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# ROCKVILLE SWIM AND FITNESS CENTER:



Aquatic Facility Audit & Recommendations for Enhancements



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# INTRODUCTION

## Project Team



*Edward T. Hall Aquatic Center, Calvert County, MD*



*AV Symington Aquatic Center, Leesburg, VA*



*Martin Luther King, Jr. Swim Center,  
Montgomery County, MD*

## Architectural

- Smolen-Emr-Ilkovitch Architects – James Emr
- Piccard Drive, Rockville, MD 20850
- Business Open 1959

## Aquatics

- Almy Architects – David Almy
- AquaPros – Bill Bullough
- Paddock Pools – Mark Wilkinson

## MEP

- Mendoza, Ribas, Farinas & Associates

## Structural

- Meyer Consulting Engineers

## Civil

- Adtek Engineers Inc.

## Unique Qualifications

- 35 year history
- Involvement with original development
- Extensive aquatics experience
  - Design, evaluation & management



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# WELSH PARK

Site Map



# SWIM CENTER COMPLEX

## History and Development

### Original Rockville Municipal Swim Center

Opened in 1968 consisting  
of two major elements:

- Indoor facility (south pool):
  - 25 yard 6 lane pool
    - Entrance lobby
    - Locker/shower area
    - Administrative offices
    - Small exercise room
- Outdoor facility:
  - Z-shaped pool
    - 50 meter course
    - Diving well w/8 lane  
25 meter course
    - Shallow training/rec area
  - Tot pool
  - Snack bar
  - Bath house
  - Spiral water flume attraction
    - Added 1989
    - Retained to present



Original 50-Meter Outdoor Pool Circa 1968



Original South Pool



Lobby

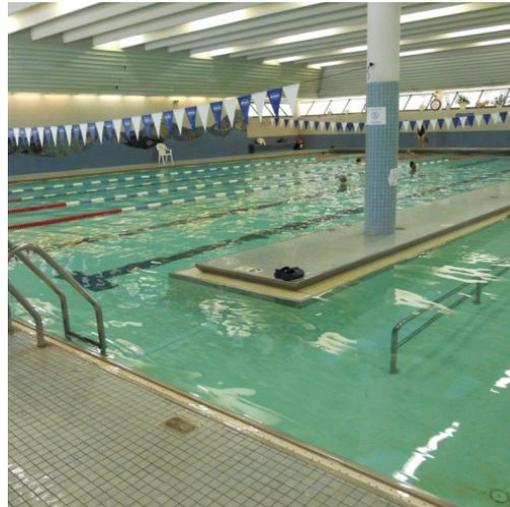
## History and Development

### Municipal Swim Center Continued to Develop Over the Years

- **1983: Indoor pool (North Pool):**
  - Locker/shower rooms renovation
  - Saunas added
- **1991-92: Outdoor pool (fitness pool):**
  - 8 lane 50 meter course
  - 18 lane 25 meter cross course
  - Diving well
  - Auxiliary toilet room building
- **Annual competitions:**
  - MD State Swim Championship
  - Montgomery County All-Star Championship
- **In conjunction with completion of the dedicated lap pool:**
  - Original 50 meter pool renovated to a dedicated rec pool
  - Tot pool was replaced
- **2003: Sprayground added**
- **2009: Health & fitness addition**
- **2013: Outdoor bathhouse replaced**



*50-meter fitness pool*



*indoor pool (added)*



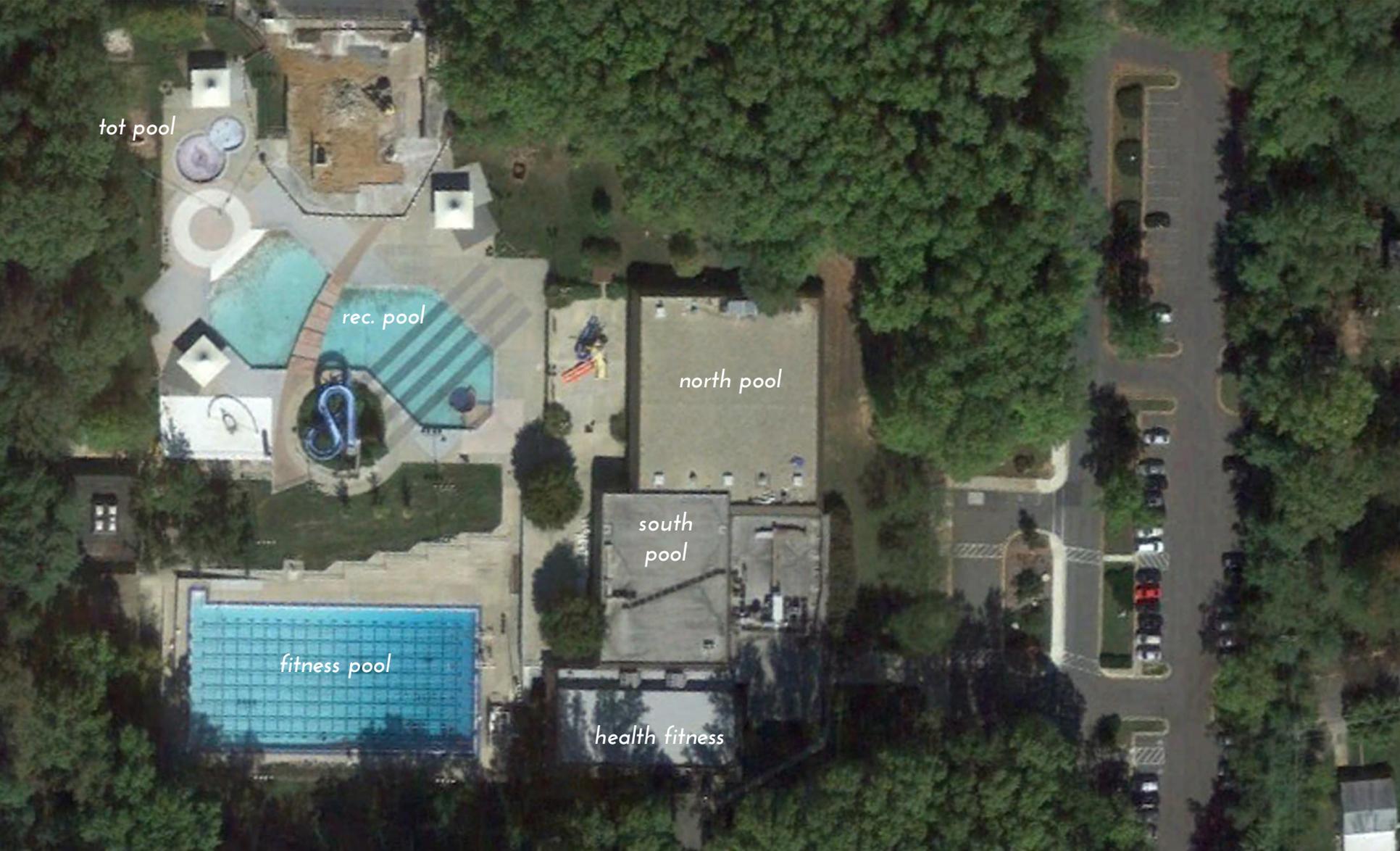
*outdoor leisure pool*



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# SWIM CENTER COMPLEX

## Site Plan



*tot pool*

*rec. pool*

*north pool*

*south pool*

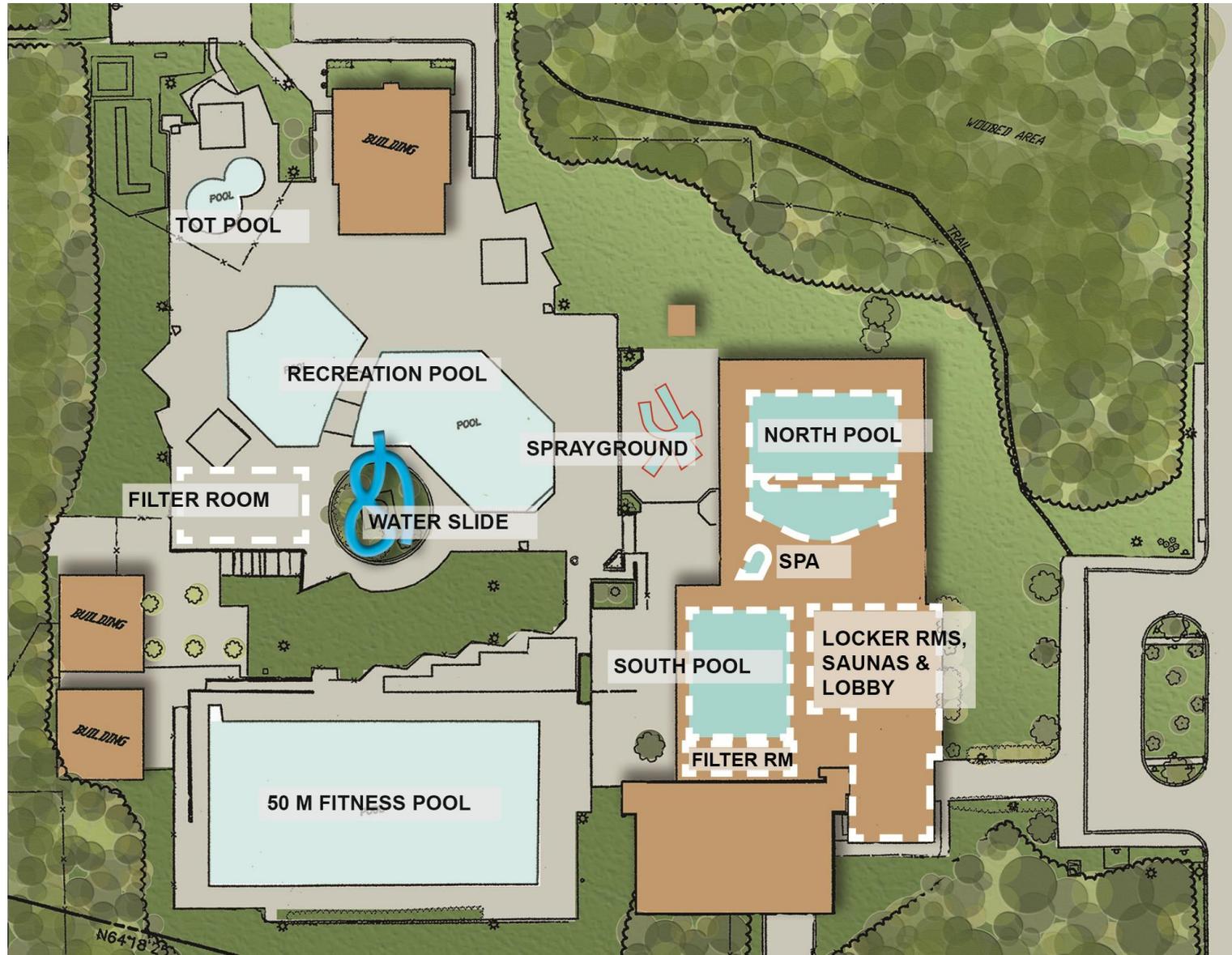
*fitness pool*

*health fitness*



# SWIM CENTER COMPLEX

## Scope of Study

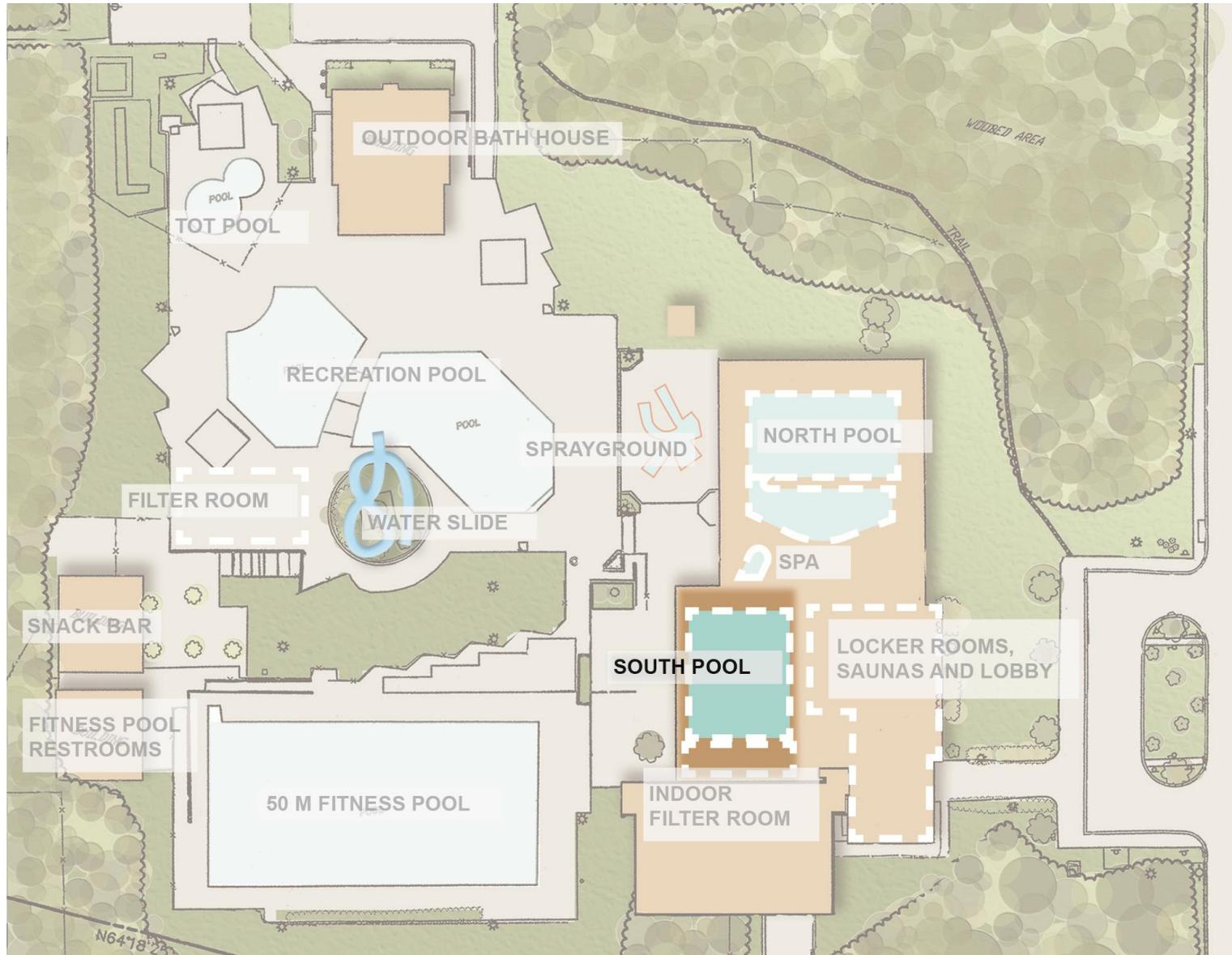




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# INDOOR AQUATICS

## South Pool



## South Pool

### Overview

- Opened in 1968
- 25 yard x 42' (6-lane) pool, depths of 3.5'-12'
- 1-Meter competition diving boards
- Starting blocks
- Pool designed with a skimmer based filtration system
- 115 spectator permanent bleachers along one side
- Deck will be replaced in the near future under a separate contract



# INDOOR AQUATICS

## South Pool - Existing

### Positive

- Pool walls are in reasonably good condition
  - Fully tiled
- Filtration system is good quality
  - Long life expectancy
  - 25+ years

### Issues to be Addressed

- Diving well
  - Pool geometry
  - Ceiling height
  - Deck clearance
- Pool tile repairs needed
- Underwater lights non-functional
- Pool/deck drains are failing
- Structural issues with pool deck

### Accessibility

- Current code requires, portable ADA lift be permanently anchored.
- A single ADA access is adequate



*skimmer & underwater light*



*1-meter dive stands*



*south pool filter system*



*south pool pumps/face piping*

## South Pool-Proposed Enhancements

### Enhancements

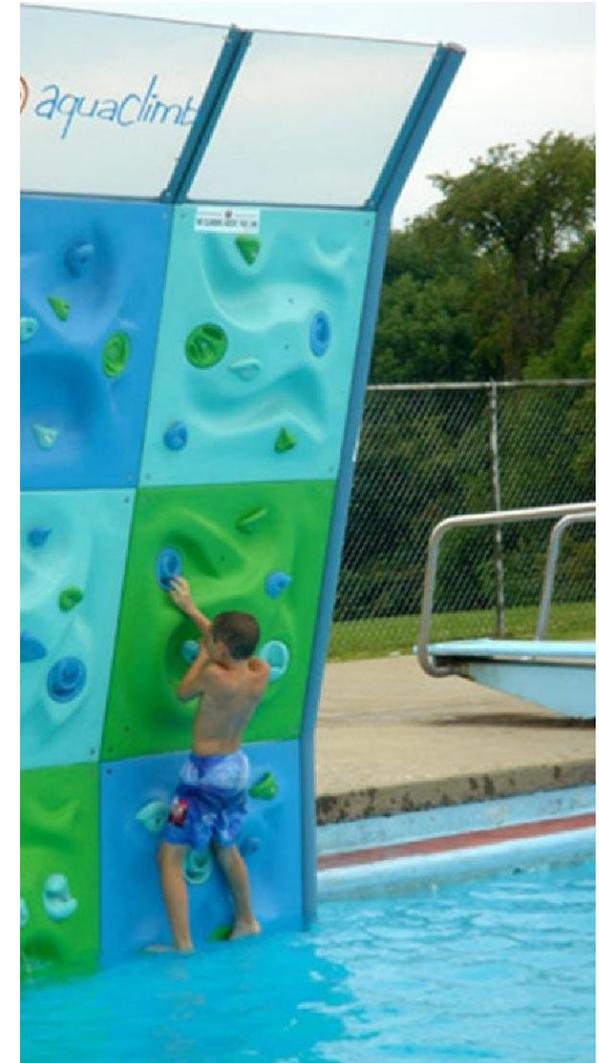
- Intended use as lap pool
- Enhancements should not interfere
- Possible enhancements
  - Climbing wall
  - Drop slide with swim clearance below
  - Removable ½ meter instructional diving board



*drop slide*



*½ meter instructional diving board*



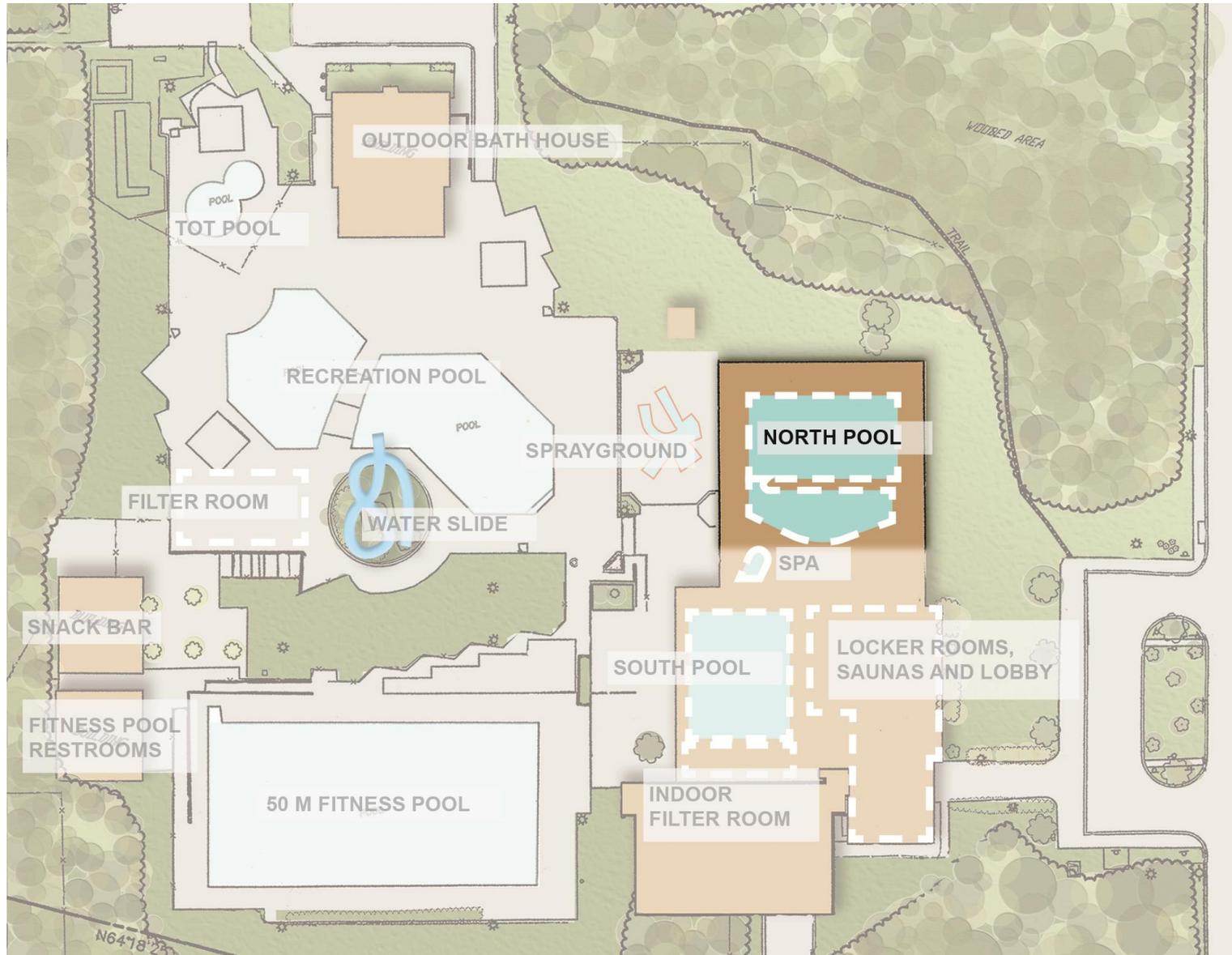
*climbing wall*



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# INDOOR AQUATICS

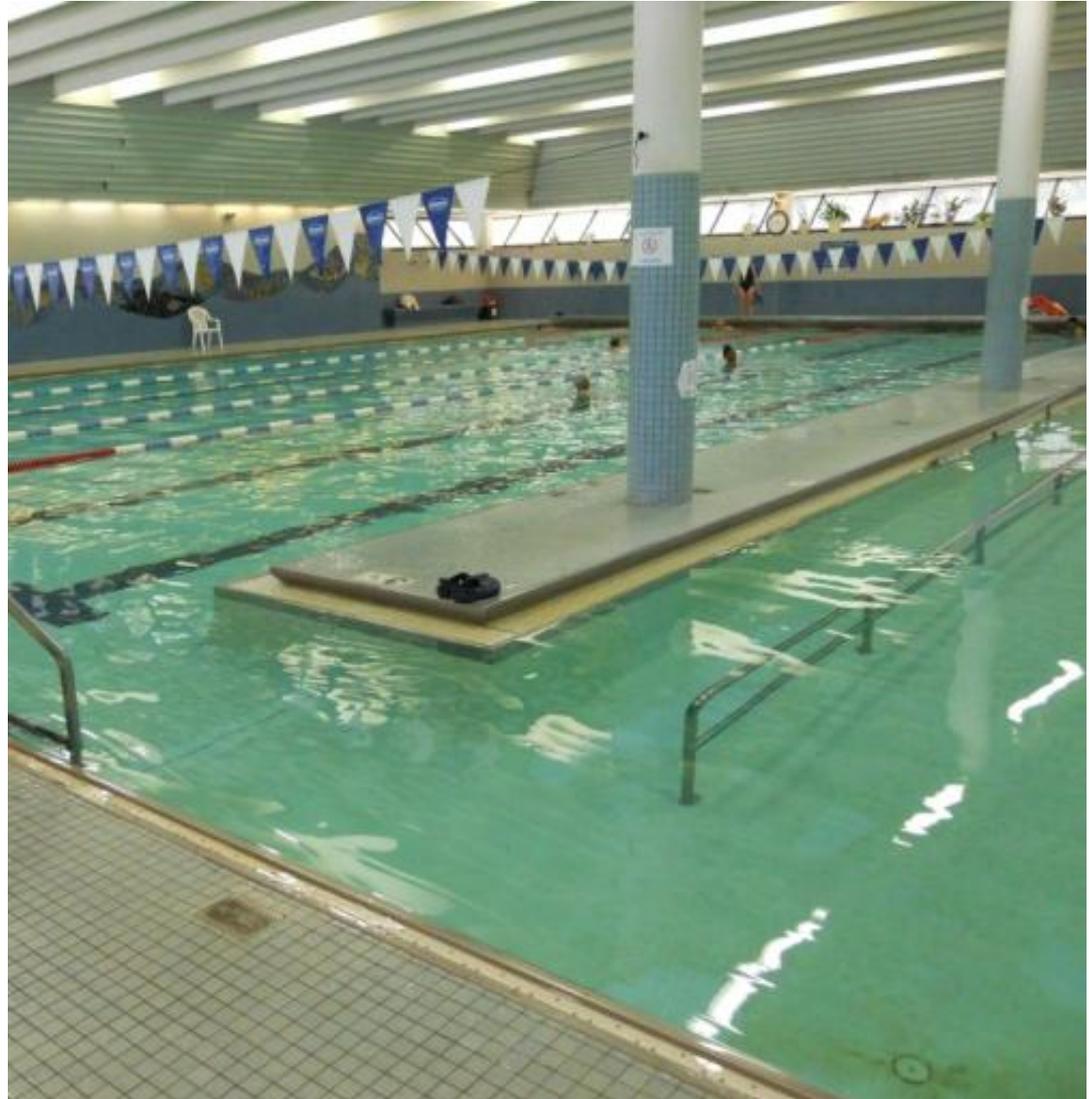
## North Pool



## North Pool

### Overview

- Opened in 1983
- Traditional plastered pool with a stainless steel gutter recirculation system
- Shares connection – locker rooms with south pool
- Competition & training pool:
  - 6 lane 25 meter lap lanes
  - 3'-6" to 4'-0" depth
- Teach & leisure pool
  - Zero depth beach entry
  - Ramp with railing
  - 0" to 2'-6" to 3'-6" depth
- Hydrotherapy pool (spa) for 15 adults
- Small room on the deck:
  - Originally designed for exercise
  - Converted to observation room



## North Pool - Existing

### Positive

- Building ceramic tile walls and deck
- Pool walls and floor in good condition
  - New white coat, summer 2014

### Issues to be Addressed

- Exterior glazing is not thermal glass
- HVAC does not include dehumidification
- Pool ramp not compliant per code, but is a valuable asset
- Multiple areas of building interior finish deterioration
- Filtration system installed 2003
  - Filter system 10+ years life expectancy
  - Minor issues with the filtration system

### Accessibility

- Portable ADA lift to be permanently anchored



*Astral filters*



*North pool zero entry*

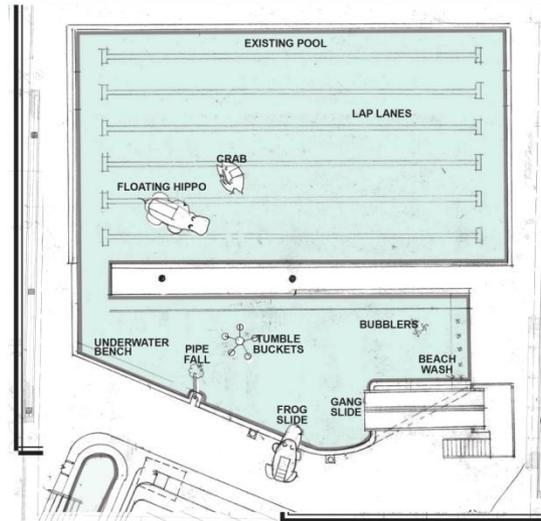
# INDOOR AQUATICS

## North Pool - Proposed Enhancements

### Enhancements

#### First approach:

- Maintains lap lanes unencumbered
- Permanent fixture located to avoid interference
  - Small slide
  - Tumble bucket
  - Pipe fall
  - Gang slide
  - Beach wash bubblers
  - Underwater bench
- Movable attractions can be relocated
  - Tethered floatables



layout 1



gang slide



frog slide



pipe fall



tumble buckets

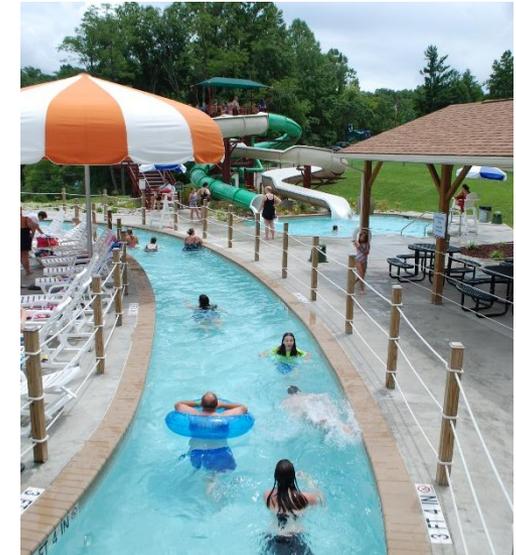
# INDOOR AQUATICS

## North Pool - Proposed Enhancements

### Enhancements

#### Second approach:

- Fitness pool modified for year round use
- Eliminate lap lanes
- Dedicated leisure/activity pool
- Renovate lap area:
  - Current channel
  - Vortex
  - Body slide
- Enhancements to training area similar to first approach:
  - Small slide
  - Tumble bucket
  - Pipe fall
  - Gang slide
- Provide one or two training lanes



*layout 2*

*current channel*



*body slide*



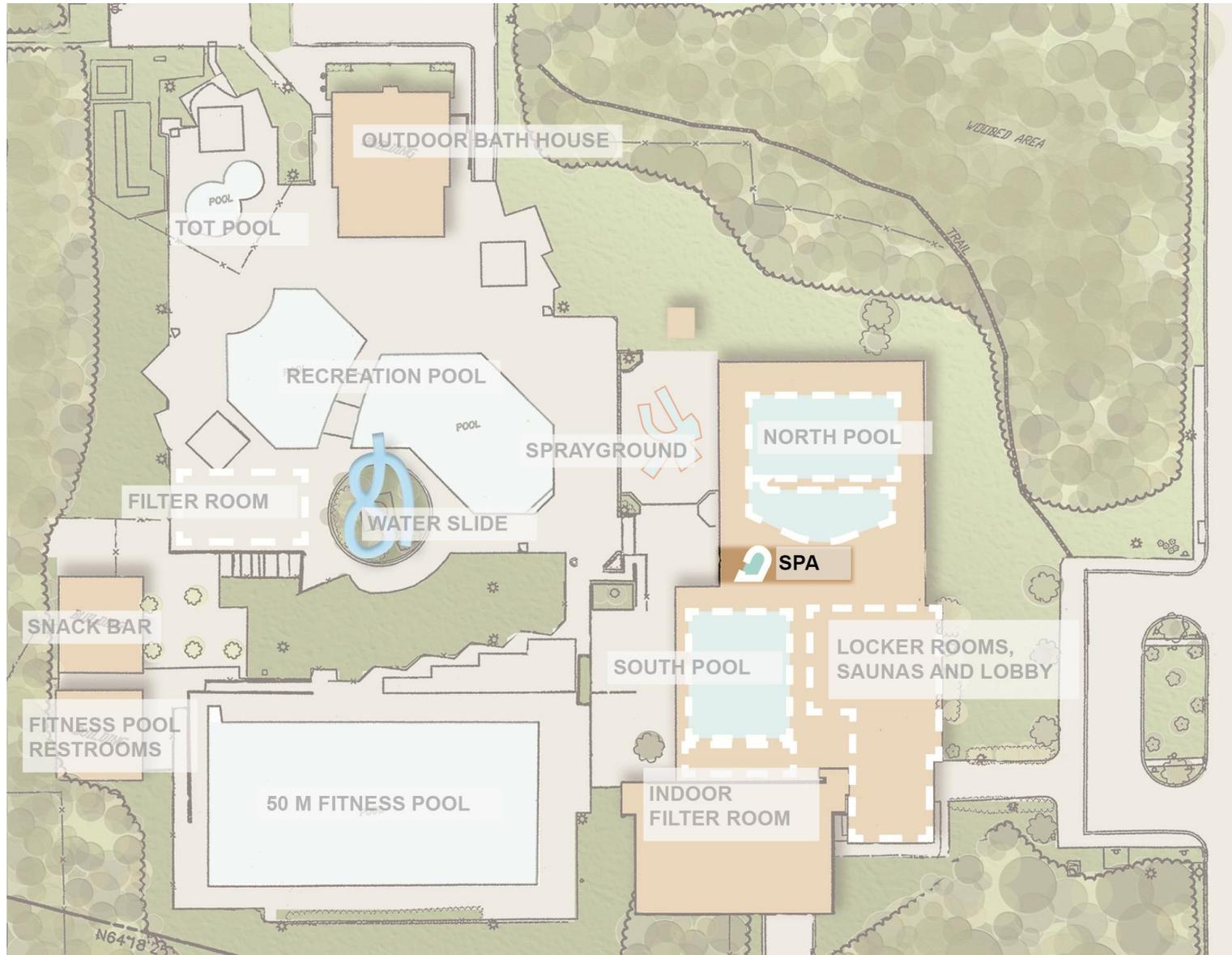
*vortex*



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# INDOOR AQUATICS

## Hydrotherapy Pool (Spa)



# INDOOR AQUATICS

## Hydrotherapy Pool (Spa)

### Overview

- Southwest corner of north pool
- Accommodates 15 adults
- Elevated 18" from the deck
- Two tiered seating levels adjacent
- The spa surge tank is adjacent to the spa, and built into the same level
- The filter, disinfectant systems and heat exchanger are located in the South Pool filter room
- Finish material is 2" ceramic tile
- Spa is very popular and receives heavy usage



## Hydrotherapy Pool (Spa)

### Positive

- Spa walls and floor are in good condition
- Tiles are in good repair although some calcium deposits are visible
- Filters are in good condition
  - 10+ years

### Issues to be Addressed

- Improve lighting
- Chloramines levels (chlorine odors) are very high
- One system for hydro jets and pool recirculation lines being linked together
- Cast iron components in filtration system
- UV disinfectant system recommended
- Incorrect pump
- Heat exchanger is in poor condition
- No emergency shut off

### Accessibility

- Recommended ADA compliant transfer wall



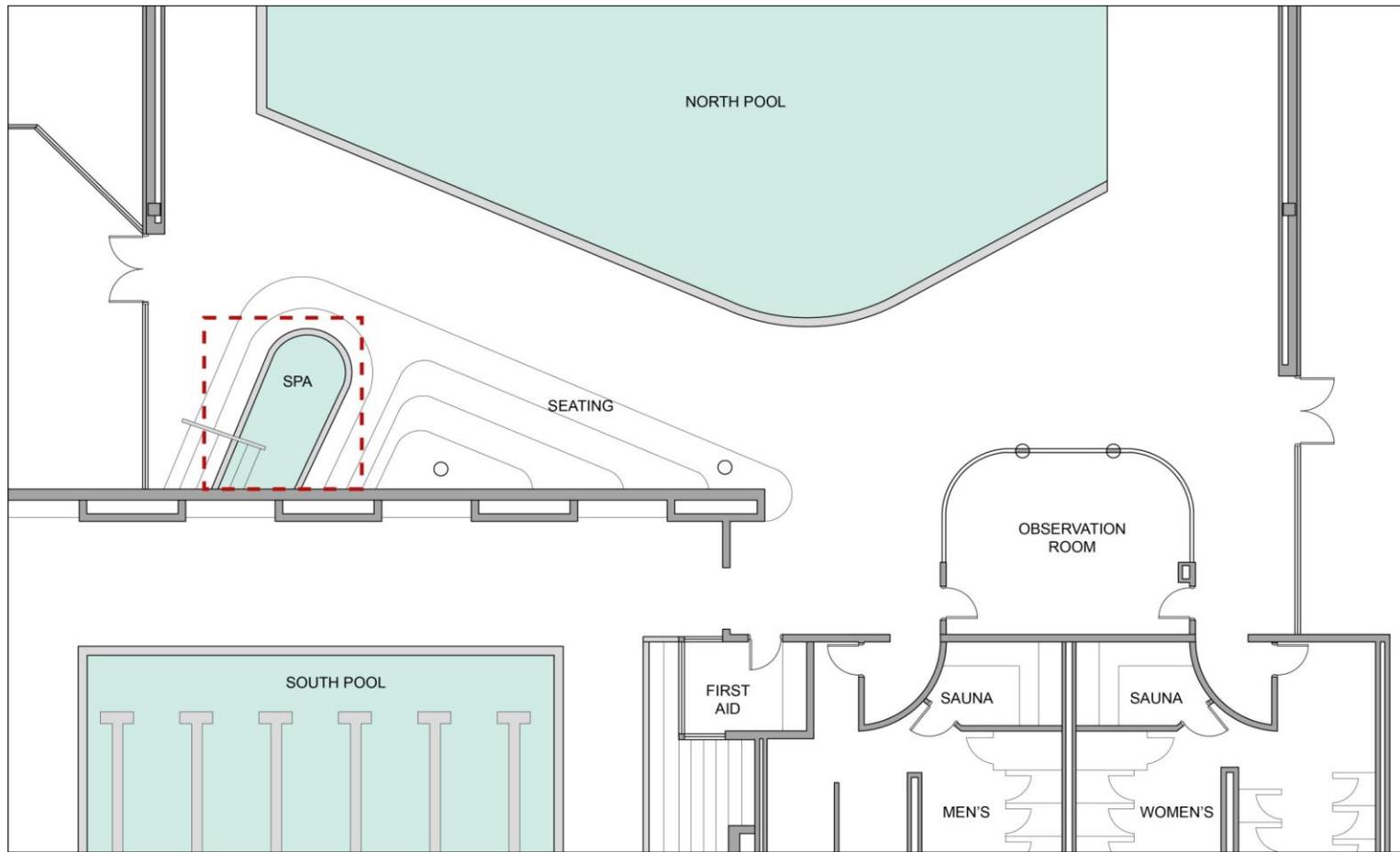
*hydrotherapy pool filter system*



*pump & strainer*

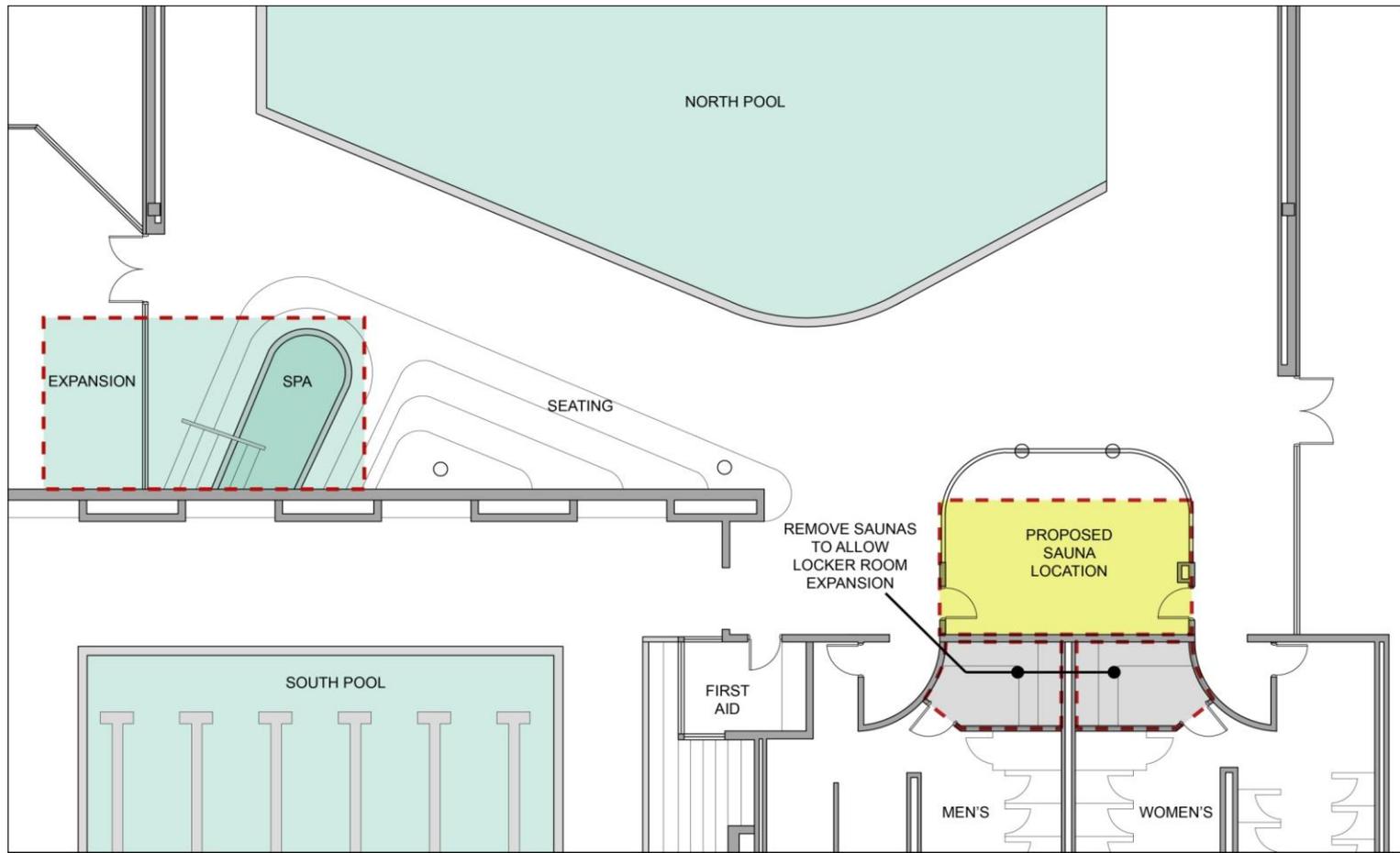
### Approach - 1

- Keep the current spa in existing location
- Make necessary repairs and enhancements in place



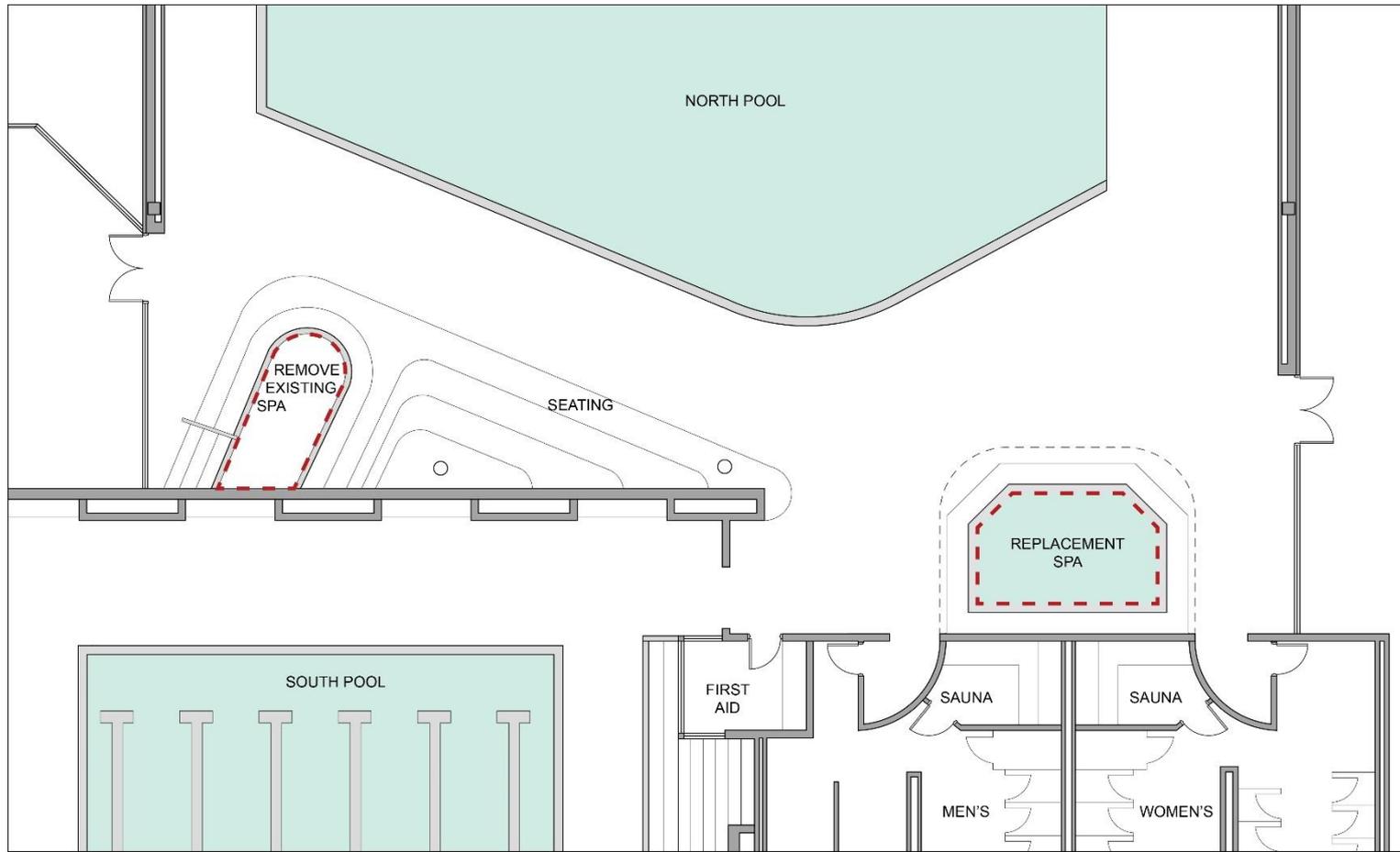
### Approach – 2

- Keep the spa in existing location: expand toward the west
- Make necessary repairs and enhancements
- In conjunction with spa upgrade, also improve the sauna



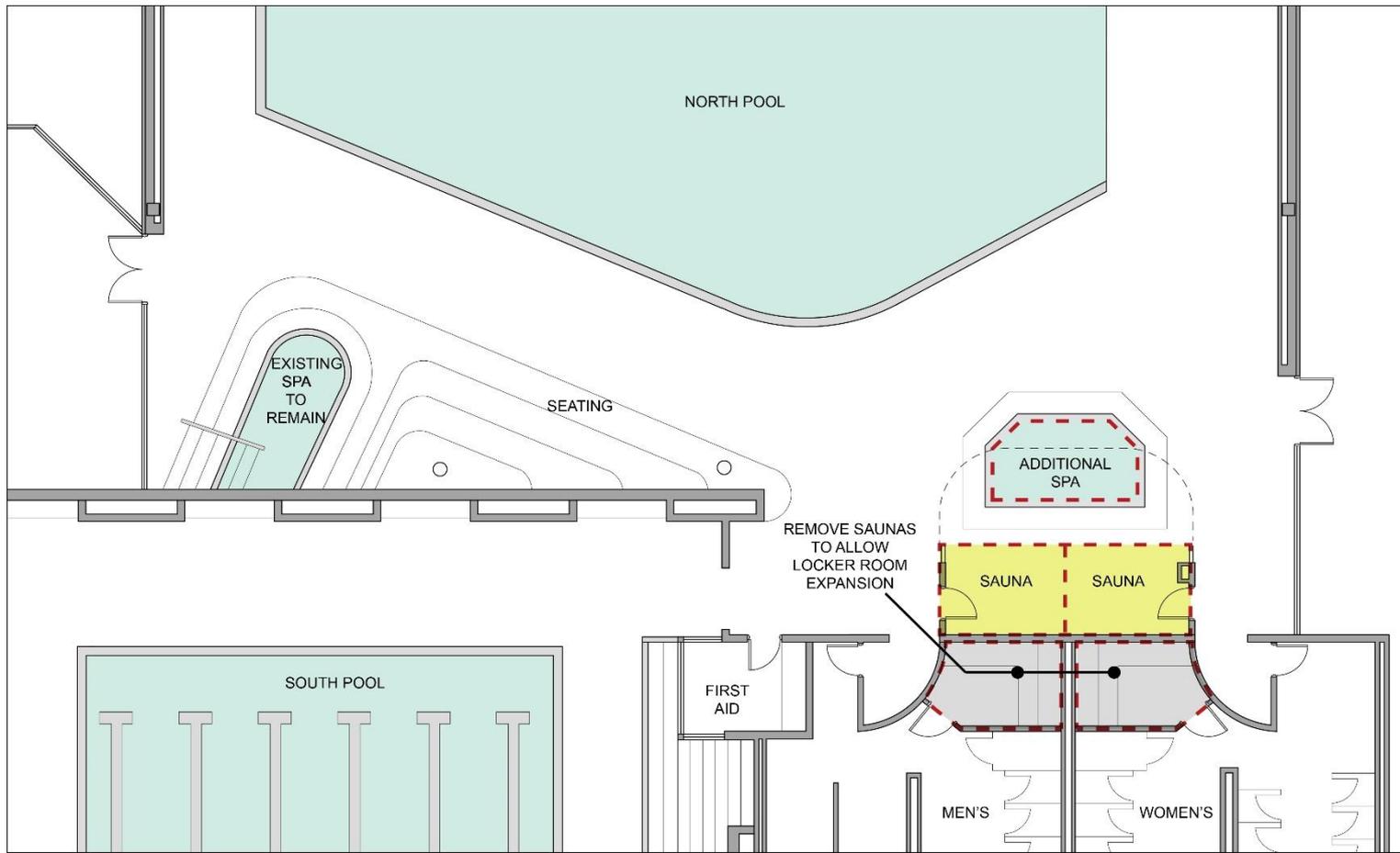
### Approach – 3

- Maintain saunas
- Construct new (larger) spa in place of observation room
- Remove existing spa



### Approach – 4

- Add an additional spa in area of observation room
- Make necessary repairs and enhancements to existing spa
- Position new spa to allow construction of new saunas

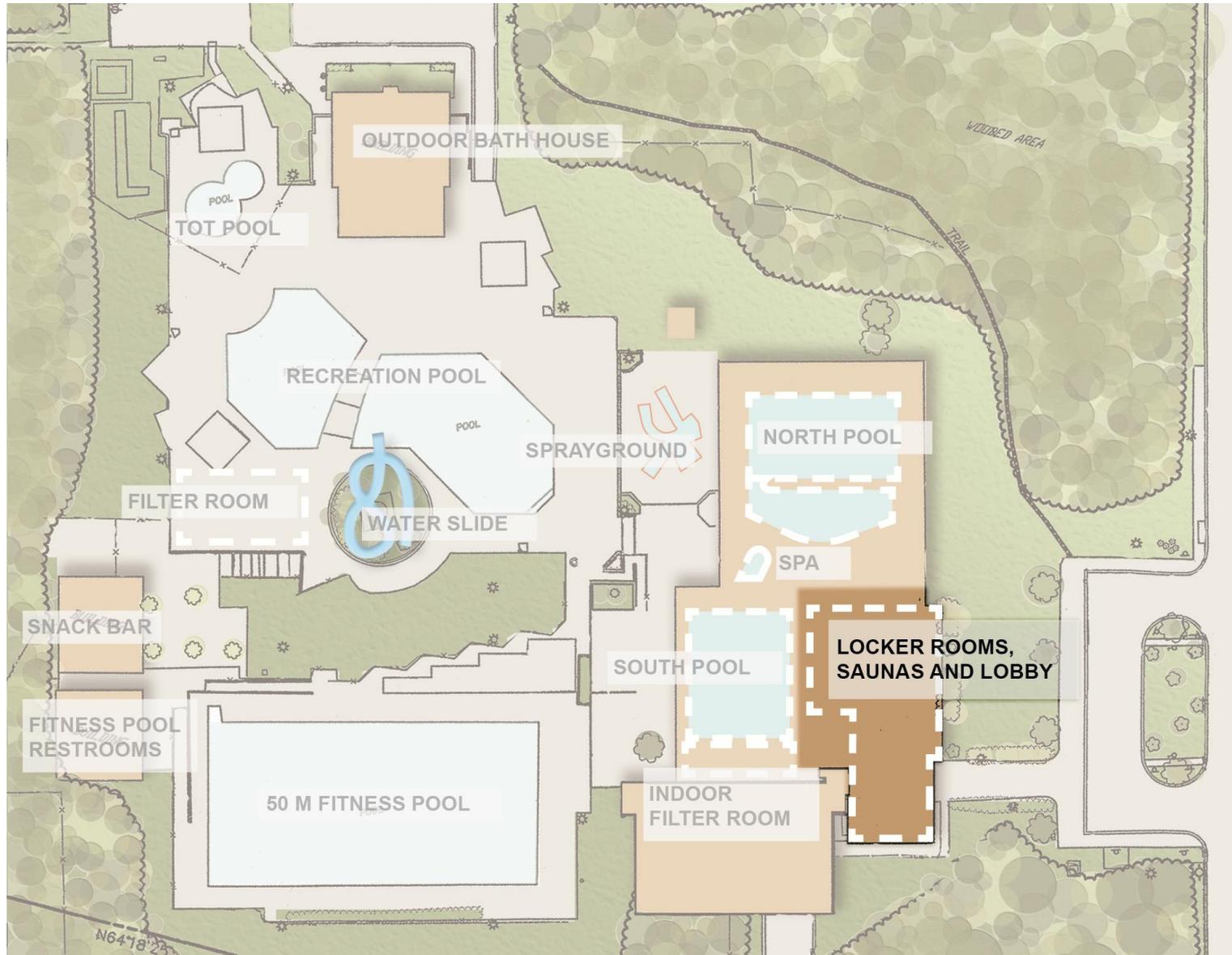




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# INDOOR AQUATICS

Locker Rooms, Saunas, & Lobby

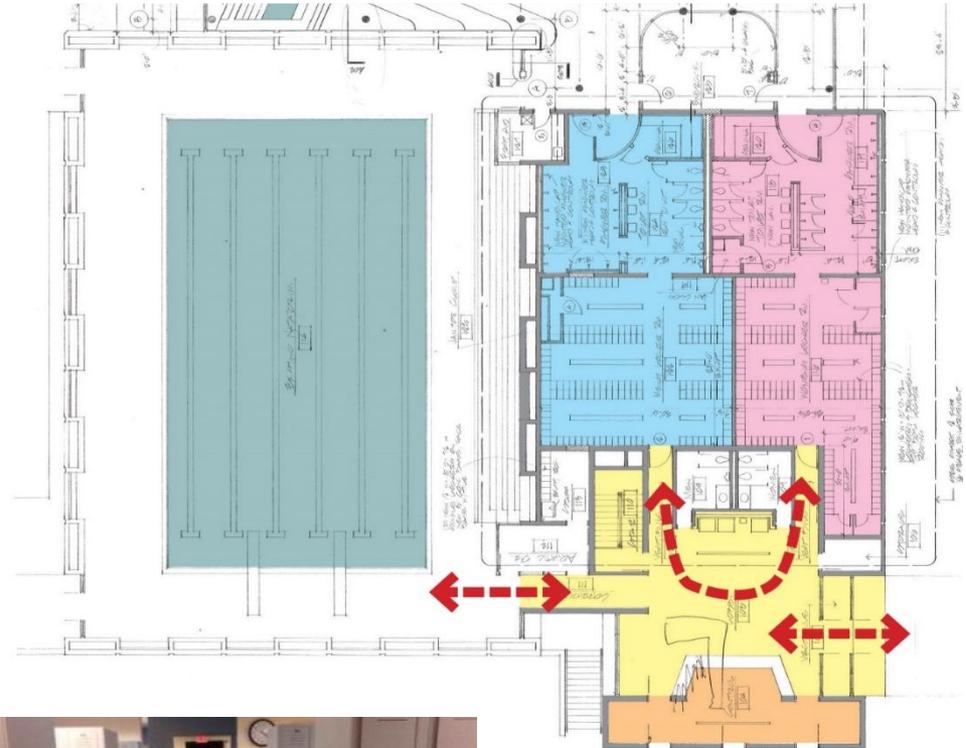


# INDOOR AQUATICS

## Locker Rooms, Saunas, & Lobby

### Overview

- **Lobby/control:**
  - Large semicircular counter accommodates 3 staff
  - Reception, registration and control
  - Access to locker/shower rooms, pools and fitness center
  - Locker/shower rooms sized to serve the original south pool only.
  - Currently serves north pool, hydrotherapy pool and fitness center
- **Issues:**
  - Need for more and better lockers
  - More circulation space
  - Improved traffic patterns
  - Modern amenities
  - Current entrance and control desk of patrons
    - Large numbers
    - Safety
    - Security



*tile floor & drains*



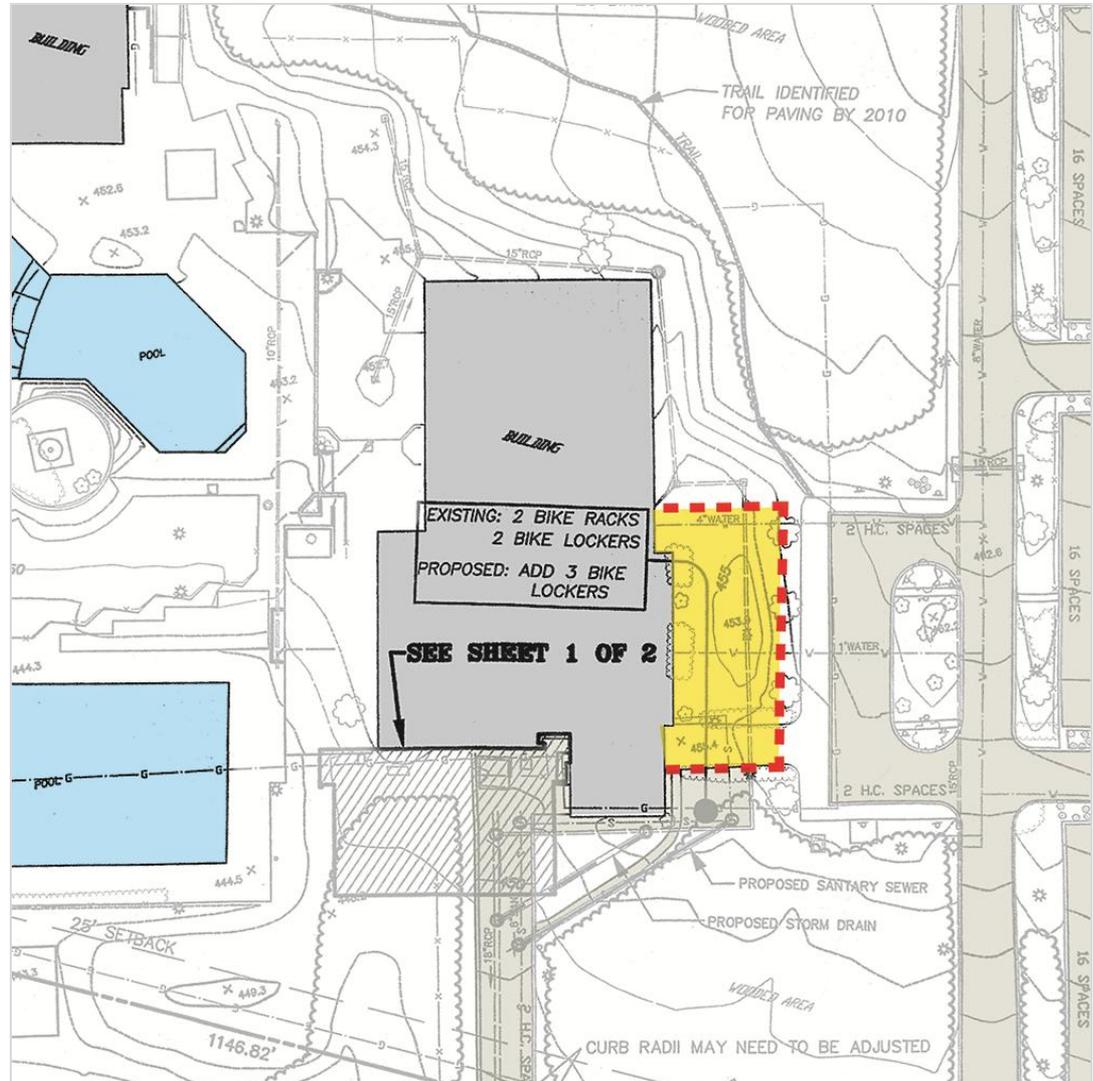
*locker & bench*

# INDOOR AQUATICS

## Locker Rooms, Saunas, & Lobby

### Area of Expansion

- Adjacent to the current locker rooms
- Access to the swim facilities and office, and fitness center
- Renovation of administrative office area
- Opportunity to relocate saunas to north pool observation room area



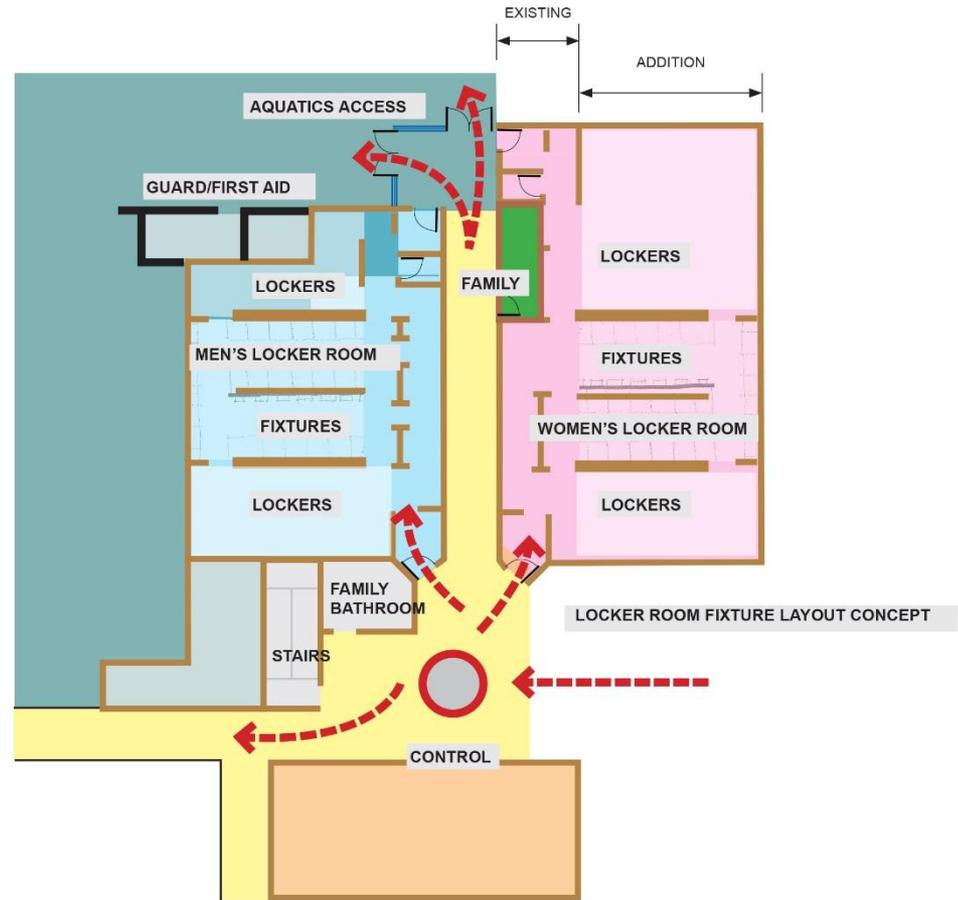
*potential area of expansion*

# INDOOR AQUATICS

## Locker Rooms, Saunas, & Lobby

### Facility Layout

- Improve fixture layout
- Space for additional lockers
- Replan the lobby, entrance and administrative space
- Properly locate control desk:
  - Path of patrons
  - Securely monitor access to entire facility
- Provide adequate administrative space
- More capacity for waiting



# INDOOR AQUATICS

Locker Rooms, Saunas, & Lobby-Enhancements

## Updated Amenities

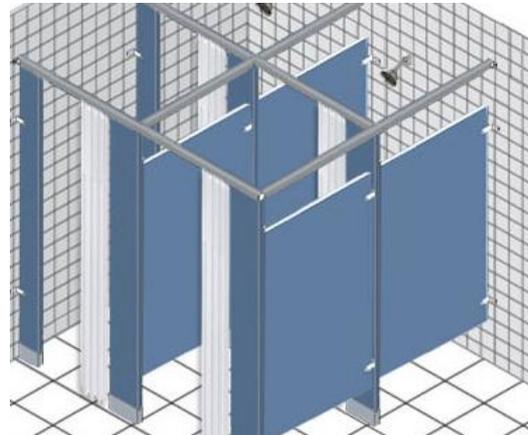
- Automatic fixtures
- Swim suit dryers
- Shower compartment
- Current locker systems



*touchless fixtures*



*swimsuit dryer*



*showers with dressing*



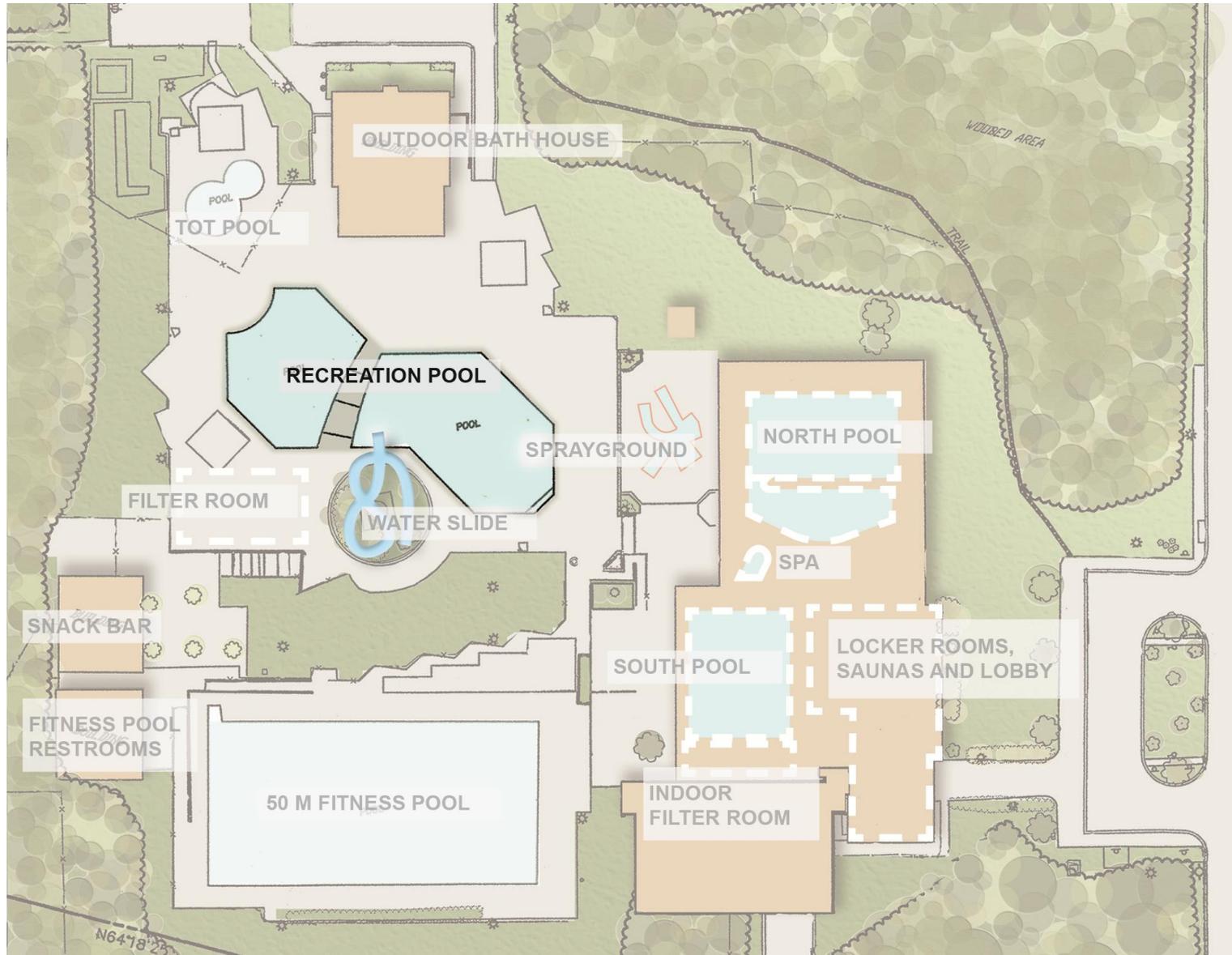
*upgrade lockers*



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# OUTDOOR AQUATICS

## Recreation Pool



## Recreation Pool

### Overview

- Recreation pool constructed 1991
- Inside footprint of original “Z” shaped pool
  - Free formed geometry
  - Shallow water 3’-0” to 4’-0” deep
  - Zero depth beach entry
- Wet/dry walking bridge
- Water flume slide
- Semi-circular underwater bench
- Filter system below deck level



*underwater bench*



*wet/dry bridge*

## Recreation Pool

### Positive

- The ceramic tile is in excellent condition
- Pool filters replaced in 1999
  - Life expectancy 25+ years
- Pool decks and walls are in generally good condition

### Issues to be Addressed

- Cracks in bridge wall
- Vertical separations between the bridge and pool walls
- Backwash system does not meet current code
- Skimmer not functioning to full capability

### Accessibility

- Bridges creates two bodies of water
- Two movable lifts to be secured in place



*filter piping*



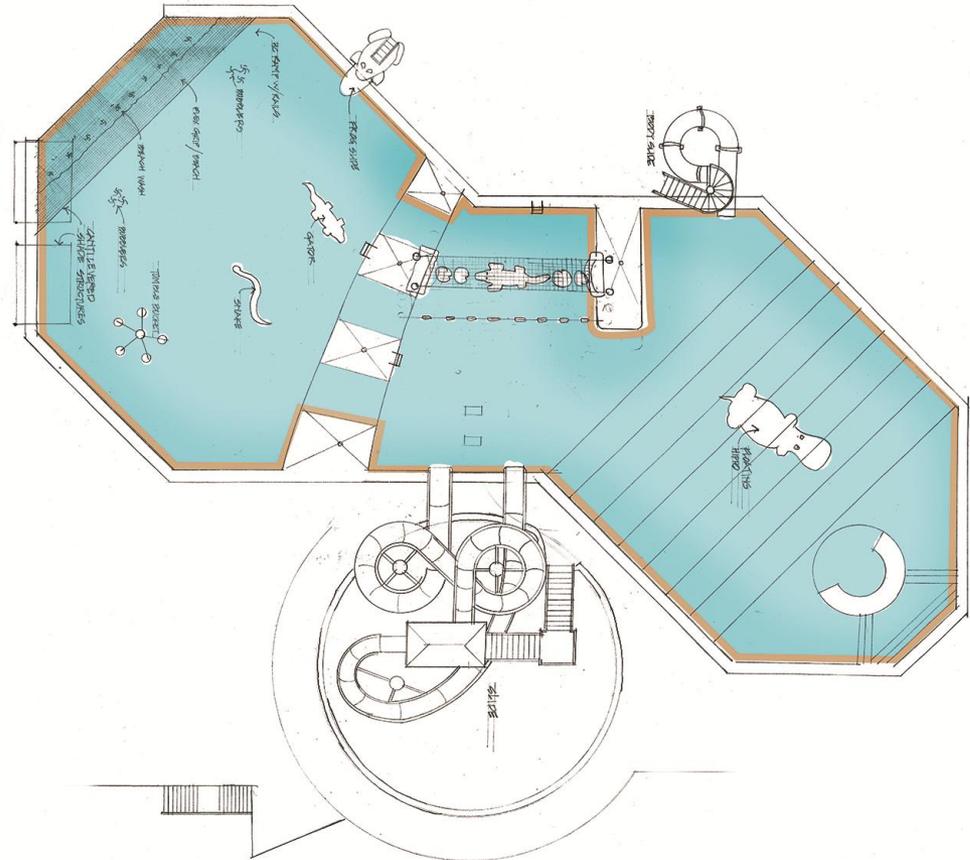
*liquid chlorine vats & feeders*

## Recreation Pool-Proposed Enhancements

### Enhancements

Add features to provide additional entertainment value:

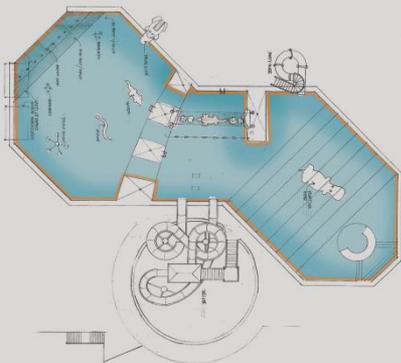
- Tumble bucket or water “umbrella”
- Replace the aging water slide with a dual slide
- Drop slide or gang slide
- Shade structure
- Floating crosswalk play feature
- Add a themed kiddie slide
- Floatables
- Add underwater benches



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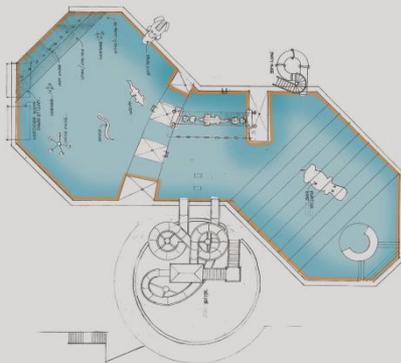


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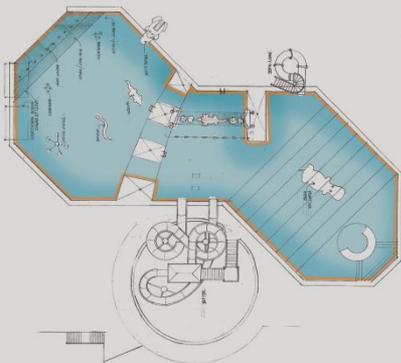




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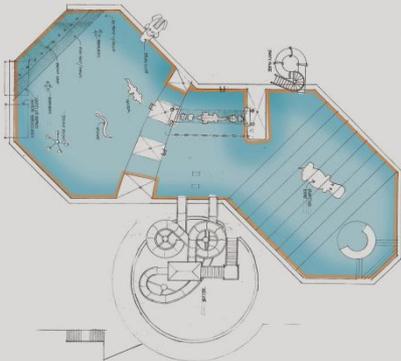
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- **Floating crosswalk play feature**
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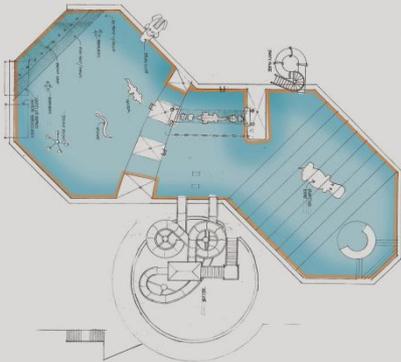




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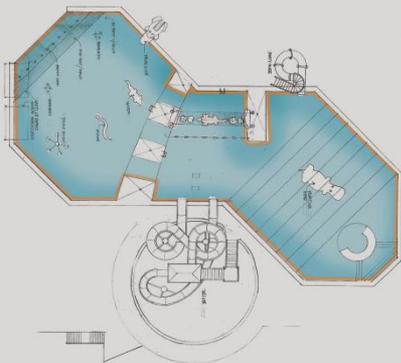
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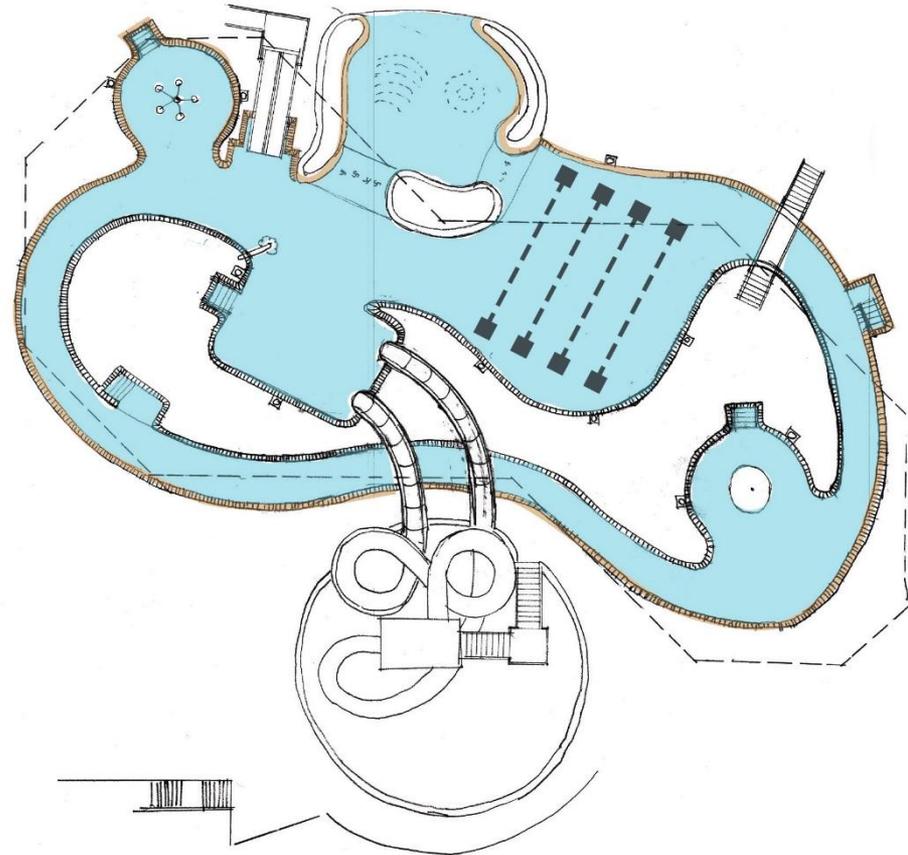


# OUTDOOR AQUATICS

## Recreation Pool-Replacement Concept

### Long Term Replacement

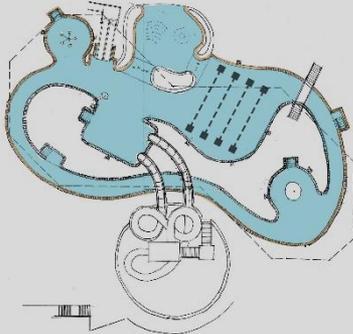
- Upgrade to state of industry leisure/activity aquatic facility
- Primary enhancement features:
  - Floatables
  - Tumble buckets
  - Themed “Kiddie Slide”
  - Drop slide
  - Underwater benches
- Significant built-in features
  - Sprayground beach entry
  - Lazy river
  - Vortex feature
  - Dual flume body slide
  - Floating cross walk
  - Area for water sports



## Recreation Pool-Replacement Concept

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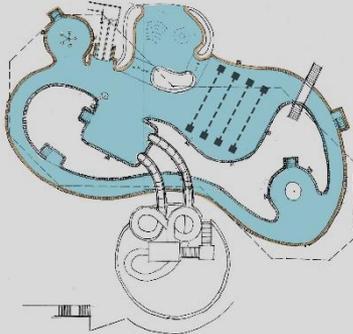
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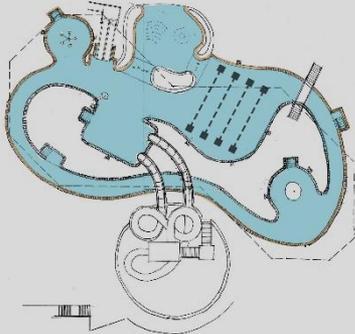


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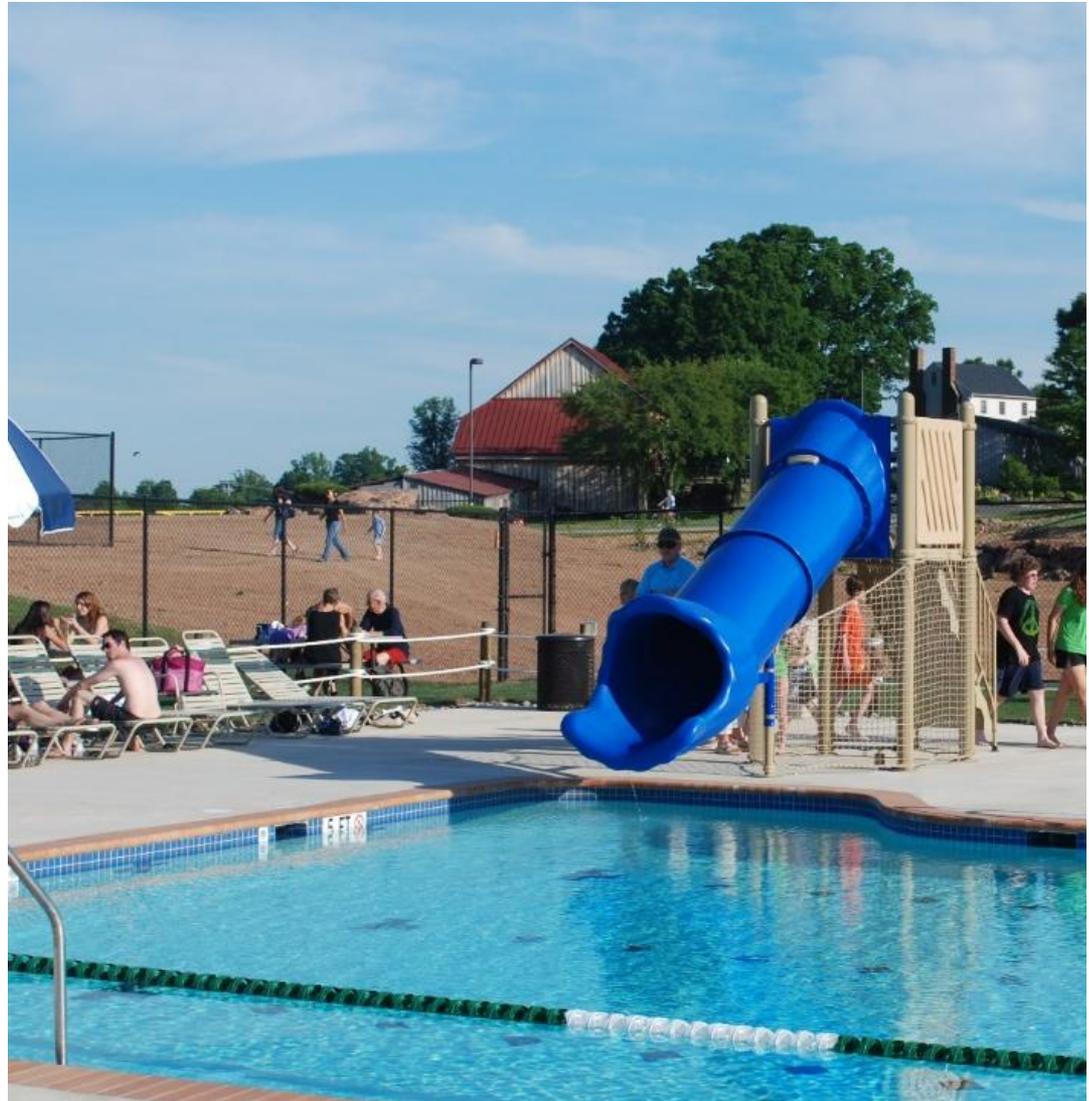
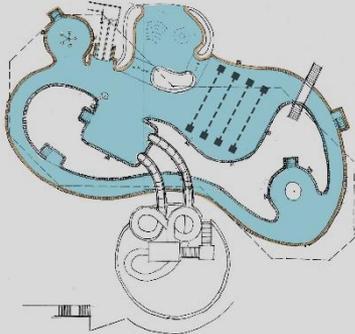
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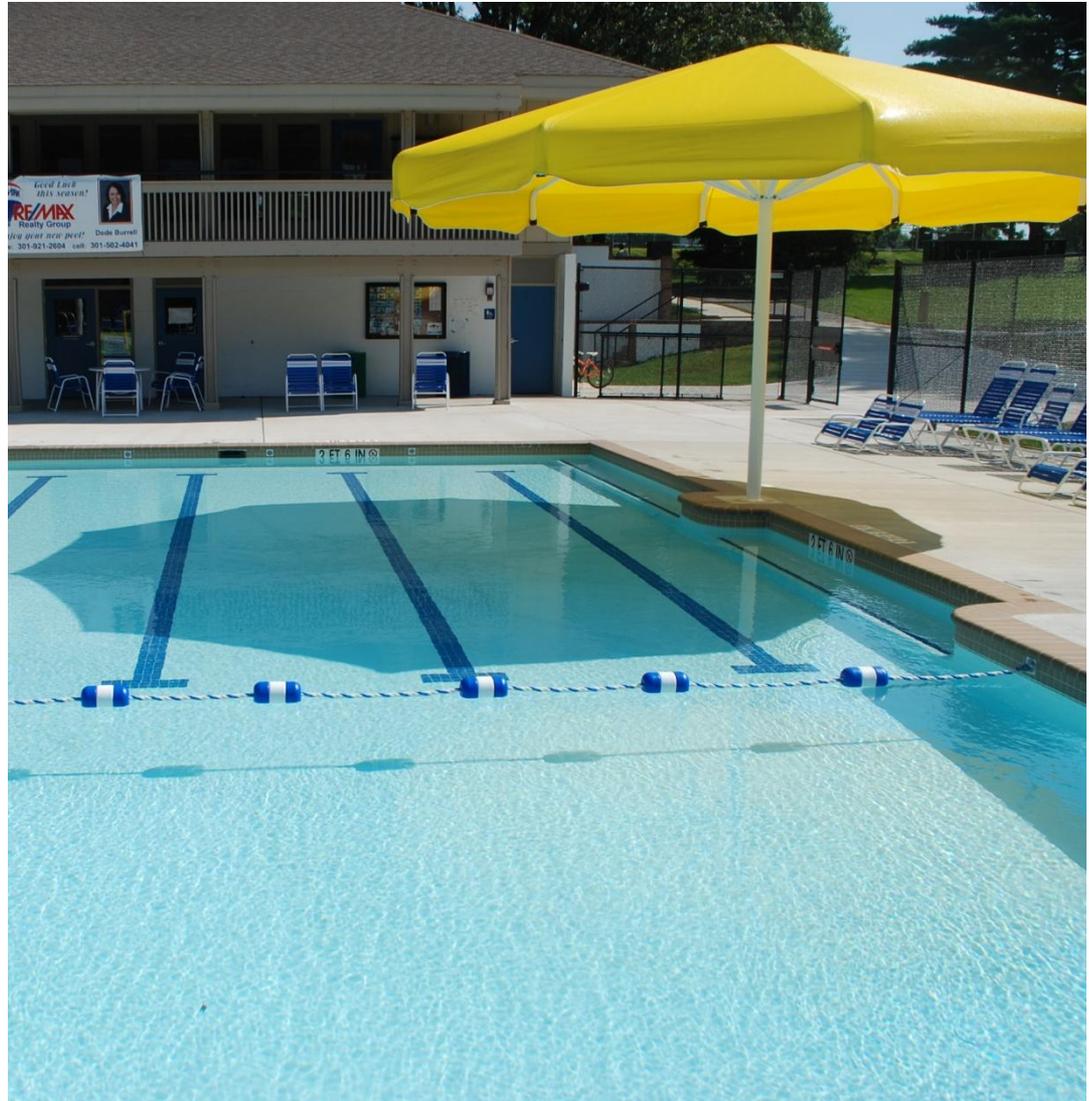
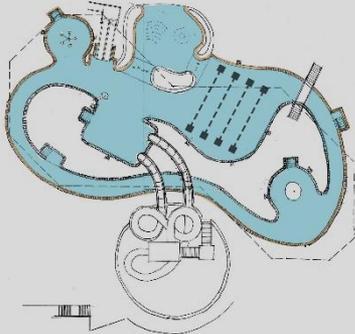
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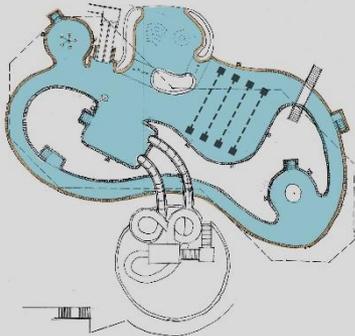


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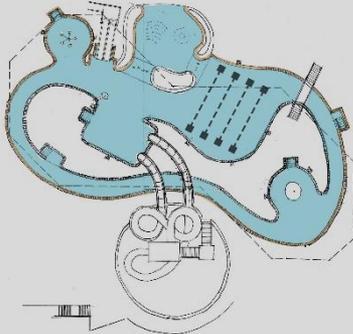
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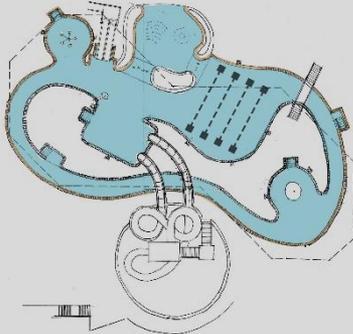
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  - Themed “Kiddie Slide”
  - Drop slide
  - Underwater benches
- Significant built-in features
  - Sprayground beach entry
  - Lazy river
  - Vortex feature
  - Dual flume body slide
  - Floating cross walk
  - Area for water sports





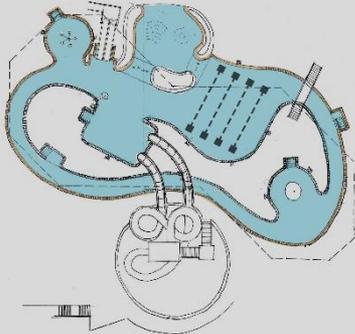
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• ILKOVITCH  
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# OUTDOOR AQUATICS

## Recreation Pool-Replacement Concept

### Long Term Replacement

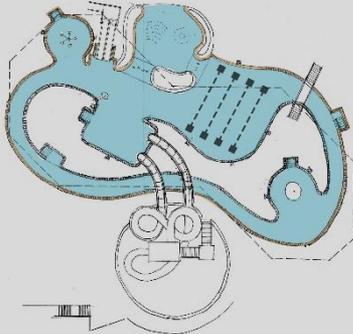
- Upgrade to state of industry leisure/activity aquatic facility
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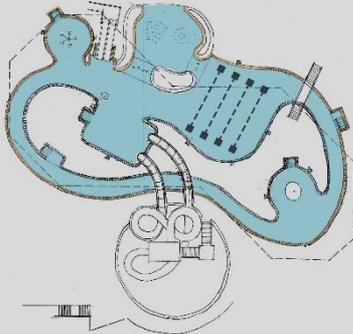
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  - Vortex feature
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  - Area for water sports



## Recreation Pool - Waterslide

### Single Flume Body Slide

- Added in 1989
- 19' vertical elevation
- Fiberglass flume
- Nearing end of serviceable life

### Immediate Recommendations

- Steel structure repairs
- Annual maintenance
  - Fiberglass flume
  - Steel structure

### Short Term Recommendations

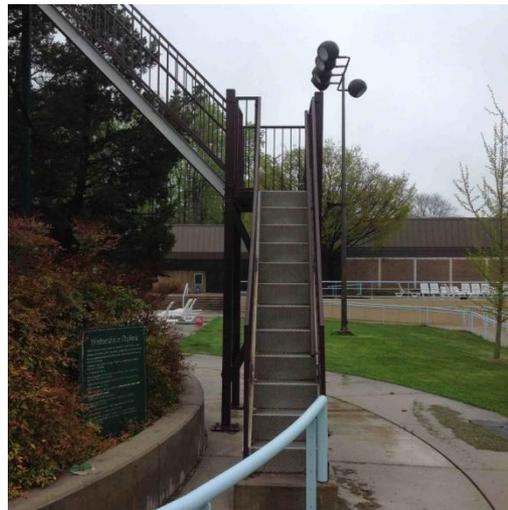
- Plumbing and equipment modifications/upgrades
- Catch pool area designation improvement

### Long Term Recommendations

- Stair access to platform
  - Narrow
  - Does not meet current code
  - Deteriorating
- Replace entire slide
  - Added to original 50M pool
  - Timing is important
    - Design to consider future rec pool



*water flume and catch pool*



*slide stairway*



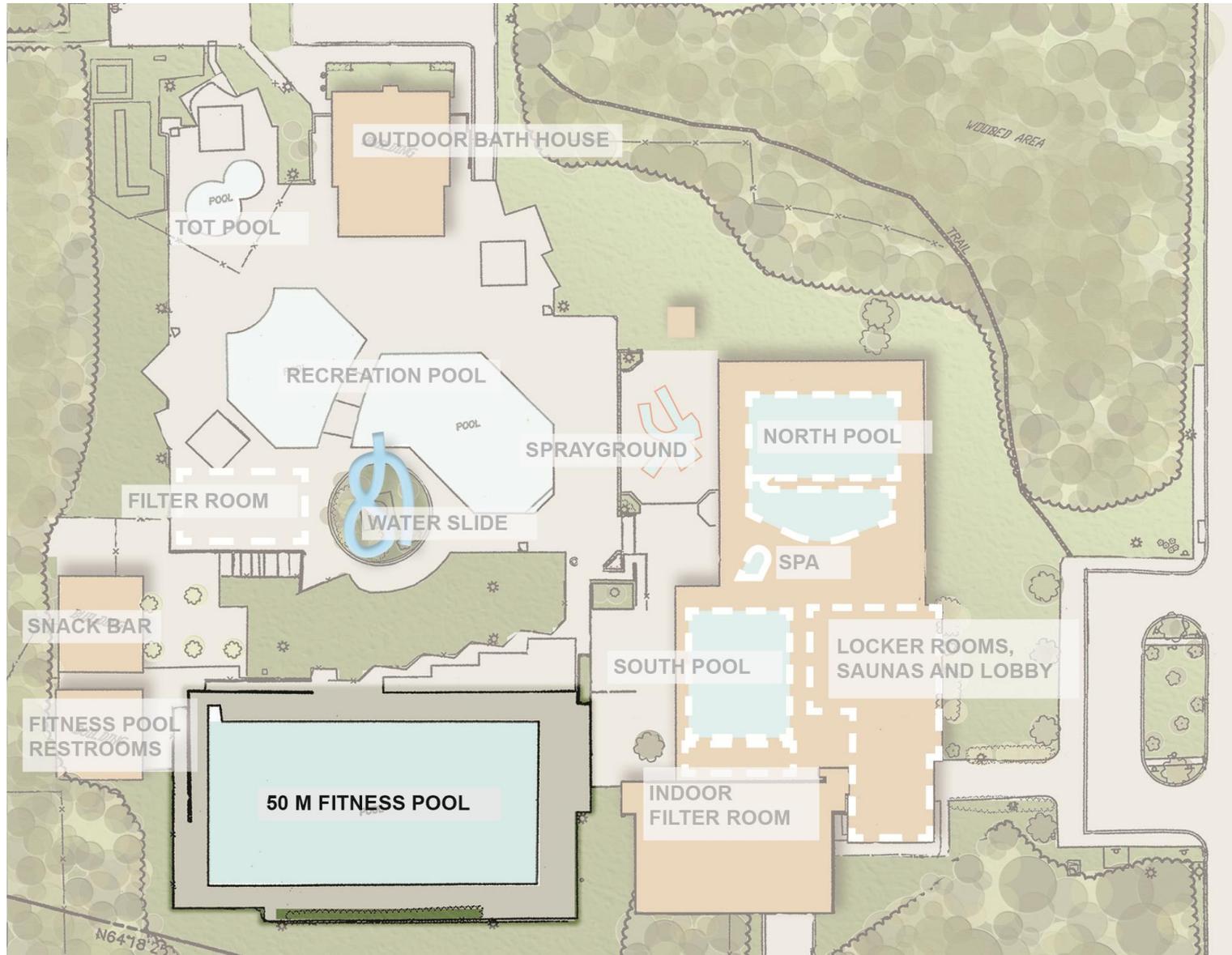
*replacement slide*



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# OUTDOOR AQUATICS

## Fitness Pool





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# OUTDOOR AQUATICS

## Fitness Pool

### Overview

- Opened in 1991
- 8-lane “long course” (50M)
- 18-lane “short course” (25M)
- Lap/competition swimming pool
- 1-meter and 3-meter diving boards (which are extremely popular)
- Ideal for large events
- Lower elevation than rec pool
- “Amphitheater” configuration
- Accessed by stairs and ramps used for spectating
- Ample spectator seating on raised grass areas
- Viewing from the indoor pool sundeck/balcony above
- 25 years old with typical aging problems



## Fitness Pool

### Positive

- Filter system is high quality and in good condition
  - 10+ year life expectancy
- Chemical controllers and feeders are in good condition

### Issues to be Addressed

- Backwash directly to storm drain
  - De-chlorination
  - Extensive record keeping
  - Monitoring of discharge quality
- Repairs/upgrades
  - Pump mountings
  - Stainless steel gutter repair - Safety issues
  - Site drainage
  - Gutter gratings

### Accessibility

- Requires two ADA access points
  - Option to modify east stair
- Secure VGB-approved drains
- Provide shade structure
- Accessible route
  - Cross slope <2%



*vertical gaps in gutter*



*corroded ladder anchor*

## Fitness Pool

### Enhancements

- Continue current programming
- No additional features required
- Complements rec pool
- 1-meter and 3-meter diving
- Supports summer activities at indoor pools

### Enclosure

- Allows for year round use
- More programmable water
- Allows leisure/activity use of north pool

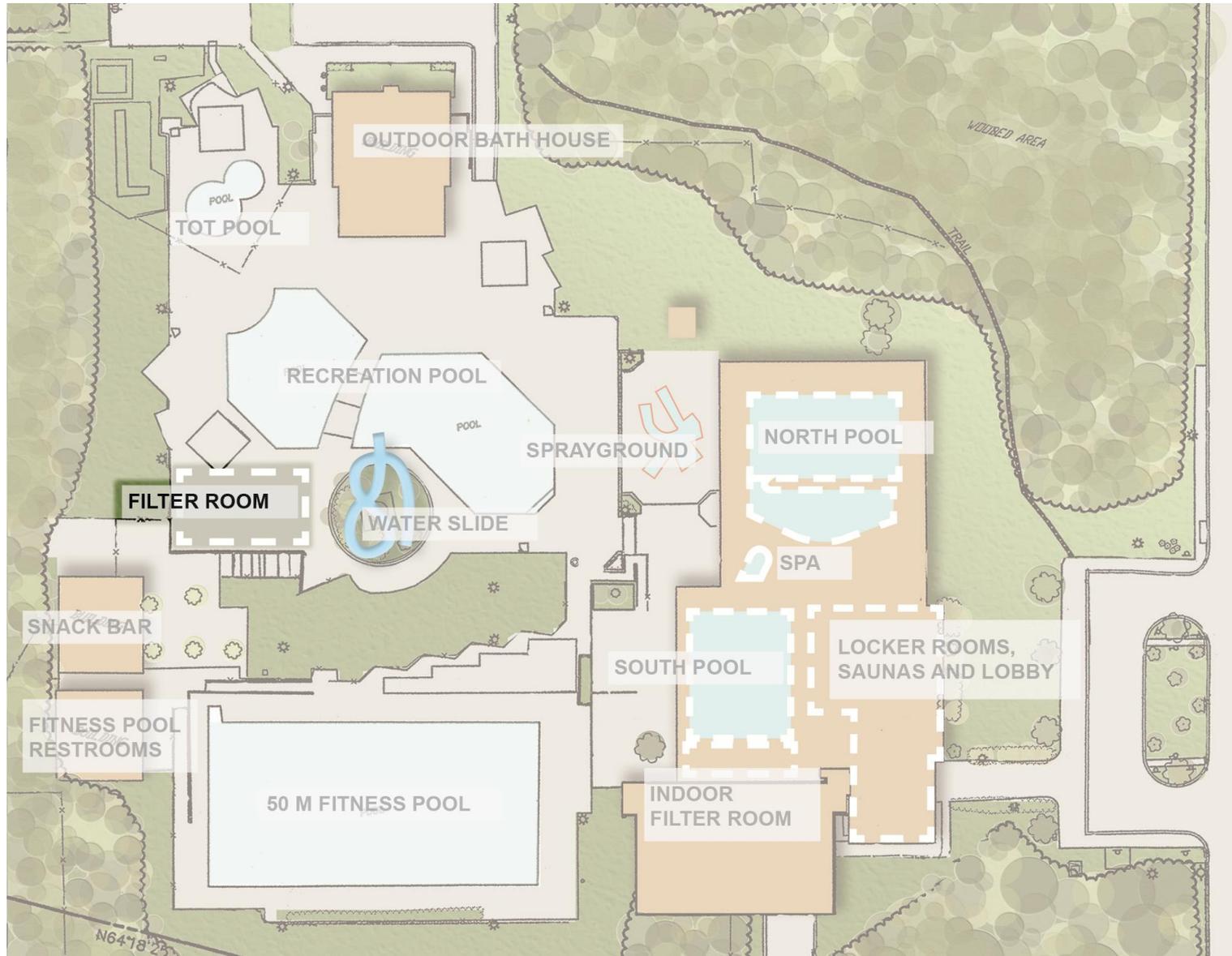




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# OUTDOOR AQUATICS

## Outdoor Filter Room



## Outdoor Filter Room

### Overview

- Located below rec pool deck
- Accessible from snack bar plaza
- Serves outdoor pools
  - Filtration equipment
  - Heater
- Rec pool filtration systems
  - Replaced in 1999
  - 15 - 20 year life
  - No UV filter
- Fitness pool filtration system
  - Installed 1990
  - High quality system
  - 30+ year life expectance
- Gas fired pool heater
  - Circa 1968
  - Designed for original 50 meter pool
  - Used for rec pool and fitness pool
  - Well past useful life
  - Very inefficient
- Heater piping is problematic
  - Portions are steel
  - Ductile iron
- Structural issues
  - CMU wall cracks
  - Slight settlement
  - Cracks on roof deck
  - Temporary structural steel modifications



*outdoor pool heater & smoke stacks*



*deterioration on bottom of roof slab*



*cracks & rusting I-beam*



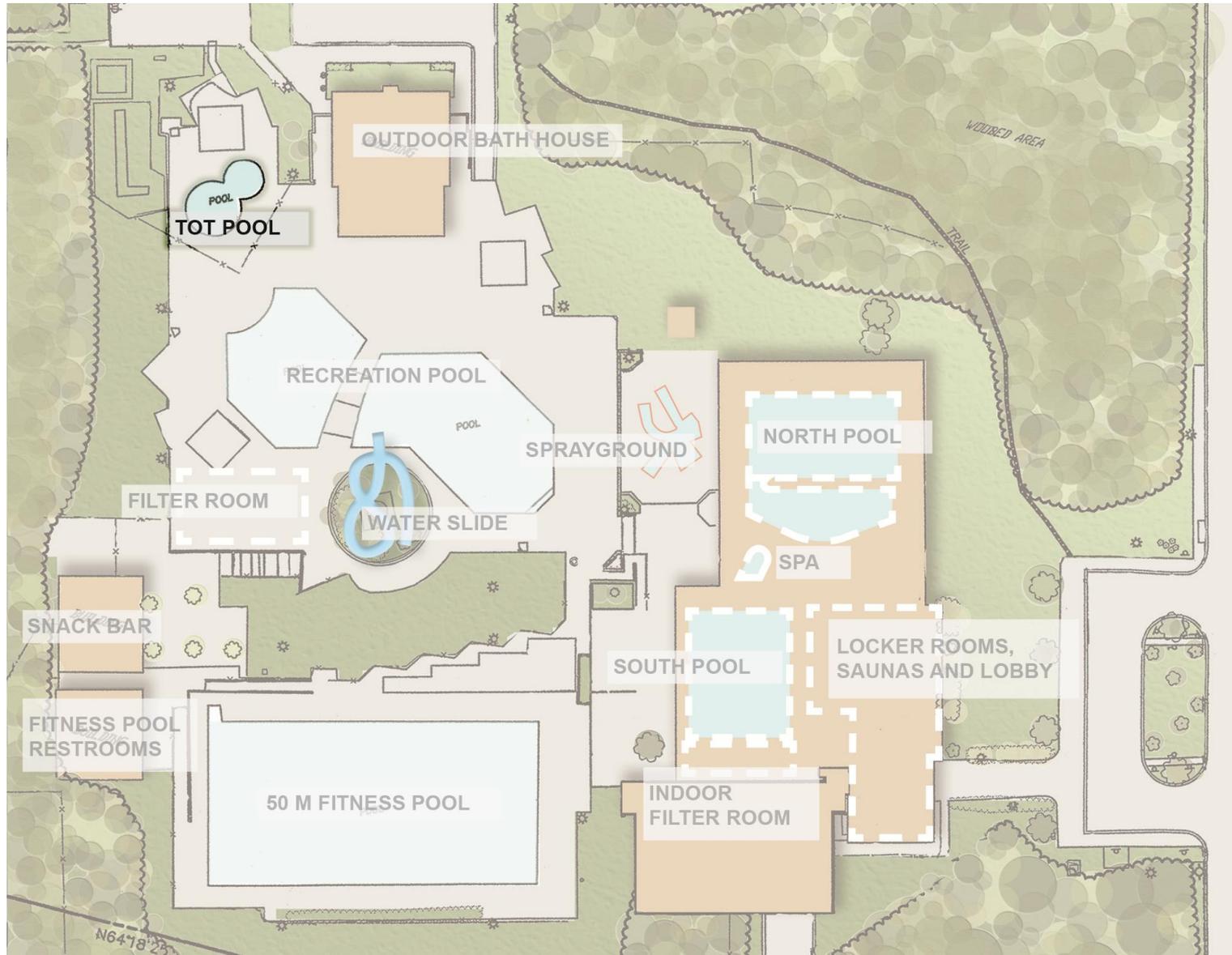
*CMU deterioration/moisture migration*



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# OUTDOOR AQUATICS

## Tot Pool





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# OUTDOOR AQUATICS

## Tot Pool

### Overview

- Rebuilt in 1991
- Pool ranges in depth from 6" to 18"
- There is a sand tot lot nearby
- Located near beach entry of rec pool



## Tot Pool

### Positive

- Pool is (minimally) serviceable
  - Tile in good condition
- Filter system:
  - Good condition
  - 10+ years
  - Located in adjacent new bathhouse

### Issues to be Addressed

- Nearing end of useable life
- Requires seasonal tile repair
- VGB grates to be updated
- Cracks in pool beam
- Skimmers not functioning to capacity

### Accessibility

- Not ADA compliant
- Current, ADA requires beach entry
- Fence enclosure out of date



*"wave" drain cover*



*tot pool fencing*



# OUTDOOR AQUATICS

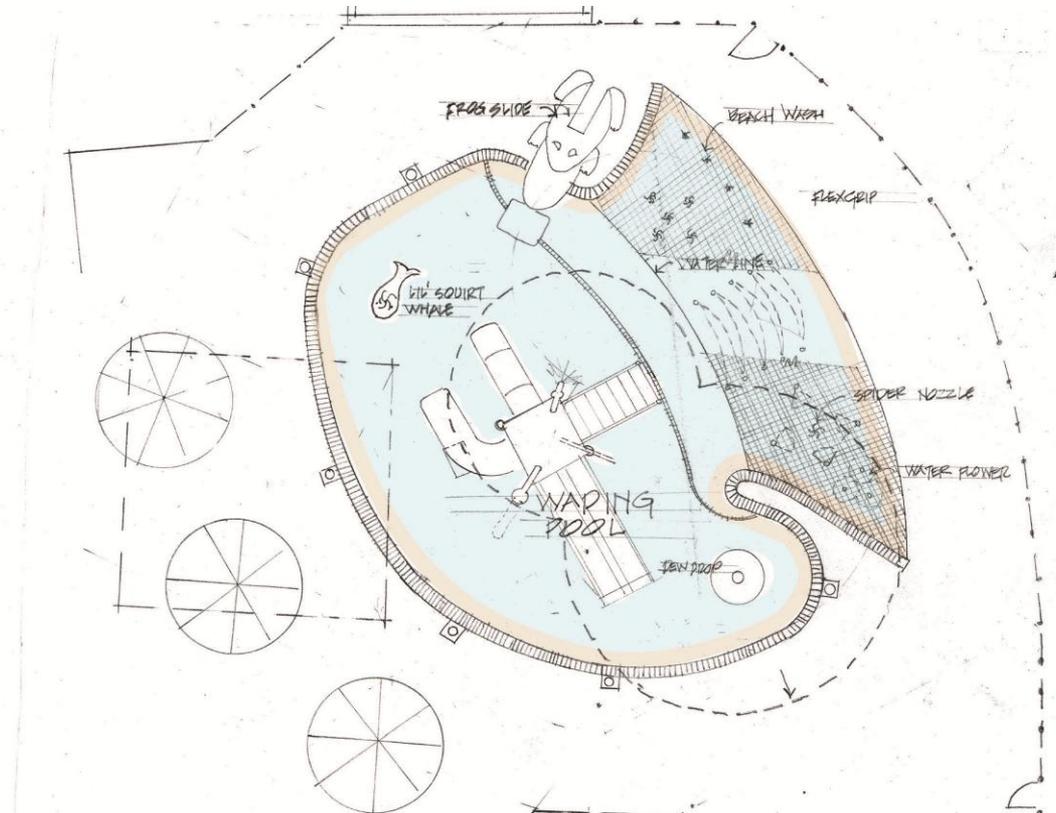
## Tot Pool-Possible Enhancements

### Background

- Out dated by current standards
- More cost effective to replace entirely

### Enhancements

- Provide updated activity in tot pool:
  - ADA compliant beach entry
  - Beach to have water features
    - Size pool to include multi-level play ground
      - Coordinate with sprayground replacement
    - Themed slide
    - Water features
      - Rain drop
      - Lil' squirt
      - Tumble bucket
      - Whale/frog
- Adjacent court area could be removed



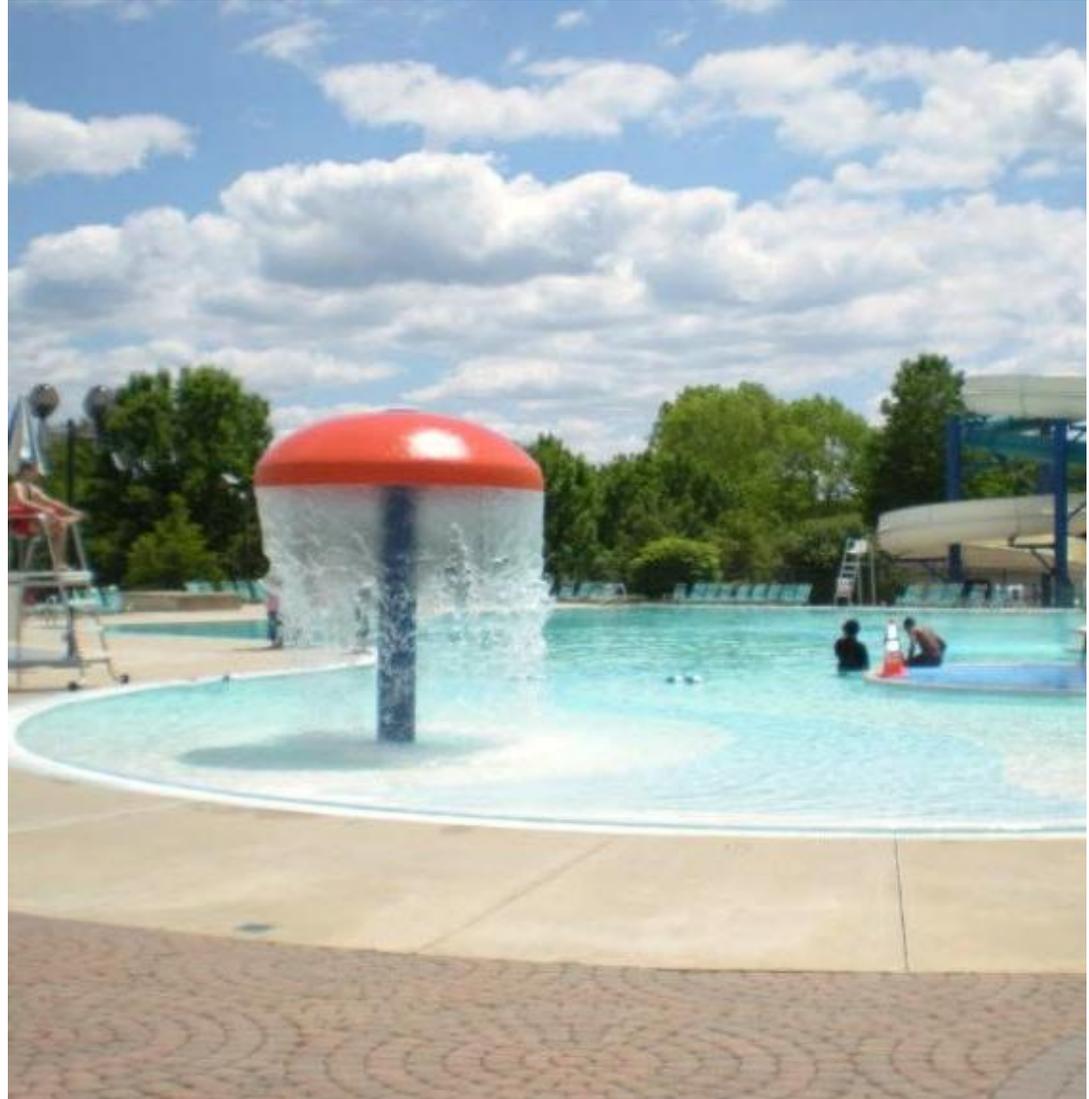
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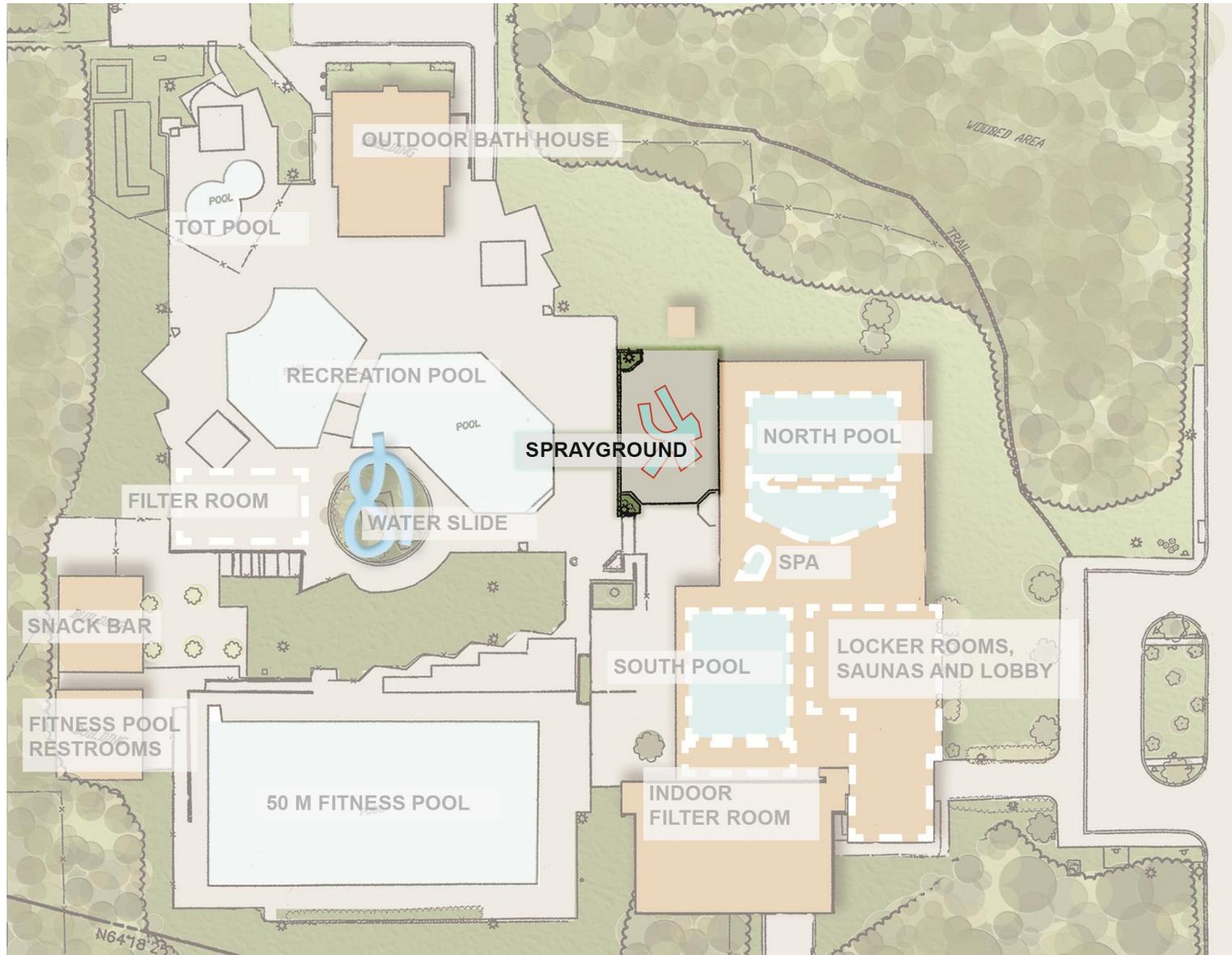




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# OUTDOOR AQUATICS

## Sprayground



## Sprayground

### Overview

- Added to the sundeck 2003
- Multi feature unit:
  - Kiddie slides
  - Spray fountains
- Filtration equipment is located in a nearby shed
- Overall condition is acceptable
- Serviceable life of 10-15 years



## Sprayground

### Positive

- Sprayground is popular and heavily used
- Filtration system/chemical controller and feeder are serviceable

### Issues to be Addressed

- Adjacent fence railing to be upgraded
- Filtration equipment upgrades:
  - Reinstall flow meter
  - Secure pumps
  - Add a check valve
  - Add back flow preventer
  - UV disinfectant system

### Accessibility

- Serviceable and accessible in present location
- Not cost effective to relocate
  - Nearing expected life span
  - Cost prohibitive to move
  - Advantageous to provide new equipment with tot pool replacement
- Accessible route concern



*sprayground filter shed*



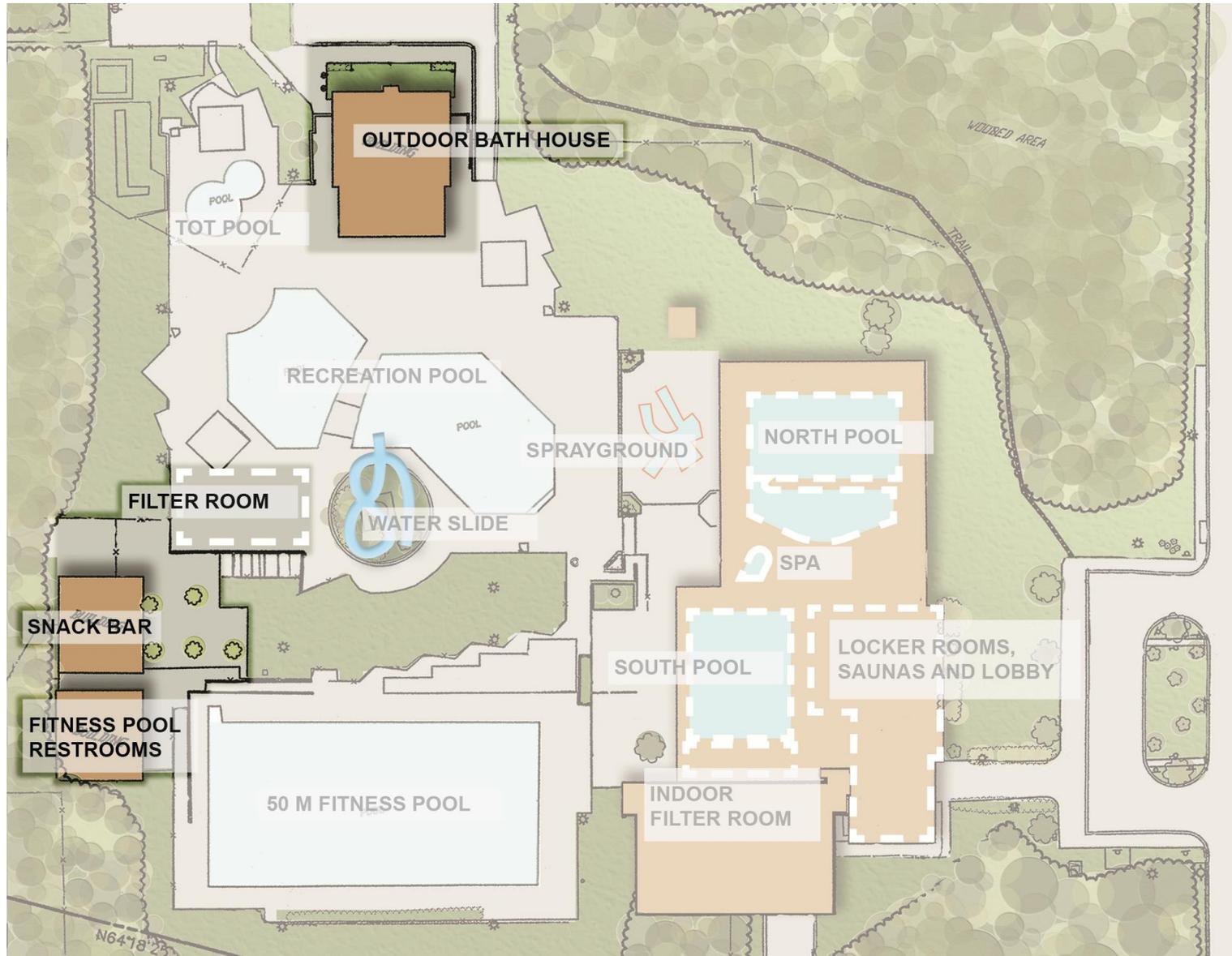
*disinfectant equipment*



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# OUTDOOR AQUATICS

## Ancillary Buildings



## Ancillary Buildings

### Overview

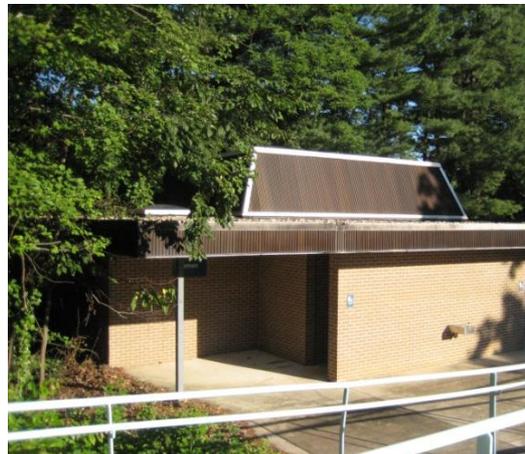
- Several structures throughout the outdoor aquatics area
- These enclosed spaces provide:
  - Indoor support
  - Privacy
  - Security
  - Weather protection
- Support for outdoor aquatics:
  - Filter room
    - Below rec pool deck
    - Constructed 1968 with original outdoor pool
  - Bathhouse
    - New in 2013
    - Replaced original 1968 structure
    - Changing area, showers and toilet
    - Guard station
    - Tot pool filter room
  - Restroom building
    - Constructed 1992 with fitness pool
  - Snack bar
    - Constructed 1968 with original outdoor pool



*filter room*



*bathhouse*



*restroom*



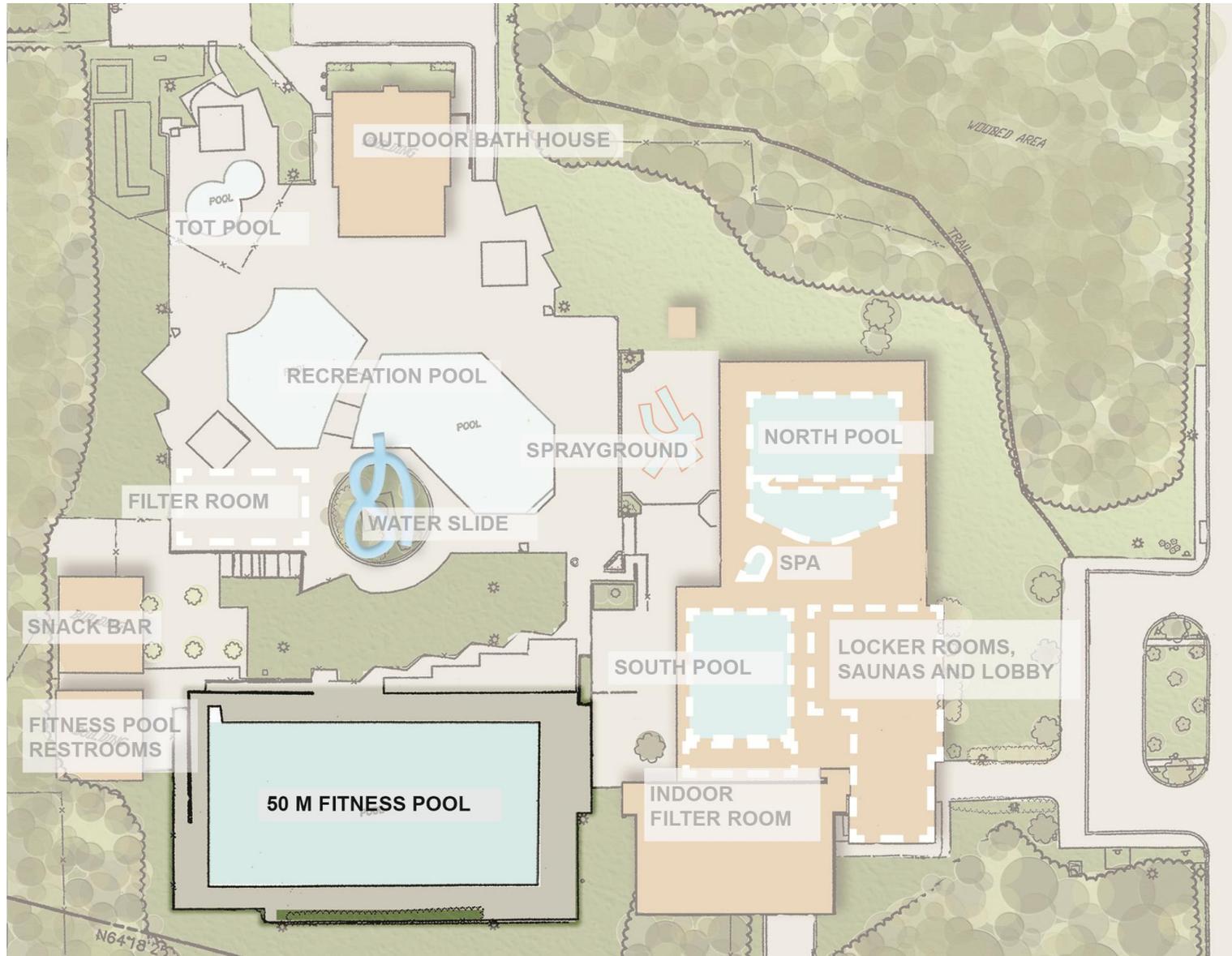
*snack bar*



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# OUTDOOR AQUATICS

## Enclosing the Fitness Pool



# OUTDOOR AQUATICS

## Enclosing the Fitness Pool - Year Round Use

### Overview

- Evaluation of covering the fitness pool
- CIP consideration since FY2008
  - Will help to alleviate crowding
  - Better able to meet program demand
  - Expand 3- month pool year
  - Allow reprogramming of the north pool
    - “Activity” pool
    - Appeal for family fun
    - Rentals and parties
- General consideration
  - Access from the indoor lobby and locker rooms
  - Additional capacity in locker rooms/toilets
  - Scoreboard relocation
  - Adjacent topography



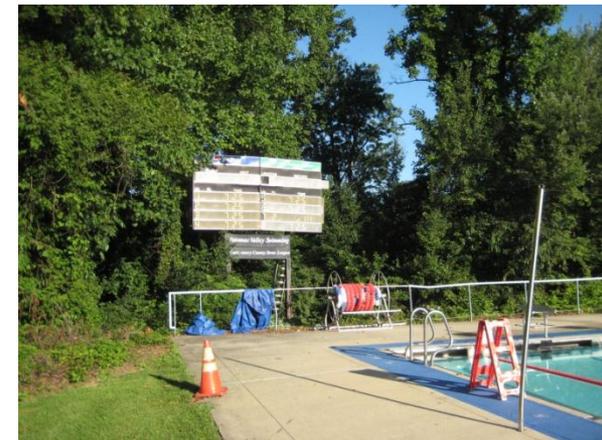
*officials at the moco swim league long course meet*



*swimmers at the moco swim league long course meet*



*maryland state championships*

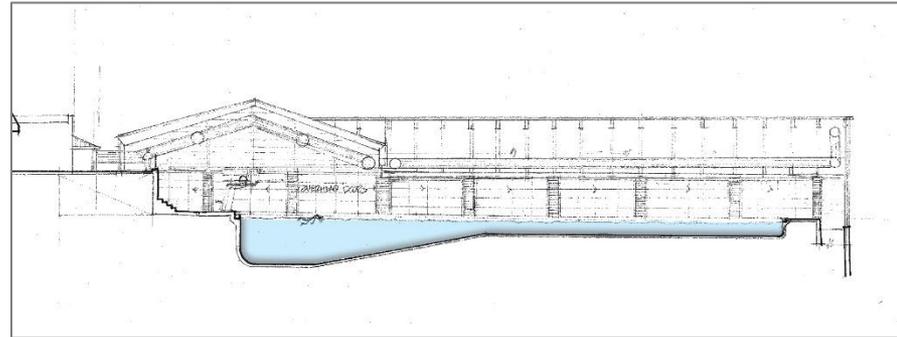


*existing scoreboard for competitions*

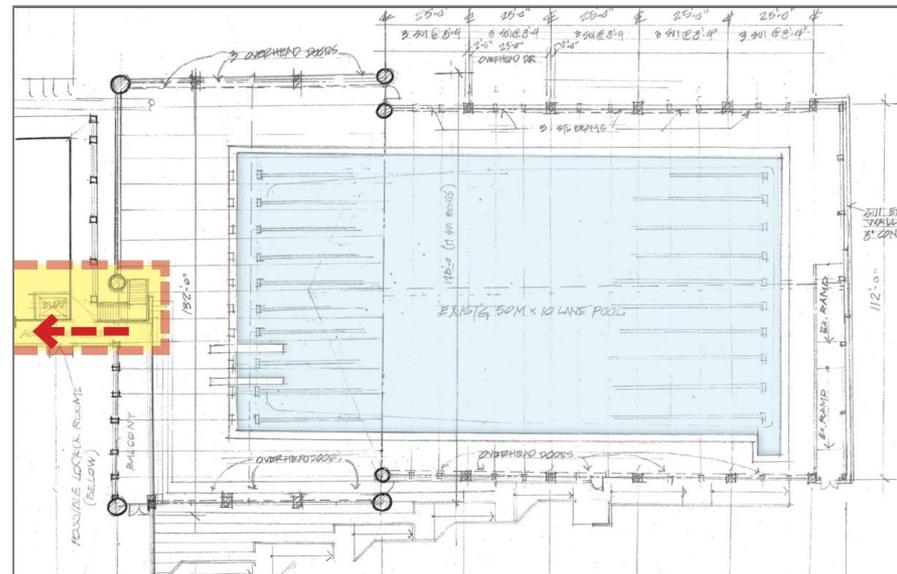
### Overview

- Cover pool with permanent structure
  - Translucent panels
  - Operable roof panels
- Walls to be operable
  - Overhead doors
  - Sliding glass doors
  - Translucent clear panels
- Connection to lobby
  - Use fitness corridor
  - Construct elevator in storage room
  - New lobby connection link
  - Enclose existing outdoor stair

### OPTION - 1



section



pool enclosure plan with locker room connection



# OUTDOOR/INDOOR AQUATICS

## Permanent Enclosure with Seasonal Openings

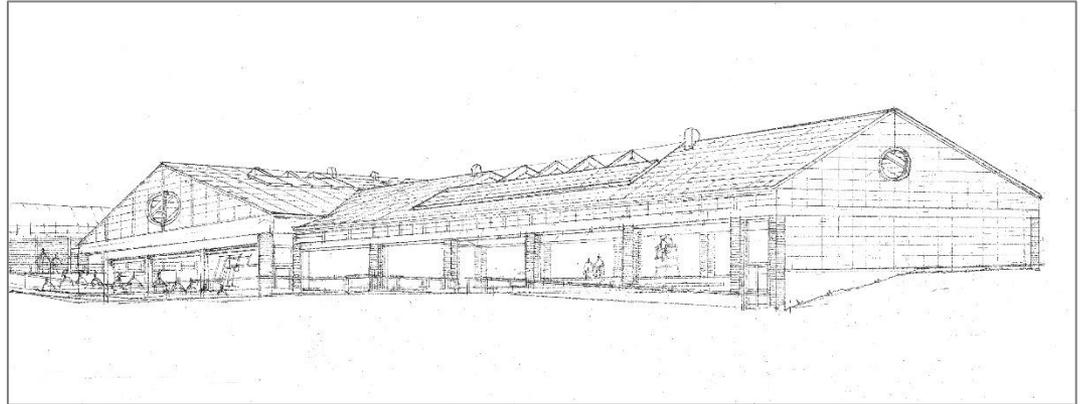
### Positive

- A permanent enclosure with a one-time capital expenditure
- Cost effective operation
- No annual costs for erection/ take down /storage of a temporary enclosure
- Good indoor air quality

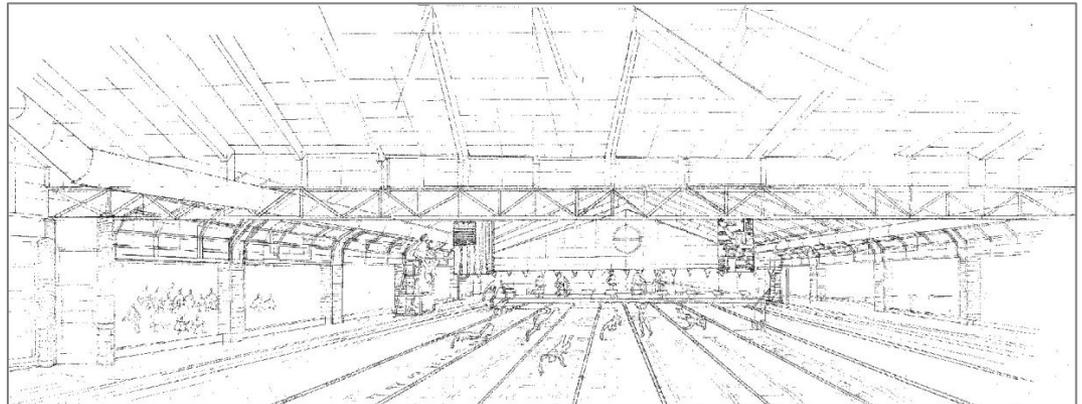
### Concerns

- Highest initial cost
- Team areas and large spectator access would be less than there is now for the largest meets
- Outdoor experience will be changed

OPTION - 1



*exterior rendering*



*interior rendering*

## Permanent Enclosure with Seasonal Openings

### Similar Roof Enclosure

- Aluminum structure
- Translucent panels
- Operable roof panels
- Sunlight environment
  - No artificial lighting needed on sunny days
- Dehumidification system
  - Good air quality
- May limit spectator visibility
  - View from grass hill may be limited

OPTION - 1



*Edward T. Hall Aquatic Center, Calvert County, Maryland*

### Overview

- Light gauge metal frame and then covered with a membrane
- Side walls have operable doors
- Roof is opaque insulation product to regulate the heating cost in the winter

### Positive

- Most swim meets of a moderate size can be held regardless of weather

### Concerns

- Roof remains in place year round
- Limits spectator viewing
- Indoor air quality



*sprung structure pool enclosure*

## Temporary Seasonal Enclosure

OPTION - 3

### Overview

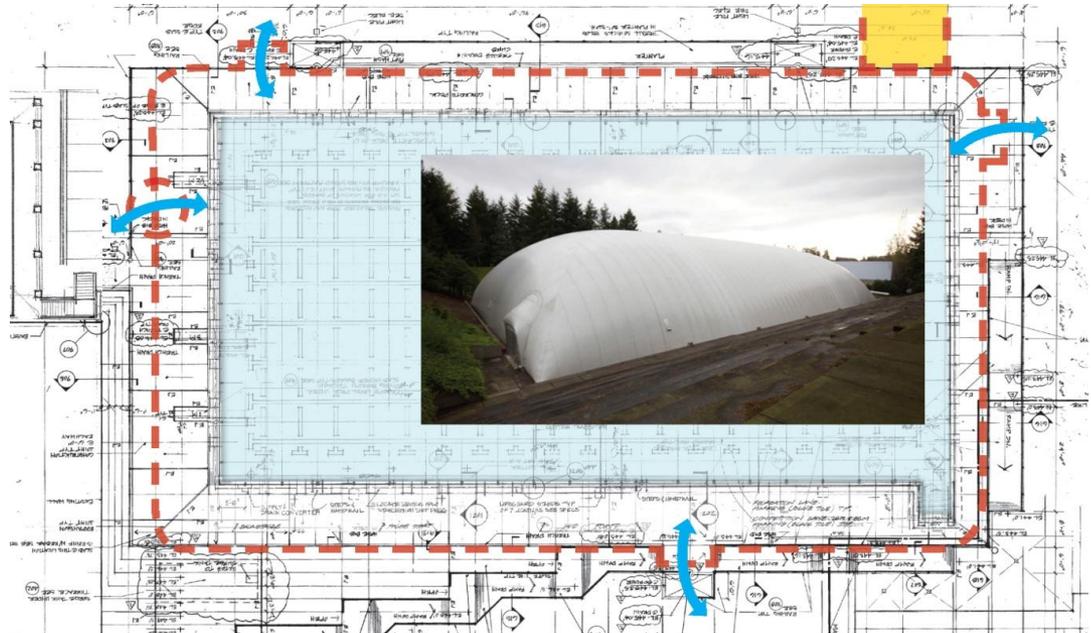
- A single air-supported structure (“bubble”)
- Erected each spring, and taken down and stored carefully out of the elements each fall

### Positive

- Lowest initial cost
- Shortest lead time for implementation
- Summer operation is unchanged

### Concerns

- Utility costs could be greater
- Additional up-front prep costs required to anchor a large air supported structure
- The structure may need to be taken down during periods of extreme weather resulting in un-planned interruption of operations and an added expense
- Poor indoor air quality



*typical air-supported enclosure*



*interior lighting for pool bubble*



*air lock for exterior doors*

## Removable Pool Blankets

### Overview

- Could use multiple pool blankets, as is commonly done in more temperate climates
- As many as 13 pool blankets on rollers would allow the staff to cover the pool across the width, resting upon the lane lines
- Upgrade existing pool heater

### Positive

- An immediate, temporary solution until a more permanent solution is in place

### Concerns

- Can be challenging to patron and staff comfort on cold days
- Other program accommodations would have to be sought in the more severe weather conditions

OPTION - 4



*pool blankets*



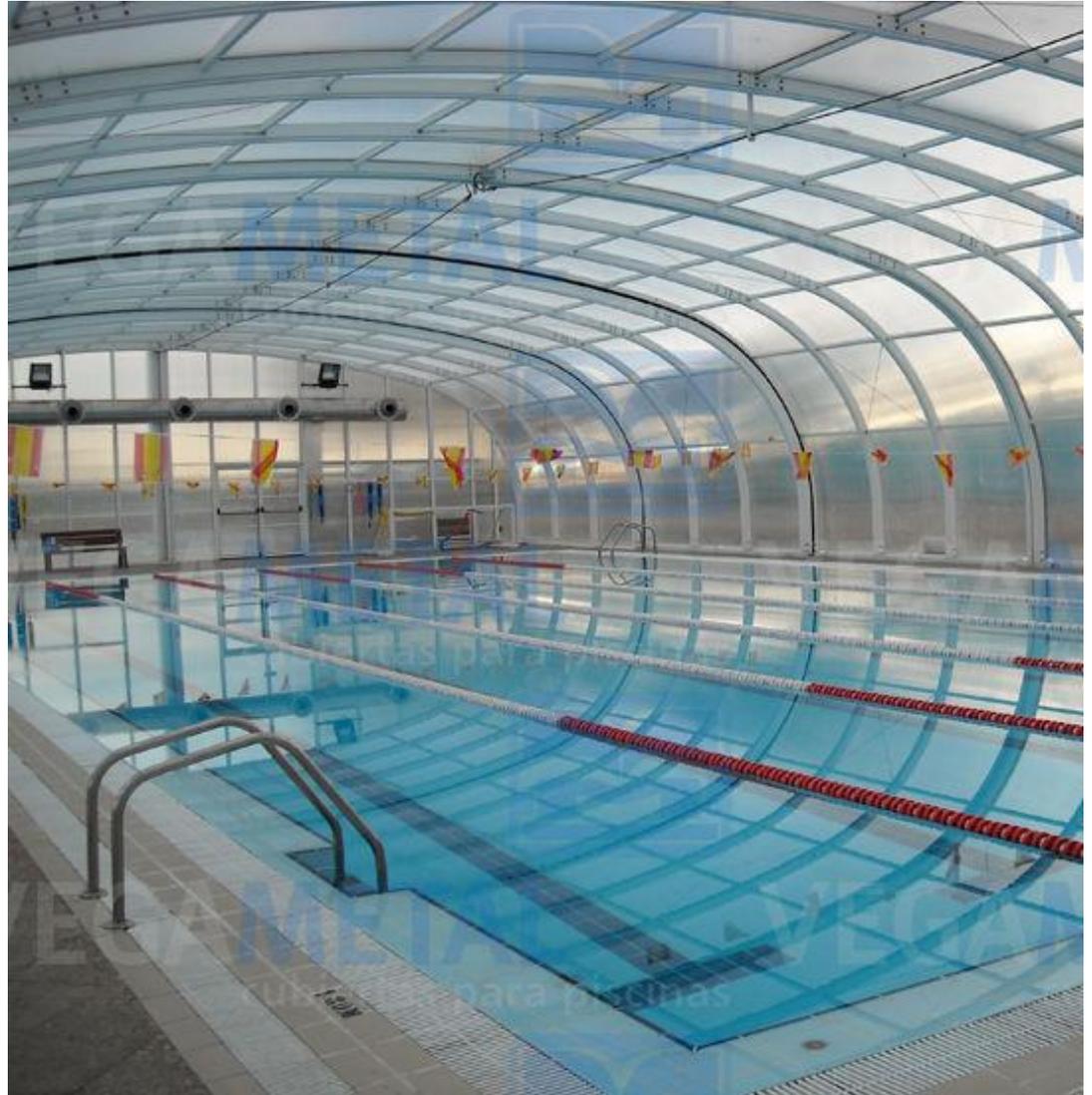
*portable reels*

## Telescoping Covers

OPTION - 5

### Overview

- A permanent structure that telescopes over the pool in inclement weather and retracts in the desirable summer months
- This concept would cut down on cost associated with the more temporary options such as heating the pool with blankets and the air supported replacement cost



## Telescoping Covers

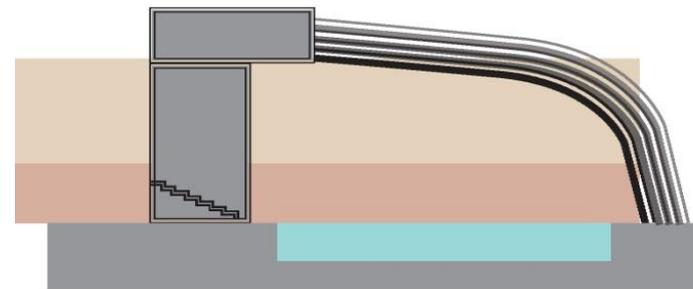
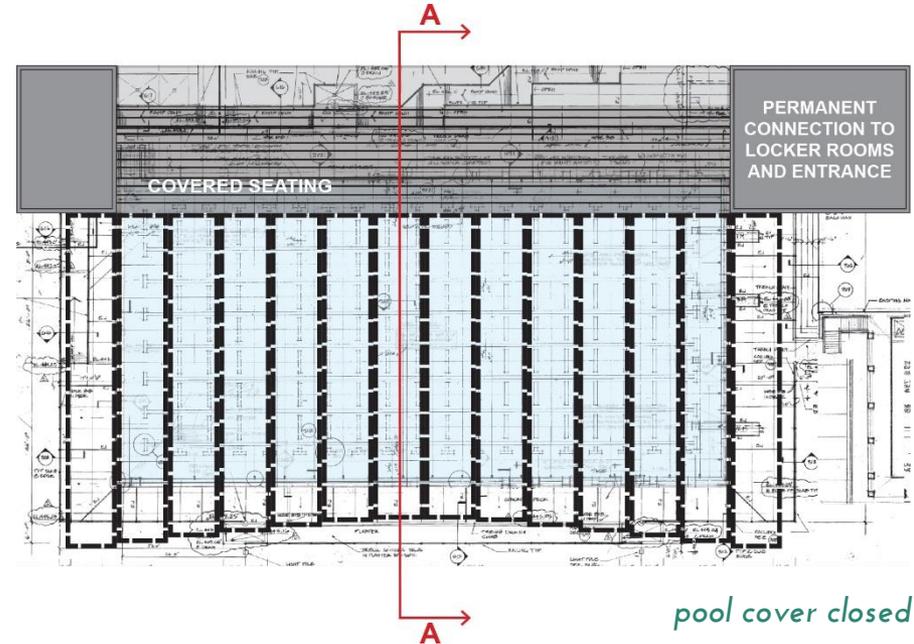
OPTION - 5

### Positive

- A solution that would work year round
- Provides the most flexibility for the City, staff and patron usage

### Concerns

- Significant costs
- Innovative engineering
- Concept development required
- Innovative solution
  - Prototype hybrid
- More common for smaller pools
- Extrapolates on current technology
- Engineering not currently available



section AA through structure

## Repairs and Recommendations

### Areas

1. South Pool
2. South Pool: Supplemental
3. North Pool
4. Hydrotherapy Pool
5. Lobby/Sauna and Locker Rooms
6. Outdoor Recreation Pool
7. Water Slide
8. 50m Fitness Pool
9. Outdoor Pool Heater
10. Tot Pool
11. Sprayground
12. Ancillary Buildings: Filter Room
13. Ancillary Buildings: Auxiliary Outdoor Restrooms
14. Ancillary Buildings: Snack Bar
15. 50m Fitness Pool enclosure Options



# PROBABLE CONSTRUCTION COSTS

## Repairs and Recommendations

AREA	Immediate	Short Term	Long Term/Optional
	Projected Costs	Projected Costs	Projected Costs
South Pool:	\$49,400	\$28,650	
North Pool:	\$27,300	\$589,600	\$300,000
Hydrotherapy Pool:	\$2,100	\$117,000	\$37,200
Lobby/Sauna and Locker Rooms:			
Outdoor Recreation Pool:	\$70,500	\$99,100	
Water Slide:	\$40,000	\$4,700	\$70,000
50m Fitness Pool:	\$68,200	\$136,700	\$70,500
Outdoor Pool Heater		\$120,000	
Tot Pool:	\$17,950	\$26,700	\$35,000
Sprayground:	\$48,000	\$112,000	
Ancillary Buildings: Filter room		\$151,500	
Ancillary Buildings: Outdoor Restrooms		\$13,250	
Ancillary Buildings: Snack Bar		\$86,250	
50m Fitness Pool Enclosure Options			
<b>TOTALS:</b>	<b>\$323,450</b>	<b>\$1,485,450</b>	<b>\$512,700</b>
South Pool Supplemental:	\$199,954		
Items from Study included in Supp:	(\$10,900)	(\$16,900)	
<b>GRAND TOTAL:</b>	<b>\$512,504</b>	<b>\$1,468,550</b>	<b>\$512,700</b>

### Other Considerations:

- Scope
- Professional Consulting
- Contingency
- Inflation

## Enhancements

### South Pool

- Replace diving board and add aquatic features – **\$72,500**

### North Pool

- **Option 1 – \$250,000**  
Add aquatic features to existing activity/training pool
- **Option 2 – \$2,500,000**  
Replace lap lanes w/dedicated leisure/activity pool

**Other Considerations**  
Scope  
Professional Consulting  
Contingency  
Inflation



*diving board*



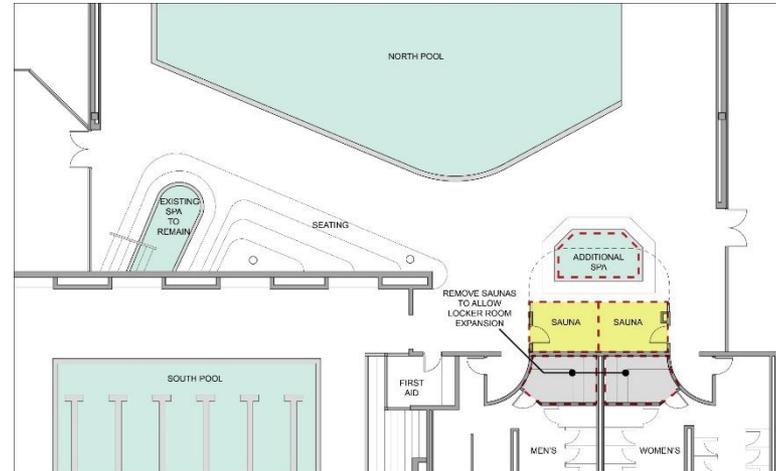
*drop slide*



## Enhancements

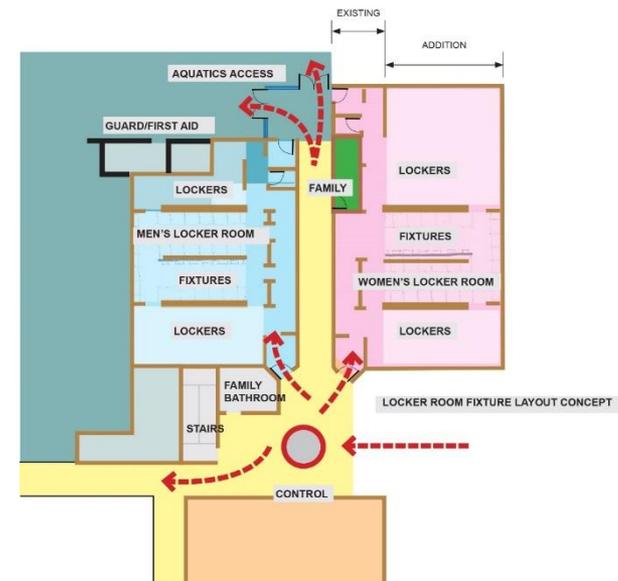
### Hydrotherapy Pool

- **Option 1 – \$156,300**  
Repair/upgrade in place
- **Option 2 – \$275,000**  
Relocate saunas and expand existing
- **Option 3 – \$245,000**  
New spa, abandon existing
- **Option 4 – \$300,000**  
New additional spa and relocate sauna



### Lobby/Sauna & Locker Rooms

- **Option 1 – \$35,000**  
new co-ed sauna
- **Option 2 – \$700,000**  
ADA renovations to existing locker rooms
- **Option 3 – \$2,500,000**  
New locker rooms with expansion



**Other Considerations**  
Scope  
Professional Consulting  
Contingency  
Inflation

## Enhancements

### Outdoor Recreation Pool

- **Option 1 – \$1,600,000**  
Concept within existing pool
- **Option 2 – \$3,500,000**  
New concept with river

### Water Slide

- **Option 1 – \$400,000**  
One slide
- **Option 2 – \$500,000**  
Two slides
- **Option 3 – \$850,000**  
Three slides

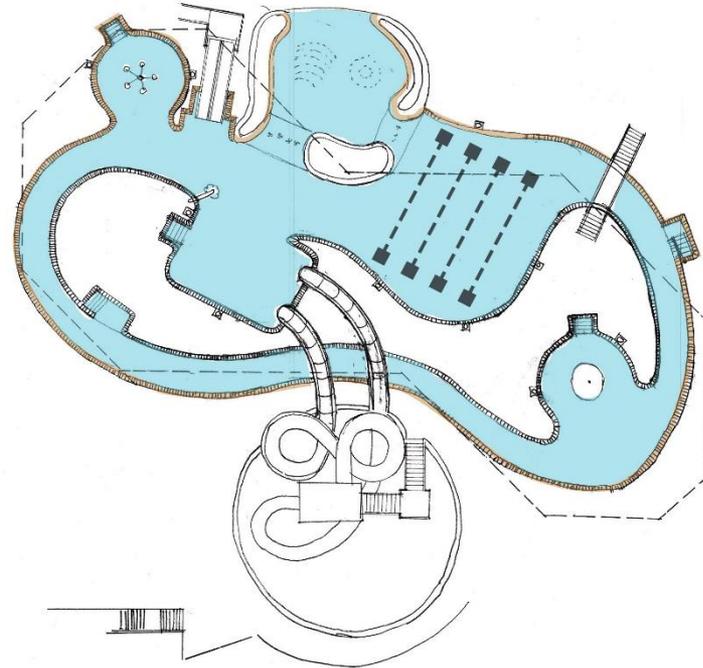
### Tot Pool

- **New tot pool – \$425,000**

### Sprayground

- **New sprayground – \$600,000**

Other Considerations  
Scope  
Professional Consulting  
Contingency  
Inflation



water slide



sprayground

## Enhancements

### 50M Fitness Pool Enclosure Options

- **Option 1 – \$7,200,000**  
Permanent
- **Option 2 – \$4,250,000**  
Frame supported membrane
- **Option 3 – \$2,000,000**  
Air supported structure
- **Option 4 – \$40,000**  
Pool blankets
- **Option 5 – \$10,000,000**  
Telescoping cover hybrid

Other Considerations  
Scope  
Professional Consulting  
Contingency  
Inflation



*permanent*



*air supported structure*



*blankets*



*telescoping cover hybrid*

### Priorities

1. **South Pool**
  - Urgent repairs in process
  - All additional items included in one project simultaneously
2. All repairs/upgrades identified as immediate
3. Locker room expansion renovation
  - Sauna relocation
  - Spa upgrade
  - Consideration for fitness pool use
4. 12 month use of fitness pool
  - Determine preferred option
  - Replace pool heater
5. Renovate/upgrade north pool
  - Leisure/activity enhancements
  - Replace lap pool with dedicated leisure/pool
  - Upgrade HVAC system
6. Outdoor recreation pool and tot pool
  - Urgent repairs in process
  - Replace water slide (high priority)
  - Replace pools to industry standard leisure/activity pools



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*skimmer/underwater light*



*chemical controller/feeders/flex tubing*



*south pool filter system*



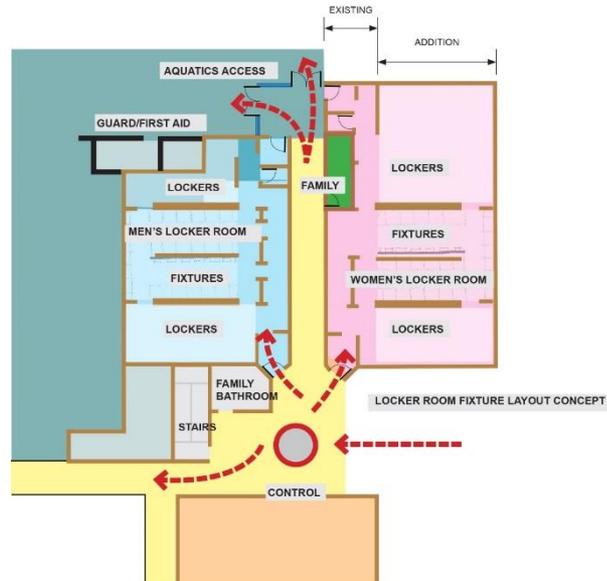
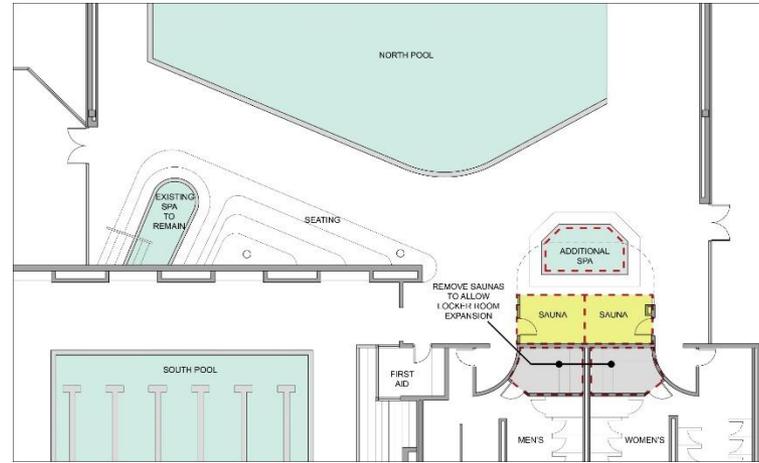
*south pool pumps/face piping*

# PRIORITIES

## Implementation Plan

### Priorities

1. South Pool
  - Urgent repairs in process
  - All additional items included in one project simultaneously
2. All repairs/upgrades identified as immediate
3. Locker room expansion renovation
  - Sauna relocation
  - Spa upgrade
  - Consideration for fitness pool use
4. 12 month use of fitness pool
  - Determine preferred option
  - Replace pool heater
5. Renovate/upgrade north pool
  - Leisure/activity enhancements
  - Replace lap pool with dedicated leisure/pool
  - Upgrade HVAC system
6. Outdoor recreation pool and tot pool
  - Urgent repairs in process
  - Replace water slide (high priority)
  - Replace pools to industry standard leisure/activity pools



spa



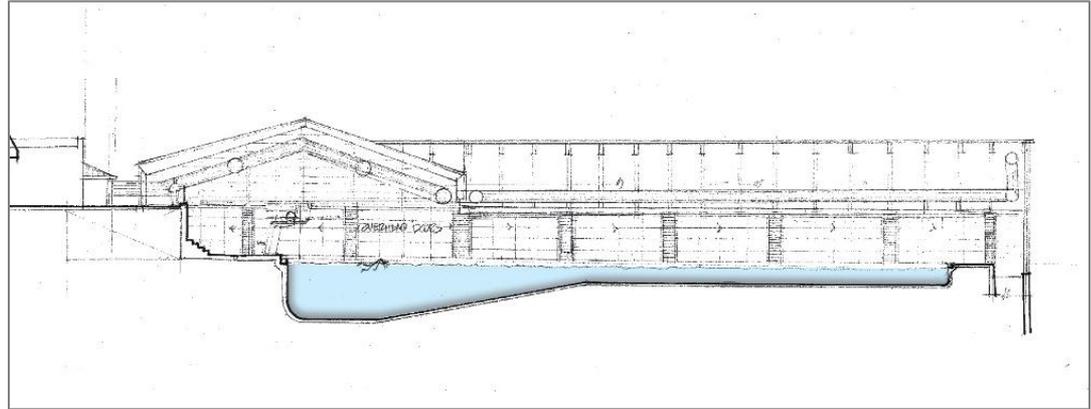
lockers

# PRIORITIES

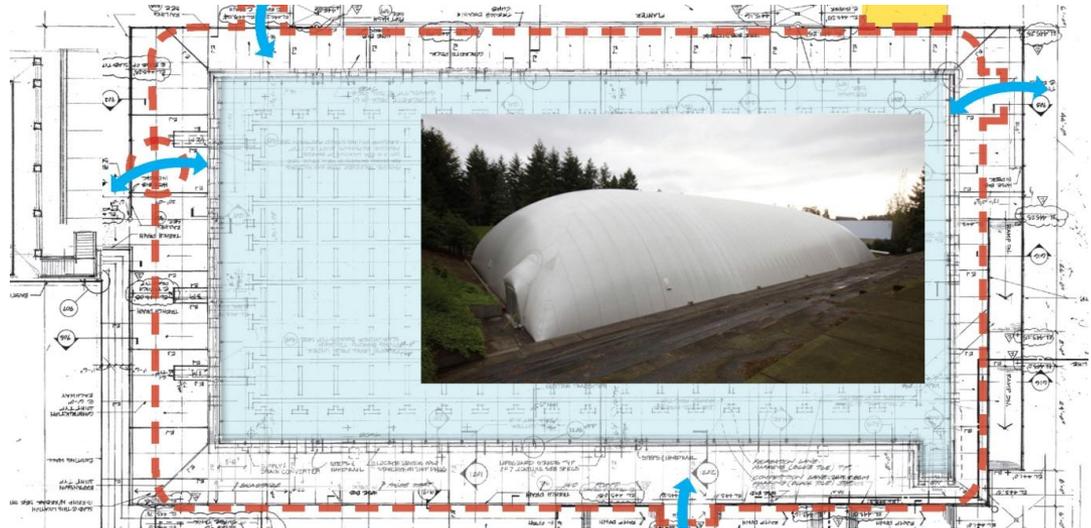
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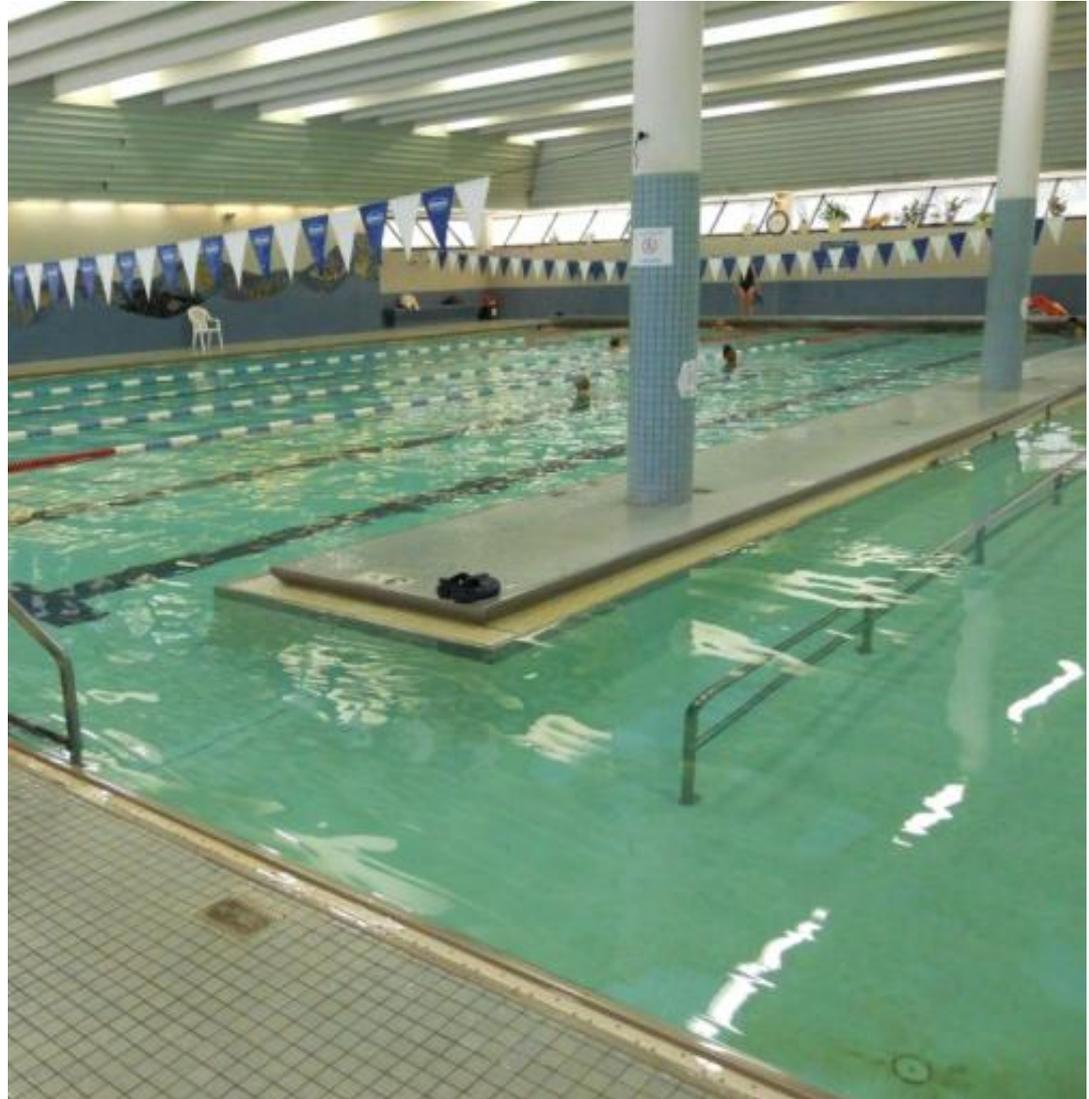
*permanent enclosure with seasonal openings*



*temporary seasonal enclosure*

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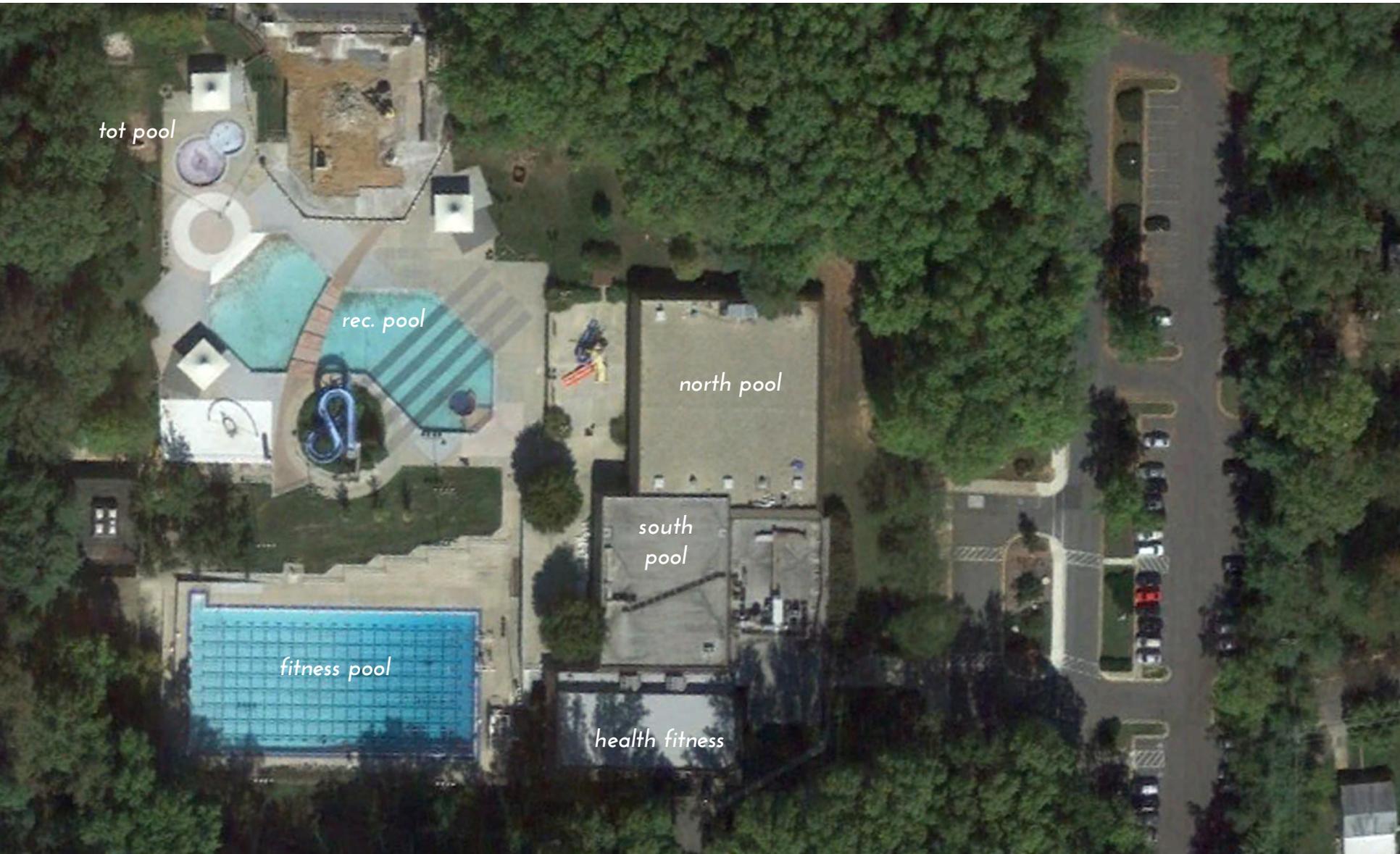




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• ILKOVITCH  
ARCHITECTS

# SWIM CENTER COMPLEX

Rockville Swim and Fitness Center



*tot pool*

*rec. pool*

*north pool*

*south pool*

*fitness pool*

*health fitness*