

# North Tonawanda Memorial Pool Feasibility Study

Council Presentation

October 23, 2018

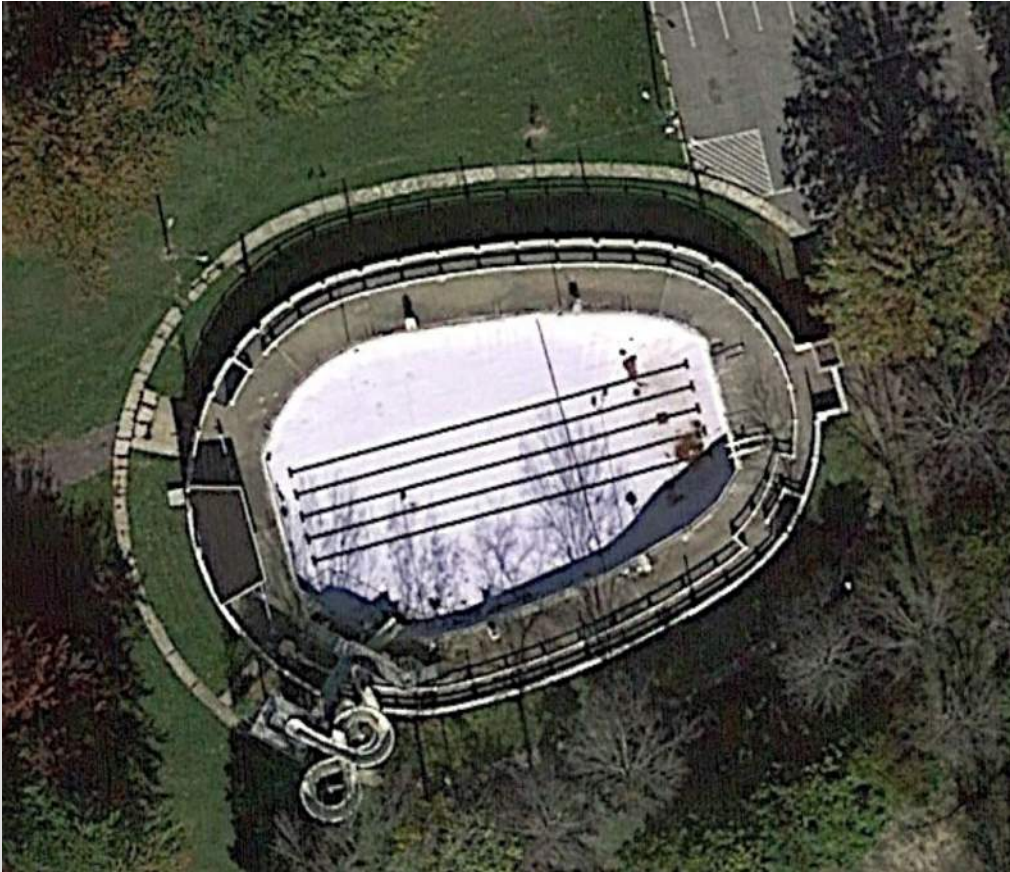
**PRELIMINARY  
PRESENTATION**



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# Memorial Pool

George Bintz Pool, built 1947



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BRANDSTETTER  
CARROLL INC  
ARCHITECTS · ENGINEERS · PLANNERS

# Memorial Pool

## Repairs

### Exterior

- Concrete / Brick
- Steel Lintels



# Memorial Pool Repairs

## Interior

- Brick repair
- Replace trench drains
- New flooring
- New lockers
- Paint



# Memorial Pool

## Repairs

### Pool

- Replace Concrete Pool Deck
- Replace Concrete Steps
- New Stainless Steel walls & gutter
- Replace perimeter guardrail
- New slide
- ADA lift

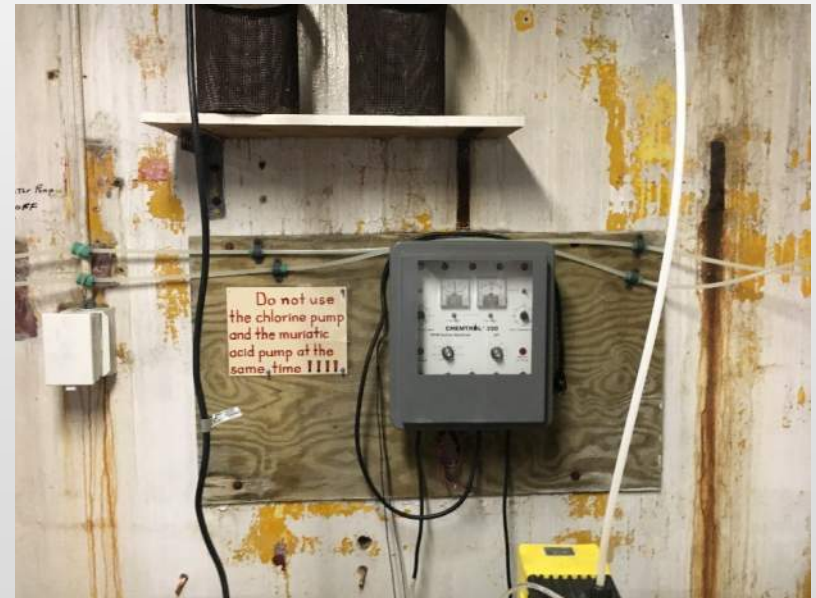
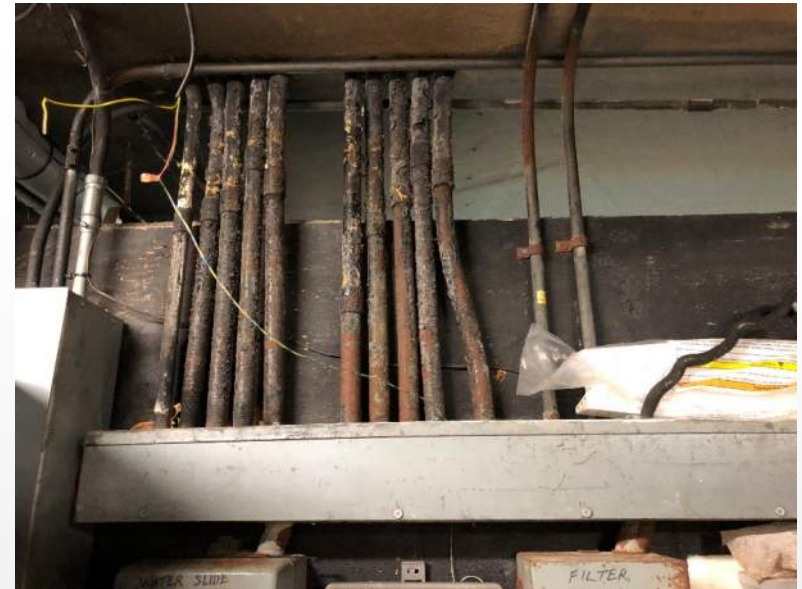


# Memorial Pool

## Repairs

### Utilities

- New chemical controller
- Replace all pool piping
- Upgrade plumbing
- Replace all electrical conduit
- Replace all lighting



# Memorial Pool

## Usage

Pool water surface: 7,955sf

- Capacity 158 persons in water
- 5 Lanes, 35 meters

Pool deck:

- Inner ring: 2,500sf: 166 persons
- Outer ring: 840sf: 56 persons

Raindrop Pool

- 3,600sf: 72 persons

Total occupancy

- Pool: 380 persons
- Raindrop: 72 persons
- Total: 452 persons

Current Attendance

- +/- 200 person/day
- Total 12,000 – 14,000/yr



# Memorial Pool Usage



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# Memorial Pool

## Demographics: Potential

### Design Attendance

North Tonawanda projected 2023 population	30,464	population
3% of population may attend per day	914	people per day
70 day summer season	63,980	people per season

**Adjusted Annual Design Attendance**                      **63,000**    **People per season**

#### Methodology 1:

National Recreation and Parks Association  
3% of population may attend per day

Adjusted Annual Attendance  
Peak Month (30% of annual)  
Average Weekly (25% of peak month)  
Peak Day in Peak Week (25% of peak week)  
Daily Peak Hour (60% of peak day)  
822 people Peak Hour

#### Methodology 2:

American Alliance of Health, Physical Education,  
Recreation, and Dance  
Daily peak hour: 1/3 of population times 11.2%

30,464 population x 33%  
x 11.2% Daily Peak Hour  
1,125 people Peak Hour

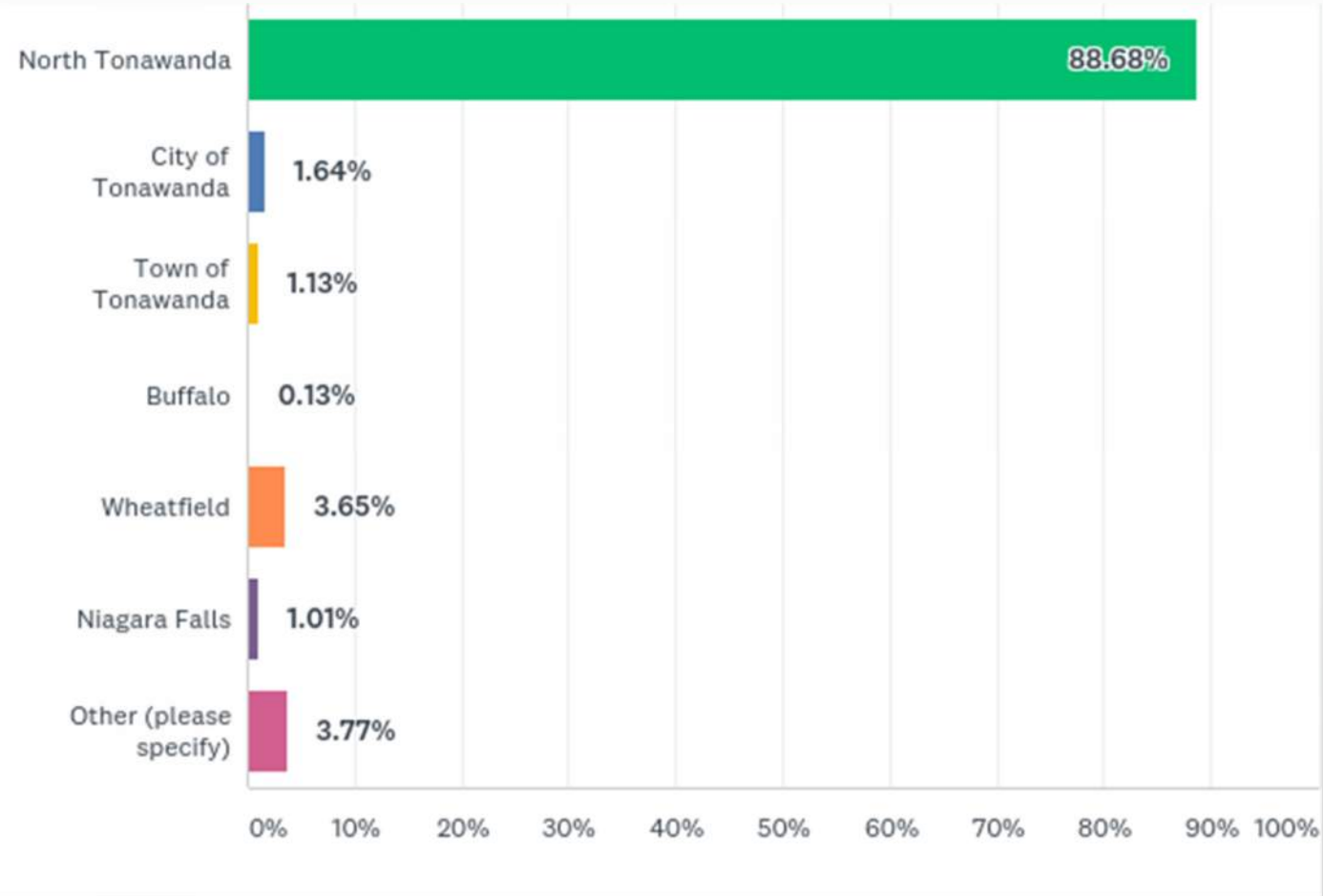


# Memorial Pool

## Public Input: Online Survey

### Q1: Where do you live?

Answered: 795 Skipped: 2

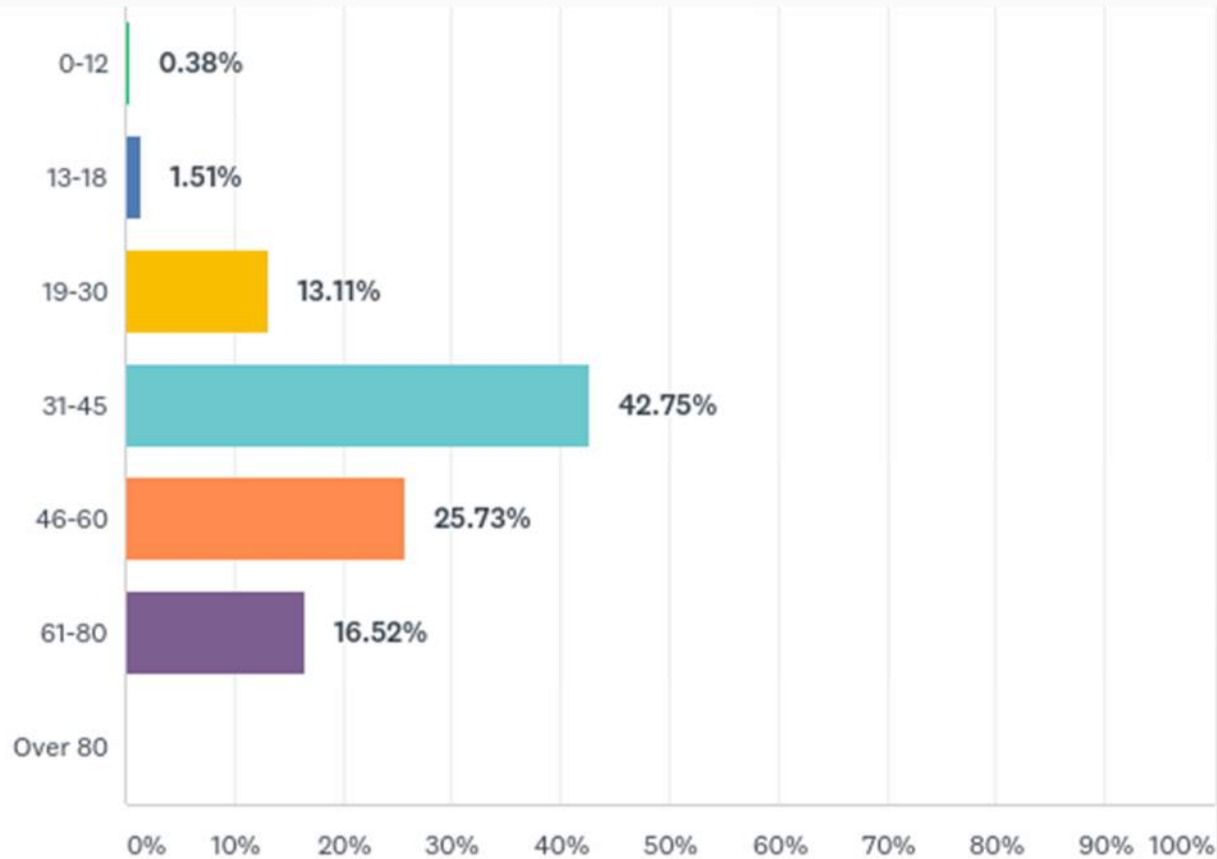


# Memorial Pool

## Public Input: Online Survey

### Q2: What is your age?

Answered: 793 Skipped: 4

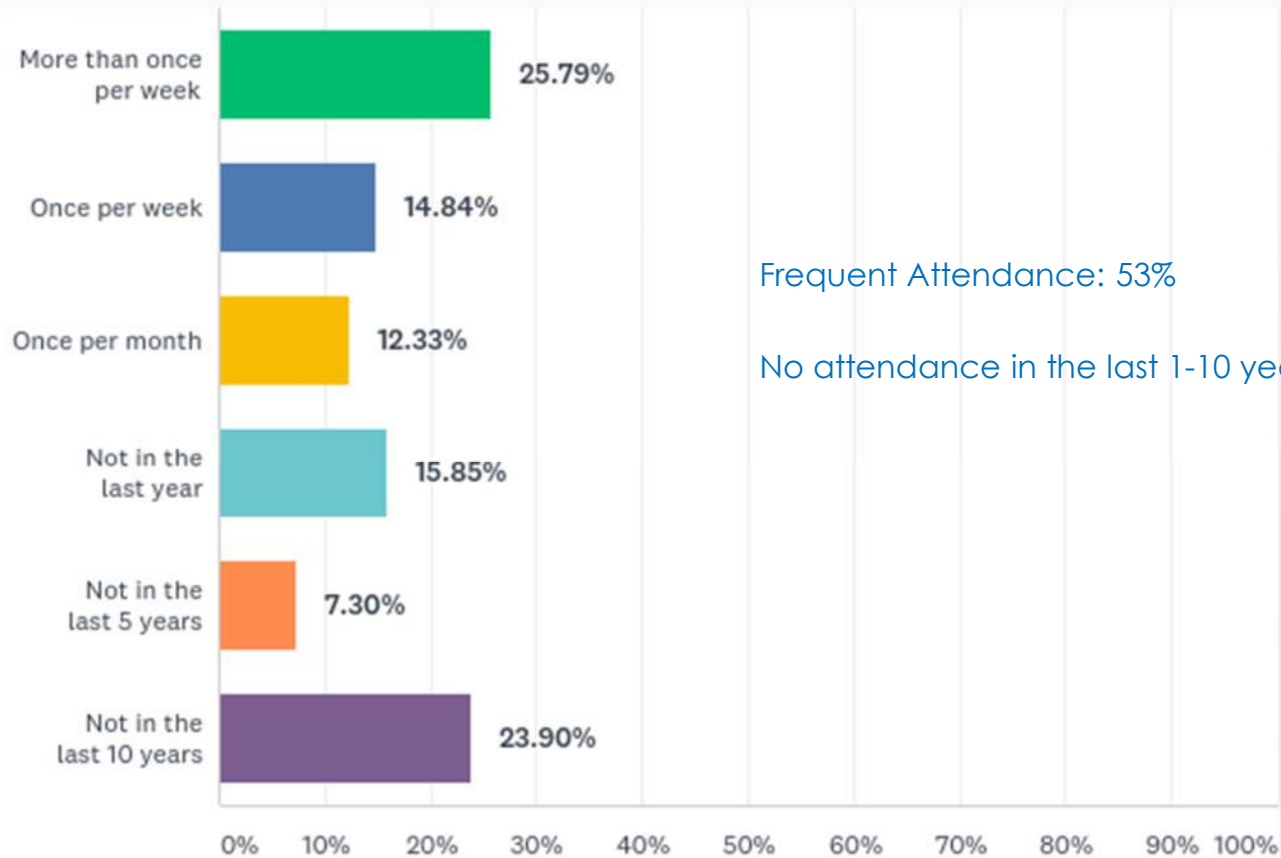


# Memorial Pool

## Public Input: Online Survey

### Q3: How often have you attended Memorial Pool?

Answered: 795 Skipped: 2



Frequent Attendance: 53%

No attendance in the last 1-10 years: 47%

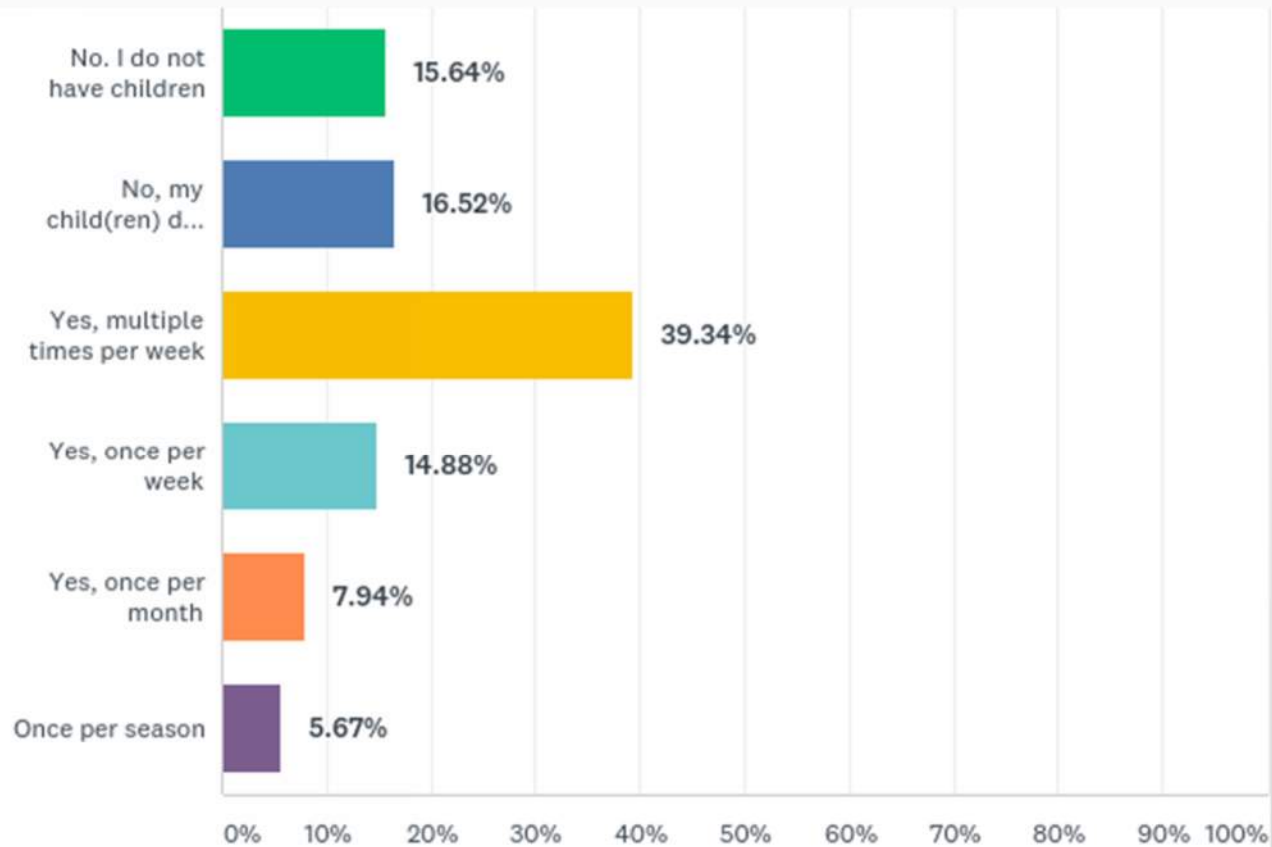


# Memorial Pool

## Public Input: Online Survey

### Q4: Do you have children who have attended Memorial Pool?

Answered: 793 Skipped: 4

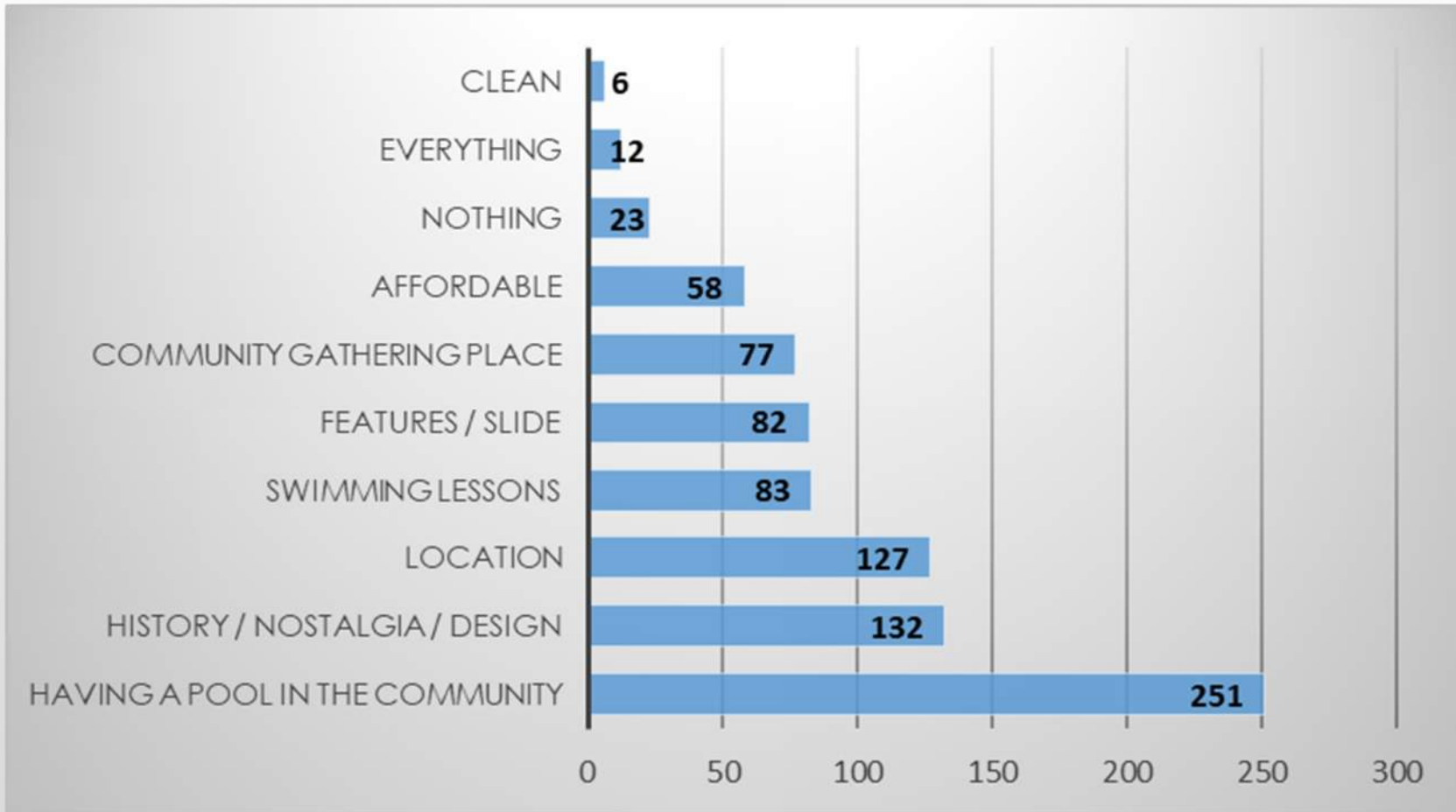


# Memorial Pool

Public Input: Online Survey

## Q5: What do you LIKE about Memorial Pool?

Answered: 734 Skipped: 63



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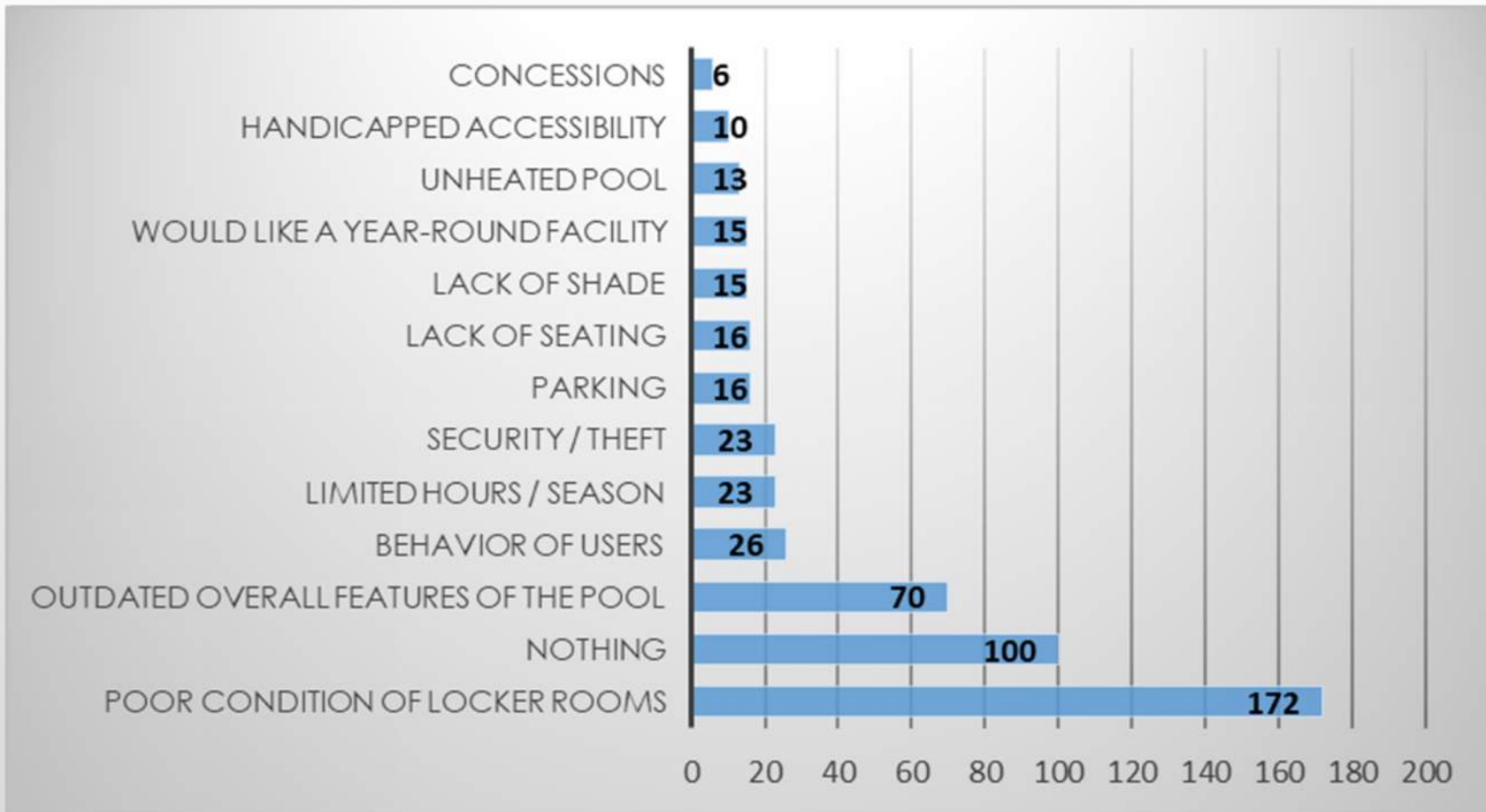


# Memorial Pool

## Public Input: Online Survey

### Q6: What to you NOT LIKE about Memorial Pool or what is missing?

Answered: 669 Skipped: 128



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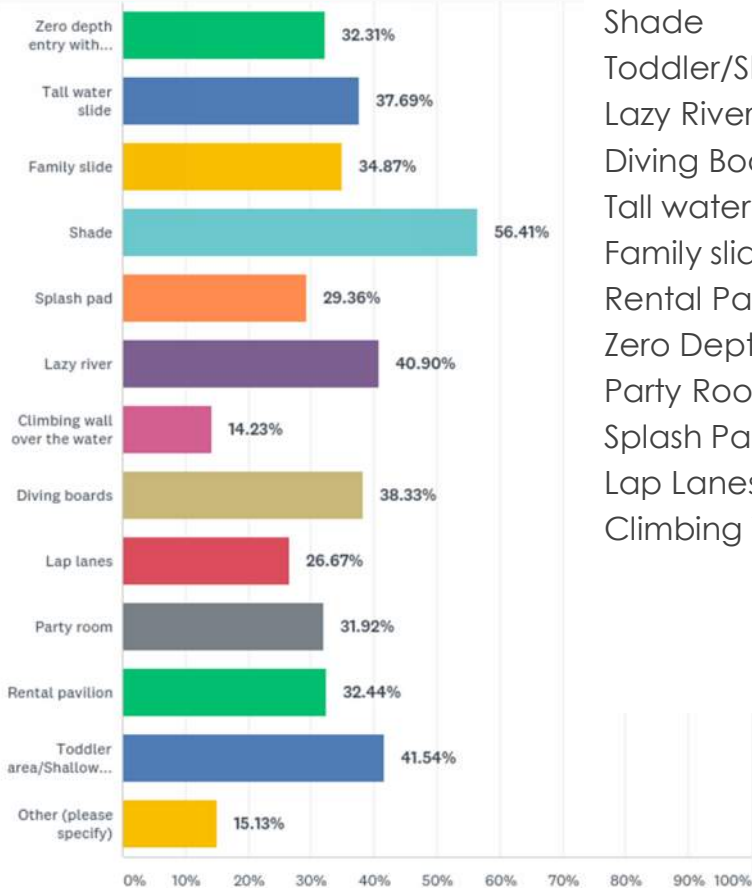


# Memorial Pool

## Public Input: Online Survey

### Q7: What elements would you like to see at the renovated pool?

Answered: 780 Skipped: 17



Shade	56.41%
Toddler/Shallow	41.54%
Lazy River	40.90%
Diving Boards	38.33%
Tall water slide	37.69%
Family slide	34.87%
Rental Pavilion	32.44%
Zero Depth Entry	32.31%
Party Room	31.92%
Splash Pad	29.36%
Lap Lanes	26.67%
Climbing Wall	14.23%

### VOTING WITH DOLLARS

- Lap Lanes
- Lazy River
- Diving Boards
- Zero Depth
- Shade
- Water Slide
- Rental Pavilion
- Toddler/Shallow
- Splash Pad
- Family Slide
- Climbing Wall
- Party Room



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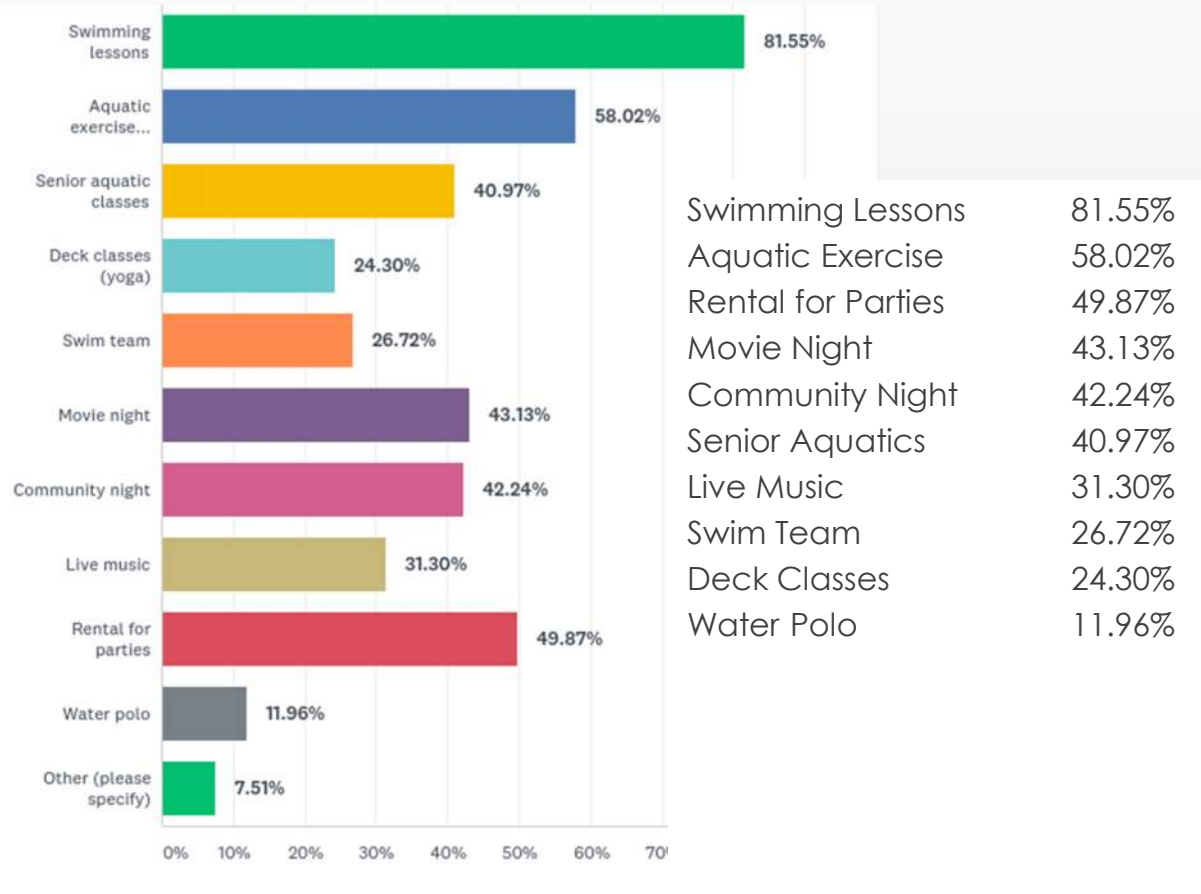
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# Memorial Pool

## Public Input: Online Survey

### Q8: What programs would you like to see at the pool?

Answered: 786 Skipped: 11



#### PUBLIC INPUT SESSIONS

- Swimming Lessons
- Movie Night
- Senior Aquatics
- Community Night
- Aquatic Exercise
- Live Music
- Rental for Parties
- Swim Team
- Deck Classes
- Water Polo



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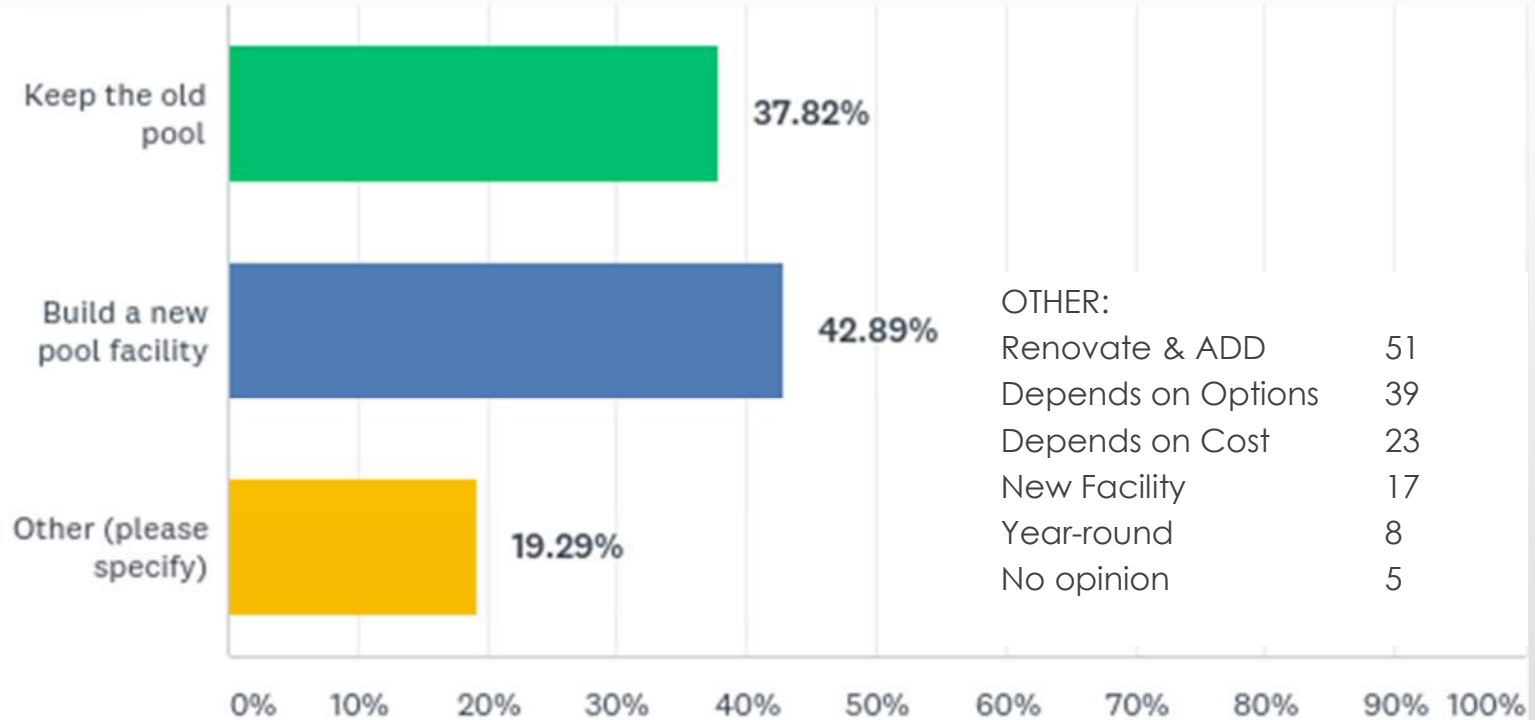


# Memorial Pool

## Public Input: Online Survey

### Q9: What is your preference for pool facilities?

Answered: 788 Skipped: 9



# Outdoor Family Aquatic Center



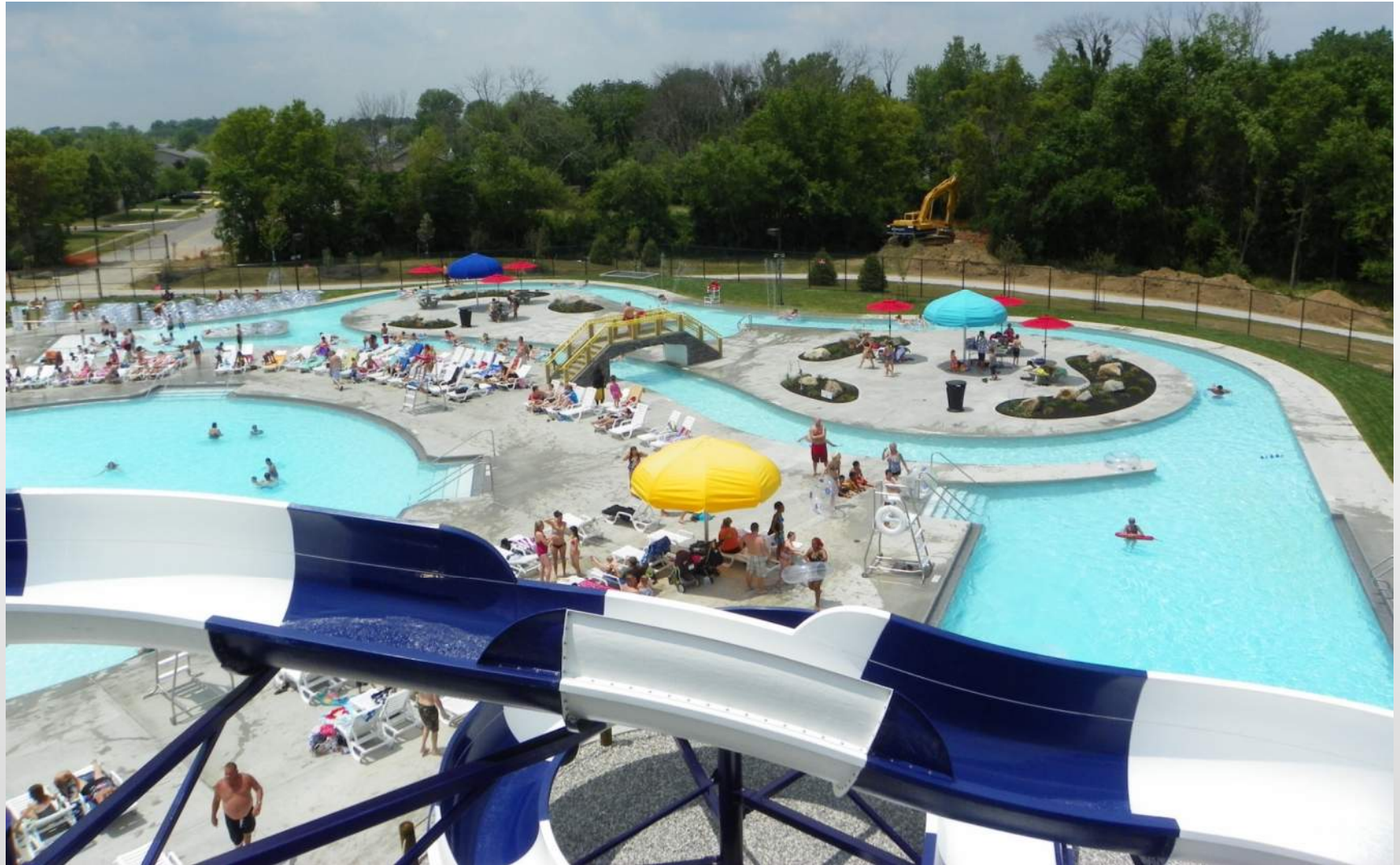
Aquatic Center at the Heights  
Huber Heights, Ohio



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# Outdoor Family Aquatic Center



Aquatic Center at the Heights  
Huber Heights, Ohio



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# Outdoor Family Aquatic Center



Lincoln Park Pool  
Marion, Ohio



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# Outdoor Family Aquatic Center



Lake Reba Aquatic Center  
Richmond, Kentucky

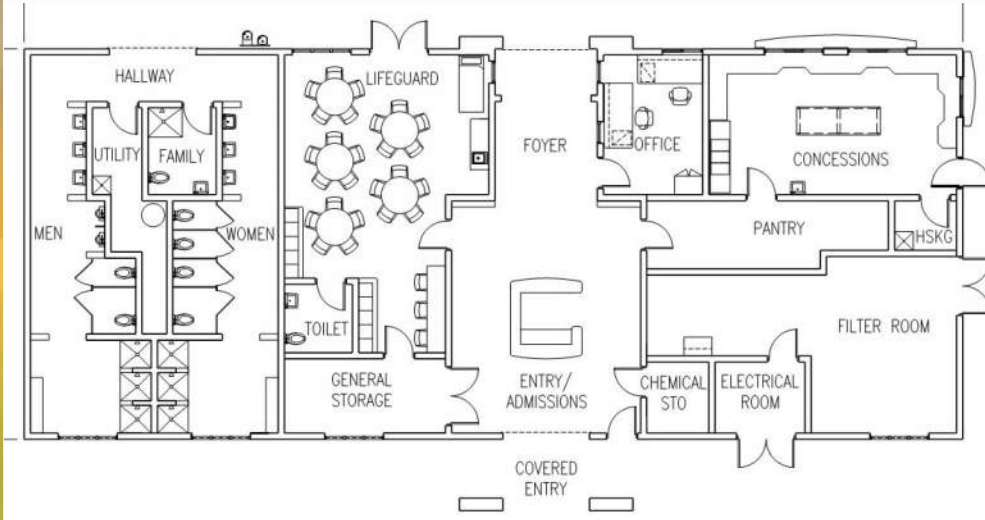


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# Outdoor Family Aquatic Center

## ■ Pool House



Bowling Green City Pool  
Bowling Green, Ohio



Lincoln park Family Aquatic Center  
Marion, Ohio



Avon Lake Aquatic Center  
Avon Lake, Ohio



Paradise Cove  
Richmond, Kentucky



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# Outdoor Family Aquatic Center

- Concessions



Bowling Green City Pool  
Bowling Green, Ohio



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# Outdoor Family Aquatic Center

- Zero-depth, shallow water, interactive features



Avon Lake Family Aquatic Center  
Avon Lake, Ohio



Juniper Hills Park Aquatic Center  
Frankfort, Kentucky



Plain City Family Aquatic Center  
Plain City, Ohio



Paradise Cove Aquatic Center  
Richmond, Kentucky



# Outdoor Family Aquatic Center

- Competitive and Lap Swim Area



Movable Bulkhead



Avon Lake Family Aquatic Center  
Avon Lake, Ohio



Bowling Green City Pool  
Bowling Green, Ohio



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# Outdoor Family Aquatic Center

- Slides



# Outdoor Family Aquatic Center

- Lazy River



Juniper Hills Park Aquatic Center  
Frankfort, Kentucky



Somersplash Water Park  
Somerset, Kentucky



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# Outdoor Family Aquatic Center

## ■ Sprayground



Blackburn Park Sprayground  
Paducah, Kentucky



Mentor Sprayground  
Mentor, Ohio



Centerville Activity Center Playground  
Centerville-Washington Park District



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# Outdoor Family Aquatic Center

## ■ Shade Structures



Juniper Hills Park Aquatic Center  
Frankfort, Kentucky



Bowling Green City Pool  
Bowling Green, Ohio



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# Outdoor Family Aquatic Center

- Unique Features



Juniper Hills Park Aquatic Center  
Frankfort, Kentucky



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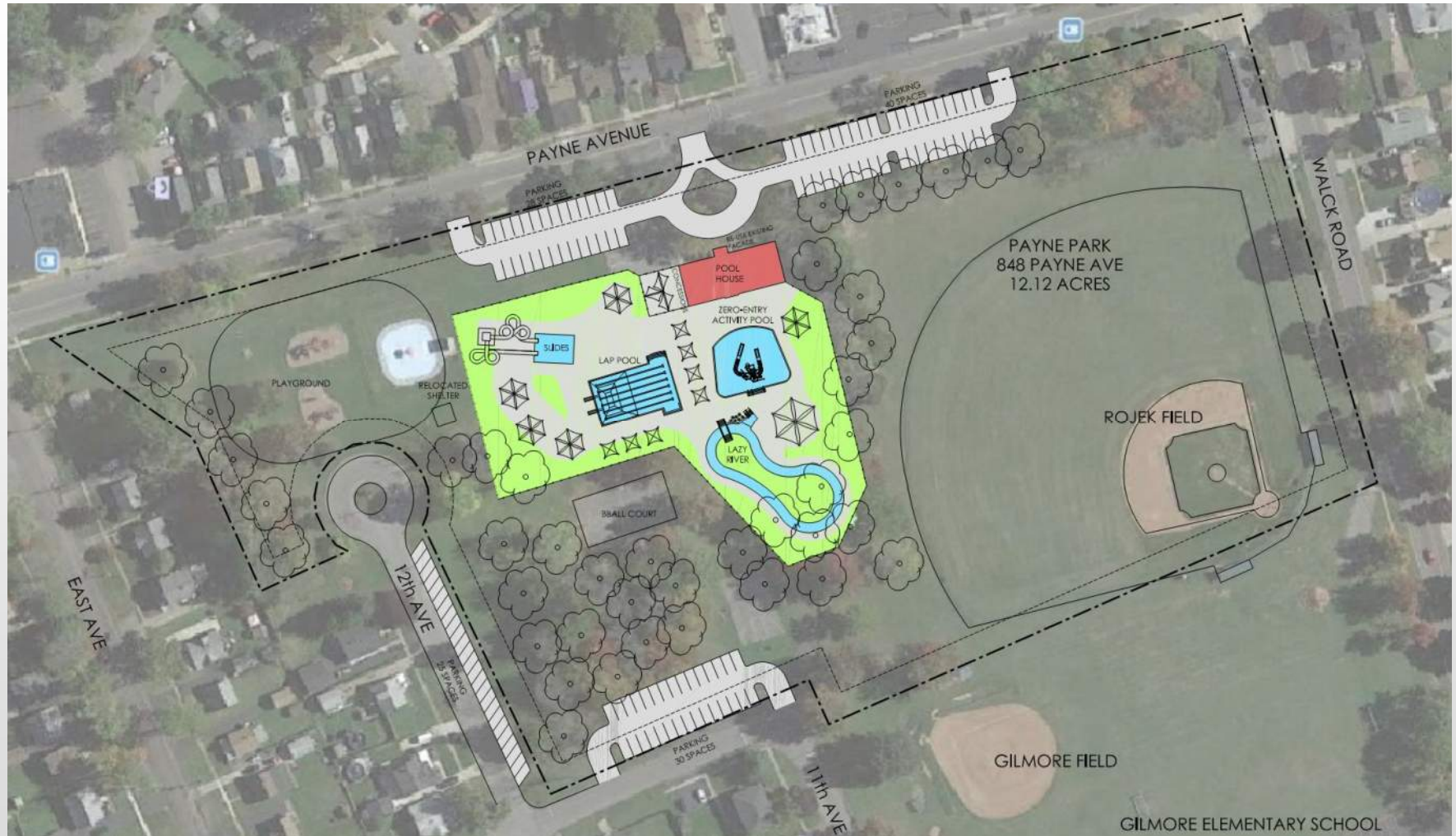
# Memorial Pool NEEDS ASSESSMENT

## Land Area Required

Pool surface area (15 sf/person)	13,700	sf
Deck & Grass Areas (3x water surface)	41,100	sf
Parking 228 spaces (400sf per space)	91,200	sf
Pool House and Filter Building	5,000	sf
	<b>151,000</b>	<b>sf</b>
	<b>3.5</b>	<b>acres</b>



# Memorial Pool DEVELOPMENT OPTION



Water surface area: 13,240sf  
 Deck & Grass area: 67,000sf  
 Parking: 103 spaces



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# Memorial Pool DEVELOPMENT OPTION



Water surface area: 13,240sf  
Deck & Grass area: 67,000sf  
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# Memorial Pool

## PROGRAM RECOMMENDATIONS

### Annual Operating Costs vs Annual Operating Income

#### Current Operations

2016 Operating Budget	
Expenses	\$96,155
Revenue	\$19,710
	<b>-\$76,445</b>
2017 Operating Budget	
Expenses	\$90,411
Revenue	\$15,440
	<b>-\$74,971</b>

Expense Recovery 17% - 20%

#### Proposed Operations

Annual Operating Costs:	\$247,000
Annual Operating Revenue:	\$252,000
(assume \$4.00 per person per visit admission + concessions)	

Break-even scenario



# Memorial Pool

## PROGRAM RECOMMENDATIONS

### Anticipated Capital Costs

Existing Pool Repairs: \$2,000,000 - \$2,500,000

Proposed Pool Development: \$6,000,000 - \$6,500,000

