Lake Oswego Pool Considerations

LOSD School Board Meeting
December 16, 2019
Introduction

• Possibilities and responsibilities of a district pool discussed for several years

• Significant study and extensive conversations conducted

• Conceptual project schedule contemplated 2017 bond projects be concluded by end of 2021

• Therefore, design, site and funding decision needed by spring 2020

• Considering most equitable and responsible use of funding to ensure greatest opportunities for each and every student in our care
Design/Structure

• Designs considered:
  • Existing 25 yard (8 lane) pool
  • New 25 yard (10 lane) pool
  • New Stretch 25 yard (16 lane) pool
  • New 50 meter (22 lane) pool
  • Add warm water program pool
  • Sprung structure
  • Modular Myrtha pool
  • Outside pool
Sites

• Locations considered:
  • Lakeridge Middle School
  • Lake Oswego Municipal Golf Course
  • Lake Oswego High School (for a new pool)
  • Rassekh property
Partnership Potential

• Potential partnership considered:
  • City of Lake Oswego
  • City of West Linn
  • Establishing regional park district
Staff Considerations

• Repair Existing Pool Facility
  • Use LOSD $7M allocated in bond
  • Remains at Lake Oswego High School

• Build New Stretch 25 (12 lane) Yard Pool
  • LOSD $15M (bond and bond premium)
  • Need additional $7-10M in outside contributions
  • LOSD as sole operator
  • Built on Lakeridge Middle School site

• Build New Stretch 25 Yard (12 lane) Pool / Community Center (*)
  • Need $15M from LOSD and $15M from the City
  • Need MOU between LOSD and City of Lake Oswego
  • Warm water pool and recreation amenities
  • Built at Municipal Golf Course site

(*) Following slides expand on this consideration
LOSD Project Funding (LOSD & City)

$7M  Funded through LOSD Bond
$8M  LOSD Bond Premium
     $27M first available in premium
     $14.5M used to complete bond projects
     $4.5-5M needed to complete remaining bond projects
     Hallinan $2.5M-3M
     Westridge p2 $2M

$15M  Possible LOP&R Partnership Funds

$30M  Total Budget Target
## Stretch 25-Yard Pool (12-Cross Lanes)

<table>
<thead>
<tr>
<th>User Group</th>
<th>Hrs/Day</th>
<th># Lanes</th>
<th>Days/WK</th>
<th>Weeks</th>
<th>Total Ln Hrs/Yr</th>
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<tbody>
<tr>
<td><strong>Tier 1</strong></td>
<td></td>
<td></td>
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<tr>
<td>Lake Oswego HS Swimming</td>
<td>2</td>
<td>8</td>
<td>5</td>
<td>14</td>
<td>1,120</td>
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<tr>
<td>Lake Ridge HS Swimming</td>
<td>2</td>
<td>8</td>
<td>5</td>
<td>14</td>
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<tr>
<td>Lake Oswego HS Water Polo</td>
<td>2</td>
<td>8</td>
<td>5</td>
<td>14</td>
<td>1,120</td>
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<tr>
<td>Lake Ridge HS Water Polo</td>
<td>2</td>
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<td>5</td>
<td>14</td>
<td>1,120</td>
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<td>Total</td>
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<td>4,480</td>
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<tr>
<td><strong>Tier 2</strong></td>
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<td>LOWPO M-F</td>
<td>3</td>
<td>8</td>
<td>5</td>
<td>52</td>
<td>6,240</td>
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<tr>
<td>Sun</td>
<td>4</td>
<td>8</td>
<td>1</td>
<td>52</td>
<td>1,664</td>
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<td>Total</td>
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<td>7,904</td>
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<td><strong>Tier 3</strong></td>
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<td>LOSC - Youth Swimming M-F</td>
<td>5</td>
<td>12</td>
<td>5</td>
<td>52</td>
<td>15,600</td>
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<tr>
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<td>4</td>
<td>12</td>
<td>1</td>
<td>52</td>
<td>2,496</td>
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<tr>
<td>LOSC - Masters</td>
<td>1</td>
<td>6</td>
<td>3</td>
<td>52</td>
<td>936</td>
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<tr>
<td>LOSC - Pre-Swim Team</td>
<td>2</td>
<td>6</td>
<td>3</td>
<td>10</td>
<td>360</td>
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<td>Total</td>
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<td>19,392</td>
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<td><strong>Tier 4</strong></td>
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<td>Swim for Fun - Swim Lessons</td>
<td>2</td>
<td>4</td>
<td>6</td>
<td>46</td>
<td>2,208</td>
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<td>Swim for Fun - Cascadia Swim Tm</td>
<td>2</td>
<td>8</td>
<td>7</td>
<td>52</td>
<td>5,824</td>
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<td>Other Private Lessons</td>
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<td>2</td>
<td>6</td>
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<td><strong>Tier 5</strong></td>
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<td>Lap Swimming</td>
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<td>6</td>
<td>7</td>
<td>52</td>
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<td><strong>Grand Total</strong></td>
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<td><strong>46,912</strong></td>
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</table>

Total Pool Time Demand: Tier 1-3 plus Cascadia Swim team in Tier 4 = 37,600 lane hours

Total Lane Hours Available for 12-lane pool 40,872 lane hours

Balance of Hours Left  +3,272 lane hours

Swim and private lessons and some lap swimming will occur in the warm water program pool
## Base Space Program w/ Capital & Operational Costs

<table>
<thead>
<tr>
<th>Description</th>
<th>Area (sf)</th>
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<tbody>
<tr>
<td>Building Support</td>
<td>6,000sf</td>
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<tr>
<td>Facility Administration</td>
<td>1,660sf</td>
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<tr>
<td>Aquatic Spaces</td>
<td>23,100sf</td>
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<tr>
<td>Stretch 25-Yard (12 lane)</td>
<td>13,300sf</td>
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<tr>
<td>Spectator Seating</td>
<td>1,800sf</td>
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<tr>
<td>Warm Water Pool</td>
<td>5,300sf</td>
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<tr>
<td>Activity Spaces</td>
<td>3,300sf</td>
</tr>
<tr>
<td>Small Group Exercise</td>
<td>1,300sf</td>
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<tr>
<td>Large Group Exercise</td>
<td>2,000sf</td>
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<tr>
<td>Total NSF</td>
<td>34,060sf</td>
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<tr>
<td>Total GSF</td>
<td>42,600sf</td>
</tr>
</tbody>
</table>

\[
42,600\text{gsf} \times 502/\text{sf} = 21.4\text{M}
\]

Indirect @ 30% $6.4M

Escalation @ 8% $2.2M

Total Project Cost $30.0M

Annual Subsidy $404K

8% escalation to construction start Q1 2021
### Add-On Dryland Program w/ Capital & Operational Costs

<table>
<thead>
<tr>
<th>Option</th>
<th>Area</th>
<th>Total Cost Calculation</th>
<th>Total Project Cost</th>
<th>Annual Subsidy</th>
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</thead>
<tbody>
<tr>
<td><strong>Option 1: Cardio Weight Area</strong></td>
<td>3,900gsf</td>
<td>46,500gsf x $500/sf = $23.2M</td>
<td>$32.6M</td>
<td>$378K</td>
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<td></td>
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<td>Indirect @ 30% $7.0M</td>
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<td></td>
<td></td>
<td>Escalation @ 8% $2.4M</td>
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</tr>
<tr>
<td><strong>Option 2: Classroom</strong></td>
<td>1,400gsf</td>
<td>47,900gsf x $498/sf = $23.9M</td>
<td>$33.6M</td>
<td>$404K</td>
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<td></td>
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<td>Indirect @ 30% $7.2M</td>
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<td></td>
<td></td>
<td>Escalation @ 8% $2.5M</td>
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<tr>
<td><strong>Option 3: One-Court Gym</strong></td>
<td>10,600gsf</td>
<td>58,500gsf x $492/sf = $28.8M</td>
<td>$40.4M</td>
<td>$392K</td>
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<tr>
<td></td>
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<td>Indirect @ 30% $8.6M</td>
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<td></td>
<td></td>
<td>Escalation @ 8% $3.0M</td>
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</tbody>
</table>

8% escalation to construction start Q1 2021
Add-On Community Program w/ Capital & Operational Costs

Option 4: Community Room  4,700gsf

New Construction

63,200gsf x $489/sf  = $31.0M
Indirect @ 30%  $9.3M
Escalation @ 8% $3.2M
Total Project Cost $43.5M
Annual Subsidy   $403K

Existing Club House

Total Project Cost  $40.4M
Annual Subsidy     $403K

Subsidy Golf Course Club House ($11K)
8% escalation to construction start Q1 2021
Golf Course Site – New Community Center

Pros
• Accommodates Drylands Facility
• Synergy w/ Club House Program
• Potential Shared Parking

Cons
• Separates Aquatics Facility
• Duplicate Spaces
• Increased Capital Costs (20%)
• Increased Annual Subsidy ($218K)
• Reduces Golf Course Size
Golf Course Site – New Aquatic / Community Center

Pros
• Accommodates Full Program
• Operationally Efficient
• Synergy w/ Club House Program
• Reduced Site Development Cost
• Potential Shared Parking

Cons
• Reduces Golf Course Size
Golf Course Site – Base Program & Add-Ons

Pros
• Accommodates Full Program
• Operationally Efficient
• Synergy w/ Club House Program
• Reduced Site Development Cost
• Potential Shared Parking

Cons
• Reduces Golf Course Size
Separate Facilities - 2 Sites

Pros
- Requires smaller site for each facility
- Minimizes traffic impact on each site
- Facilities can be developed separately on own schedule

Cons
- More expensive to build (program/parking redundancy) 20% increase
- More expensive to operate due to staffing redundancy 50-65% increase
- Expensive maintenance & upkeep
- Lower revenue with individual facilities
- Lower cost recovery rate
- Traveling between 2 separate facilities

Combined Facility - 1 Site

Pros
- Less expensive to build (one building, no redundancy)
- Less expensive to operate due to staffing efficiency
- Maintenance and upkeep is less
- Higher revenue w/ cross marketing aquatic/recreation users
- Higher cost recovery rate
- Colocation provides no need to travel to two facilities

Cons
- Requires larger site for the facility and parking
- Larger potential traffic impact on the site
- Infrastructure for the full building must be done at once

Potential LOSD / LO City Partnership
Staff Considerations

• Repair Existing Pool Facility
  • Use LOSD $7M allocated in bond
  • Remains at Lake Oswego High School

• Build New Stretch 25 (12 lane) Yard Pool
  • LOSD $15M (bond and bond premium)
  • Need additional $7-10M in outside contributions
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• Build New Stretch 25 Yard (12 lane) Pool / Community Center (*)
  • $15M from LOSD and potential $15M from the City
  • Need MOU between LOSD and City of Lake Oswego
  • Warm water pool and recreation amenities
  • Built at Municipal Golf Course site
Next Steps

• Feedback from LOSD School Board (12/16) and LO City Council (12/17)

• In January, invite testimony from major user groups, including:
  • Swimming
  • Water polo
  • Golf
  • Tennis
  • Pickleball
  • Outdoor and indoor youth and adult sports
  • Dance
  • Fitness

• Feedback from LO Parks & Rec Advisory Board

• Finalize program, design concept, capital and operational Costs

• Present recommendation to the LOSD School Board and LO City Council
Lakeridge Middle School Site – New Pool

Pros
• Accommodates Aquatic Facility

Cons
• Separates LOP&R Drylands Facility
• Increased Capital Cost (20%)
• Increased Annual Subsidy ($458K)
• Duplication of Support Spaces
• Parking Congestion
• Limited Vehicular Access
• Potential Ballfield Impact
• Safety Issues