

# Executive Summary

The Pool Committee was formed to investigate:

- The current pool's condition
- Feasibility of fixing known pool issues to bring it up to code
- Cost and feasibility of constructing a new replacement pool

The Pool Committee was asked to present a detailed report and recommendations for refurbishing or replacement of the pool, for release to the Community at the 2022 Annual Meeting.

We asked multiple contractors to provide their expert opinion on the condition of the pool and the feasibility of refurbishment or replacement.

**Condition:** The pool is in mediocre condition and does not meet current safety and health codes. Most contractors suggested major changes to the plumbing system and structure of the pool. Necessary changes are: repainting or replastering; addition of ADA compliant safety features, replacement of the broken coping, addition of tile at the upper inner pool surface; plumbing updates to meet water filtration requirements. These changes alone would cost upwards of \$300,000 (\$168,612 for pool only, not including demolition, new hardscape, showers, or plumbing.).

We also got estimates for replacing the pool with a new pool that meets state requirements for depth, slope, and safety. Estimates range from \$475,000 to \$750,000 depending on pool features, pool type, and what equipment is included.

**Heating:** The new pool should be fitted with a heat pump to save money on heating. The pump house should be relocated to the south side of the current pool area.

**Hardscape:** We have a good bid on concrete demolition. A new hardscape should be installed using appropriate expansion joints and a nonslip surface.

**Pool:** Two options have been presented: gunite and fiberglass. Fiberglass is cheaper, easier to heat, more durable, and requires minimal maintenance. It is possible to insert a fiberglass pool into the current shell of the pool. However, a fiberglass pool would be smaller, and the wading area at the L would be eliminated. To compensate, a separate fiberglass spa (in-ground hot tub, usable only in summer) can be installed on the pool deck. A new fiberglass pool and spa would cost more than renovation, but less than a new concrete pool.

**Showers:** Changes to the shower area for ADA compliance can be done separately to save money, but must be completed before the pool can open. The Pool Committee did not solicit estimates for this work, given there is sufficient expertise in the Community to assess and perform this work.

**Schedule:** If we build a new pool, a single contractor can do all the work, except the showers. With fiberglass, the pool would open sometime next year. Cost including separate spa is \$475,000. Renovation is cheaper but we would have to manage multiple subcontractors. It is unclear whether the work could be completed this year.

**All bids, as well as the detailed report, are available on the SWCC web site.**