

Borough of Manheim, PA

Community Pool Study
September 13, 2022

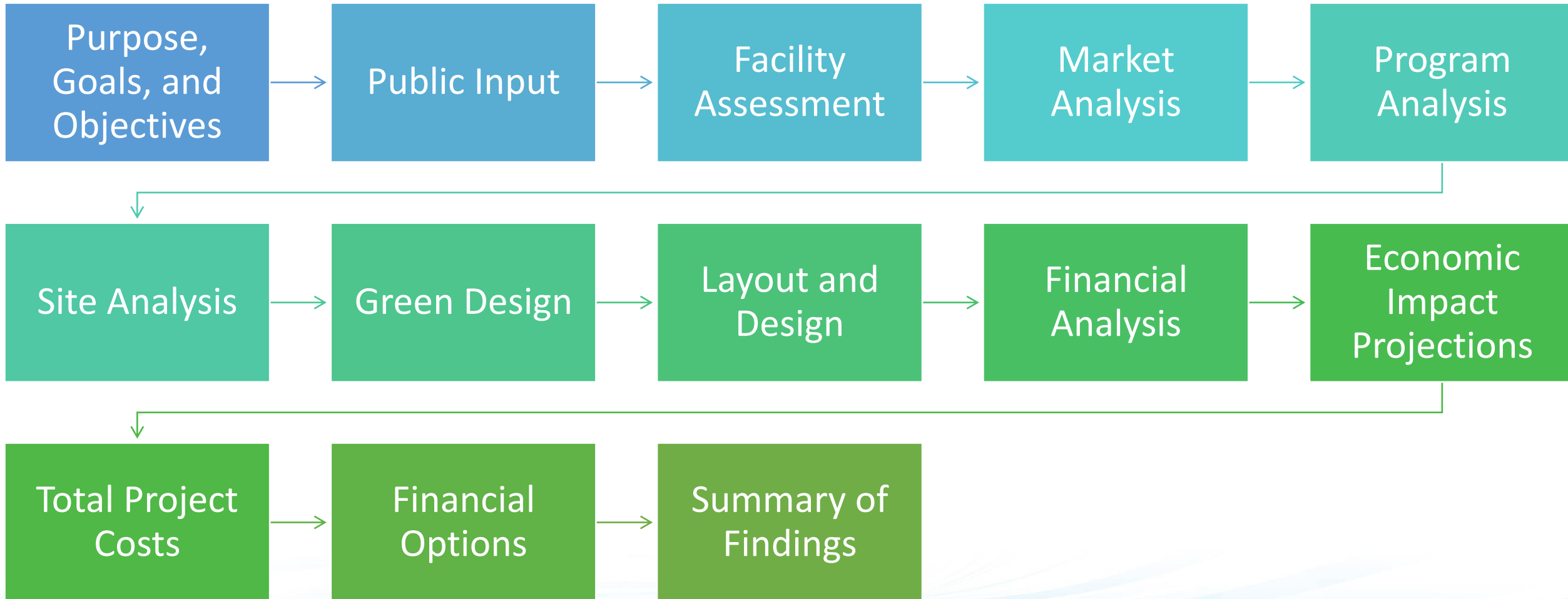


Project Overview

9/13/2022



Scope of Work



Manheim Community Swimming Pool

9/13/2022



Overview

- Opened on July 4, 1958 (25-meter lap pool was added in 1979)
- Sits on approximately 2.5 acres
 - 8,000 SF main pool that has depths ranging from 2 ½ to 13 feet;
 - 4,300 square foot lap pool with a depth range of 3 feet to 9 feet;
 - 1,600 square foot children's pool that has a constant depth of 18 inches;
- Lap pool is open for the Manheim Community swim team during the summer season.
- Average of 200 memberships sold and \$90,000 in revenue
- Pool has seen declining attendance and usage over the past 20 years.



Overview

- **Main Swimming Pool**
 - Significant plaster cracking and delamination
 - Multiple plaster patches due to sharp edges on plaster delaminating during season
 - Cracks in pool surface lead to water loss
- **Children's Pool does not meet industry standards**
 - Lack of zero-depth entry, spray features
 - No UV treatment system, Non-standard turnover rate
 - Non-ADA compliance
 - Deteriorating physical condition
- **Lap Pool**
 - Plaster patches due to delamination
 - General maintenance required
 - Generally in good condition for a 44-year old swimming pool
- **Mechanical Systems**
 - All underground piping is original
 - Chemicals are stored in mechanical area – corrosion evident on building
 - New high-rate sand filters installed in 2002 (typical 20-year lifespan).
 - Renovation of all three mechanical systems imminent
- **Support Building**
 - Leaks in roof
 - Lack of family restrooms / Accessibility
 - Three separate pool mechanical areas



Children's Pool



Lap Pool



Support Building



Office Area



Main Pool Mechanical



Main Pool Surface



Summary

	Condition Assessment	Solution
Main Pool	Exceeded useful lifespan	Demolish / replace with new recreational pool
Lap Pool	Good condition based on age of pool	Mechanical renovation, new surface
Children's Pool	Exceeded useful lifespan	Replace with spraypad or alternate children's amenity
Support Building	Inefficiencies in design, leaking roof, needs updated changing facilities and restrooms	Full renovation / Replacement



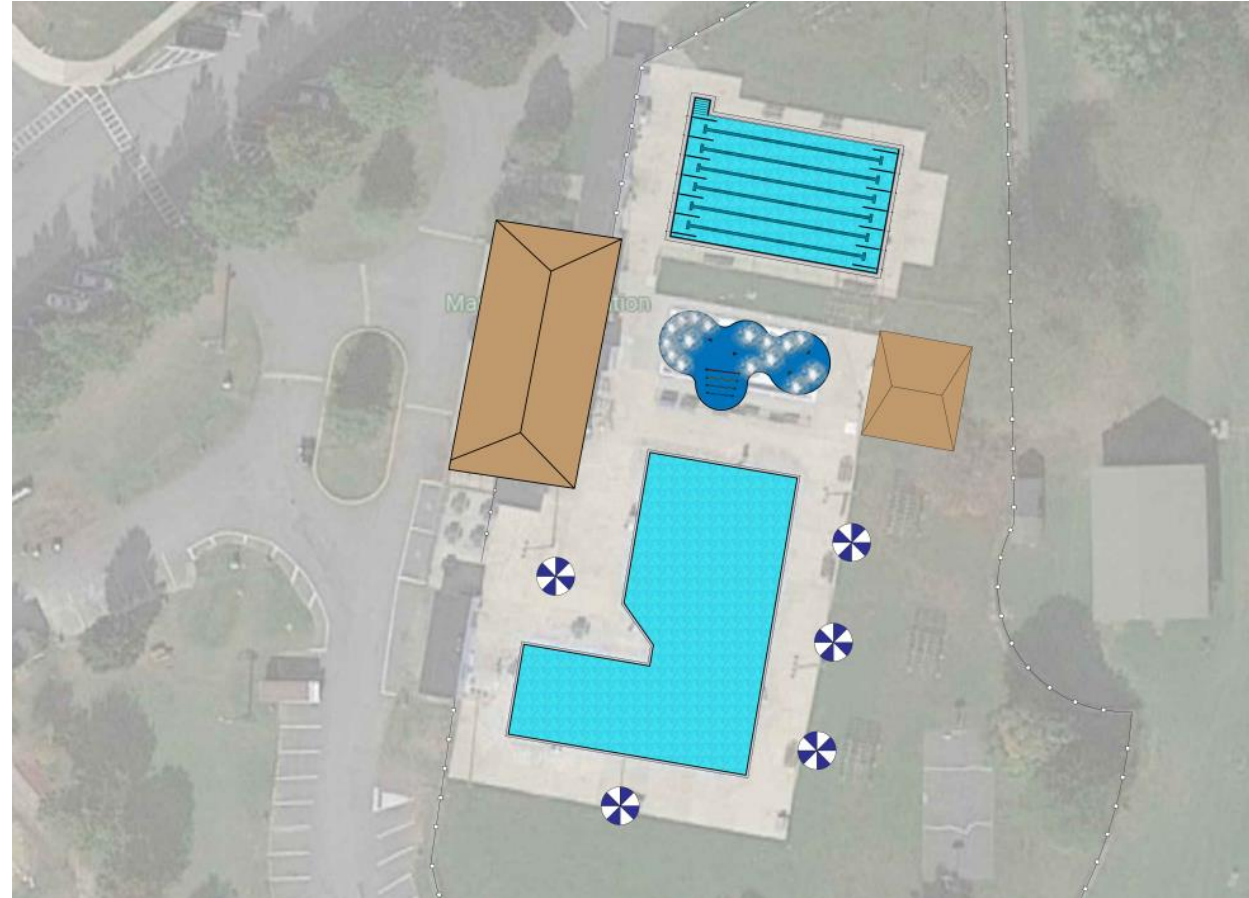
Existing Pool Repairs

- Critical work needed to open the swimming pools for 2023 Summer season
- **Main Pool**
 - New plaster pool surface
 - Hydroblast to remove existing pool surface
 - Hydroblast + new plaster
 - **Budget: \$259,000**
- **Lap Pool**
 - Open without major renovations
- **Children's Pool**
 - Current lack of ADA accessibility
 - Pour concrete ramp with compliant handrails to meet current ADA standards for pool accessibility
 - 1:12 slope from deck to 18-inch depth
 - **ROM budget: \$75,000**
- **Total: \$300,000 - \$334,000**



Existing Pool Renovation

- Expectation to provide lifespan of 10 to 15 years (barring any unforeseen critical failure)
- **Main Pool**
 - Materials, demo, concrete works, plumbing, mechanical, pool shell, basic deck equipment and start-up.
 - RenovAction panels @ 3'0" + 3'6" with Structural Ceramic gutter
 - Mechanical renovation
 - **ROM budget:** \$1,760,000 to \$1,970,000
- **Lap Pool**
 - New plaster pool surface
 - Mechanical renovation (pumps, filters, controllers)
 - **ROM budget:** \$450,000 to \$500,000
- **Children's Pool**
 - Convert to 1,800 square foot spraypad
 - Ground and vertical spray features
 - **ROM budget:** \$350,000 - \$450,000
- **Total: \$2.8M**



Community Input

9/13/2022



Community Input Meeting

- Pool provides quality of life and immeasurable benefits
- Creates social opportunities and summer employment
- Encourages outdoor activities
- Requests for dive-in movies, morning exercise classes and evening swims for working parents
- Subsidy is worth it to provide a community amenity like the swimming pool
- The pool is a huge asset to Manheim, but it's time for an upgrade
- Manheim summer swim team has had 140-150 swimmers in previous years, 66 in 2022
- Ensure pool memberships remain affordable to the community
- Swimming pool provides a positive impact on the mental health of children



Community Meeting #2

- Quality of life in Manheim is a big factor for homeownership and businesses
- Support for new pool options – Borough should no longer take a band-aid approach to the swimming pool
- Comments surrounding proposed fee structure – if taxes are increased to fund the swimming pool, then admission should be free to Borough residents
- Swimming pool is a community amenity that should continued to be offered
- New pool options should entail lots of shade and open water space for children to play
- YMCA expressed commitment to the Manheim community and possibility to explore a future partnership in regard to the operation of the swimming pool



Community Survey

- Over 700 responses
- 50% of respondents from Manheim (20% Rapho Township, 30% Penn Township)
- Close to 40% have children under the age of 18 in the household and 4 or more people per household
- Majority use pool for recreational purposes
- Over 50% visited the pool 8+ times
- Preferred aquatic amenities: fitness, children's areas, diving

one swim team money fitness nothing come fun rec membership especially add join
 close reopen back find youth two enjoy pay want project residents need place
 growing Penn Township people complex offers time think parents town way
 community needs really open work swimming well go activities
 summer local kids everyone Manheim move
 community place pool much need nice
 families Manheim needs important best use part
 children library years many Lititz included area available rec center
 always Please feel keep Lititz Rec N will funding see make boro great put thing
 renovated passes wonderful give something facility etc borough also S increase love Na
 support place kids program taxes



Community Survey

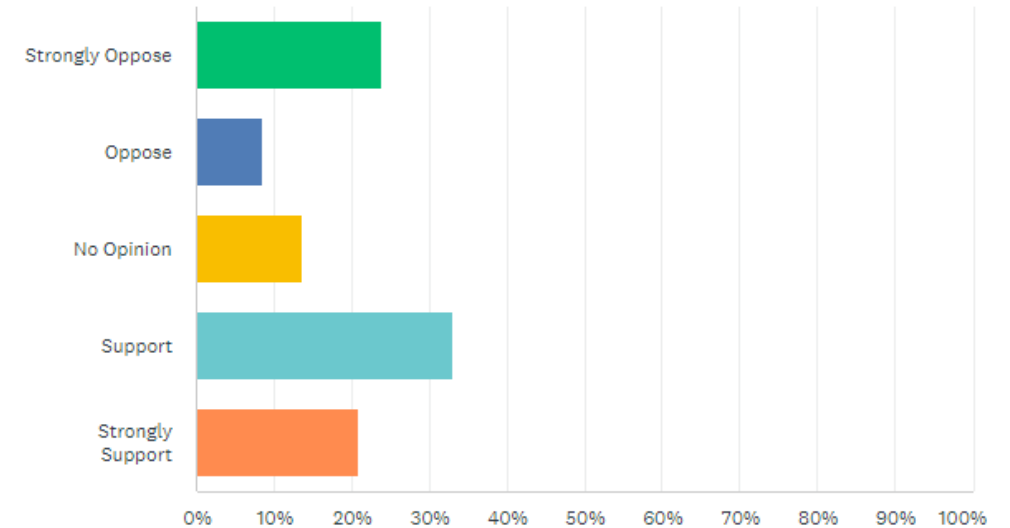
- **Open-ended comments**

- Support for continued operation of swimming pool citing community benefits, health/wellness, gathering place for families with young children
- Numerous comments in support of closing pool
- Explore community partnerships for continued operation

- **Funding questions**

- Survey (Manheim Residents)
 - 39% support for property tax increase
 - 55% support/strongly support for borrowing or loan to fund pool
- Quarter mill increase supported by 54% of respondents

A quarter of a mill tax increase in Manheim for a property assessed at \$250,000 would equate to \$63 in additional taxes. How strongly would you support an increase of this amount?



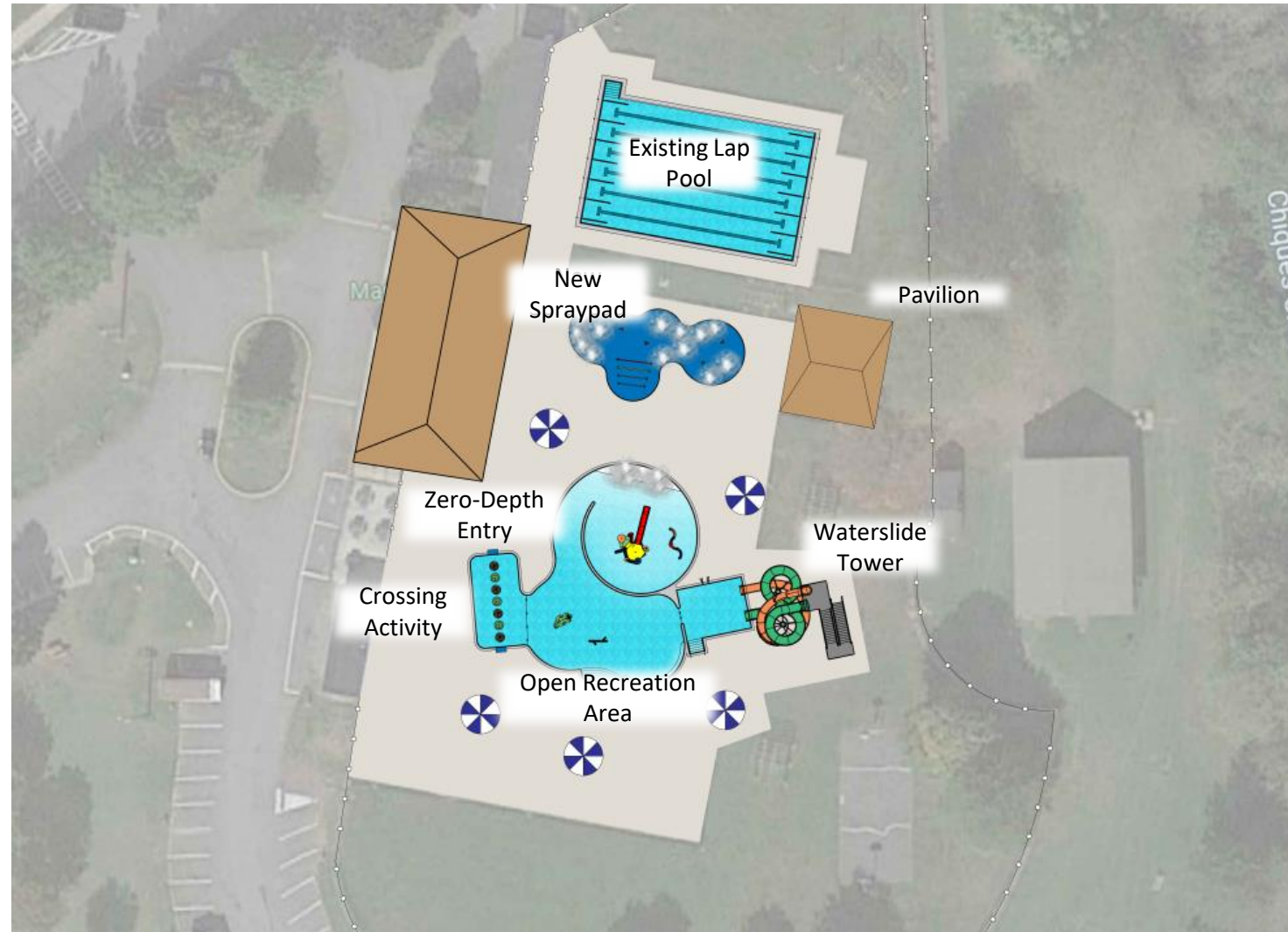
Concepts for Consideration

Aquatic Activities / Programs



Concept 1

- Reuse of existing lap pool
- Construction of a new 5,000 SF shallow water recreational pool
 - Zero-depth entry
 - Children's aquatic play feature
 - Floatable crossing activity
 - Dual waterslide tower
 - Open recreational area
- Addition of 1,600 SF spraypad in place of children's pool
- Addition of shade around perimeter of facility
- Construction of new support building



Chiques ore



City of San Jose

9/13/2022

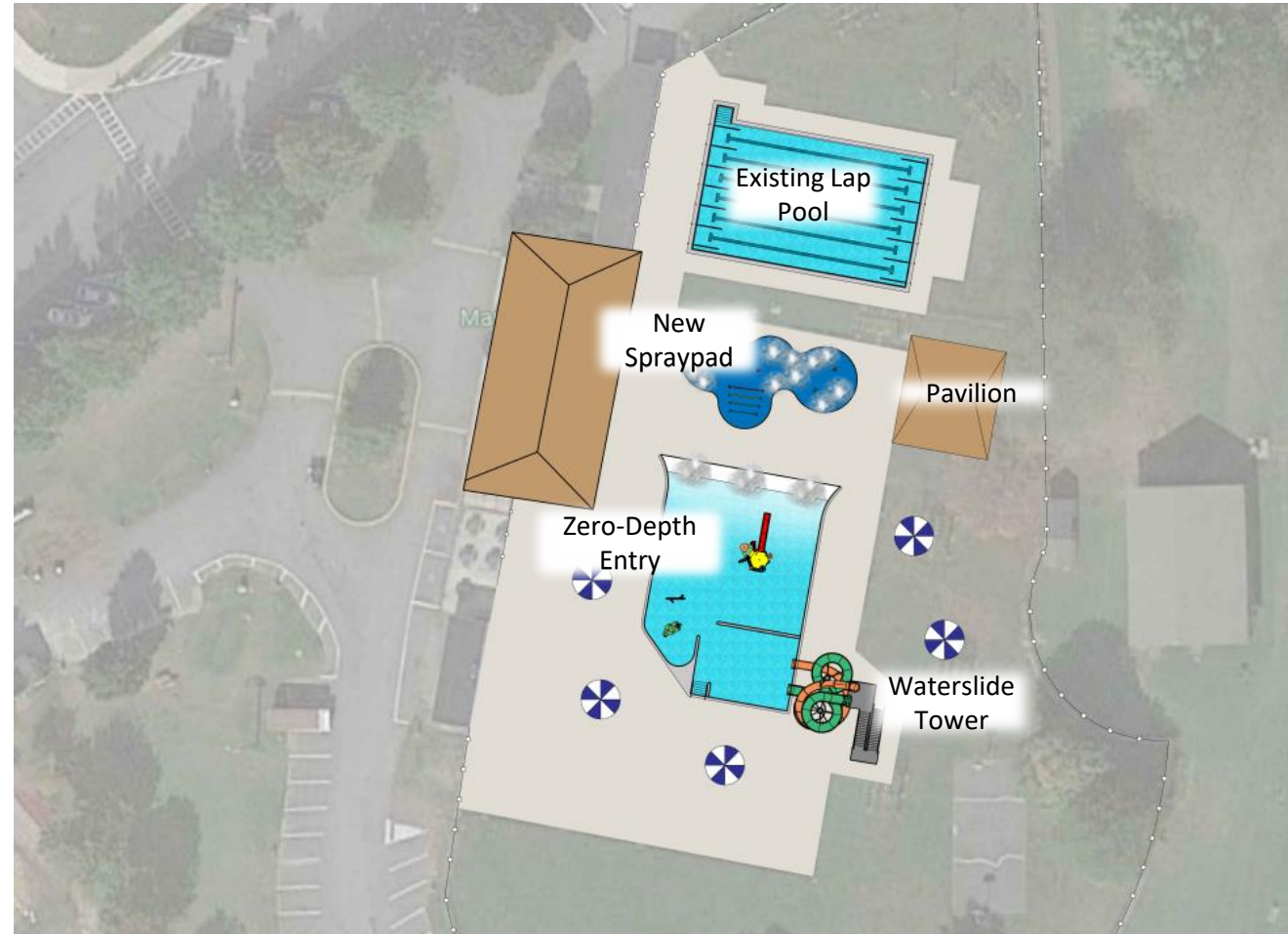
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Concept 2

- Reuse of existing lap pool
- Renovation / construction of new 5,000 SF recreational pool
 - Utilization of existing footprint of shallow area of main pool
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Concept 2

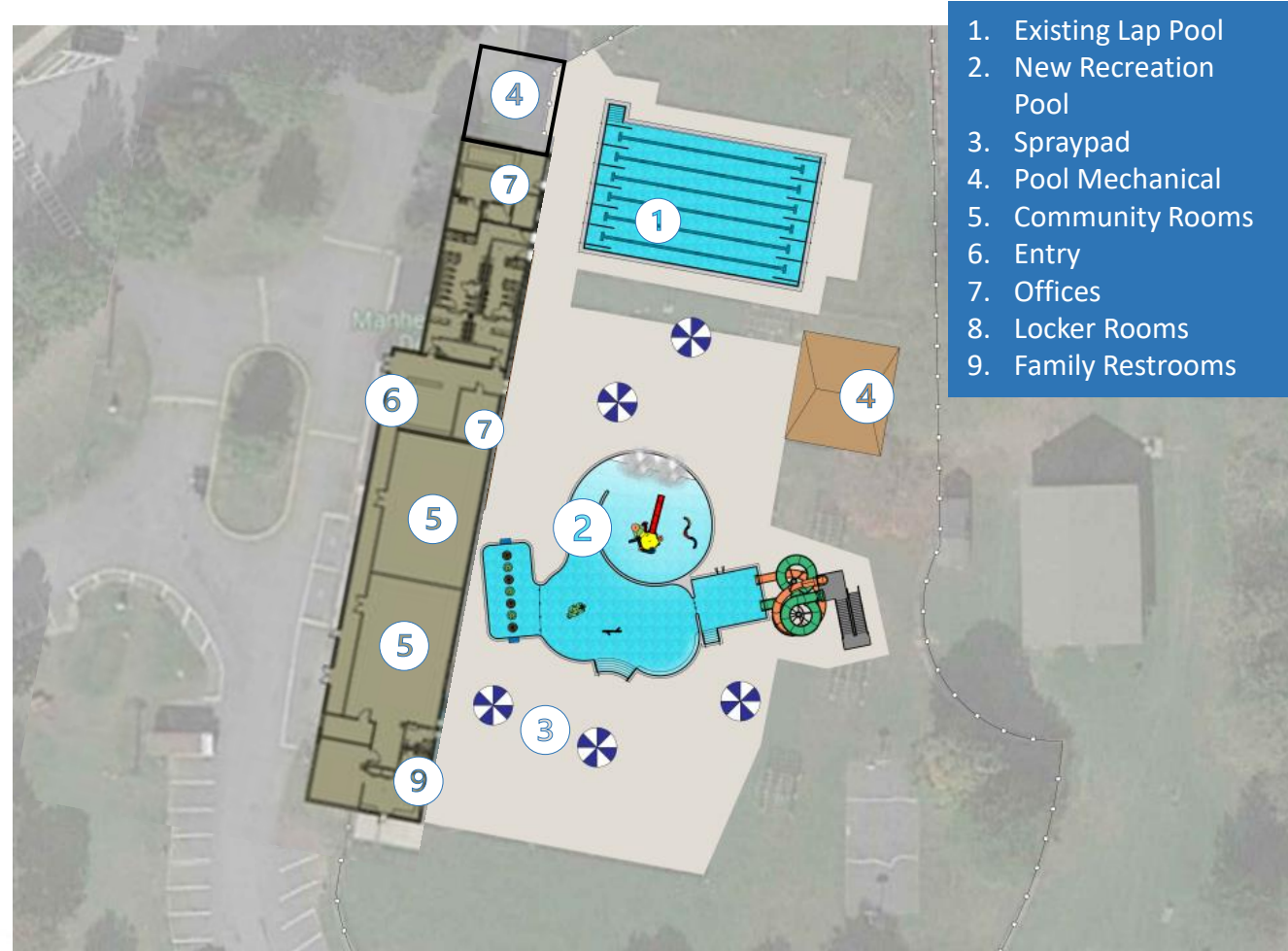
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Additional Considerations

Borough / YMCA Community Center

- 10,000 to 15,000 square foot facility
- Support spaces to serve the swimming pools
 - Locker rooms
 - Mechanical / storage
 - Offices
- Provide space for year-round programming
 - Group exercise
 - Senior exercise
 - After school and summer youth services
- Consideration to enclose the lap pool with an air-supported enclosure to allow for year-round use
- **Project Cost: \$11.8M**



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-
- **Project Cost:** **\$11.8M**
 - **Operational Cost:** **\$235,919 (Sept. – May)**



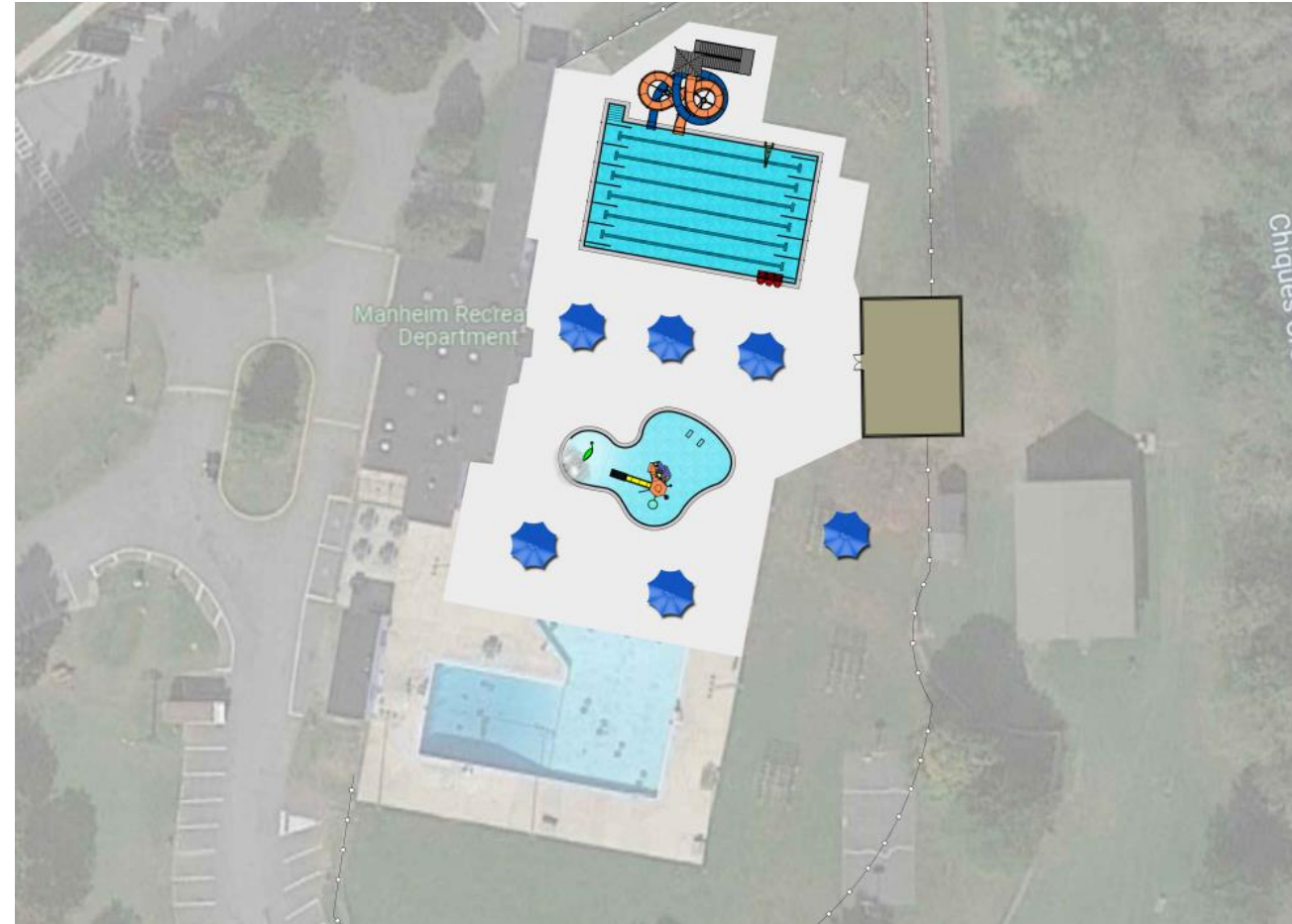
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Base Concept

- Reuse of existing lap pool – mechanical system renovation
 - Addition of waterslide tower
 - Climbing wall / zip line feature installed in deep end
- Construction of new 1,800 SF children's pool
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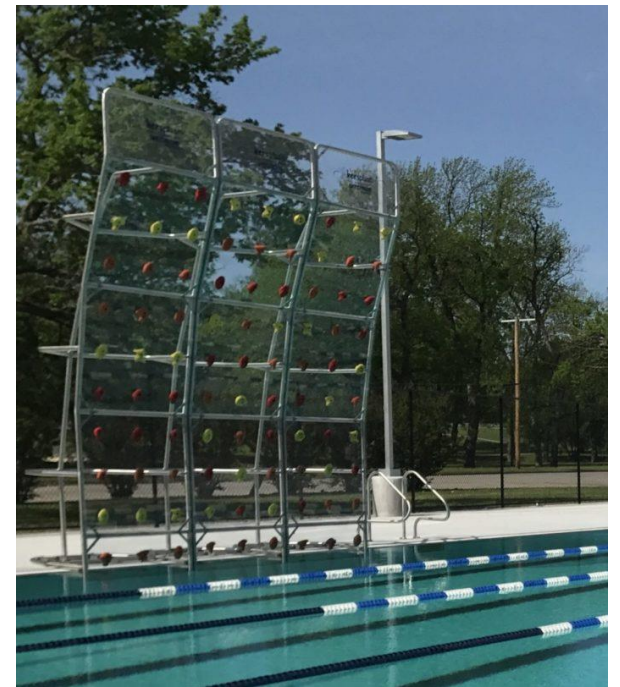
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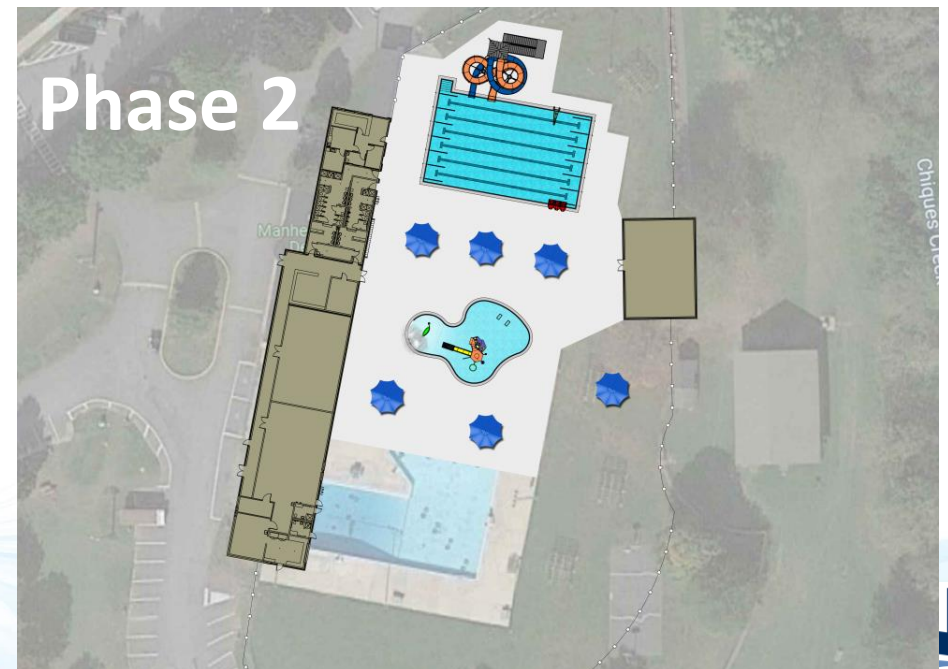
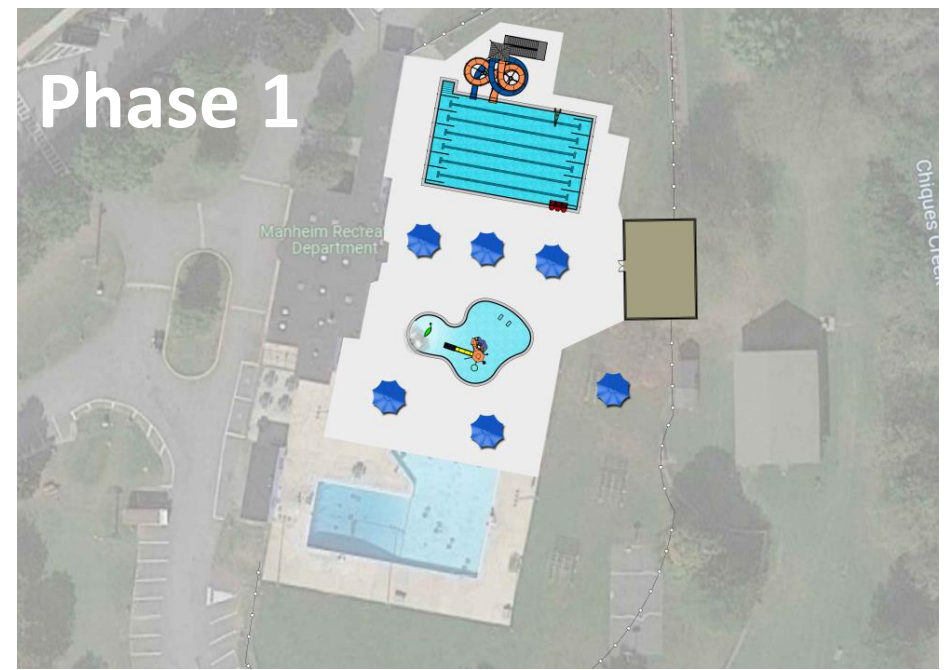
Project Phasing

- **Phase 1**

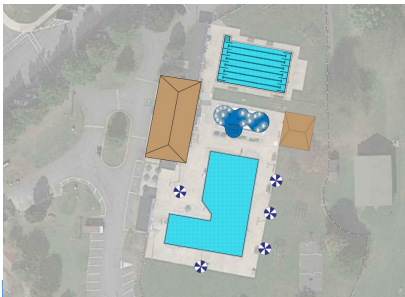
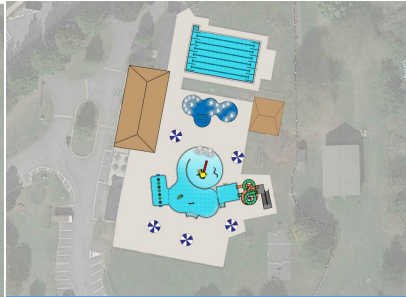
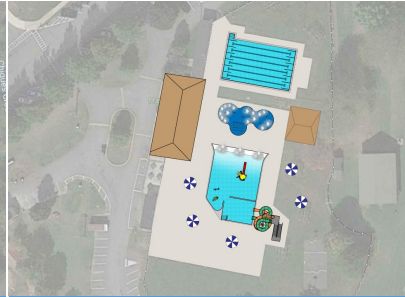
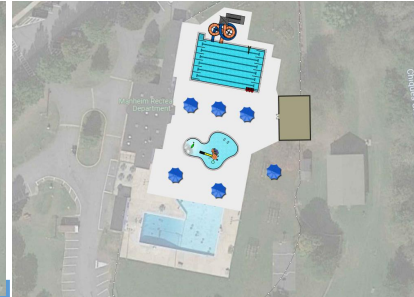
- Existing lap pool renovation
- Addition of waterslides, climbing wall, zip line feature
- Construction of new children's pool
- Use of existing support building
- Demolition of existing main pool

- **Phase 2**

- Demolition of existing support building
- Construction of YMCA / Community Center with swimming pool support spaces
- Possible enclosure of lap pool with seasonal air-supported structure




Summary

	 Renovation	 Concept 1	 Concept 2	 Base Concept
Existing Lap Pool	X	X	X	X
New Spraypad / Children's Pool	X	X	X	X
New Construction	Spraypad only	X	Spraypad / main pool renovation	X
Reuse of Main Pool	X			
New Bathhouse		X	X	
Capacity	465	388	404	158
Construction Cost	\$4.4M	\$5.7M	\$5.9M	\$2.3M
Project Cost	\$5.7M	\$7.4M	\$7.7M	\$3.0M



Summary

 CART <small>COMMUNITY AQUATIC RESEARCH TOOL</small>	Option 1 (Existing Lap Pool + New)	Option 2 (Existing Lap Pool + New)	Existing Pool (Renovation)	Base Concept
Construction Cost	\$5,718,424	\$5,909,282	\$4,433,221	\$2,294,890
Project Cost	\$7,397,354	\$7,644,247	\$5,734,815	\$3,000,000
Capacity	334	350	463	158
Site Size	4.31	4.50	5.60	2.50
Total Attendance	28,142	27,687	Same as Existing	15,904
Expense Budget	\$319,570	\$314,443	\$201,000	\$186,437
Revenue Projection	\$252,210	\$246,040	\$103,861	\$122,894
Profit / Loss	(\$67,360)	(\$68,403)	(\$97,139)	(\$63,542)
Cost Recovery	78.92%	78.25%	51.67%	65.92%



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Counsleman · Hunsaker
AQUATICS FOR LIFE