time to recover capital cost by fuel savings information to help decide which system to use.

Page 32

Plumbing – “No substitutions” – we ran into problems w/USDA on this (sole source etc). Is DEED going to be picky about this also?

Floor drains – It is not in the narrative, but in the room detail floor drains are also called out in the natatorium, sauna, and janitor closet.

Floor Drains – should also be in sauna, janitor closet, family changing rooms, work area, as many places as possible – where water is

Pool Water Discharge – valve for draining pools?

Page 33

Fuel Oil System – Location for above ground fuel tank not shown on site plan. It needs to fit aesthetically and functionally.

Fuel Oil System- Will tank be covered?

Above ground fuel lines can and do freeze

Page 38

Electrical Narrative- Convenience Power outlets around the pool deck should be placed no more than 25 feet apart.

At the bottom of the page: "Power for pace clocks (if desired) will be coordinated during the design process." Pace clocks are included in the design earlier on page 19 "The facility will be outfitted with multiple digital pace clocks." Would be wise to have power for them. Outlets should be high on wall so cords don't hang down.

Pages 39/40-

Electrical Narrative-Lighting

We advocate T-5, 5100k, 2 bulb fixture in offices instead of the T8 RE851 which are not readily available here.

The cost of metal halide bulbs, coated, run \$40 each and up and they have not performed well in the past. We do not want them breaking over pool area

Direct-indirect fluorescent fixtures should be enough to handle illumination needs.

Are there ADA or DEED specific pool lighting requirements?

Fire Alarm

Where in the project do we call David Deal?

Is the fire alarm complimentary to the new existing system at GRC?

Page 40

Special systems – There is reference to electrical subcontractor and electrical contractor. We are assuming they are one and the same?

Page 42

Sound System – don't need cassette, rather have Auxiliary inputs (iPods?)

Sound System- We need it to accommodate digital media – i.e. USB i-pod/MP3. Do we really need cassette? It is a dying format.

General Comment:

Access for maintenance is a concern. Area above the pools, high lighting, high windows, high mechanical.

Manuals must be supplied for ALL equipment – mechanical, electrical, lighting, etc.

Room Data Sheets

Room Data sheets were not numbered, it would be very helpful if they were numbered for ease of reference.

The chemical storage room data sheet calls out floor drains. Are there code issues with discharging directly into the sanitary sewer in the event of a chemical spill?

Pool mechanical chemical storage – add shelving or storage cabinet for test kit supplies

Room data sheet janitors closet – calls out floor drain. This is not in the narrative.

Work Area – need drains by the washer/dryer

Break room/officials – now becomes Coach/officials – move all break room supplies and fixtures to office, blinds not needed now

Room data sheet for women's locker.

Max occupancy says 16. Is this right or just a placeholder? 20 units listed. What does this mean? We want to make sure it is rated for the expected occupancy use.

We only need only 1 suit spinner, we don't need phone

Women's shower – floor drains? Bench outside gang shower? 6 Body wash dispenser, 4 gang and 2 private

Women's restroom – toilets aren't listed, but urinals are? No floor drains?

Room data sheet men's locker – We only need only 1 suit spinner, we don't need phone.

Men's shower – floor drains? Bench outside gang shower? 6 body wash dispensers etc...

Family Changing Room 1 & 2 – floor drain? Mirrors? How will door locks be controlled> i.e., family enters one side, locks doors, exits other side & leave door locked? Can we prevent this?

Room data sheet Sauna – calls out floor drain. This is not in the narrative.

Sauna – could be smaller if square footage is needed

Natatorium - Possible to have a bench that runs along the wall where the starting blocks are? Possible storage under the benches? Hooks for safety/pool equipment and hooks at end of lanes for people to hang items?

Room data sheet family seating – I did not see this on the floor plan. Is it part of the bleacher seating?

Room data sheet classroom – I suggest glass wall/extensive relites from classroom and fitness to the open pool below if it is open. The room detail for the walls in these spaces does not call out such features. As to carpet, I would think we want replaceable squares like the stuff we put in as replacement in the rec center so it can be repaired in pieces.

Classroom – cabinets need to be lockable

Room data sheet for fitness room– I suggest glass wall/extensive relites from classroom and fitness to the open pool below if it is open. The room detail for the walls in these spaces does not call out such features.

As to weights, I think we want machines as opposed to free weights.

Room data sheet - Swim club office – carpet squares on floor rather than bare concrete? (only if office is upstairs – if office is a shared space downstairs, then concrete.)

April 21 minutes Special Systems item a. It says ‘tough’ pads likely stored in break room – s/b ‘touch’.

Floor Plan:

Consolidation of the floor plan is a must to conform to the limitation of square footage dictated by DEED. This might be resolved.

Pool:

Amenities for the recreation pool are a must. The user fees would pay for most of the features in a short period of time. The main concern would be the number of life guards required to cover this large space. If the recreation area needs more supervision, staff needs consider if user fees will cover addition personnel. The answer could be to control hours for maximum usage in the rec pool to cover additional man power.

Mechanical systems describes three oil-fired boilers, when we want to have at least one or two electrical boilers.

In the Recreation Pool the stairs should continue where shelf is.

In order to accommodate the play structure, remove bubble bench attached to the vortex.

Site Plan:

Issues raised by 3 people. Dan summarized Mike Houts, Janet Johnson and Dean Henrick comments. It must be clear that any site work outside the scope of the project may require supplemental funding and may not be eligible for DEED reimbursement.

The additional scope of work should be treated as added alternatives in the solicitation for construction services.

The site plan and development of the adjoining Valley Park School Site that is beyond the original scope of the project and would not be performed unless the work can be funded within the \$23.5 million project budget or if the Assembly (and presumably the School Board) agree(s) to fund the additional work through the ½-cent School Capital Improvement Fund.

Conceptual Site Layout: No added (beyond current scope) \$'s spent on site unless an alternate funding source is identified.

Site plan fire lane: I suggest early confirmation in writing of acceptance of the fire lane plan. If approval evaporates it could seriously adversely impact the project if design is well underway.

Second floor site plan – I suggest glass wall/extensive relites from classroom and fitness to the open pool below if it is open. The room detail for the walls in these spaces does not call out such features.

Minor issues (e.g., typographical errors):

Page 1 - Third line should be “originally” and “remodeled.”

Page 1 - 4th paragraph, capitalize “Aquatic.”

Page 1 – ‘.... design team member’s’ should read ‘... design team members’ (get rid of extra apostrophe)

Page 1 – Last sentence, uncapitalize “Along”

Page 2 – In the second full paragraph at the middle of the page, delete “the” where it currently reads “identifying the its.”

Page 3 – paragraph b. exterior walls, second line, word should be “associated”

Page 4- Chapter 1 – has the sentence “of the code an establishes”.... Should read “of the code and establishes”.

Page 6- paragraph 508.3.1 at the end of the sentence should say “accessory use areas”

Page 6 chapter 7 – end of the first sentence reads “protection feature” and should read “protection features”

Page 15- First sentence – reads “meet the needs of the City of Ketchikan, Alaska..... it should read “meet the needs of Ketchikan”.....