


# City of Alexandria, Virginia

## MEMORANDUM

**DATE:** DECEMBER 3, 2013

**TO:** THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

**FROM:** RASHAD M. YOUNG, CITY MANAGER 

**SUBJECT:** WARWICK POOL

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This memorandum provides information regarding the short and long term decisions that must be made related to the provision of any aquatic facility at the existing Warwick Pool site.

While final decisions regarding any capital investment in a specific aquatic facility at Warwick can wait until the FY18 funds become available, decisions about next year's operation of the facility are critical. We will provide a recommendation as to next year's operation of Warwick Pool as part of the City Manager's Proposed FY15 budget. The operation of Warwick Pool will be considered in the context of overall recreation and community priorities. The recommendation may still be to close the facility, but given the prior interest of City Council in keeping it open for the FY14 season, staff will still initiate the procurement process by January 10, 2014 to allow for the necessary work to be accommodated in the event the decision is made to continue operations.

### **BACKGROUND:**

Warwick Pool, located adjacent to Landover Playground at 3301 Landover Street, is on property leased to the City by the Virginia Theological Seminary. The pool lease was transferred to the City by the Warwick Investors in 1978. Site features include a 25-yard pool with a diving well, a separate wading pool, and a bathhouse and community room. Original construction of the pool is thought to be 1958.

Significant capital investments have been required over the past 35 years. In 2002, an engineering analysis of the pool was completed, finding structural issues related to the pool's construction and other site conditions. At this time, the existing site would require just over an estimated \$800,000 to bring up it to current aquatic standards, address Code requirements (including ADA) and to remain structurally sound for the immediate future. RPCA staff determined this cost based on updating consultant reports from 2002 and 2003.

### **2012 Aquatics Facility Study:**

The 2012 Aquatics Facilities Study, completed by the firms of Kimley-Horn and Counsilman-Hunsaker, identified a series of recommendations to meet the existing and future aquatic needs in Alexandria, as well as to reduce the current subsidy per pool user/visit.

The study recommended that the Warwick Pool site be converted to a seasonal sprayground with a new year-round community building for \$2.45 million.

**2013 Warwick Considerations:**

Through the FY2014 budget work sessions and hearings, the majority of City Council members noted an interest in retaining a pool and did not support a sprayground at the Warwick site. With the understanding that additional site analysis would likely be needed, Council requested that staff provide alternatives to the recommended sprayground for consideration. At the September 24, 2013 City Council meeting, staff provided a series of alternatives for Warwick, recommending, at a minimum, a community pool similar in size to the pool at Charles Houston. Due to its location in the Warwick Village neighborhood, the site would not easily accommodate anything larger than what currently exists.

Pursuant to the presentation, staff has identified critical next steps in the decision-making process for the future of the Warwick Pool site, addressing both continued operations of the existing facility and factors involved in determining a new or renovated facility.

**Continued Operation of the Existing Warwick Pool:**

Proposed for closure in the FY2014 budget, City Council approved one additional year of operating funds to keep the pool open for the summer of 2013. As discussed above, the existing pool at Warwick requires significant capital investment to maintain it in usable, safe condition. Along with standard operating costs (currently \$92,000 annually), the *minimum* work needed in order to open the existing Warwick Pool for an additional year (summer 2014 season), involves electric system renovations for the pool/building facility at a total estimated capital cost of \$52,000. These repairs, based on staff's analysis of the \$800K in documented repairs needed for the pool/site, address only the immediate safety and Code requirements needed to open the pool, but do not include addressing any of the ADA requirements or preventative repairs to the antiquated facility.

In order to complete the work discussed above, in accordance with City purchasing practices, staff must initiate the procurement process by January 10, 2014 in order to ensure completion by the end of May. In this instance, the selected contractor would require approximately 45 days of lead time to obtain the necessary permits and order the materials. A "start-work" order must therefore be provided for the work on or before April 10, 2014.

In order to open/operate beyond the summer of 2014, additional repairs are required. Staff estimates that the bare minimum required investment to keep the pool open for the summers of 2015 and 2016 would incur an additional \$48,000. These minimal capital costs address keeping the pool serviceable for an additional three years, but do not take into consideration any unforeseen equipment or structural failures that may occur given the age of the facility or compliance with all current ADA requirements.

**Future Aquatic Facility at Warwick:**

The FY2014-2023 CIP includes \$20 million for the Chinquapin Aquatic Center (FY14-FY17), and \$5 million in funding for “Aquatics Facilities TBD” in FY2018. Based on the approved CIP, renovations or new aquatic facilities at any site – including Warwick Pool, would be funded by this \$5 million. An independent stakeholder group, the Advocates for Alexandria Aquatics (AAA), has demonstrated an interest in fundraising to further supplement that \$5 million to support new or renovated aquatic facilities, including fundraising for an improved Warwick facility.

The Department’s recently completed RPCA 2013 Needs Assessment documents a continued need for outdoor swimming pools, especially for households with children.

Do you have a need for outdoor swimming pools?	Households with Children Under Age 10	Households with Children Ages 10-19	Households with Adults Ages 20-54 and No Children	Households with Adults Ages 55+ and No Children
<b>Yes Responses</b>	66%	57.4%	35.8%	18.4%

As discussed above, at the September 24, 2013 City Council meeting, staff included a recommendation for, at a minimum, a new, outdoor community pool at Warwick, including necessary renovations to the existing community building. The community pool would be similar in size to the Memorial Pool at Charles Houston. The estimated cost for these improvements is \$1.5 million.

The City’s consultants and staff have considered a number of alternatives for the Warwick Pool, including replacement “in kind” of the existing larger pool and the wading pool and renovations to the community building (Attachment 1). The Warwick Village Community has indicated a desire for this option, based in part on results of their recent community/neighborhood survey on Warwick Pool (Attachment 2). If that option is preferred by the City, the estimated cost ranges from \$1.9 to \$2.3 million. In developing this estimate, staff selected to use the MyrthaUSA Pool (stainless steel) technology, but the cost is estimated to be comparable to a concrete pool, similar to what is there today.

The \$1.9 -\$2.3 million in improvements to Warwick discussed above would reduce the total \$5 million currently included in the FY2018 CIP for “aquatics to be determined.” The remaining \$3.1 million to \$2.7 million would be available for other aquatic sites in the City, including Old Town, the Lee Center, Ewald, and any new facility in the West End. These funds would not be available until FY2018, therefore all design, engineering, and permitting would begin, at the earliest, July 1, 2017. Construction could therefore begin the following spring/summer of 2018.

To open and operate Warwick Pool for FY2015, \$92,000 in operating and a minimum of \$52,000 in capital costs are required, for a total of \$144,000. An additional minimum total of \$232,000 in operating and capital funds will be needed for opening in FY2016 and 2017.

Existing Warwick Pool	Operating Cost	Capital Cost (minimum)	Total Cost
FY2015	\$92,000	\$52,000	\$144,000
FY2016	\$92,000	\$48,000	\$140,000
FY2017	\$92,000	\$0	\$92,000
<b>TOTAL</b>	<b>\$276,000</b>	<b>\$100,000</b>	<b>\$376,000</b>

Based on the April 2013 City Council budget work sessions, an outdoor pool is the preferred alternative at Warwick. The Warwick Village Citizens Association, through a neighborhood survey, has indicated that replacement of what is there today (a small wading pool and larger 25 yard pool) is supported by the community. The cost for replacing the existing facility ranges from \$1.9 to \$2.3 million, including only necessary renovations to the community building, and reducing the \$5 million for “aquatics to be determined” in the FY2018 CIP.

The \$5 million in the FY2018 CIP is currently the only projected funding for the City’s outdoor aquatic facilities. The funds remaining (\$2.7 to \$3.1 million) after replacing the Warwick facility would not provide for improvements to all of the remaining pool sites:

- Old Town Pool (\$1.1 million to \$5.5 million)
- Nannie J. Lee Pool (\$1.1 million to \$3.37 million)
- Ewald Pool (\$300,000 to \$1.9 million)
- Colasanto Pool (\$300,000 to \$832,000)
- West End Pool -site to be determined (\$5.3 million to \$11 million)

cc: Debra Collins, Deputy City Manager  
 James B. Spengler, Director, Department of Recreation, Parks and Cultural Activities  
 Laura D. Durham, Open Space Coordinator, RPCA

Attachment 1: Warwick Pool Alternatives

Attachment 2: Email from Warwick Village Citizens Association

## Attachment 1: Warwick Pool Alternatives

- *Consultant Recommendation:*
  - Upgrade Warwick Park with Sprayground
    - Estimated Cost: \$2,450,000
- *Alternative 1:*
  - Demolish and remove existing children's pool only
  - Construct new interactive spray ground.
  - Construct new site access paths with landscaping.
  - Renovate and upgrade existing main pool and diving well.
  - Renovate existing bathhouse and pool deck
    - Estimated Cost: \$1,928,730 - \$2,356,760
- *Alternative 2:*
  - Demolish and remove existing children's pool and existing main pool
  - Construct new interactive spray ground.
  - Construct new site access paths with landscaping.
  - Renovate existing bathhouse and pool deck
  - Construct new minimum park facility building for spray ground support
    - Estimated Cost: \$1,798,180 - \$2,097,730
- *Alternative 3:*
  - Minor repairs to the existing children's pool, main pool, and bathhouse
  - Transfer of programming and maintenance to local non-profit organization via sub-lease
  - Estimated Cost: \$843,520 - \$1,029,790
- *Alternative 4:*
  - Demolish and remove existing children's pool and existing main pool
  - Construct new small (community) recreation pool (1,900 SF) and new pool deck
  - Renovate existing bathhouse
  - Estimated Cost: \$1,279,327 - \$1,546,532
- *Alternative 5:*
  - Demolish and remove existing children's wading pool and main pool
  - Replace both existing pools with new Myrtha pools (steel shell construction)
  - Construct new site access paths with landscaping
  - Renovate and upgrade existing main pool and diving well
  - Replace outdoor pool deck with new
  - Renovate and upgrade existing community bathhouse
  - Estimated Cost: \$1,859,878 - \$2,347,058

Warwick Village Citizens Association  
P.O. Box 2808  
Alexandria, VA 22301-0808


10/28/2013

Laura D. Durham, CPM  
Open Space Coordinator  
Park Planning, Design & Capital Development  
Department of Recreation, Parks and Cultural Activities  
1108 Jefferson Street, Alexandria, VA 22314

Hello Laura,

WVCA is in support of a renovation or replacement of the existing facilities at the Warwick Pool site. The pool and pool house are very important features to our community. The pool during the summer is a great gathering place for not only our residents but also the surrounding neighborhoods. The pool house is important to our community as it is where all of our events are either staged or held inside the building.

Regards,



Glenn Christianson  
WVCA President

CC: WVCA Board