

Staff Report

**UPDATE ON INDOOR AQUATIC CENTER**

July 28, 2015

**BACKGROUND:**

Conversations regarding replacing Municipal Pool with an Indoor Aquatic Center have been going on for several years. This has included discussions with the Ames Community School District as to whether to build one facility to meet the needs of the School District and community or to build two separate facilities, one to meet School District needs and one to meet the recreational needs in the community.

The School District has been working with FRK Architects and Engineers on developing plans for a facility that would be suitable for the High School swim and dive teams, Ames Cyclone Aquatics Club, and other competitive activities. The School District facility would have 78-80 degree water, deep water for diving on one end and a minimum of five foot depth water on the other end for race starting, as much shallow water (i.e. four feet) as possible, seating for approximately 500 spectators, and other necessary areas (i.e. storage, office space, etc.). A 50 meter pool and a 25 yard stretch pool (25 yards by 30 meters) have been the main two options considered by the School District. School District officials have indicated adequate funding is available to construct their pool without a bond referendum. However, funding the operational costs for either of the two options described above will be a challenge.

**Although the City can utilize either of the pool options described above, they do not provide a suitable environment for most of the programs offered by Parks and Recreation Department. Warmer water (84-92 degrees) is suggested for swim lessons, aqua aerobics, older adult activities, recreational activities, and therapeutic activities. Shallow water (with a zero depth entry) and a current channel have also been identified as important components of an indoor aquatic center that would not be available in the School District's two options.**

**PUBLIC INPUT:**

The Parks and Recreation Commission determined the next step in pursuing an indoor aquatic center was to conduct public input sessions. Towards this end, three input sessions (May 28, June 1, and June 4) were held with 129 people

signing in for the meetings. The focus of the sessions was to educate and inform as to the status of the City and School District pool projects, to share examples of other pool design/features, and to gather input. Several Parks and Recreation Commission members were present at each of these sessions and School District representatives were at two.

At each input session the attendees were asked to complete a short questionnaire. The results of this input are reflected in Attachment A. In addition to this data, Attachment B provides the results of the 2014 Citizen Satisfaction Survey questions related to a proposed new indoor aquatic center. These results are scientifically valid and represent a random sample of the entire Ames community.

### **NEXT STEPS:**

It is important for the City and School District to determine if it is in the best interest for all parties to construct a combined facility or build separate facilities. In order to make this determination, additional information must be obtained. As mentioned earlier, the School District has been working with an architect to develop information regarding their two pool options. Staff believes it is time for the City to contract with a consultant to obtain data regarding capital costs, operating expenses, and revenue projections for various alternatives that serve our citizens' recreational needs. Therefore, **City staff intends to contract with Water's Edge Aquatic Design. Water's Edge was the aquatic consultant on the Furman Aquatic Center and provided excellent advice on that successful project.**

The consultant will be asked to provide capital expenses in 2017 dollars, operational expenses and revenue, and what the operational subsidy would be for each of the nine options shown on Attachment C. Funding for this \$9,500 study will come from the Municipal CIP fund which currently has a balance of approximately \$130,000.

The information contained in this staff report was presented to the Parks and Recreation Commission at its July 16, 2015 meeting to gain feedback. The Commission agreed that it necessary to have the cost/revenue estimates for the nine options in order to make an informed decision as to whether or not to partner with the School District.

## **ATTACHMENT A**

### **INDOOR AQUATIC CENTER INPUT SESSION FEEDBACK**

### 1. Date of survey:

	Number of Response(s)	Response Ratio
May 28	24	30.0%
June 1	43	53.7%
June 4	11	13.7%
No Responses	2	2.5%
<b>Total</b>	<b>80</b>	<b>100%</b>

### 2. How important is it that the following activities/features are planned for when designing an indoor aquatic center?

(Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.)

	Very Important	Somewhat Important	Uncertain	Somewhat Unimportant	Very Unimportant
Lap Swimming	65 80%	13 16%	1 1%	1 1%	1 1%
Play Features	20 26%	36 47%	9 12%	9 12%	3 4%
Therapeutic Exercise	38 49%	26 34%	12 16%	1 1%	0 0%
Swim Lessons	54 69%	14 18%	8 10%	2 3%	0 0%
Warm Water (85 Degrees and Above)	35 45%	28 36%	11 14%	3 4%	1 1%
Water Exercise	47 58%	29 36%	2 2%	3 4%	0 0%
Water Slides	16 20%	19 24%	21 26%	17 21%	7 9%
Water Walking	35 44%	30 38%	13 16%	1 1%	0 0%
Zero-Depth entry	30 41%	22 30%	17 23%	5 7%	0 0%

### 3. Other Features

50 Meter Pool (13)  
 Room! Larger Space!  
 Family locker space  
 physical education  
 More availability for lap swim  
 competitive pool (6)  
 suitable air temp  
 diving well (3)  
 water polo (2)

8-10 lanes (2)  
 deep enough  
 convenient hours  
 glass wall  
 Spectator setting (3)  
 working together to do this  
 energy efficient  
 adult fitness  
 Water Yoga  
 Salt water (2)  
 Kayak skill safety  
 Energy efficient solar power  
 Locker Rooms (3)  
 Well-lit  
 multiple basins  
 masters swim program  
 community space  
 50 meter  
 2 bulkheads  
 gym  
 family oriented  
 Water Safety  
 NO fumes/gases so a walking "circuit" possible  
 Open swim for families  
 Welcoming! With money to staff for max. hours.  
 scuba  
 good air quality (3)  
 one roof  
 adequate parking (2)  
 Life guarding skills

**4. Enter any additional comments written on front page:**

Water Slides: This is strictly entertainment and does not effective(sic)health conditioning of users.  
 Recreational lap swimming. More than 3 lanes. NOT 50m long!

**5. If an indoor aquatic center is built, do you have a preference as to where it should be located?**

	Number of Response(s)	Response Ratio
YES	49	61.2%
NO	29	36.2%
No Responses	2	2.5%
<b>Total</b>	80	100%

## 6. If yes, where?

As close to the center of Ames as possible - The Location should consider access to Cy-ride, proximity to the high school for early morning use by high school swimmers before going to class.

As central as possible- current Ames High location is good.

Ames High School (26)

school property

maybe not at ames high because restrictive on parking

central location

multiply at Ames Gilbert and Ankeny and East

try to stay centrally located south side of town because of stores available.

At the high school so expenses can be shared

connected to the high school

make it easily accessible to everybody- central

partner with high school

high school, but more parking lots

one land not connected to the high school

mentioned school road

separate facility on the school road

where it is most economical

free land

not at high school- need more room

Needs lots of parking, easy access

Near the high school--for two reasons.

1) Land is available and being GIVEN to the project.

2) Ames High and all participating schools is a high caliber team. Keeping this close to those participants is effective and safe.

1) Scholl Road (13th/Ontario)

2) Carr Park-If we don't decide on the Taj Mahal. It is already built up--and would not be costly to build up higher. We own it already. A parking lot is already there. The neighborhood is already used to the facility and traffic.

Where ADA accessible/closer adjacent parking

Competitive- Therapeutic/recreational separate location

Not on the high school property- even if partnering with the school district.

## 7. Would you support the City of Ames pursuing a bond referendum to construct an indoor warm water, aquatic center that would replace Ames Municipal Pool?

	Number of Response(s)	Response Ratio
YES	77	96.2%
NO	0	0.0%
No Responses	3	3.7%
<b>Total</b>	<b>80</b>	<b>100%</b>

### 8. If no, why?

If for recreational exercise and instruction and a therapy basin. NOT for competition. A different purposed facility than the noisy play-oriented. And NOT if built at the high school.

Depends on final proposal: design/cost

### 9. To what dollar amount would you be willing to support a referendum? Enter Question Text Here.

	Number of Response(s)	Response Ratio
\$5 Million	2	2.5%
\$6 Million	7	8.7%
\$7 Million	58	72.5%
No Responses	13	16.2%
<b>Total</b>	<b>80</b>	<b>100%</b>

### 10. To what dollar amount would you be willing to support a referendum? Enter Question Text Here. - Comments

any of these

10 million

It depends on where and what you intend to build. I would be willing to support the \$7m if it's 50 meter and recreation and at the high school so you have the additional money.

Depends.

Depends on what money are building/supporting

### 11. For what reasons should the City of Ames and the Ames Community School District explore partnering on a new aquatic center?

	Number of Response(s)	Response Ratio
Capital costs can be saved for both the City and the School District.	57	77.0%
Operational costs can be saved for both the City and the School District	58	78.3%
Aquatic programming and activities can be maximized in one locaiton.	56	75.6%
Unsure at this time if the city and School District should partner.	12	16.2%
The City and School District should not partner.	3	4.0%
<b>Total</b>	<b>74</b>	<b>100%</b>

### 12. Other (if any)

Reduced capital and operating costs with proper planning to groups using the facility should yield an (sic) very usable facility.

Staffing can be shared. Training for staff can be shared

difficult to find location for separate city facility

school district should pay more into facility in exchange for reduced contribution to operation cost

I am not sure. Please, we need more support and information.

LEADING QUESTION! PRE-DETERMINED OUTCOME!

You should ask: reasons for NOT partnering!

1)50 years of current partnership has NOT benefited the general community.

2)Programs: Ames School has favored athletics over academics, even over swim instruction in phys ed.

3)School dist. failed to budget wisely and now needs more money.

Not interested in City paying for school pool/program--DID NOT WORK WELL BEFORE. Continuous funding based on per/pupil

Referring to capital costs: the school dist. should pay more upfront because they are a risky partner for operation costs.

### **13. Please list any other comments you have related to a new Indoor Aquatic Center.**

Scheduling of usage and operating at reasonable cost levels need to be strong considerations during the design phase.

A joint venture is a must. The City of Ames & the School would both benefit. Ames needs an affordable option on both sides to have the town vote yes on.

I trust that city and schools will make great choices to move us forward by maximizing their resources so we can meet all the needs of all groups.

The issue of summer camps did not come up. These camps fill the Municipal pool in summer and demand a larger pool, more staff for recreation and safety.

This needs to be done now! Take action and move forward!!

Activities for aging population

Growing intercot/participation by older adults because Ames classes have grown younger. Class size there has grown in times offered.

build the pools together. While lessons and practice are taking place the parent/guardian can us warm water pool.

Please do not drag this out

New Indoor Pool should be 25 x 50 m pool. Including warm up pool.

Vision for a future needs to be a plan

every child in ames should know how to swim

needs to be 50 meters

Consistent and adequate staffing, and the feasibility to execute that, staffing, should be assured and inline with the vision.

in view of inevitable increase in senior population- that their concerns needs to be addressed.

citizens of ames support both the community and schools yet when it came to pool use it seemed that the non-students were put to a distant 2nd place.

competitive swimming pools and diving pools are needed

competitive pools with all its necessities

the community needs to offer competitive lap recreational therapeutic water to meet the goals of our citizens.

concern about time with shared facility- lap swim competitive swim and lessons often want/need similar time frame

need more information on real operating costs for other pools in Iowa, my looking should consultants on operational cost compared to reality when ACSP looked at 50x 25 yard pool

full facility should be designed to meet needs of the whole community. That being said I think that a 50m x 25 basin is essential

two basins

need to look at the vision for Ames. It would be a shame to build an inadequate facility.

please visit the U of I facility it is a great blueprint for a facility in Ames

more face to face promotion of amenities. Lets maximize usage and revenue.

be sure there is enough room for people and that it is deep enough.

50m x 25 yd (2)

I think the facility would be able to include everything desired only if there is a combined facility city/school district.

a place where everyone can come together and have fun

I need to hear and be informed and see plans that I have seen and heard so far at this time

Ames is a prospering visionary community. This will continue this path. Retaining and recruiting community members key

look to the future

think big and problem solve

we REALLY need an indoor pool

We should plan for a solar-energy future building and geo-thermal. I feel a retractable roof would make Ames a forward planning unique destination place.

-School board is fiscally irresponsible and self-interested-Community needs should be met-School district address competition swimming-By City facilities: instructional skill and safety. Therapeutic. Recreational (NOT play structures or slides.)

#### 14. Enter any additional comments written on the back page.

Many people have expressed dismay--that this is a "done-deal" with the Ames Schools. And are UPSET to be discounted.

#### 15. Are you interested in learning about and/or continuing to be informed about this project?

	Number of Response(s)	Response Ratio
YES	73	91.2%
NO	4	5.0%
No Responses	3	3.7%



<b>Total</b>	80	100%
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**16. If yes, please enter the information indicated below.**

First Name	61
Last Name	61
Home Phone	51
Email Address	67

## ATTACHMENT B

### 2014 Citizen Satisfaction Survey Results – Indoor Aquatic Center

**Would you support the City of Ames pursuing a bond referendum for \$6 to \$8 million to construct an indoor, warm water, recreational aquatic center that would replace Ames Municipal Pool? (Please note Municipal Pool is nearing the end of its useful life and the Ames Community School District proposed new pool, which will be a separate facility, is being designed for competition.)**

	Ames Residents		ISU Students		Total	
	No.	%	No.	%	No.	%
Yes	178	61.0%	82	62.6%	260	61.5%
No	114	39.0%	49	37.4%	163	38.5%
Total	292	100.0%	131	100.0%	423	100.0%

**If No, why?**

	Ames Residents (n=100)	ISU Students (n=32)	Total (n=132)
	No.	No.	No.
Will not use or don't use it	26	8	34
Not necessary or not needed (already have aquatic center, ISU pools; gym with indoor pool; one outdoor facility is enough)	19	10	29
Property tax are already too high; don't want to pay for the pool (1)	20	3	23
Too costly or expensive to operate	10	5	15
Poor use of city \$ (money should be invested somewhere else instead (K-12, improving parks & trails, bike paths, road, plowing, human services & energy)	10	4	14
Should have user fee to recover cost	5	0	5
Need more info	2	1	3
Shared pool has worked for many years - ACSD & City of Ames	3	0	3
Private funds should be used	2	0	2
Would support if other facilities included- additional gym, tennis courts, etc.	2	0	2
A YMCA or new city gym is more needed than indoor aquatic center	0	1	1
Benefit only few people	1	0	1
Dependent on location	1	0	1
Enough bond issues	1	0	1
I would rather see Ames municipal pool renovated.	0	1	1
Keep ACAC out	1	0	1

Rent the university's pool	0	1	1
School should have there own pool	1	0	1

**If an Indoor recreataional aquatic center is built, do you have a preference as to where it should be located?**

	No.	%	No.	%	No.	%
No	205	71.4%	99	75.6%	304	72.7%
Yes	82	28.6%	32	24.4%	114	27.3%
Total	287	100.0%	131	100.0%	418	100.0%

**If yes, where :**

	Ames Residents (n=82)	ISU students (n=26)	Total (n=108)
	No.	No.	No.
High school or near HS	14	0	14
Central location	10	2	12
Carr pool used to be	5	4	9
West Ames	7	0	7
North Ames	6	0	6
Near or at Middle school	5	0	5
Next or near Furman aquatic center	4	0	4
NE side of town	2	2	4
Downtown area	2	1	3
Northwood	1	2	3
Wilmoth Ave.	1	2	3
South Ames	3	0	3
Campus	0	2	2
Close to ISU	0	2	2
Somerset	2	0	2
East Ames	2	0	2
Old middle school property on State	2	0	2
Research Park	1	1	2
North of 24th St.	1	0	1
Stange Rd near golf course	1	0	1
At City Hall	0	1	1
Near BoysGirls Scout	1	0	1
Near Target	1	0	1
Other Comments			
CyRide_accessible	3	3	6
In the county	1	3	4
Parking is not an issue	3	0	3
Not in floodplain area	2	0	2
Not on traffic area	1	1	2

Gilbert	1	0	1
Place where people can walk or ride not drive	1	0	1
Not in campustown, closer to where Ames residents would make use of it instead of college students	1	0	1

**How important is it that the following features are included in an indoor recreational aquatic center?**

<b>Lap pool (lap swimming, swim lessons, water exercise)</b>	<b>No.</b>	<b>%</b>		<b>No.</b>	<b>%</b>		<b>No.</b>	<b>%</b>
Very Important	129	47.8		61	46.6		190	47.4
Somewhat Important	71	26.3		35	26.7		106	26.4
Uncertain	36	13.3		16	12.2		52	13.0
Somewhat Unimportant	10	3.7		10	7.6		20	5.0
Very Unimportant	24	8.9		9	6.9		33	8.2
<b>Total</b>	<b>270</b>	<b>100.0</b>		<b>131</b>	<b>100.0</b>		<b>401</b>	<b>100.0</b>

<b>Zero-depth entry pool with play structure</b>	<b>No.</b>	<b>%</b>		<b>No.</b>	<b>%</b>		<b>No.</b>	<b>%</b>
Very Important	73	27.0		26	19.8		99	24.7
Somewhat Important	74	27.4		45	34.4		119	29.7
Uncertain	64	23.7		24	18.3		88	21.9
Somewhat Unimportant	23	8.5		23	17.6		46	11.5
Very Unimportant	36	13.3		13	9.9		49	12.2
<b>Total</b>	<b>270</b>	<b>100.0</b>		<b>131</b>	<b>100.0</b>		<b>401</b>	<b>100.0</b>

<b>Current channel (water walking, resistance activities)</b>	<b>No.</b>	<b>%</b>		<b>No.</b>	<b>%</b>		<b>No.</b>	<b>%</b>
Very Important	66	24.6		25	19.1		91	22.8
Somewhat Important	100	37.3		44	33.6		144	36.1
Uncertain	50	18.7		30	22.9		80	20.1
Somewhat Unimportant	23	8.6		19	14.5		42	10.5
Very Unimportant	29	10.8		13	9.9		42	10.5
<b>Total</b>	<b>268</b>	<b>100.0</b>		<b>131</b>	<b>100.0</b>		<b>399</b>	<b>100.0</b>

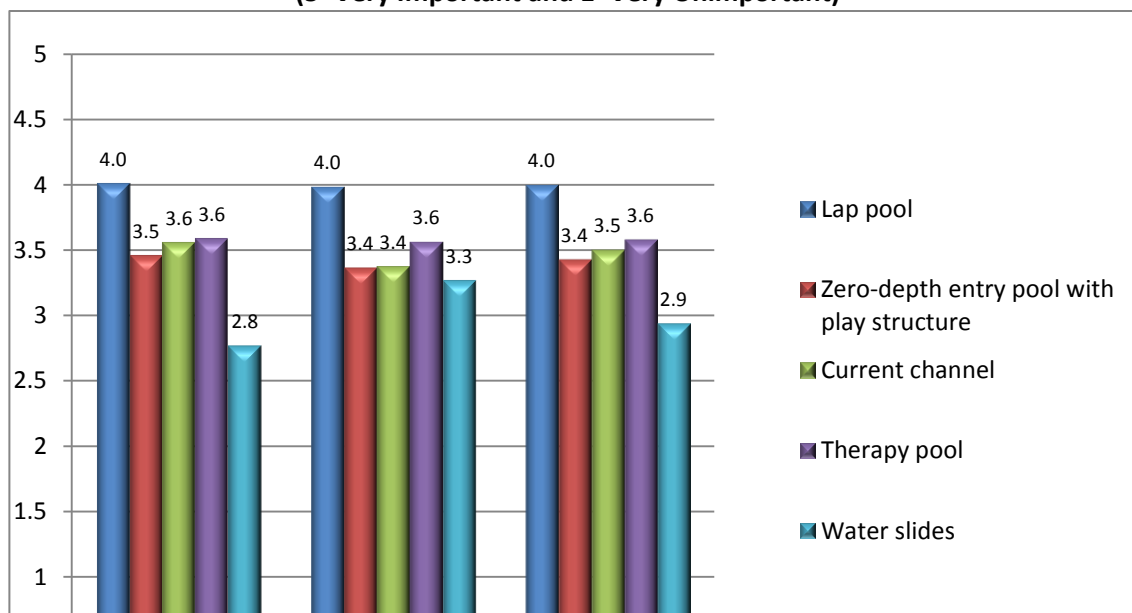
<b>Therapy pool (rehab, exercise)</b>	<b>No.</b>	<b>%</b>		<b>No.</b>	<b>%</b>		<b>No.</b>	<b>%</b>
Very Important	72	26.7		30	22.9		102	25.4
Somewhat Important	94	34.8		49	37.4		143	35.7
Uncertain	53	19.6		28	21.4		81	20.2
Somewhat Unimportant	24	8.9		13	9.9		37	9.2
Very Unimportant	27	10.0		11	8.4		38	9.5
<b>Total</b>	<b>270</b>	<b>100.0</b>		<b>131</b>	<b>100.0</b>		<b>401</b>	<b>100.0</b>

<b>Water slides</b>	<b>No.</b>	<b>%</b>		<b>No.</b>	<b>%</b>		<b>No.</b>	<b>%</b>
Very Important	31	11.8		30	23.1		61	15.5
Somewhat Important	59	22.4		34	26.2		93	23.7

Uncertain	61	23.2	25	19.2	86	21.9
Somewhat Unimportant	43	16.3	23	17.7	66	16.8
Very Unimportant	69	26.2	18	13.8	87	22.1
Total	263	100.0	130	100.0	393	100.0

<b>Other features</b>	<b>No.</b>	<b>No.</b>	<b>No.</b>
sauna	4	0	4
diving boards	2	1	3
flexible hours	2	1	3
hot tubs	1	1	2
steam room	1	1	2
handicap accessible	1	0	1
handicap chair to lower into the water	1	0	1
zero depth entry for handicapped	1	0	1
keep it recreational	1	0	1
<b>Other features continued</b>	<b>No.</b>	<b>No.</b>	<b>No.</b>
swim classes	1	0	1
water slide	1	0	1
heated pool/ warm or very warm water	1	0	1
multi-temperature basins	1	0	1
shower- locker room access	1	0	1
fitness center	1	0	1
snack bar with healthy food	1	0	1
some alternative to chlorine which burns the skin and is unhealthy	1	0	1
lifeguards	1	0	1
adequate parking	1	0	1
shelter or rec area	1	0	1
entire pool visible from single point like Nevada pool	1	0	1

**Mean Score for Amenities  
(5=Very Important and 1=Very Unimportant)**



## **ATTACHMENT C**

### **INDOOR AQUATICS CENTER OPTIONS**

**(10,000 Foot Level Estimates!)**

**(Capital Costs In 2017 Dollars)**

**(Operational Costs – Operational Revenue = Estimated Operational Subsidy)**

#### **1. STAND ALONE HIGH SCHOOL POOL**

- 50 Meter Pool
- Approximately 500 Spectators (To Be Determined)
- 5 Locker Rooms (Athlete – M & F, General – M & F, Family)
- 2 Restrooms

#### **2. STAND ALONE HIGH SCHOOL POOL**

- 25 Yard Stretch Pool (25 Yard X 30 Meter Pool)
- Approximately 500 Spectators (To Be Determined)
- 5 Locker Rooms (Athlete – M & F, General – M & F, Family)
- 2 Restrooms

#### **3. STAND ALONE CITY RECREATIONAL FACILITY (THREE BASINS)**

- Six lane X 25 Yard lap basin
- Zero Depth basin with current channel
- Therapeutic basin
- Water slides
- 3 Locker Rooms (Male, Female, Family)
- 2 Restrooms

#### **4. STAND ALONE CITY RECREATIONAL FACILITY (TWO BASINS)**

- Six lane X 25 Yard lap basin
- Zero Depth basin with current channel
- Water slides
- 3 Locker Rooms (Male, Female, Family)
- 2 Restrooms

#### **5. COMBINED CITY/SCHOOL FACILITY (50 METER POOL WITH THREE BASINS)**

- 50 Meter Pool
- Six lane X 25 Yard lap basin
- Zero Depth basin with current channel
- Therapeutic basin
- Water slides

- Approximately 500 Spectators (To Be Determined)
- 5 Locker Rooms (Athlete – M & F, General – M & F, Family)
- 2 Restrooms

#### **6. COMBINED CITY/SCHOOL FACILITY (50 METER POOL WITH TWO BASINS)**

- 50 Meter Pool
- Six lane X 25 Yard lap basin
- Zero Depth basin with current channel
- Water slides
- Approximately 500 Spectators (To Be Determined)
- 5 Locker Rooms (Athlete – M & F, General – M & F, Family)
- 2 Restrooms

#### **7. COMBINED CITY/SCHOOL FACILITY (25 YARD STRETCH POOL WITH THREE BASINS)**

- 25 Yard Stretch Pool (25 Yard X 30 Meter Pool)
- Six lane X 25 Yard lap basin
- Zero Depth basin with current channel
- Therapeutic Pool
- Water slides
- Approximately 500 Spectators (To Be Determined)
- 5 Locker Rooms (Athlete – M & F, General – M & F, Family)
- 2 Restrooms

#### **8. COMBINED CITY/SCHOOL FACILITY (25 YARD STRETCH POOL WITH TWO BASINS)**

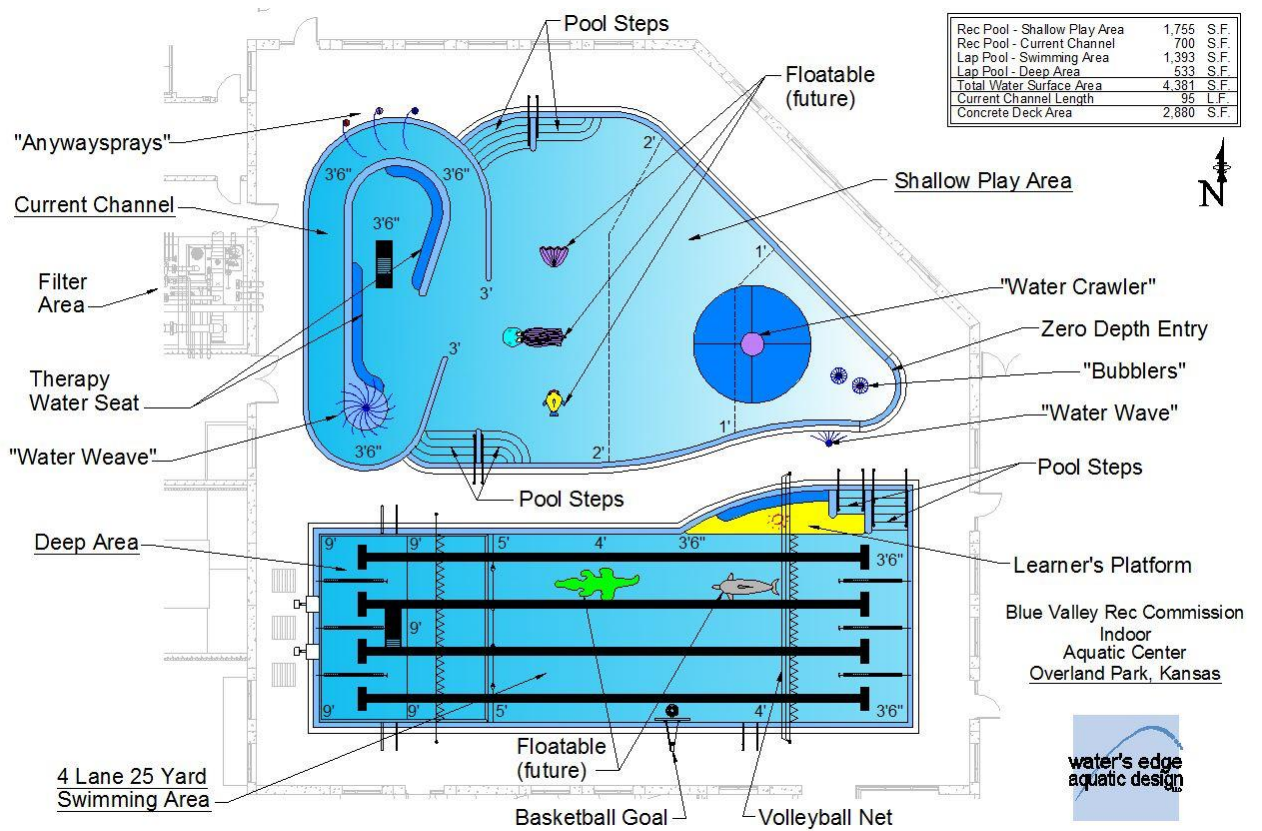
- 25 Yard Stretch Pool (25 Yard X 30 Meter Pool)
- Six lane X 25 Yard lap basin
- Zero Depth basin with current channel
- Water slides
- Approximately 500 Spectators (To Be Determined)
- 5 Locker Rooms (Athlete – M & F, General – M & F, Family)
- 2 Restrooms

#### **9. COMBINED CITY/SCHOOL FACILITY (25 YARD STRETCH POOL WITH ONE BASIN)**

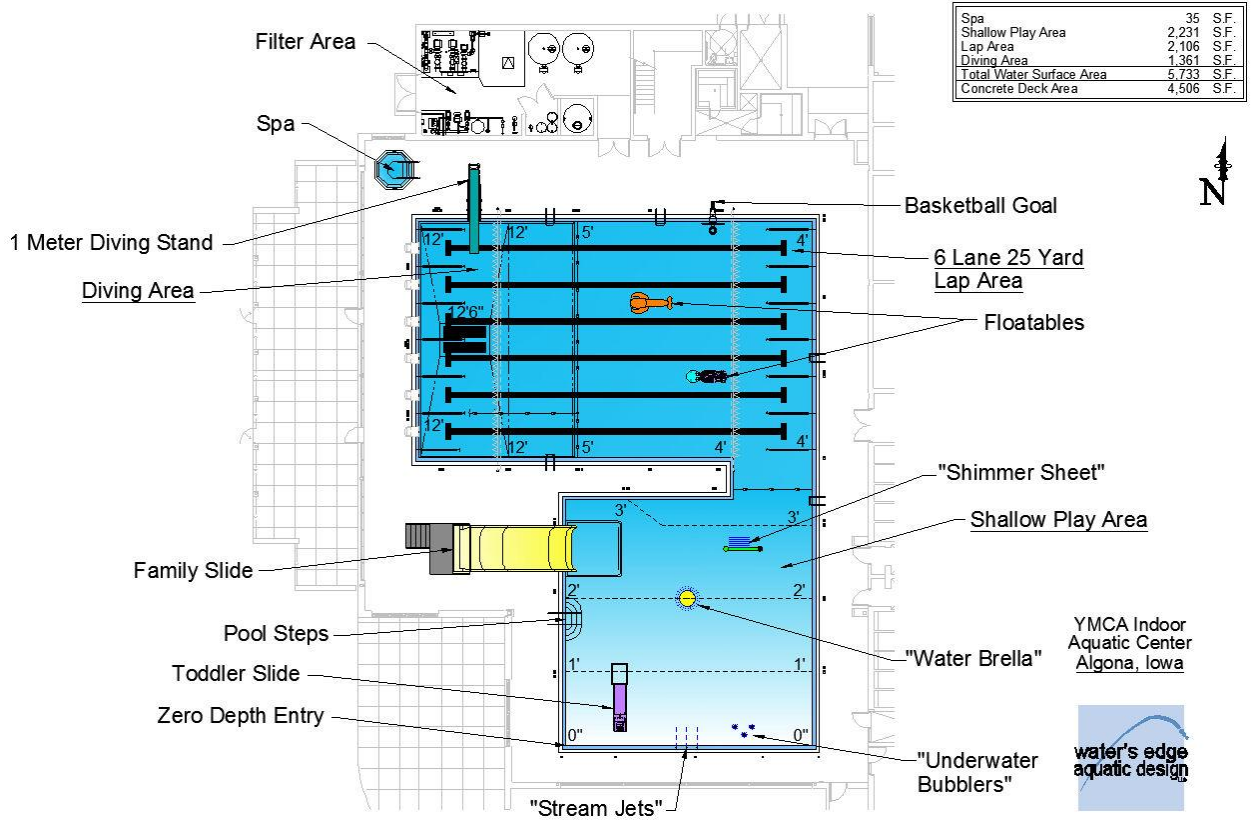
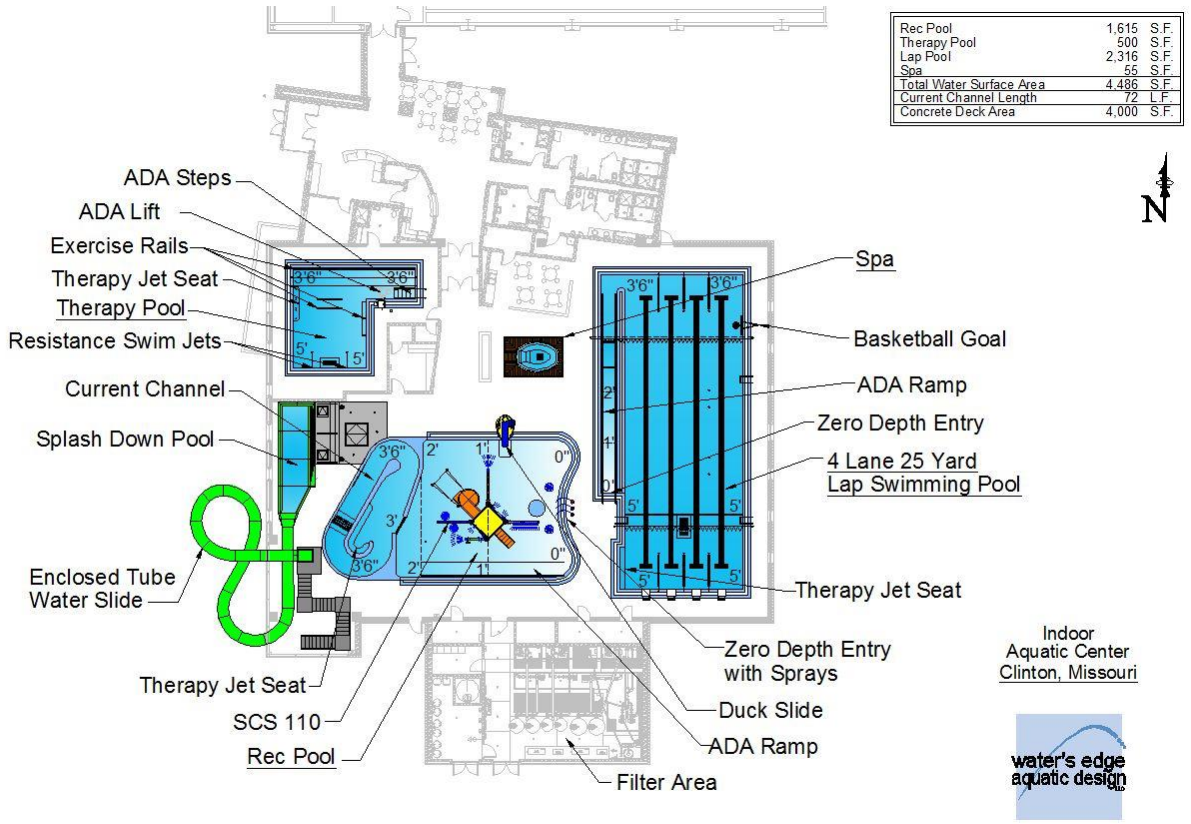
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- Water slides
- Approximately 500 Spectators (To Be Determined)
- 5 Locker Rooms (Athlete – M & F, General – M & F, Family)
- 2 Restrooms

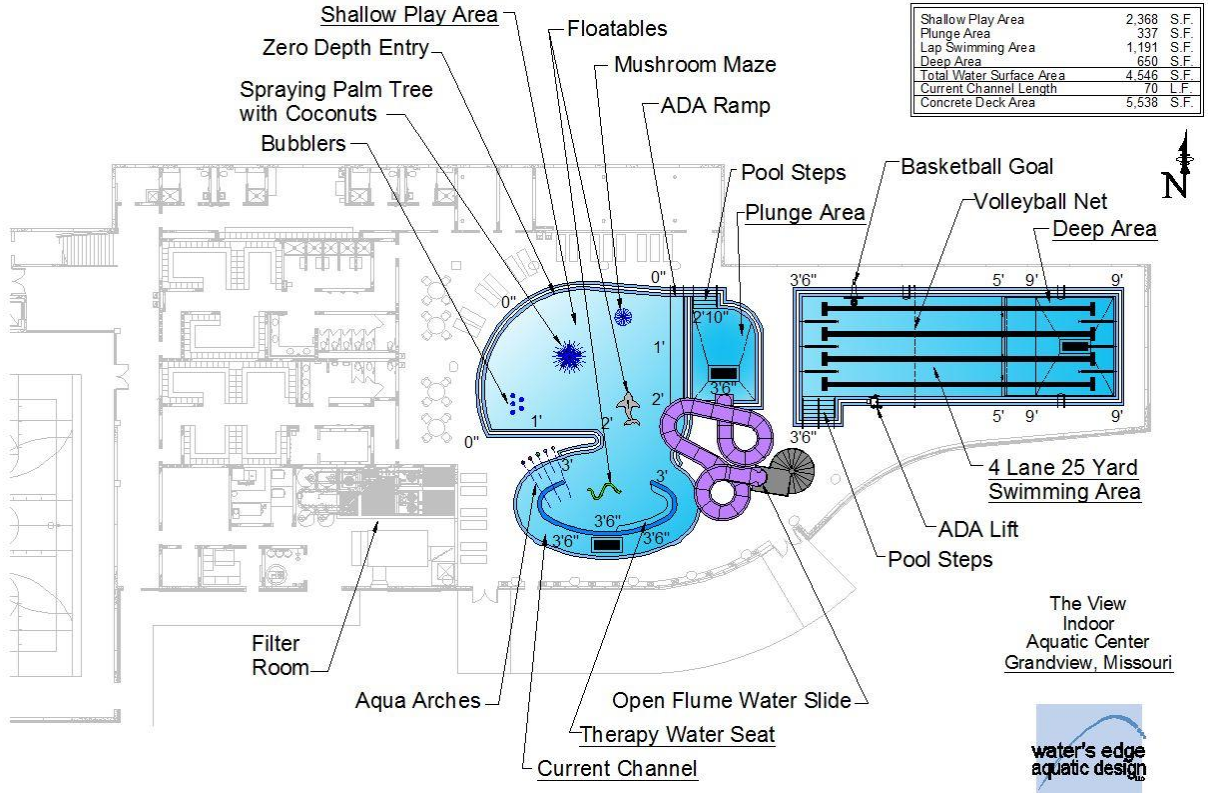
## ATTACHMENT D

### EXAMPLES OF POOL DESIGNS (EXCLUDING SCHOOL DISTRICT POOL)





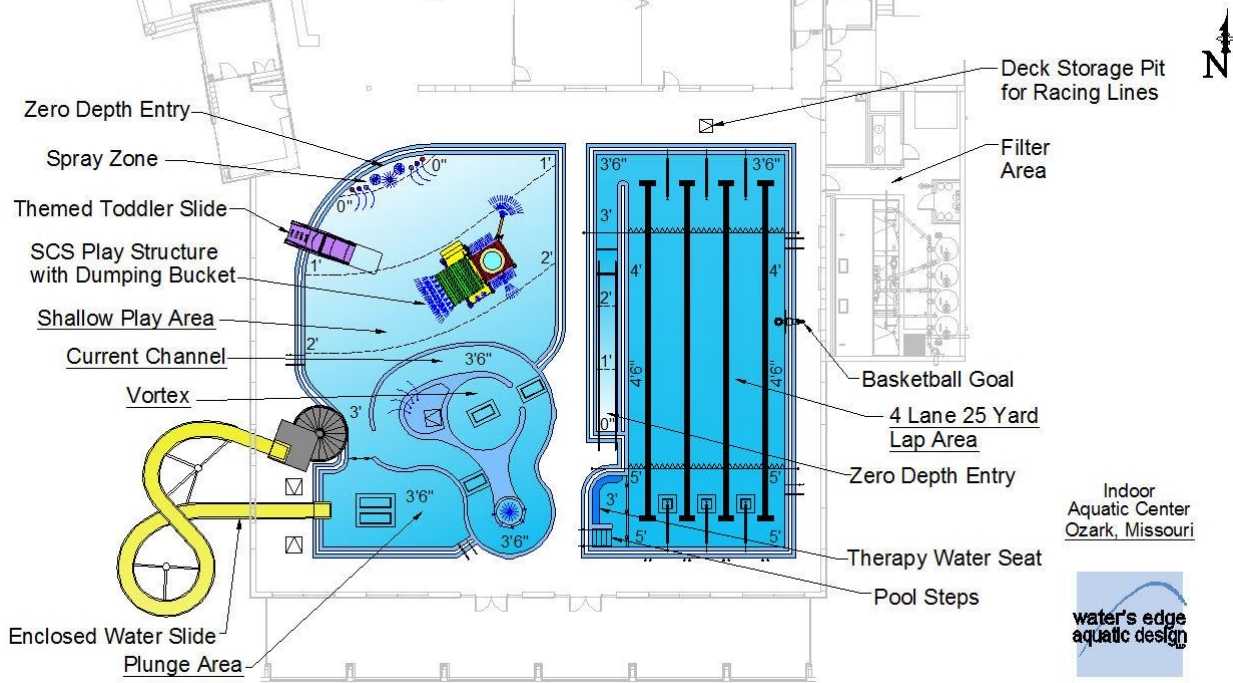




The View  
Indoor  
Aquatic Center  
Grandview, Missouri



Shallow Play Area	1,817	S.F.
Current Channel - Vortex Area	738	S.F.
Plunge Area	398	S.F.
Lap Pool	2,562	S.F.
Total Water Surface Area	5,515	S.F.
Current Channel Length	106	L.F.
Concrete Deck Area	4,380	S.F.



Indoor  
Aquatic Center  
Ozark, Missouri

