Meeting of the Board of Commissioners

TUKWILA METROPOLITAN PARK DISTRICT

Verna Seal, *President of the Board*
Kathy Hougardy, *Clerk of the Board*

Board Members: ▸ **Joe Duffie** ▸ **Dennis Robertson** ▸ **Allan Ekberg** ▸ **De'Sean Quinn** ▸ **Kate Kruller**

Monday, June 18, 2012, 8:00 PM
Tukwila City Hall Council Chambers

Resolution #12

SPECIAL MEETING

1. CALL TO ORDER		
2. CITIZEN COMMENTS		
3. CONSENT AGENDA	a. Approval of minutes: 5/14/12 b. Approval of vouchers.	
4. BUSINESS ITEMS	a. A resolution changing the day/time for Metropolitan Park District Board meetings.	**Pg.1**
	b. Financing options for capital projects.	**Pg.5**
	c. Solar thermal energy presentation and discussion.	**Pg.7**
	d. Approve the Capital Projects List as outlined in the Informational Memorandum dated June 13, 2012 in the packet.	**Pg.43**
	e. Authorize the Board President to sign the funding authorization form and the energy services authorization amendment #1 with the State of Washington Department of Energy Services to implement the capital projects list in the amount of $78,438.00.	**Pg.61**
	f. Authorize the submittal of a grant application to the Department of Commerce 2012 Energy Efficiency Grants for Higher Education and Local Governments and committing the Metropolitan Park District to $1,250,000 in matching funds.	**Pg.73**
	g. Approval of the revised 2012 draft long-term agenda.	**Pg.81**
5. REPORTS	a. Commissioners	
	b. Staff: • Capital Improvement Program (CIP) status • Operational issues • Short-term agenda review	**Pg.85**
	c. Tukwila Pool Advisory Committee: • Agenda and minutes • Chairperson report	**Pg.93**
	d. Long-term agenda	**Pg.113**
	e. Next meeting is July 16, 2012.	
6. MISCELLANEOUS		
7. ADJOURNMENT		

Tukwila City Hall is wheelchair accessible.

Reasonable accommodations are available at public hearings with advance notice to the City Clerk's Office (206-433-1800 or tukclerk@tukwilawa.gov). This notice is available at www.tukwilawa.gov, and in alternate formats with advance notice for those with disabilities.

Tukwila Metropolitan Park District Board meetings are audio taped.

ITEM NO.
4.A.

INFORMATIONAL MEMORANDUM
Tukwila Metropolitan Park District (MPD)

TO: **Tukwila Pool MPD Board Members**

FROM: Christy O'Flaherty, City Clerk

DATE: June 13, 2012

SUBJECT: **A Resolution setting a new day of the month and time for MPD meetings**

ISSUE

Adoption of a resolution changing the day of the month and time of the MPD Board meetings to the third Monday of the month at 8:00 p.m. (directly following the Regular Meetings of the City Council)

DISCUSSION

At the May 14, 2012 MPD Board Meeting, the Board made the decision to change the day of the month of the meetings to the third Monday. A resolution is required to make this change. Additionally, it has been determined that the meetings will begin at 8:00 p.m.

FINANCIAL IMPACT

None.

RECOMMENDATION

Adoption of the Resolution at the June 18, 2012 MPD Meeting.

ATTACHMENTS

Resolution in final form

Tukwila Metropolitan Park District

Resolution No. _____

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE TUKWILA METROPOLITAN PARK DISTRICT AMENDING RESOLUTION NO. 1 §12 (PART) TO CHANGE THE MEETING DAY OF THE BOARD OF COMMISSIONERS.

WHEREAS, the Board of Commissioners of the Tukwila Metropolitan Park District adopted Resolution No. 1 on September 12, 2011, which provided for the organization of the District; and

WHEREAS, at the May 14, 2012 meeting of the Board of Commissioners the Board approved a motion to change the meeting day of the Park District Board, beginning with the June 2012 meeting, to a day less likely to interfere with other meetings scheduled on the second Monday of each month;

NOW, THEREFORE, THE BOARD OF COMMISSIONERS OF THE TUKWILA METROPOLITAN PARK DISTRICT HEREBY RESOLVES AS FOLLOWS:

Resolution No. 1 §12 (part), "Meetings," is hereby amended to read as follows:

All meetings shall be conducted in accordance with the Open Public Meetings Act, Chapter 42.30 RCW. The meetings of the Park District Board shall be held on the ~~second~~ third Monday of each month at ~~6:00~~ 8:00 PM at Tukwila City Hall, unless otherwise noticed. If at any time any meeting falls on a holiday, the Commission shall meet on the next business day at the same hour.

PASSED BY THE BOARD OF COMMISSIONERS OF THE TUKWILA METROPOLITAN PARK DISTRICT at a Special Meeting thereof this _____ day of _____, 2012.

ATTEST/AUTHENTICATED:

_____ _____

Kathy Hougardy, Clerk of the Board *Verna Seal, President, Board of Commissioners*

APPROVED AS TO FORM BY:

Filed with the Clerk:_____
Passed by the Commission:_____
Resolution Number:_____

_____

Lisa M. Marshall, Commission Attorney

W:\Word Processing-MPD\Resolutions\Change meeting day 6-8-12
CO:bjs

ITEM NO.
4.B.

INFORMATIONAL MEMORANDUM
Tukwila Metropolitan Park District

TO: **Tukwila Pool MPD Board President**

FROM: **Peggy McCarthy, Finance Director**

DATE: **June 13, 2012**

SUBJECT: **Tukwila Pool Metropolitan Park District Financing Options for Capital Projects**

ISSUE
Review the District financing options for potential Pool Capital Improvement Projects.

FINANCIAL IMPACT
None. Summary information.

BACKGROUND
A memorandum discussing financing options for the pool improvements was prepared and presented at the May 14th Metropolitan Park District Board of Commissioners meeting. The viable financing options presented in that memorandum are listed below. The details remain the same with the exception of the LOCAL financing program. The equipment improvements planned for the pool qualify for a *15 year* payback period. In the memorandum prepared for the May 14th meeting, the payback period for the LOCAL program was listed as *10 years*, which remains an option.

DISCUSSION
The viable financing options available to the Tukwila Pool MPD are listed below. Should issuance of bonds be determined to be the optimal financing vehicle, the MPD could take advantage of the City's bond rating by obtaining a pledge from the City to pay the bond debt service if the MPD has insufficient funds to do so. While this is not a guarantee that the rating agencies will view this as City credit, this is typically the way the rating on these types of obligations have occurred in the past.

Investment Vehicle	Investment Information	Interest Rate	Viable Option
Seattle Northwest Securities - Long-term General Obligation Bond (LTGO)	Issuing a bond for $1.35 million using the City bond rating of Aa3 would result in the annual debt payments ranging from $111,000 to $115,180 which is dependent on interest rates at time of issuance.	Current interest rates as of 4/25/2012: *15 years – 3.82% = $111,000 per year* Interest rates plus 50 basis points: *15 years – 4.32% = 115,180 per year*	YES

Local Option Capital Asset Loan program (LOCAL) – Washington State Treasurer	The program began in 1989 for state agencies but was expanded in 1998 to allow local governments to participate. Essentially the State Treasurer aggregates the financing needs of many local government agencies in order to reduce borrowing and issuance costs for all participants. There are two loan programs for financing; Real Estate and Equipment. The MPD would qualify for both types of financing due to the nature of the construction project. The LOCAL program approves loans twice a year in late March with first payment due June 1 and mid/late August with first payment due December 1. Loan applications are due January 10th for March funding and June 20th for August funding.	**Real Estate** - loans for construction projects can be financed for 20 years. The interest rate as of 3/29/12 was 3.98%, actual rates are determined by competitive bids on the date of sale. **Equipment** – loans for purchase of equipment can be financed for ~~10~~ 15 years. The interest rate as of 3/29/12 was 2.17%, actual rates are determined by competitive bids on the date of sale.	YES
Tax Exempt Lease Purchase (TELP)	A TELP is an installment purchase contract used to finance equipment and capital projects at a low interest rate. Interest rates depend on the strength of collateral, the borrower's credit worthiness, the duration of financing, and market conditions	Cost to finance will be determined after review of feasibility study.	Possibly
Department of Commerce grant program	The Department of Commerce (DOC) has a grant program (Verna, I talked about this at TPAC) established through the legislation this past session. The grant is limited to $500,000. The project cannot be under 'construction' when the grant is applied for or possibly awarded – final procedures have not been adopted yet. The criteria is set up perfectly for the project: 1) leverage of money 2:1 or 3:1 is best, 2) energy efficiencies, and 3) ready to construct in 2012.	Rick Still to complete review.	Possibly

RECOMMENDATION

For information only.

ITEM NO.
4.C.

INFORMATIONAL MEMORANDUM
Tukwila Metropolitan Park District

TO: **Tukwila Pool MPD Board President**

FROM: **Rick Still, Parks and Recreation Director**

DATE: **June 13, 2012**

SUBJECT: **Solar Energy Slideshow – presentation and discussion**

ISSUE
McKinstry will be presenting a brief slideshow on solar energy information.

FINANCIAL IMPACT
No financial impact at this time.

BACKGROUND
McKinstry has conducted additional research on solar options for the Tukwila Pool. The attached Power Point presentation is an overview of their findings as it relates to the Tukwila Pool.

DISCUSSION
The Tukwila Pool uses natural gas as the energy source for heating the building air, the pool water and the domestic water. The annual utility costs for gas is approximately $80,000 (Slide 2). From the Investment Grade Audit performed in February and March of this year, McKinstry has been able to calculate a breakdown of the $80,000 in natural gas that is being consumed: approximately $60,000 to heat the building air and approximately $20,000 for heating water (pool water $17,000 & domestic water $3,000). If Solar Thermal were able to replace natural gas use 100%, the savings would be approximately $20,000 per year or over a ten-year payback for construction cost of approximately $210,000 to $240,000, plus structural support costs. It is not possible to efficiently heat the building air with solar thermal due to the requirement of heating the boiler water to 180 degrees to heat the air (Slide 3). Solar can heat up to the needed 105 degrees for pool water and domestic water. However, solar thermal use will always need to be supplemented with the natural gas operated heat source due to the cost benefit ratio or "sweet spot". The sweet spot is determined by finding the most efficient use the space available on the roof for collector units, the cost for the purchase and installation of the collector units and the annual savings or payback years.

There are two systems described in the attached presentation, Evacuated Tube (Slide 4) and Flat Panel (Slide 5). A comparison of three different vendors' calculations for the size, weight, operational period, solar fraction total, construction cost, annual savings and simple payback are shown on Slide 6. The economic drivers or decisions points are presented (Slide 7 & 8) to describe the pros and cons of each system. The roof is not capable of supporting the solar thermal systems without a structural support system; this would be an additional cost, to distribute the weight load to the load bearing walls. The ongoing maintenance to clean the tubes/panels and roof quarterly and the additional maintenance cost for the additional pumps, heat exchangers and motors would be estimated at approximately $3,000 annually. Further research on manufacture

recommendations for maintenance and a discussion with other system owners would help solidify the maintenance costs. Benchmarks of other pools are shown on Slide 9.

From the three scenarios on Slide 5, the construction cost divided by the annual utility savings provides a payback range of approximately 28 years to 99 years. This does not meet the 15-year payback criteria for this project – nor does allow us to defer some current CIP projects so they could be constructed later with the savings from solar thermal efficiencies, therefore it is not being recommended for this capital program.

RECOMMENDATION

Staff recommends removing the solar thermal project from the items "being pursued" project list.

ATTACHMENTS

1. Solar Slideshow
   - Exhibit A Solar Industries
   - Exhibit B SCHUCO Energy
   - Exhibit C Apricus solar hot water
   - Exhibit D Solar Heating air vs. water

Tukwila Pool

Solar Thermal Information

Andrew Williamson | June 13, 2012

McKinstry
For The Life Of Your Building

Discussion Points

- Solar Options at the Tukwila Pool
- What are the major economic drivers?
  - Savings
  - Construction Costs
  - Structural Considerations
  - Ongoing Maintenance
- Benchmarks from the Industry
- How Tukwila Pool compares to these benchmarks

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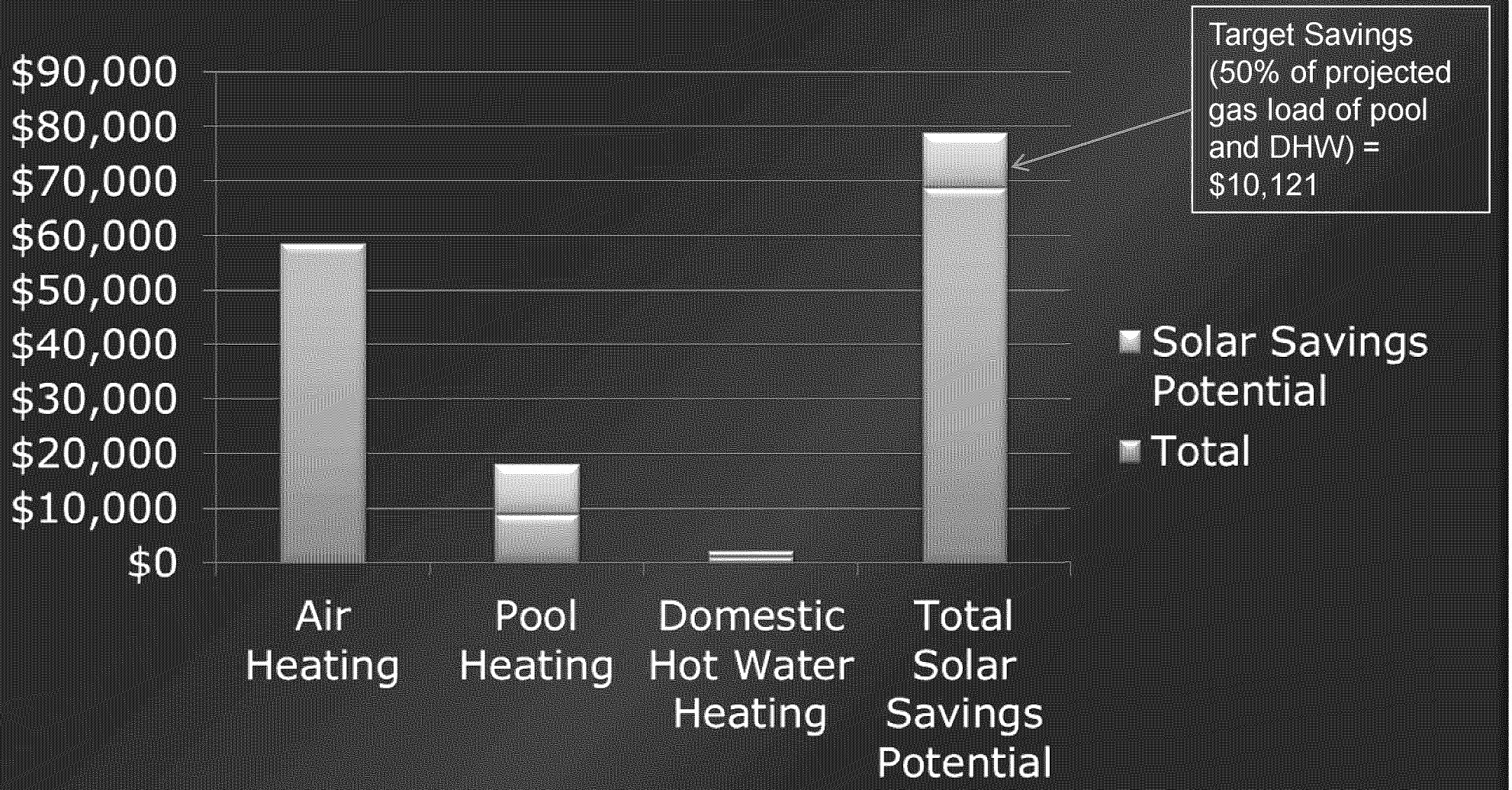
Natural Gas Use Comparison

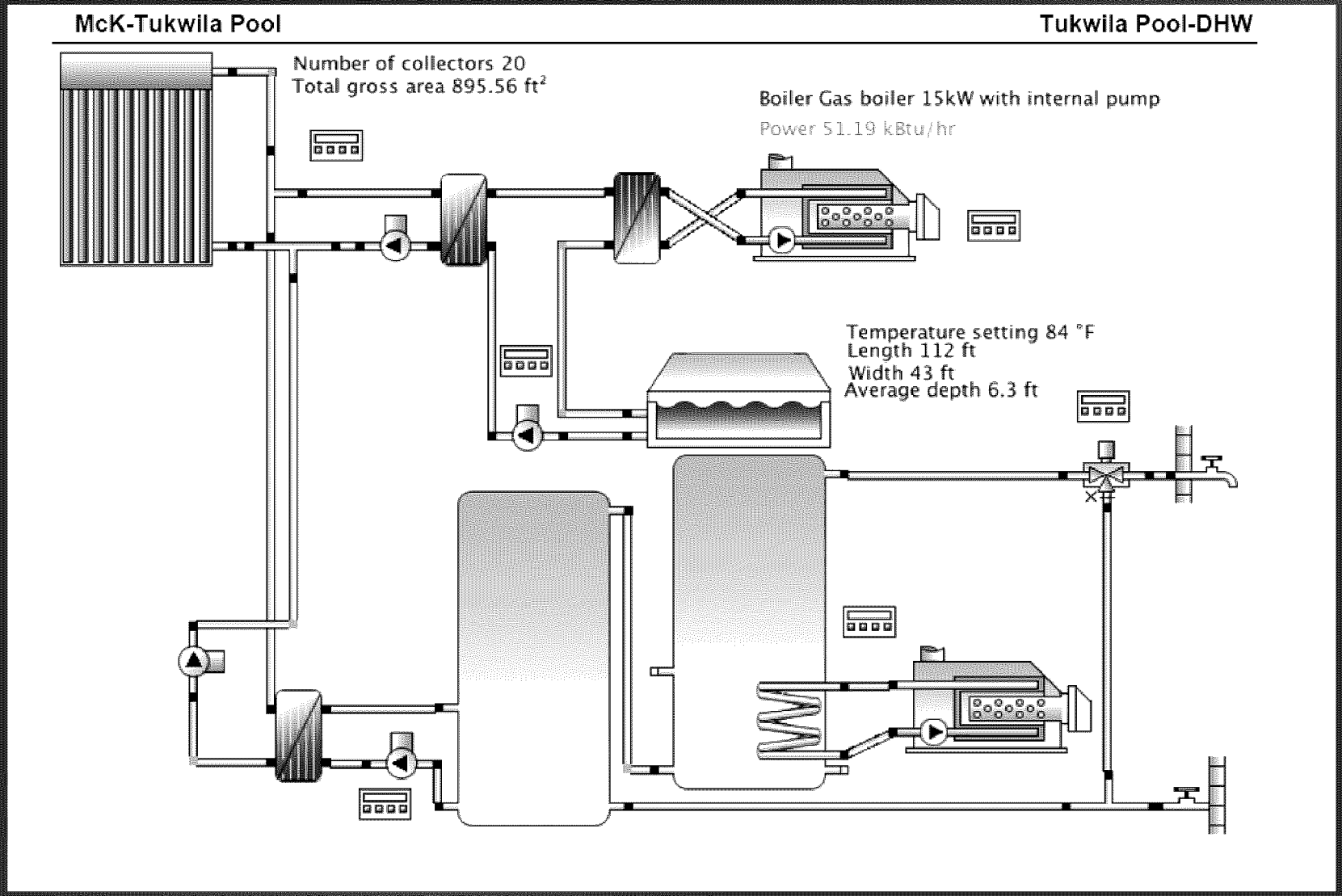


Solar Thermal: Heating Water vs. Air

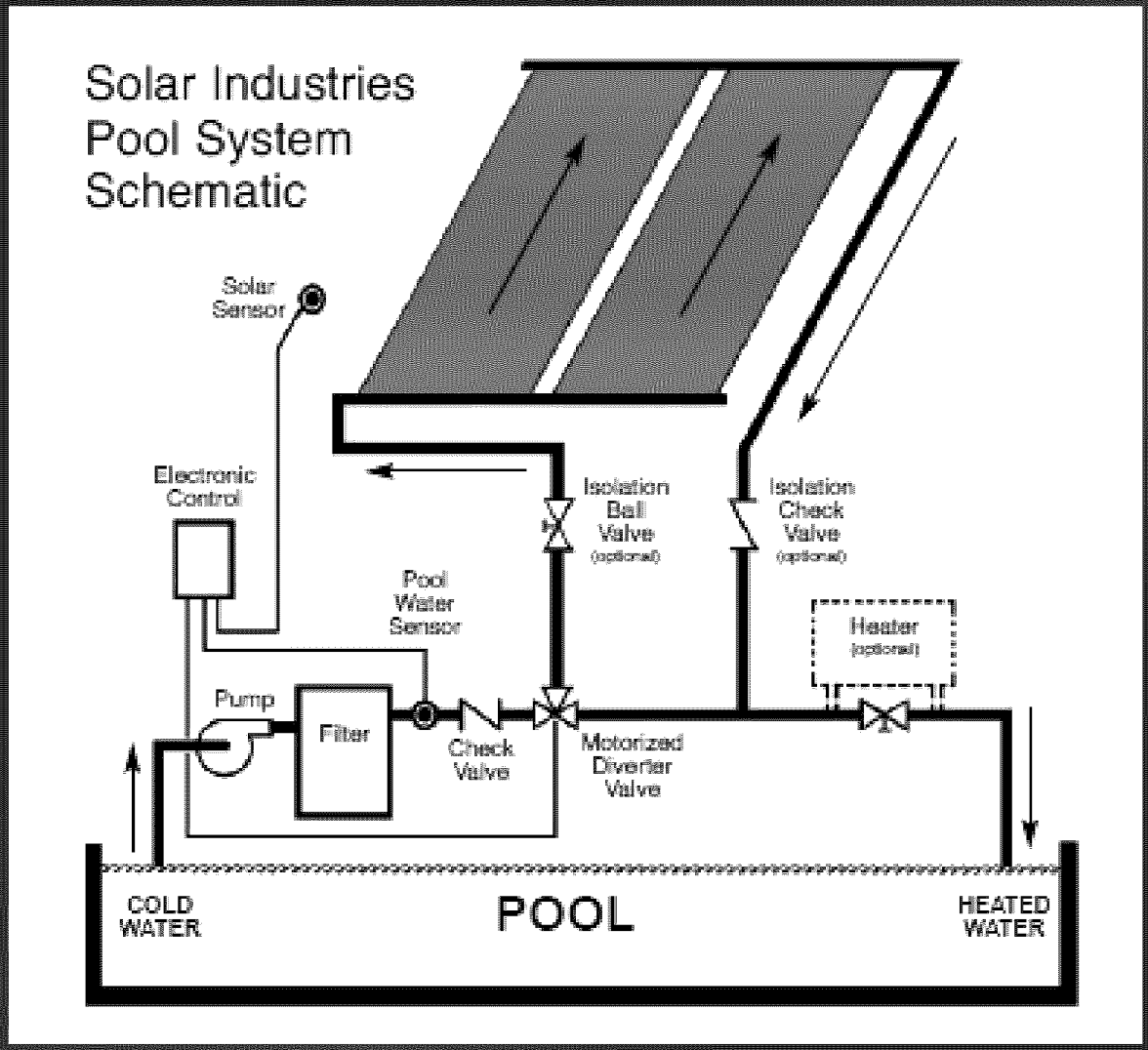
- To achieve higher temperatures needed for airside heating, the flow through the solar collect will need to be decreased.
- Lower output from solar collectors during winter months (more clouds), when airside heating load is greatest.
- Highest output from solar collectors during summer months, when airside heating load is lowest.
- More solar collectors increases initial cost, which takes away from other capital improvement items.
- Increasing winter and shoulder month production, results in a greater increase in over-production in the summer.
- To compensate for over-production, collectors would need to either be isolated (maintenance issue) or another source would be needed for heat rejection (exhaust air). Thermal energy cannot be sold back to the utility.
- Solar sizing software is designed to maximize output to meet water load (generally constant over year), without over-production.

- ADDING SOLAR COLLECTORS BEYOND PEAK SUMMER LOAD DECREASED THE RETURN ON INVESTMENT.

Evacuated Tube Schematic



Flat Panel Schematic



Vendor Comparison

System	Collector Area (ft^2)*	Collector Weight (lb)**	Annual Operation	Solar Fraction Total	Total Cost ($)	Annual Savings (Therms)	Annual Savings	Simple Payback (Years)
Flat Plate	4,096	5,300	May - Oct	53.0%	210K	6,808	$7,497	28
Evacuated Tube #1	1,527	7,900	All Year	53.9%	240K	2,802	$3,086	78
Evacuated Tube #2	896	4,600	All Year	61.3%	217K	1,993	$2,195	99

* Available Roof Area = 9,500 ft^2

**Mounting Weight Not Included in first cost – Structural upgrades could account for an additional TBD of cost

***It is assumed that all 3 options will require structural improvements to the existing roof

****McKinstry has solicited feedback from 3 vendors in the industry to provide this detail. The vendors referred to in the table above include: Apricus, Gen-con Solar and NW Mechanical

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Economic Drivers

- System Comparison
  - Flat Plate
    - Show better payback
    - Lower production per panel area
    - Drain-back system only operational in summer months
    - Better weight per sq ft – Will Still Impact Structural
    - Pool water circulated directly through solar collectors
  - Evacuated Tube
    - Longer payback
    - Better production per panel area
    - Operational all year – requires freeze protection (glycol solution)
    - More weight per sq ft – Bigger Structural Impact
    - Pool water isolated from collectors through heat exchangers

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Economic Drivers

- Construction Costs
  - McKinstry takes into account ALL costs of the project.
    - Pricing is inclusive of all Audits, Site Evaluation, Construction Management, Site Supervision, Contingencies, Taxes and Measurement and Verification
- Structural Considerations
  - Due to the nature of the layout of the pre-stressed tendons, the joists are sensitive to incoming point loads and would require significant analysis to determine whether or not there is reserve capacity to support incoming loads
  - Option to support solar array from the load bearing walls. This would require a steel framed platform.
  - Added structure is not a part of the construction cost identified
- Ongoing maintenance needed to upkeep solar systems
  - Ongoing maintenance will be required for all additional pumps, heat exchangers and motors. Estimate for ongoing costs would not require significant day-to-day maintenance beyond quarterly cleaning of roof and exterior of tubes. Maintenance cost for heat exchangers typically run about $1,000 /year if evacuated tube technology is implemented.

Other Pools

- Snohomish Aquatics Center
  - New Construction Pool
    - Structural can be built in
    - Center Cost $21.3 million with lazy river, 10 lane swimming pool, water slide and shallow side, hot tub and a wave pool. This is a much larger pool and load.
- North Kitsap Community Pool
  - Installation cost similar to our project approximately $110,000
  - Payback range is close to 15 years (very similar to our numbers) without structural improvements
  - This is not inclusive of design, taxes, contingencies, etc. Tukwila numbers are “turn-key”.
- Bainbridge Aquatics Center
  - Project cost shared with public was for only equipment
  - Costs were not inclusive of design, audit, labor for installation and structural review.
  - Large amount of risk for structural considerations. Cost of material was $70,000

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Exhibit D

Solar Thermal: Heating Water vs. Air

		Spring	Summer	Fall	Winter		Spring	Summer	Fall	Winter	
A	Collector Max Output (BTU / Day):	30,000	40,000	30,000	10,000		30,000	40,000	30,000	10,000	per Solar Rep
B	Cost per Collector:		$6,000					$4,500			Budget Price
C	Total Collectors:		35					70			Variable
D	Installed Cost:		$210,000					$315,000			= B x C
E	Solar Maximum Output (BTU / Day):	1,050,000	1,400,000	1,050,000	350,000		2,100,000	2,800,000	2,100,000	700,000	= A x C
F	Air Heating Load (BTU / Day):	902,691	325,327	890,358	1,332,518		902,691	325,327	890,358	1,332,518	Estimated
G	Water Heating Load (BTU / Day):	1,120,824	1,112,695	1,104,208	1,096,285		1,120,824	1,112,695	1,104,208	1,096,285	Estimated
H	Total Load (BTU / Day):	2,023,516	1,438,022	1,994,566	2,428,802		2,023,516	1,438,022	1,994,566	2,428,802	= F + G
I	Solar Contribution:	52%	97%	53%	14%		104%	195%	105%	29%	= E / H
J	Therms Saved:	958	1,278	958	319		1,023	1,015	1,008	639	Conversion
K	Annual Natural Gas Savings:		$3,869					$4,058			J * Gas Rate

- Air and water heating loads are approximated for daylight hours only to match solar production periods.
- Air heating would not be available during winter months in a drainback system (flat plate). Typical operation Nov - Apr.
- Additional annual maintenance costs (~$3,000): Cleaning roof & tubes - $2,000; Pumps & heat exchangers - $1,000.
- Additional panels requires more structural modifications. Depending on the size of the array, could be $25K - $75K.

In illustration above, doubling the system size results in less than 5% increase in energy savings. An additional investment of $105,000 gains $189 in savings.

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ENERGY SMART POOLS

Solar Heating Analysis

U.S. Department of Energy — May 22, 2012

Seattle, Wa

Exhibit A

Annual Energy/Water Savings Analysis:

Solar Pool Heating System Energy Savings		$6,427

Annual Energy/Water Cost Analysis:

Pool Heating Costs without Solar Pool Heating System		$23,747
Pump Motor Electrical Cost		0
Ventilation Motor Electrical Cost (indoor only)		0
Water Consumption/Cost Due to Evaporation	136,026 gals.	102
Total Annual Energy & Water Costs		$23,849
Pool Heating Costs with Solar Pool Heating System Only		$17,319
Pump Motor Electrical Cost		0
Ventilation Motor Electrical Cost (indoor only)		0
Water Consumption/Cost Due to Evaporation	136,026 gals.	102
Total Annual Energy & Water Costs		$17,421

System Cost/Payback Analysis:

Solar Pool Heating System Cost	$99,999
Payback	15.55

Organization
Contact
Address
City, St Zip
Phone

Default ID Generic
Type Owner Unknown
Type Pool Indoor
Weather Site WASHINGTON, SEATTLE
Windspeed % 15 Shading Factor % 0

	Mon	Day	Sun	Mon	Tue	Wed	Thur	Fri	Sat
Open	1	1	08:00AM	08:00AM	08:00AM	08:00AM	08:00AM	08:00AM	08:00AM
Close	12	31	8:00PM	8:00PM	8:00PM	8:00PM	8:00PM	8:00PM	8:00PM

General Pool Data		Indoor Pool Data		Pool Cover Data		Solar Heating Data	
Pool Area	4816			Cover Type	Bubble/Solar	Collector Type	Unglazed
Pool Temp (F)	82	Room Temp (F)	84	System	Manual	Eff Y-Intercept	0.8580
Activity Level	Low	Room Humidity %	65	Cover R-Value	1.5	Efficiency Slope	- 3.4200
Pool Htr Fuel	Natural Gas	Vent Htr Fuel	Natural Gas	Pool Area Covered %	100	Collector Sqft	3840
Fuel Cost	$1.000	Fuel Cost	$1.000	Installed Cost	$4,816	Installed Cost	$99,999
Pool Heater Eff %	75	Vent Heater Eff %	75	Water Cost $/k gal	$0.75		
Pump Motor HP	0.00	Vent Motor HP	0.00	Pump Motor Hrs/day	24.0		
Pump Motor Eff %	85	Vent Motor Eff %	85	Vent Motor Hrs/day	16.1		
Pump Run Hrs/day	24.0	Vent Run Hrs/day	24.0				
Pump Motor Load %	80	Vent Motor Load %	80				

Comments

ENERGY SMART POOLS

Solar Heating Analysis Summary

Prepared for:

Seattle, Wa

ANNUAL SUMMARY INFORMATION
based on the data YOU provided.

Installing a Solar Heating will:

Lower energy costs by: 26.9 % or $6,427

Current energy & water costs	$23,849
Projected energy costs w/Solar Heating	$17,422
Savings per year	$6,427

The estimated cost of a Solar Heating system is $99,999.
The payback period to realize a return on your investment is 15.55 years.

BE AN ENERGY SMART CONSUMER!
RSPEC! AND **YOU** CAN MAKE A DIFFERENCE!

RSPEC!, EE-531, U.S. Department of Energy, 1000 Independence Avenue, S.W., Washington, D.C. 20585-0001 (202) 586-8034 Fax: (202) 586-8134

ENERGY SMART POOLS

Solar Heating Analysis Part I - Uncovered

U.S. Department of Energy — May 22, 2012

Seattle, Wa

ANNUAL SYSTEM TOTALS

POOL HEATING	Htg. Loads (10^6BTU's)	Energy Use (10^6BTU's)	Htg. Fuel Use therms	Costs $
Outside Air	589	786	7,864	7,864
Evaporation	1,191	1,588	15,882	15,882
Convection				
Radiation				
Solar Gain				
Solar Heating System	-482	-642	-6,427	-6,427
Totals	1,298	1,731	17,319	$17,319

MOTORS	Energy Use (10^6BTU's)	Mot. Elec. Use kwh	Costs $
Pump Motors	0	0	0
Vent. Fan Motors	0	0	0
Totals	0	0	$0

WATER USE	Water Gallons	Costs $
Evaporation Totals	136,026	$102

GRAND TOTAL COSTS $17,421

Annual Pool Solar Heating System Savings

	Htg. Loads (10^6BTU's)	Energy Use (10^6BTU's)	Htg. Fuel Use therms	Costs $
Annual Savings	482	642	6,427	$6,427

Pool Solar Heating System Payback

Type of System	Cost/Sq.Ft.	Total Cost	Payback Years
Unglazed	26.04	99,999	15.5

Organization
Contact
Address
City, St Zip
Phone

Default ID Generic
Type Owner Unknown
Type Pool Indoor
Weather Site WASHINGTON, SEATTLE
Windspeed % 15 Shading Factor % 0

	Mon	Day	Sun	Mon	Tue	Wed	Thur	Fri	Sat
Open	1	1	08:00AM	08:00AM	08:00AM	08:00AM	08:00AM	08:00AM	08:00AM
Close	12	31	8:00PM	8:00PM	8:00PM	8:00PM	8:00PM	8:00PM	8:00PM

General Pool Data

Pool Area	4816
Pool Temp (F)	82
Activity Level	Low
Pool Htr Fuel	Natural Gas
Fuel Cost	$1.000
Pool Heater Eff %	75
Pump Motor HP	0.00
Pump Motor Eff %	85
Pump Run Hrs/day	24.0
Pump Motor Load %	80

Indoor Pool Data

Room Temp (F)	84
Room Humidity %	65
Vent Htr Fuel	Natural Gas
Fuel Cost	$1.000
Vent Heater Eff %	75
Vent Motor HP	0.00
Vent Motor Eff %	85
Vent Run Hrs/day	24.0
Vent Motor Load %	80

Pool Cover Data

Cover Type	Bubble/Solar
System	Manual
Cover R-Value	1.5
Pool Area Covered %	100
Installed Cost	$4,816
Water Cost $/k gal	$0.75
Pump Motor Hrs/day	24.0
Vent Motor Hrs/day	16.1

Solar Heating Data

Collector Type	Unglazed
Eff Y-Intercept	0.8580
Efficiency Slope	- 3.4200
Collector Sqft	3840
Installed Cost	$99,999

Comments

ENERGY SMART POOLS
Solar Heating Analysis Part I - Uncovered

U.S. Department of Energy — May 22, 2012

Seattle, Wa

Average Evaporation Rate (lbs./hr.)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
12:00 am - 8:00 am	112	112	112	112	112	112	112	112	112	112	112	112
8:00 am - 4:00 pm	145	145	145	145	145	145	145	145	145	145	145	145
4:00 pm - 12:00 am	129	129	129	129	129	129	129	129	129	129	129	129

Average Outside Air Required (10^3 cfm)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
12:00 am - 8:00 am	2.02	1.90	2.23	2.09	2.17	2.45	2.81	3.27	2.78	2.37	2.13	1.96
8:00 am - 4:00 pm	2.80	2.50	2.74	2.92	3.19	3.39	3.70	4.21	3.76	3.90	2.84	2.77
4:00 pm - 12:00 am	2.20	2.30	2.37	2.42	2.55	3.19	3.57	3.54	3.26	2.95	2.36	2.52

Average Outside Air Heating Losses (10^6 BTU's)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
12:00 am - 8:00 am	25	20	25	21	9	0	0	0	10	21	22	22	181
8:00 am - 4:00 pm	32	24	26	23	10	0	0	0	9	29	26	30	214
4:00 pm - 12:00 am	26	23	24	21	9	0	0	0	10	24	23	28	193
Totals	84	69	77	67	30	0	0	0	30	75	73	81	589

Average Evaporation Losses (10^6 BTU's)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
12:00 am - 8:00 am	29	27	29	28	29	28	29	29	28	29	28	29	345
8:00 am - 4:00 pm	38	35	38	36	38	36	38	38	36	38	36	38	448
4:00 pm - 12:00 am	33	31	33	32	33	32	33	33	32	33	32	33	397
Totals	100	94	100	97	100	97	100	100	97	100	97	100	1,191

Average Convection Losses (10^6 BTU's)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
12:00 am - 8:00 am													
8:00 am - 4:00 pm													
4:00 pm - 12:00 am													
Totals													

Average Radiation Losses (10^6 BTU's)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
12:00 am - 8:00 am													
8:00 am - 4:00 pm													
4:00 pm - 12:00 am													
Totals													

Total Monthly Pool Losses (10^6 BTU's)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Total Load													

Average Direct Solar Gain (10^6 BTU's)

8:00 am - 4:00 pm	

Net Total Monthly Pool Load (10^6 BTU's)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Total Load	100	94	100	97	100	97	100	100	97	100	97	100	1,191

Pool Solar Heating System Analysis

Available Output from Solar Heating System (10^6 BTU's)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Totals	0	19	28	36	50	54	98	88	68	30	5	0	482

Net Savings from Solar Heating System (10^6 BTU's)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Totals	0	19	28	36	50	54	98	88	68	30	5	0	482

Net Monthly Pool Load After Solar Heating System (10^6 BTU's)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Totals	100	75	72	61	50	42	2	12	28	69	91	100	709

Questionnaire for Solar Pool Heating Projects

Exhibit B

Date:

Schuco customer information:

Company: Tel.: Fax:

Contact person: e-mail:

Project data:

Project name: Tukwila Pool

Project address: 4414 South 144th Street Project Budget: $____

Type of installation ☐ New construction ☒ Retrofit

Type of Pool: ☒ Indoor ☐ Outdoor

☒ Public ☐ Private

Collector Location: ☒ Pitched Roof ☐ Flat Roof ☐ Wall Mount ☐ Ground Mount ☐ Other: ____

Solar Fraction Desired: 55 % (amount of conventional fuel offset by solar energy)

Roof Type (if collectors are roof mounted)

☐ Composition ☐ S-Tile ☐ Flat Tile ☐ Metal Corrugated ☐ Metal Standing Seam ☐ Tar & Gravel

☐ EPDM Ballasted ☒ EPDM Non-ballasted ☐ Other: ____

Roof Structure: ☐ wood framed ☐ steel framed ☒ concrete

Roof Height: 1 stories

Attic Space: ☐ finished ☐ unfinished ☐ accessible ☐ inaccessible

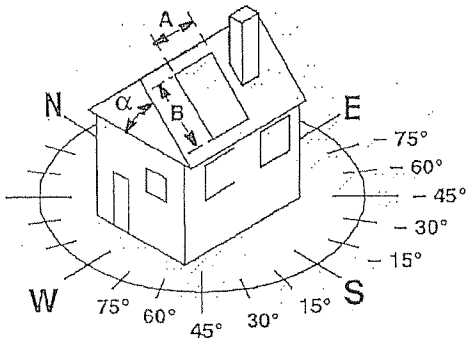
Solar Exposure

Roof incline "α": 5 degrees or Pitch: ____ / 12 (Rise / Run)

Angle from south: 0 degrees

Size of available installation surface "A" = 74 ft x "B" = 128 ft

Shading: ☒ none ☐ partial explain: ____ (attach pathfinder survey)



Swimming pool – Use Profile

When in use: ☒ All year round ☐ Seasonally from to (month)

Pool Cover: ☐ Without cover ☒ Covered 8 hours per day

Pool Size:

Pool Shape: Rectangle Round, Square, Rectangle, Kidney, Other

Surface Area: 4,850 sq. ft. Average depth: 6.3 feet gallons: 250,000

Pool Temperature:

Desired pool temperature setpoint: 84.5 °F

Pool Building (if indoors)

Type of construction: (conventional or high percentage of glazing)

Indoor Air Heating: ☐ No ☒ Yes, temperature setpoint = 86 °F

Make-up Water Temperature 55 °F

Humidity Control: ☐ No ☒ Yes, set at 50 % R.H. Ventilation Control: ☐ No ☒ Yes

Other Remarks: Natural gas heat, no mechanical cooling

Pool shading (if outdoor)

Shading: ☐ none ☐ partial, explain: _____

Existing Pool Heater Fuel:

Type of Fuel: ☒ Nat. Gas ☐ Propane ☐ Oil ☐ Electricity ☐ Steam ☐ Other _____

Fuel costs: 0.99/therm $/ unit (therm, gallon, KWh, CCF, etc.)

Existing Pool Heating Equipment

Heater Type: ☐ Direct fired stand alone Heater

☒ Integrated with boiler (heated by external boiler and connected via a heat exchanger)

☐ Heat Pump

Heater manufacturer: DeDeitrich Year of manufacture: 2003 Heater type and model: GTE 518A

Heater output: 3739 BTU/hr Combustion Type: ☐ Condensing ☒ Non-Condensing ☐ Don't know

Annual Fuel Consumption: (applicable only if pool heating system is metered independently)

Fuel oil: _____ gallons Gas: 50,000 therms cubic feet or therms

Filter:

Pool Circulation Pipe Size: 8" in Pump Rating: 20 hp Filter Type DE (sand, DE, cartridge)

Filter Size: unknown sq. ft. Pool Filter Pump: 208/3 Volts Pool Filter Operating Hours: 8760 hours/year

---

Location for Solar Heat Exchanger

Room height: 15 feet Room size: 42 feet times 10 feet

Door width: 6 feet Door height: 7 feet

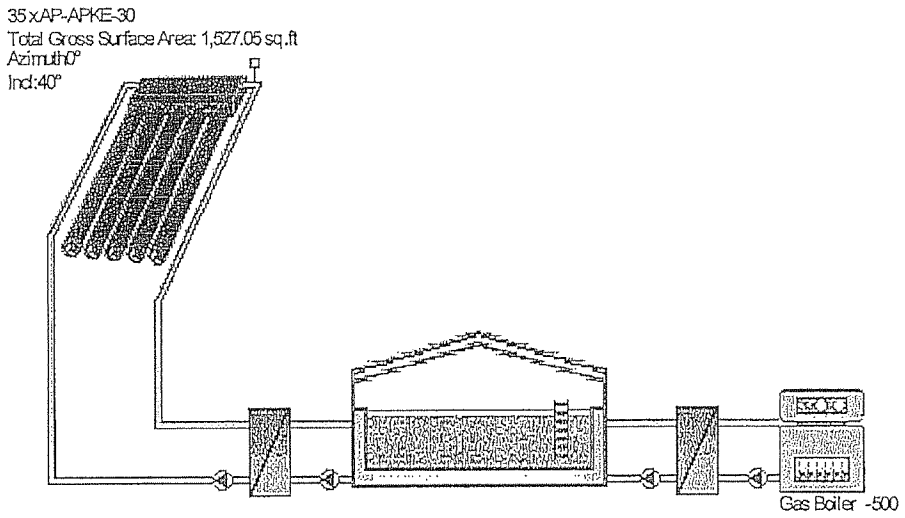
Approximate distance of pipe run from solar collectors to Solar Heat Exchanger: 50 feet

Pipe chase available: ☐ Yes ☒ No Pipes will be run: ☒ inside building ☐ outside building

Other:

Please provide photographs of the following:

- Proposed Collector Mounting Location
- Proposed Solar Heat Exchanger Location
- Existing Pool Heating Equipment



Results of Annual Simulation

Installed Collector Power:	338.84 kBtu/hr	
Collector Surface Area Irradiation:	632.62 MBtu	442.49 kBtu/sq.ft
Energy Produced by Collectors:	250.20 MBtu	175.01 kBtu/sq.ft
Energy Produced by Collector Loop:	243.48 MBtu	170.30 kBtu/sq.ft
Energy Swimming Pool Solar System:	243.48 MBtu	
Energy from Auxiliary Heating:	207 MBtu	

Natural Gas (H) Savings:	**10,271.2 cu.yd**
Natural Gas (H) Savings:	**2,802.29 therm**
CO2 Emissions Avoided:	**36,610.10 lbs**
Swimming Pool Solar Fraction:	**53.9 %**
System Efficiency:	**38.2 %**

Basic Data

Climate File

Location:	SEATTLE SEATTLE-TACOMA INTL A
Climate Data Record:	"SEATTLE SEATTLE-TACOMA INTL A"
Total Annual Global Radiation:	4.23 MBtu
Latitude:	47.45 °
Longitude:	122.3 °

Indoor Pool

Pool Area:	4941.002 sq.ft
Auxiliary Heating:	Yes

System Components

Collector Loop

Manufacturer:	Apricus Co., Ltd.
Type:	AP-APKE-30
Number:	35.00
Total Gross Surface Area:	1527.05 sq.ft
Total Active Solar Surface Area:	1429.75 sq.ft
Tilt Angle:	40 °
Azimuth:	0 °

Auxiliary Heating

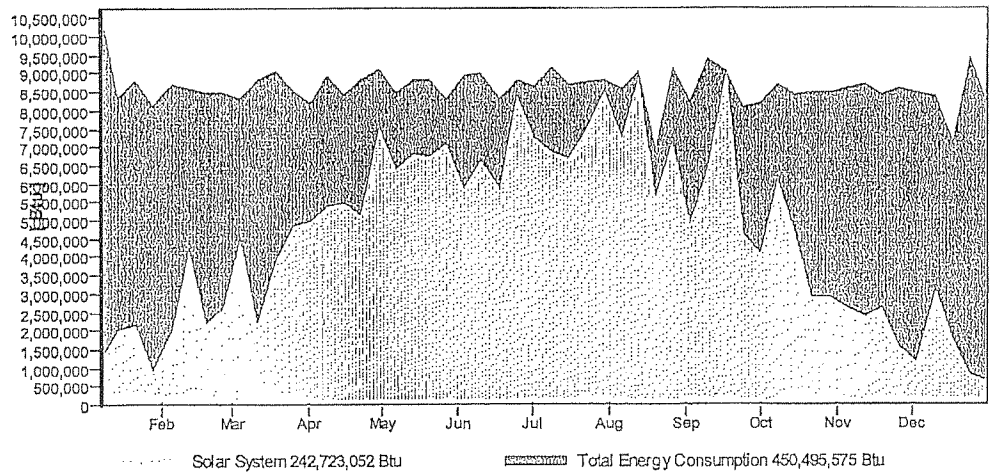
Manufacturer:	T*SOL Database
Type:	Gas Boiler -500
Nominal Output:	3.74 MBtu/hr


Original T*SOL Database

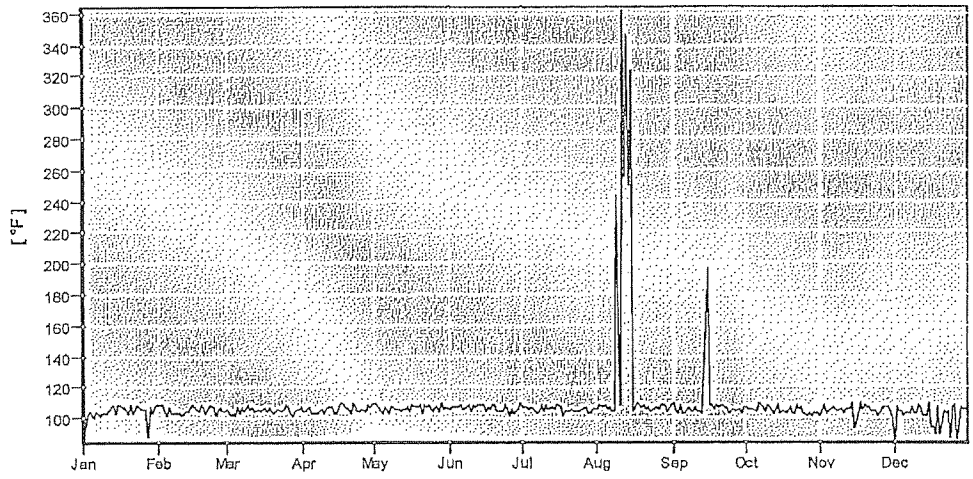

With Test Report


Solar Keymark

Solar Energy Consumption as Percentage of Total Cosumption

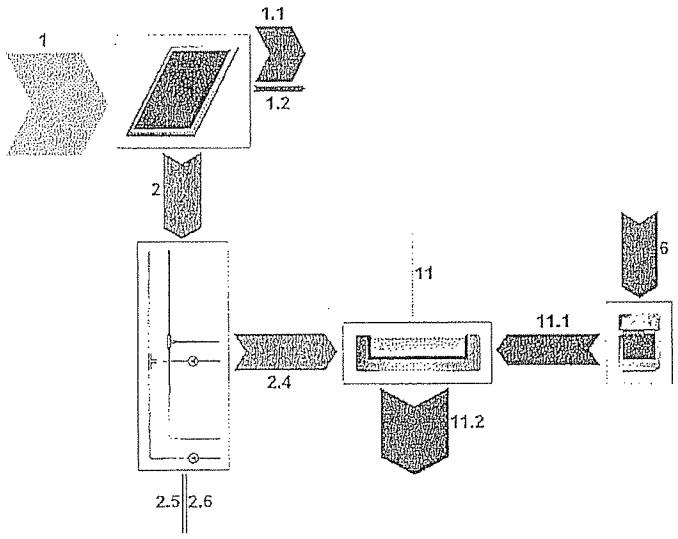


Daily Maximum Collector Temperature



These calculations were carried out by T*SOL Expert 4.4 - the Simulation Programme for Solar Thermal Heating Systems. The results are determined by a mathematical model calculation with variable time steps of up to 6 minutes. Actual yields can deviate from these values due to fluctuations in climate, consumption and other factors.The Schematic System Diagram above does not represent and cannot replace a full technical drawing of the solar system.

Energy Balance Schematic



Legend

1	Collector Surface Area Irradiation	6,782 therm
1.1	Optical Collector Losses	3,706 therm
1.2	Thermal Collector Losses	405 therm
2	Energy from Collector Array	2,511 therm
2.5	External Piping Losses	6,120 kBtu
2.6	Internal Piping Losses	631 kBtu
2.4	Solar Energy to Swimming Pool	2,444 therm
11.2	Swimming Pool Losses	4,510 therm
11	Swimming Pool Irradiation	0 kBtu
6	Final Energy	2,369 therm
11.1	Supplementary Energy to Swimming Pool (From Final Energy)	2,078 therm

Glossary

1 Collector Surface Area Irradiation
Energy Irradiated onto Tilted Collector Area (Active Solar Surface)

1.1 Optical Collector Losses
Reflection and Other Losses

1.2 Thermal Collector Losses
Heat Conduction and Other Losses

2 Energy from Collector Array
Energy Output at Collector Array Outlet (i.e. Before the Piping)

2.1 Solar Energy to Storage Tank
Energy from Collector Loop to Storage Tank (Minus Piping Losses)

2.2 Solar Energy to Preheating Tank
Collector Array Energy Minus Piping Losses

2.3 Solar Energy to Buffer Tank
Energy from Collector Loop to Buffer Tank (Minus Piping Losses)

2.4 Solar Energy to Swimming Pool
Energy from Collector Loop to Swimming Pool (Minus Piping Losses)

2.5 External Piping Losses
External Piping Losses

2.6 Internal Piping Losses
Internal Piping Losses

3.1 Tank Losses
Heat Losses via Surface Area

3.2 Circulation Losses
Circulation Piping Losses

3.3 Preheating Tank to Tank
Heat from Preheating Tank to Tank

3.4 Tank to Space Heating
Heat from Tank to HT/LT Heating. For tanks with circulation, there is a solar contribution and a contribution from the temperature mix in the tank.

3.5 Tank to Standby Tank
Heat from Tank to DHW Standby Tank

3.5 Tank to Solar Standby Tank
Heat from Tank to Solar Standby Tank

3.6 From Tank to Appliances
Heat from Tank to Appliances

4.1 Tank Losses
Heat Losses via Surface Area

5.1 Buffer Tank Losses
Heat Losses via Surface Area

5.2 Buffer Tank to Heating
Heat from Buffer Tank to HT/LT Heating

6 Final Energy
Final Energy Current into System. This can flow in as natural gas, oil or electricity (not including solar energy) taking efficiency levels into account

6.1 Supplementary Energy to Tank
Supplementary Energy (e.g. Boiler) to Tank

6.2 From Continuous Flow Water Heater

Glossary

Heat from Continuous Flow Water Heater to Appliances

6.3 Auxiliary Energy Losses
Auxilary Heating Losses (e.g. Boiler Losses)

6.4 Supplementary Energy to Space Heating
Supplementary Energy (e.g. Boiler) to HT/LT Heating

6.5 Heating Element
Energy from Heating Element

6.6 Continuous-Flow Water Heater to Standby Tank
Heat forStandby Tank via Continuous-Flow Water Heater

7 Solar Standby Tank to DHW Standby Tank
Heat from Solar Standby Tank to DHW Standby Tank

7.1 Solar Standby Tank Losses
Solar Standby Tank Heat Losses

8.1 Standby Tank Losses
Standby Tank Heat Losses

8.2 Circulation Losses
Circulation Piping Losses

8.3 To Standby Tank
Heat to Standby Tank

9 DHW Energy via Standby Tank
Heat from Standby Tank to DHW Appliances

9 DHW Energy via Tank
Heat for DHW Appliances from Tank

9.1 DHW Energy via Continuous Flow Water Heater
Heat from DHW Appliances via Continuous Flow Water Heater (Excluding Solar Energy)

10.1 Heat to HT Heating
Heat to High Temperature Heating

10.2 Heat to LT Heating
Heat to Low Temperature Heating

11 Swimming Pool Irradiation
Energy Irradiated onto Swimming Pool

11.1 Supplementary Energy to Swimming Pool (From Final Energy)
Supplementary Energy to Swimming Pool, e.g. from Boiler or Auxiliary Heating

11.2 Swimming Pool Losses
Swimming Pool Losses, i.e. Evaporation, Radiation and Heat Conduction

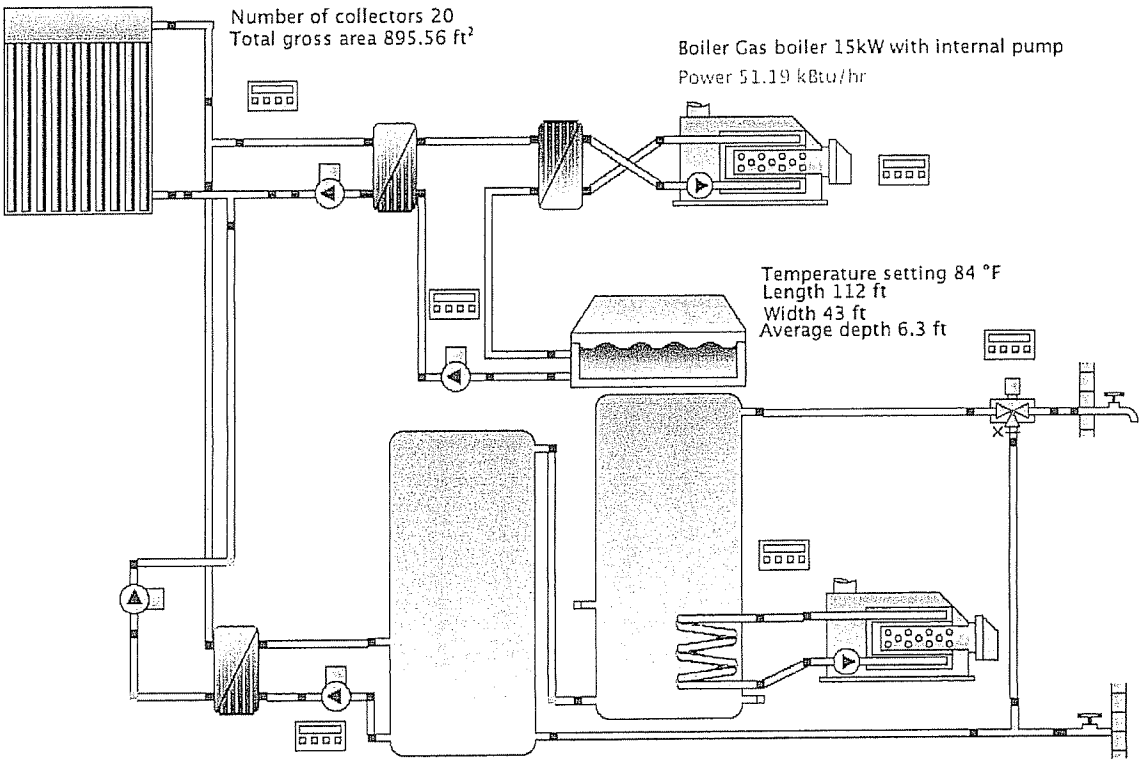
Notes

1. Any tank deviations result from the temperature differences at simulation start and end.
2. Burner losses are not shown separately in the schematic.

Professional Report

Exhibit C

McK-Tukwila Pool **Tukwila Pool-DHW**



Location of the system

USA
WA Seattle
Longitude: -122.3°
Latitude: 47.53°
Elevation: 70 ft

This report has been created by:

Frank Pokorny
6 Sycamore Way
06405 Branford, CT

Professional Report

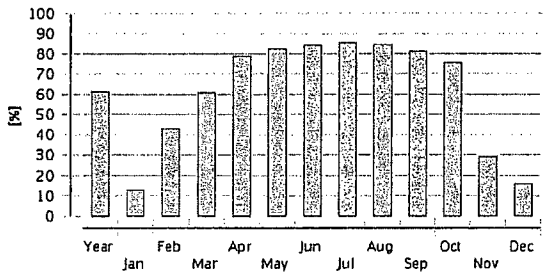
System overview (annual values)

Total fuel and/or electrical energy consumption of the system [Etot]	144,148 kBtu
Total energy consumption [Quse]	273,365.6 kBtu
System performance (Quse / Etot)	1.9
Comfort demand	Energy demand covered

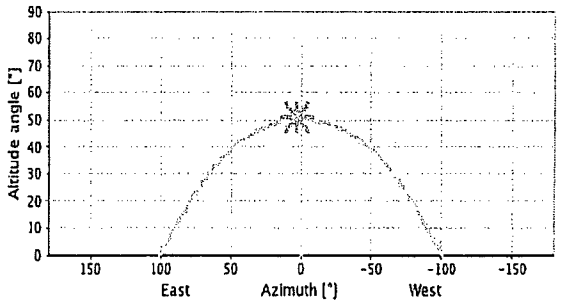
Overview solar thermal energy (annual values)

Collector area	895.6 ft²
Solar fraction total	61.3%
Total annual field yield	179,392.9 kBtu
Collector field yield relating to gross area	200.3 kBtu/ft²/Year
Collector field yield relating to aperture area	279.9 kBtu/ft²/Year
Max. fuel savings	196,480.9 ft³: [Natural gas H]
Max. energy savings	199,333.3 kBtu
Max. reduction in CO2 emissions	29,826.7 pound

Solar fraction: fraction of solar energy to system [SFn]



Horizon line



Meteorological data-Overview

Average outdoor temperature	53.6 °F
Global irradiation, annual sum	389.9 kBtu/ft²
Diffuse irradiation, annual sum	187.1 kBtu/ft²

Professional Report

Component overview (annual values)

Boiler 1	Gas boiler 15kW with internal pump	
Power	kBtu/hr	51.19
Total efficiency	%	88.1
Energy from/to the system [Qaux]	kBtu	58,787.7
Fuel and electrical energy consumption [Eaux]	kBtu	66,707.7
Energy savings solar thermal	kBtu	23,829.1
CO		

Professional Report

Pool Pool	**Indoor pool**	
Pool type		Indoor pool
Length	ft	112
Width	ft	43
Average depth	ft	6.3
Energy from/to the system [Quse]	kBtu	222,833.2
External heat exchanger Pool heat exchanger	**Plate heat exchanger, small**	
Transfer capacity	W/K	5,000
External heat exchanger Solar loop heat exchanger	**VPM 30, 35 W**	
Transfer capacity	W/K	30,000
External heat exchanger 4	**Plate heat exchanger, medium size**	
Transfer capacity	W/K	10,000
Pump Solar loop pump	**Pump Eco, large**	
Circuit pressure drop	psi	3.42
Flow rate	gpm	15.9
Fuel and electrical energy consumption [Epar]	kBtu	424.2
Pump Pool pump	**Pump Eco, large**	
Circuit pressure drop	psi	5.115
Flow rate	gpm	22
Fuel and electrical energy consumption [Epar]	kBtu	1,494.5
Pump 4	**Pump Eco, small**	
Circuit pressure drop	psi	2.077
Flow rate	gpm	15.9
Fuel and electrical energy consumption [Epar]	kBtu	52.5
Pump 6	**Pump Eco, large**	
Circuit pressure drop	psi	3.679
Flow rate	gpm	15.9
Fuel and electrical energy consumption [Epar]	kBtu	424.2
Storage tank 1	**300gal US universal tank**	
Volume	gal	300
Height	ft	7.22
Material		Enameled steel
Insulation		Flexible polyurethane foam
Thickness of insulation	in	4
Heat loss	kBtu	7,268.9
Connection losses	kBtu	4,627.2

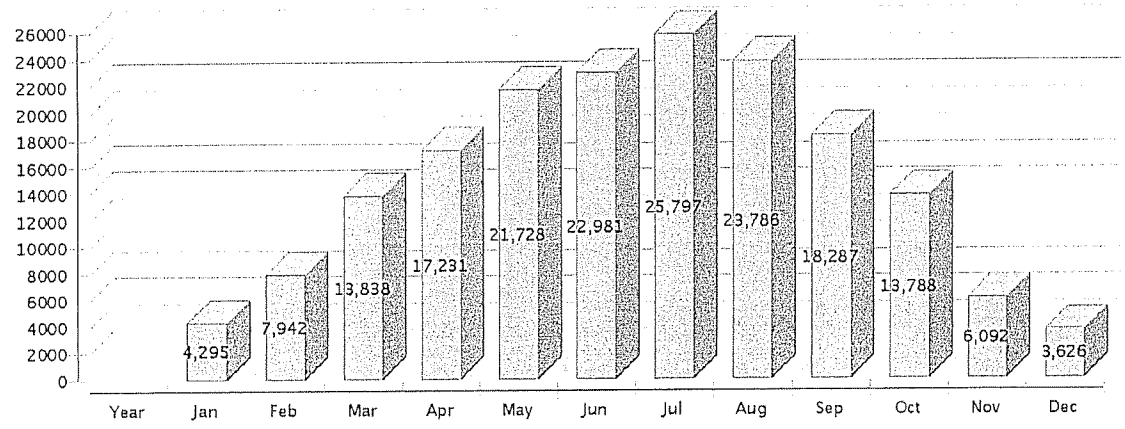
Professional Report

Storage tank 3	480gal US universal tank	
Volume	gal	480
Height	ft	7.22
Material		Enameled steel
Insulation		Flexible polyurethane foam
Thickness of insulation	in	4
Heat loss	kBtu	1,153.3
Connection losses	kBtu	249.7

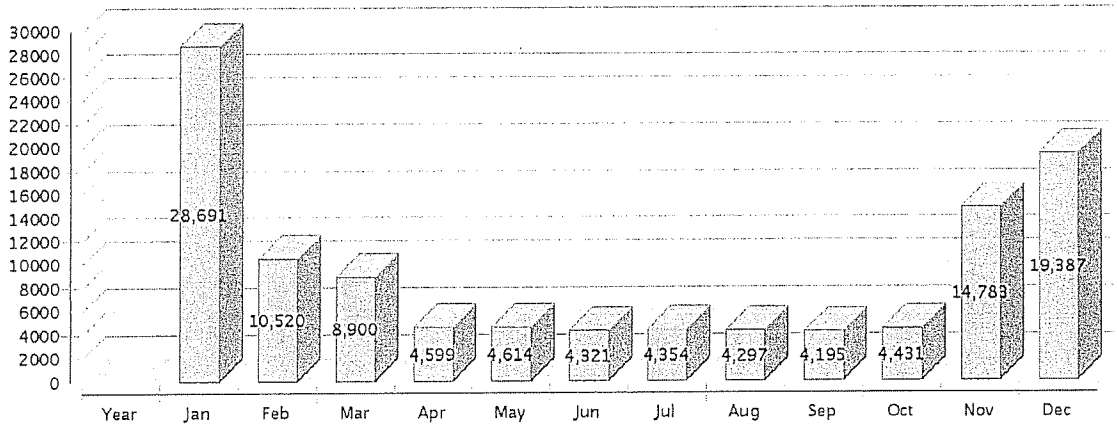
Loop

Solar loop		
Fluid mixture		Water
Fluid concentration	%	33.3
Fluid domains volume	gal	35.6
Pressure on top of the circuit	psi	58.016

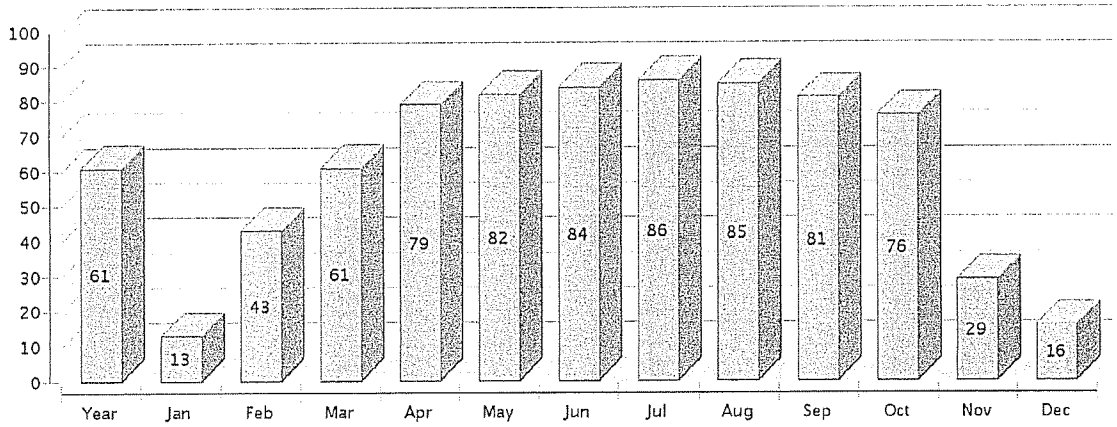
Solar thermal energy to the system [Qsol] kBtu



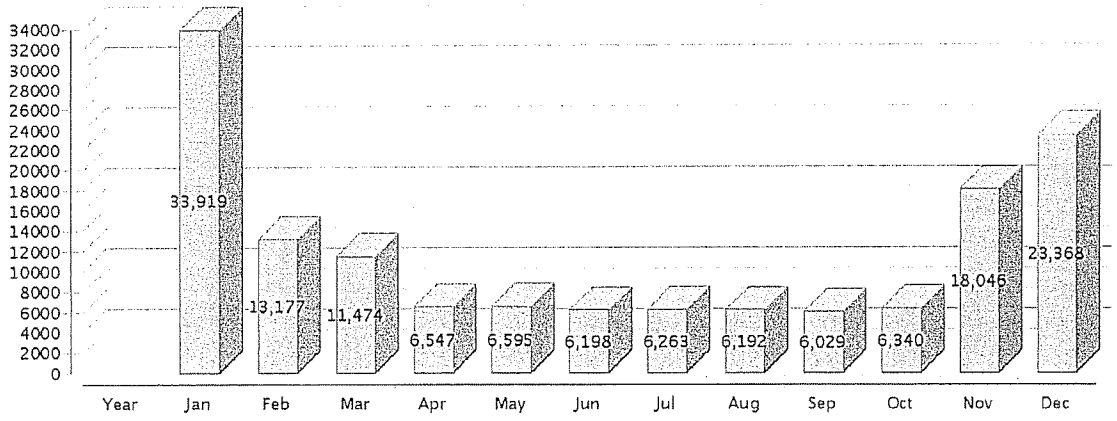
Heat generator energy to the system (solar thermal energy not included) [Qaux] kBtu



Solar fraction: fraction of solar energy to system [SFn] %



Total fuel and/or electrical energy consumption of the system [Etot] kBtu



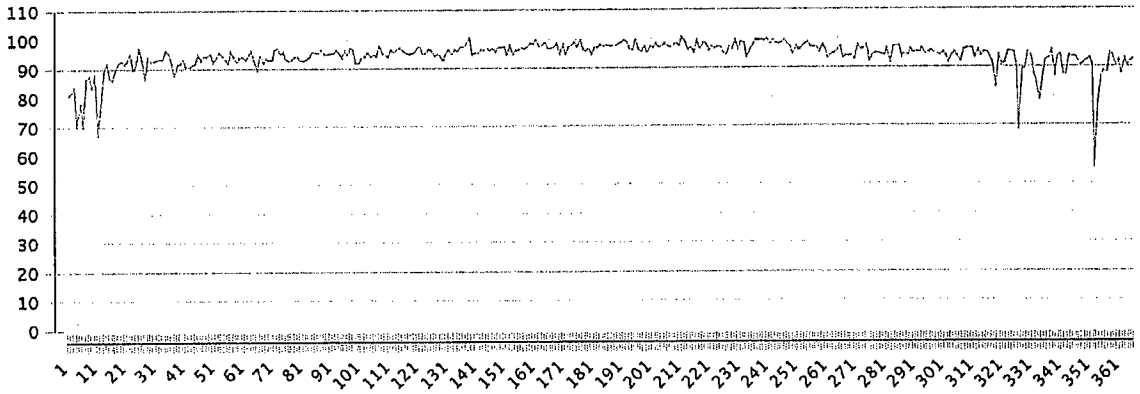
Professional Report

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Solar thermal energy to the system [Qsol]												
kBtu	179393	4295	7942	13838	17231	21728	22981	25797	23786	18287	13788	6092	3626
Heat generator energy to the system (solar thermal energy not included) [Qaux]												
kBtu	113093	28691	10520	8900	4599	4614	4321	4354	4297	4195	4431	14783	19387
Heat generator fuel and electrical energy consumption [Eaux]												
kBtu	141753	33762	13016	11270	6337	6362	5966	6018	5955	5817	6144	17889	23215
Solar fraction: fraction of solar energy to system [SFn]												
%	61.3	13	43	60.9	78.9	82.5	84.2	85.6	84.7	81.3	75.7	29.2	15.8
Total fuel and/or electrical energy consumption of the system [Etot]												
kBtu	144148	33919	13177	11474	6547	6595	6198	6263	6192	6029	6340	18046	23368
Irradiation onto collector area [Esol]												
kBtu	387214	10155	17120	30333	38542	48530	50470	55412	49861	37552	27299	13031	8910
Electrical energy consumption of pumps [Epar]												
kBtu	2395	157	161	204	211	233	232	245	237	212	196	156	153
Heat loss to indoor room (including heat generator losses) [Qint]												
kBtu	39535	3388	3071	3422	3297	3386	3248	3333	3308	3195	3301	3214	3373
Heat loss to surroundings (without collector losses) [Qext]												
kBtu	10597	3662	1084	782	184	176	158	133	125	136	154	1663	2340
Total energy consumption [Quse]												
kBtu	273366	31107	16957	21106	20293	24760	25765	28602	26540	20990	16700	19296	21250

Professional Report

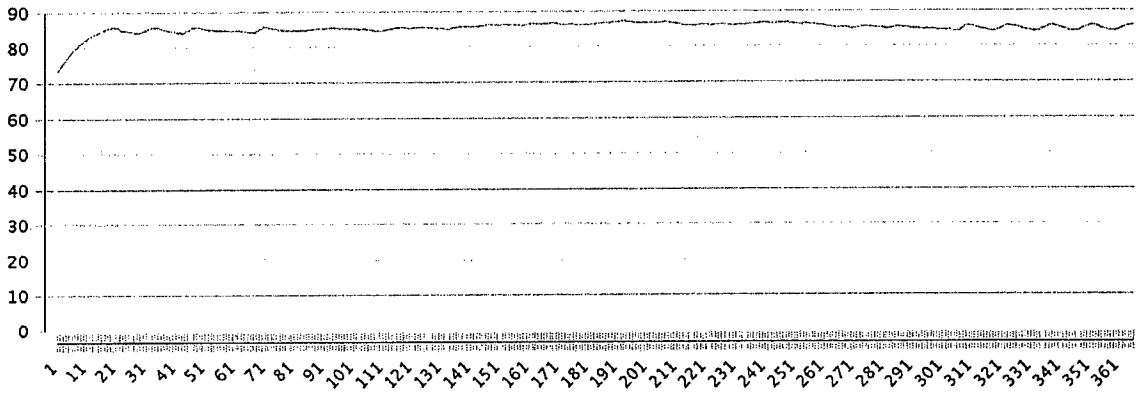
Collector North America

Daily maximum temperature [°F]



Pool Pool

Temperature [°F] - Daily average



Professional Report

Energy flow diagram

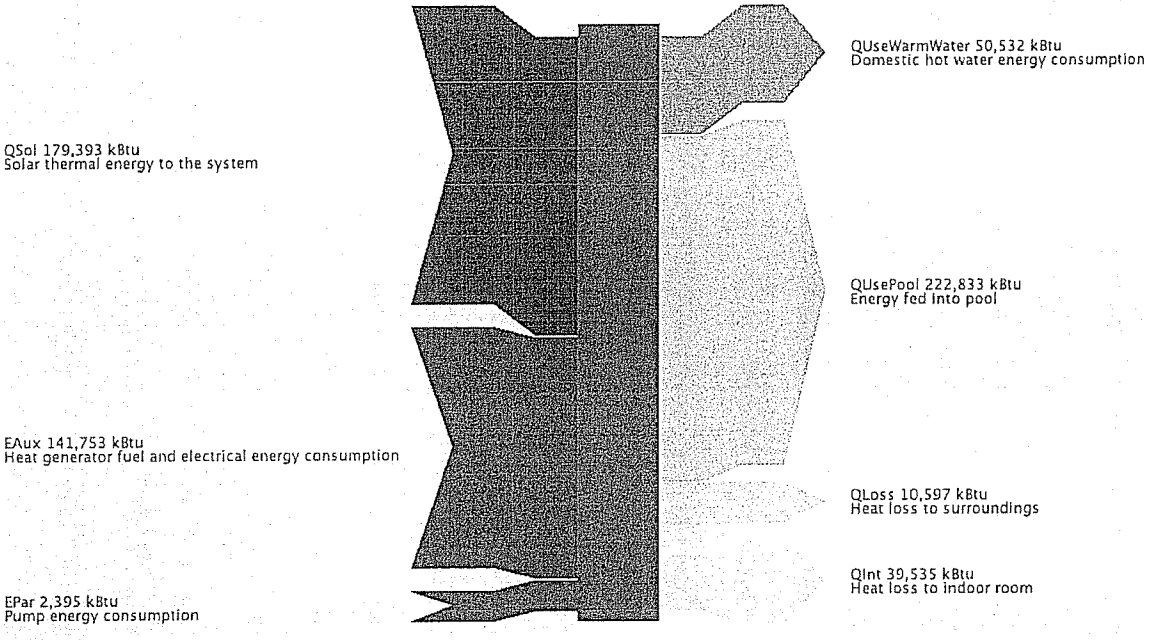


Exhibit D

Solar Thermal: Heating Water vs. Air

		Spring	Summer	Fall	Winter		Spring	Summer	Fall	Winter	
A	Collector Max Output (BTU / Day):	30,000	40,000	30,000	10,000		30,000	40,000	30,000	10,000	per Solar Rep
B	Cost per Collector:	$6,000					$4,500				Budget Price
C	Total Collectors:	35					70				Variable
D	Installed Cost:	$210,000					$315,000				= B x C
E	Solar Maximum Output (BTU / Day):	1,050,000	1,400,000	1,050,000	350,000		2,100,000	2,800,000	2,100,000	700,000	= A x C
F	Air Heating Load (BTU / Day):	902,691	325,327	890,358	1,332,518		902,691	325,327	890,358	1,332,518	Estimated
G	Water Heating Load (BTU / Day):	1,120,824	1,112,695	1,104,208	1,096,285		1,120,824	1,112,695	1,104,208	1,096,285	Estimated
H	Total Load (BTU / Day):	2,023,516	1,438,022	1,994,566	2,428,802		2,023,516	1,438,022	1,994,566	2,428,802	= F + G
I	Solar Contribution:	52%	97%	53%	14%		104%	195%	105%	29%	= E / H
J	Therms Saved:	958	1,278	958	319		1,023	1,015	1,008	639	Conversion
K	Annual Natural Gas Savings:	$3,869					$4,058				J * Gas Rate

- Air and water heating loads are approximated for daylight hours only to match solar production periods.
- Air heating would not be available during winter months in a drainback system (flat plate). Typical operation Nov - Apr.
- Additional annual maintenance costs (~$3,000): Cleaning roof & tubes - $2,000; Pumps & heat exchangers - $1,000.
- Additional panels requires more structural modifications. Depending on the size of the array, could be $25K - $75K.

In illustration above, doubling the system size results in less than 5% increase in energy savings. An additional investment of $105,000 gains $189 in savings.

ITEM NO.
4.D.

INFORMATIONAL MEMORANDUM
Tukwila Metropolitan Park District

TO: **Tukwila Pool MPD Board President**

FROM: **Rick Still, Parks and Recreation Director**

DATE: **June 13, 2012**

SUBJECT: **Capital Projects Discussion and Prioritization**

ISSUE
The capital projects list needs to be prioritized to the final scope of work so that it can be used for the grant application.

FINANCIAL IMPACT
There is no financial commitment at this time.

BACKGROUND
The capital list of projects has been examined and ordered using many different priority rankings over the last year. The latest ordering of the list was based upon necessity for continuing building operations while considering safety, efficiency, and comfort. With this ordering, and based upon the budget prices associated with each item, the line of affordability was tentatively drawn after item 13. If the grant is received and/or there are cost savings from the first 13 items then it would be possible to move further down the list.

DISCUSSION

Attachment 1 is the complete capital project list. All prices have been updated to reflect McKinstry's most current budget numbers. The items that were originally labeled as potential ones for staff to manage have been removed since the grant requires that the contractor do all the items on the list.

To aid in decision making, additional comments have been made by staff on each of the items on the list as well as multiple photos in Exhibit A. The photos should serve as a memory jogger from the pool tour that happened in October last year. A brief description or explanation of each item is also listed in McKinstry's DRAFT Energy Services Plan seen at the May 14th Board Meeting.

Items that can be accomplished with a reduced scope have been highlighted in light purple and if a known reduced scope budget number is available it has been included. Other items, like lockers, could be reduced in the quantity installed but that reduced scope number is not known because it is dependent upon how much the scope is reduced.

Staff is seeking the Board's direction to finalize the list and "draw" the line on the list of what the base project should be and then also what the project list will include if the grant is received. Staff is also seeking the Board's direction on the variable items that can be modified and how extensive the reduction should be if any.

The first 13 items have not changed. The remaining items are prioritized based upon staff's recommendation.

Once the list has been finalized and submitted with the grant application the project scope cannot be reduced. This is a commitment that all the items on the project scope will be completed. If the grant is awarded or additional funding becomes available then more items can be added to the project list scope with no penalty. Therefore, it is necessary that the capital projects list be prioritized and finalized at this meeting in order for staff to be able to include it in the grant application.

RECOMMENDATION

Staff is seeking the Board's direction to finalize the capital project list as seen in Attachment 1.

ATTACHMENTS

1. DRAFT Energy Services Proposal Capital Project List
   Exhibit A – Additional Information on Capital Project Items

McKinstry — For The Life Of Your Building

DRAFT 6-13-12

CIP List - Attachment 1

Table 4.2 - Facility Improvement Measure (FIM) Summary - Preliminary

Project: **Tukwila Pool**

Date: 6/13/12 **Draft ESP Cost Estimate, Revised by Staff**

TPAC 6-13-12	5-14-12 Item #	4-9-12 Item #	Project	McKinstry Budget		McKinstry Budget W-Modified Scope		Annual Utility Savings	Potential Incentives ***	Staff Comments on Exhibit A
1	1	1	Pool Liner, Water Edge Tile, and Main Drains	$ 283,203				$ -	$ -	Page 1
2	2	2	Pool Circulation Pump VFD Pool Water Plumbing / Valve Replacement Pool Heating Water Pump Replacement	$ 119,546				$ 2,586	$ 8,551	Pages 1 &2
3	3	3	ADA Pool Chair Lifts	$ 22,635				$ -	$ -	Page 3
4	4	4	Chemtrol Replacement	$ 22,624				$ -	$ -	Page 3
5	5	5	Nat. HVAC Digital Controls / Dampers Lobby HVAC Digital Controls / Dampers Nat. Fan & Motor Replacement	$ 366,972				$ 12,047	$ -	Page 4
6	6	6	Building Heating Pump & Motor Replacement, Lobby Exhaust and Supply Motors Replacement	$ 4,507				$ 302	$ 780	Page 4
7	7	7	Boiler Burner and Controls Replacement Condensing Domestic Water Heater	$ 161,768				$ 259	$ -	Page 5
8	8	10	Lighting Conversion	$ 107,049				$ 4,298	$ 10,777	Page 5
9	9	11	Remove Natatorium Ceiling Tiles	$ 51,186				$ -	$ -	Page 5
10	10	14	Locker Room Tile (Showers & Walls)	$ 48,550		$ 20,364		$ 20,364	$ -	Page 6
11	11	16	HVAC Lobby Supply Motor Replacement	$ 1,101				$ 302	$ 780	Page 6
12	12	17	HVAC Lobby Exhaust Motor Replacement	$ 1,101				$ 302	$ 780	Page 6
13 20	13	20	Locker Room Plumbing (Showers & Fixtures - (could be modified to $52,000 no china)	$ 83,250		$ 36,098		$ 1,822	$ -	Pages 6 & 7
			Base Scope of Work for Project Subtotal	**$ 1,273,492**		**$ 1,198,154**	**$ 1,250,000**		$ 21,668	
14	14	28	Pool Cover / Blanket	$ 37,383	$ 1,235,537		$ 1,235,537	$ 8,570	$ -	Page 7
15	20	39	Sewer Deduct Meter	$ 7,554	$ 1,243,091		$ 1,243,091	$ 1,163		Page 7
16	18	9	Bulkhead Renovation	$ 14,683	$ 1,257,774	$ 4,500	$ 1,247,591			Page 7
			MODIFIED Base Scope of Work for Project Subtotal				**$ 1,250,000**			
17	15	8	DE Filter System - Vacuum DE Remodel	$ 149,089	$ 1,406,863	$ 15,000	$ 1,262,591			Page 8
18	19	21	Gutter/Deck Tile	$ 64,172	$ 1,471,035		$ 1,326,763			Page 9
19	17	13	ADA Improvements (Parking Lot)	$ 127,000	$ 1,598,035	$ 90,000	$ 1,416,763			Pages 8 & 9
20			Locker Room China	$ 47,152	**$ 1,645,187**	$ 47,152	$ 1,463,915			Pages 6 & 7
21	16	41	New Roof	$ 85,449	$ 1,730,636		$ 1,549,364			Page 8
22	24	29	Privacy changing areas (modified - 1 dresing rm)	$ 7,187	$ 1,737,823		$ 1,556,551			Page 10
23	25	30	Locker Room Floor Resurfacing	$ 92,389	$ 1,830,212	$ 85,000	$ 1,641,551	$ 138,584		Page 10
24			New Lockers MODIFIED #24 for Grant			$ 25,115	**$ 1,666,666**			Page 10
			GRANT Scope of Work for Project Subtotal							
24	22	23	New Lockers	$ 46,767	$ 1,876,979		$ 1,688,318			Page 10
25	26	31	Deck Resurfacing	$ 145,718	$ 2,022,697	$ 135,000	$ 1,823,318			Pages 10 & 11
None	21	22	Locker Room Painting (Staff Perform Work)	$ -	$ 2,022,697	$ -	$ 1,823,318			Page 8
				$ 824,543	**$ 1,666,666**	**$ 482,963**	**$ 1,666,666**			
			Total Items 1-26	**$ 2,098,035**		**$ 1,681,117**		$ 416,918	difference	
27	27	12	Add Natatorium Sound Abatement (not in $1M loan @ 2.17%)	$ 132,568		$ 132,568	$ 1,955,886			Page 11
26	28	32	Enclosure - see architectural concept ($155K store front windows)	$ 164,734		$ 164,734	$ 2,120,620			Pages 11 & 12
	29	33	Modify Front Desk Reception (if no Enclosure)	$ -		$ 17,403				Page 12
	30	34	Admin Offices Remodel	$ -		$ 32,151				Page 13
	31	35	Modify Family Changing Rooms (if no add on)	$ -		$ 11,343				Page 13
	32	36	Modify Supply Staff / Break Room	$ -						Page 13
	33	37	Staff Locker Rooms Renovation	$ -		$ 20,360				Page 13
	34		New Entry - Women's Locker Room	$ -		$ 14,112				Page 11
			Perform as monies become available	$ 297,302		$ 392,671				
			Being performed through Repairs and Maintenance and Life-Cycle Program							
	35	18	Interior Doors Replacement (partial)	$ 54,342		$ 54,342				Page 14
	36	19	Heat Exchanger (Pool Water Heat)	$ 45,490		$ 45,490				Page 14
	37	24	Exterior Doors Replacement	$ 73,988		$ 19,089				Page 14
	23	25	Deep End Guard Chair	$ 10,633		$ 15,950				Page 3
				$ 173,820		$ 118,921				
			Total all Projects	**$ 2,493,819**		**$ 2,192,709**				

Not Being Pursued

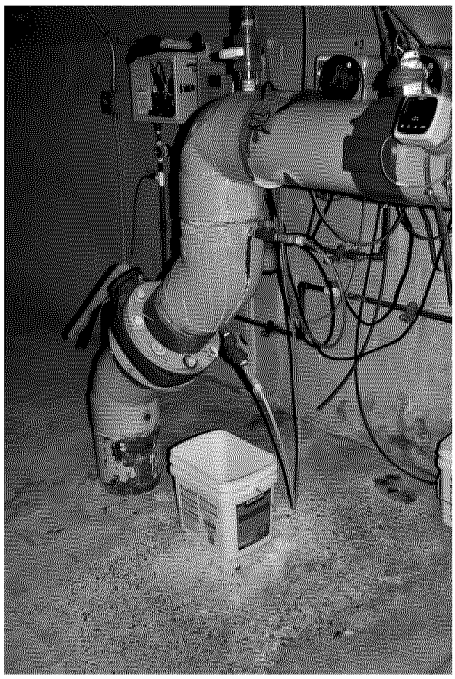
		40	Solar Thermal (system only)			$ 216,809		$ 1,800		See 6-18-12 Board Packet Item 4.c.
		27	UV - New Item, strongly recommended	$ 74,997		$ 74,997		$ (2,628)	$ -	Not Recommended
		38	Add Windows in Natatorium			$ 36,480		$ -	$ -	Not Recommended
		42	Privacy showers & changing areas - see sketch			$ 144,203		$ -	$ -	Not Recommended
		43	New Natatorium Supply Air Ductwork			$ 96,610		$ -	$ -	Not Recommended
		44	Vending Machines Power Control			$ 1,438		$ 51	$ -	Not Recommended
		45	Addition - see sketch	$ 900,000				$ -	$ -	Not Recommended

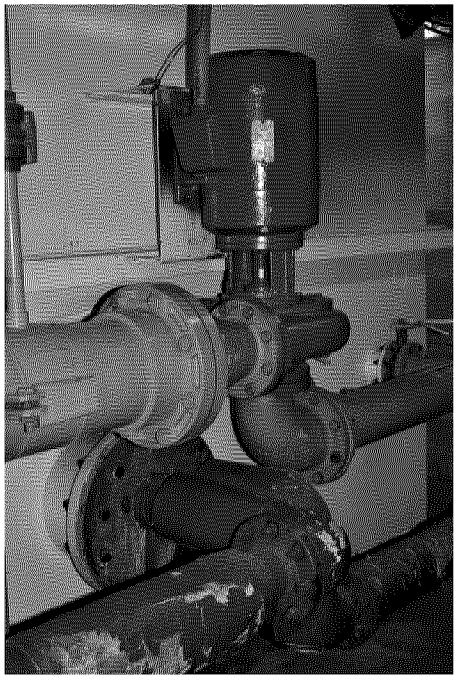
Additional Information on Capital Project Items: Exhibit A

The following comments are in order according to the 5/14/12 Cost Estimate spreadsheet Item#

1. Remove existing water line tile and pool liner (potential asbestos abatement for $100K), replace all inlet risers plumbing with PVC, replace/reconfigure main drains to be VGBA compliant, remove underwater lighting, new concrete aggregate liner with tiled racing lines and targets, install new water line tile. No lines or targets in the shallow end. Fill pool and balance all water chemicals.

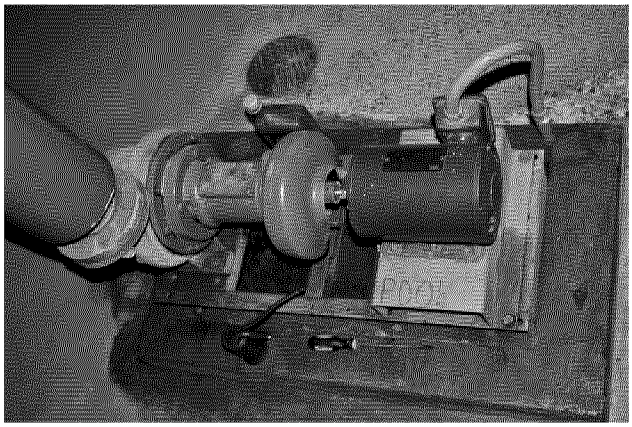
2. Replace the pool water recirculation pump with a Variable Frequency Drive (VFD) pump/motor, the existing one is original and costly to maintain (a couple thousand every year approx.). The threaded holes in the volute are wearing out so we are very limited in the amount of times we can rebuild this pump before it fails completely. It is a necessary replacement. Also, a new VFD will be more energy efficient and allow the pump to increase flow to compensate for increasing filter pressure thus maintaining better filtration potential.





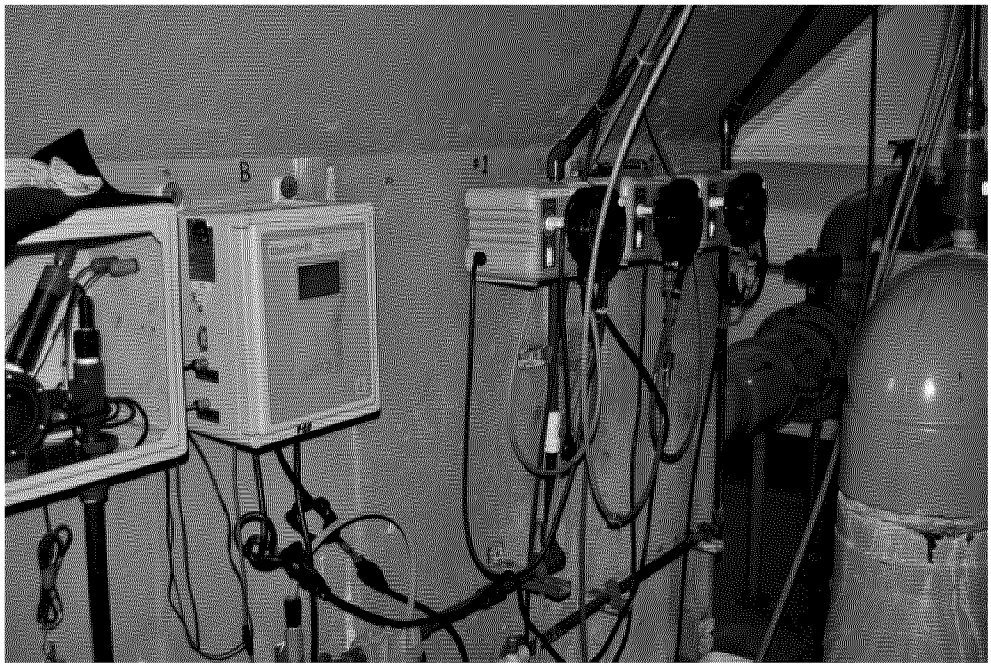
Replace all pool water plumbing in the mechanical room including valves, flow meter, reducer, bypass, etc., many of the valves are inoperable and broken, current plumbing has weakened spots that are small leaks. Bring plumbing up to code and install better isolation valves for easier maintenance in the future.

Replace pool water heating pump with new pump and motor, existing is original and very costly to maintain (a couple thousand a year on average).

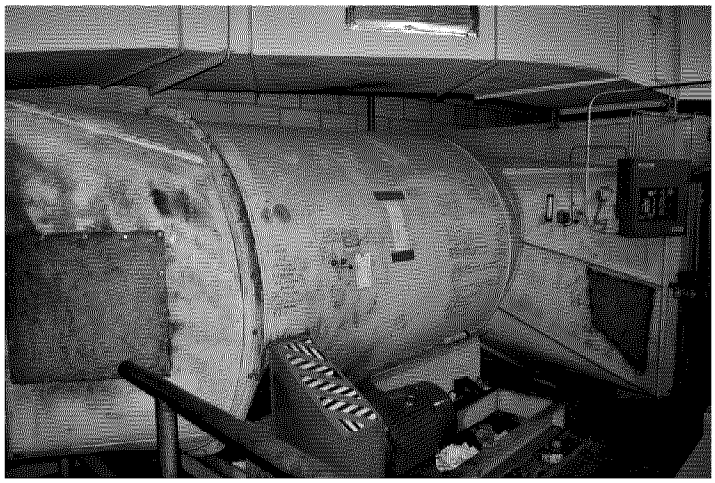


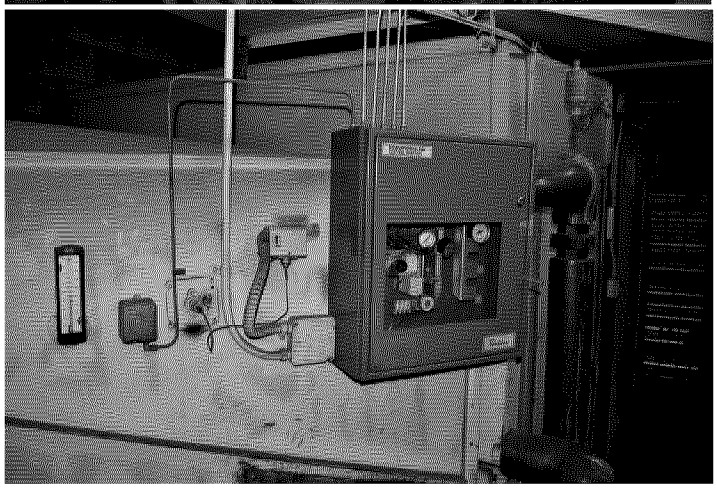
3. Install one chair lift (5oolbs cap.) at end of bulkhead bleacher side that can access both sides of the pool. This will be a permanent battery powered lift. This is a code requirement. Existing manual lift will be removed since it is on its last leg and slips some when using or is very difficult to crank. This will require electrical bonding.

4. Replace Chemtrol with new chemical feeding system (probably BECS). Plumb new system into the new pool plumbing too.

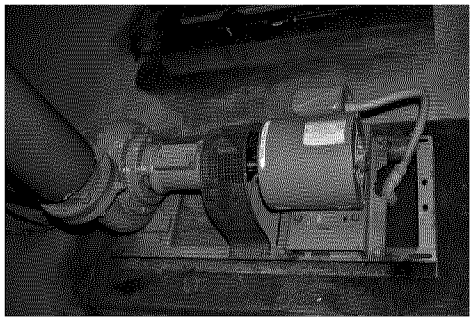


5. Provide DDC controls upgrades, control damper repairs, and retro-commissioning services to the natatorium and locker room air handling units. The fan and motor will be replaced on the natatorium air handling unit. Existing HVAC area will be used and new parts will be brought in through the existing north wall air intake New controls will provide the ability to actually control the air temperature and humidity thus providing greatly improved energy efficiency.

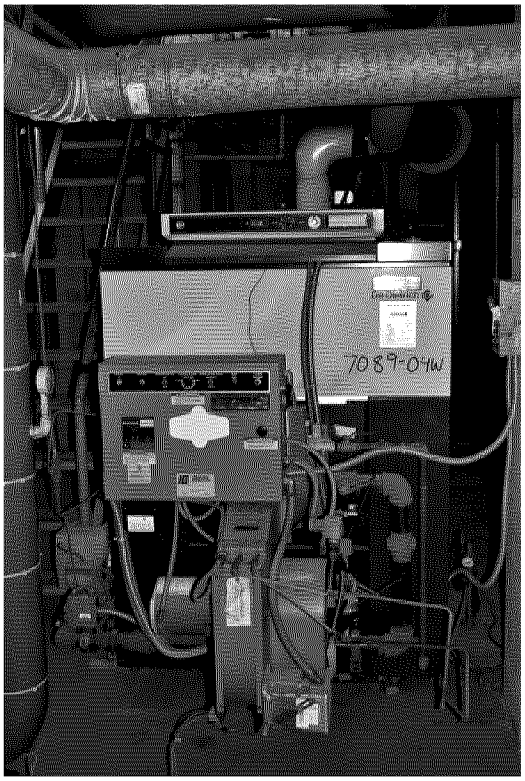


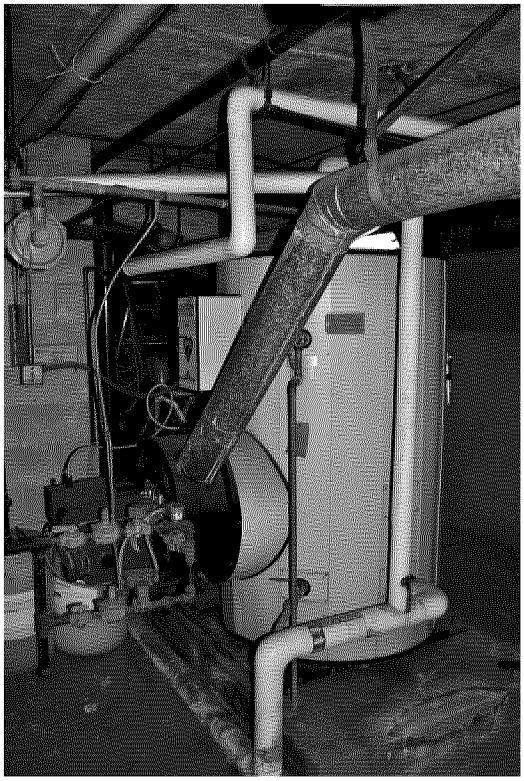


6. Replace the building heating pump and motor, existing is original and costly to maintain (a couple thousand annually approx.).



7. Utilize existing boiler but replace the burner with new higher efficiency burner and new controls and safety checks. Work on improving the turn down so the system uses less gas.



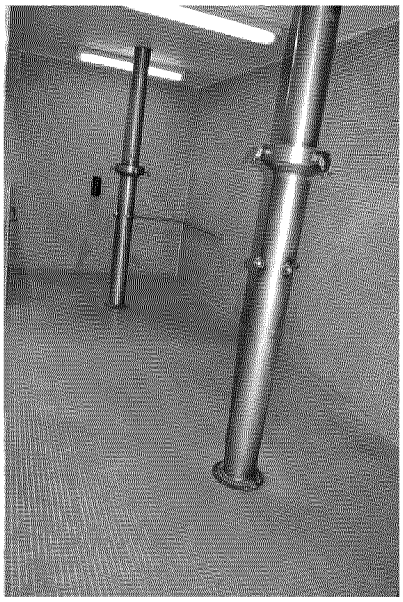


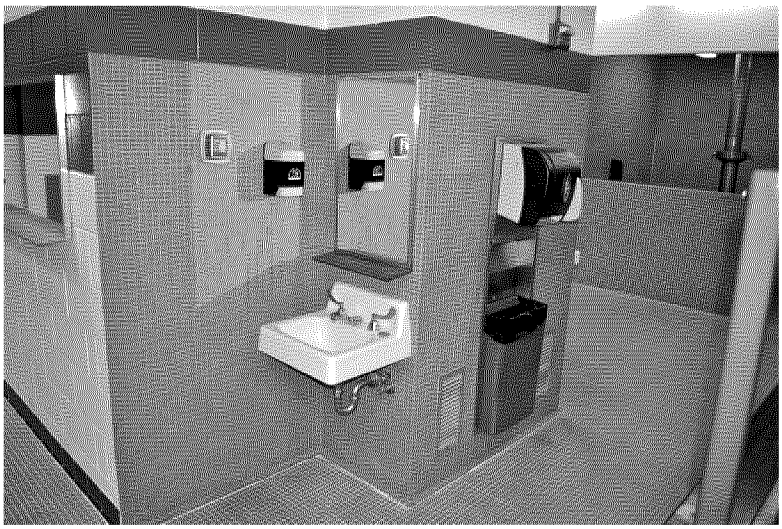
Replace domestic hot water tank with new high efficiency condensing boilers. The existing boiler is on its last year of rated life expectancy.

8. Replace and relocate all metal halide fixtures with a combination of T5HO and T12 high efficiency fluorescents. Install occupancy sensors in offices and locker rooms. This should provide better lighting and less energy at the same time. It will also make maintenance much easier for changing lights.

9. Remove failing natatorium suspended ceiling. Due to the rusting and corroding fasters and tie-ins this was noted as a safety issue by Johnston Consulting. Also, when the tiles get dislodged it is practically impossible to put them back up.

10. Remove existing locker room shower wall tiling and replace with Fiber Reinforced Plastic (FRP) panels that are very low maintenance and mold/mildew resistant. FRP is less expensive than new tile.

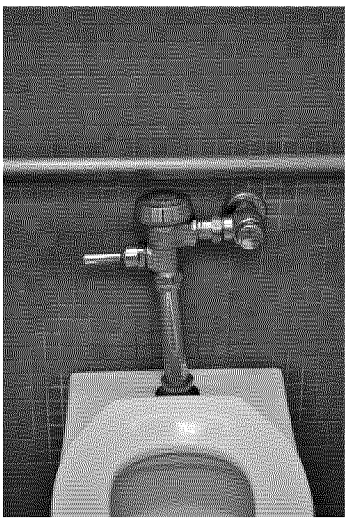
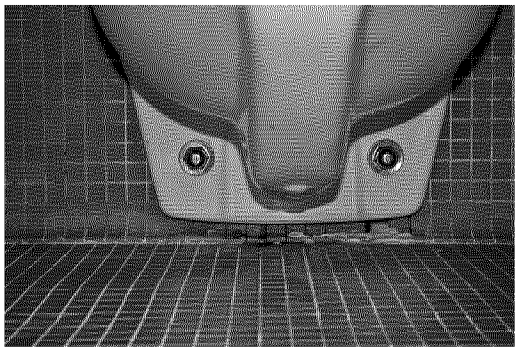
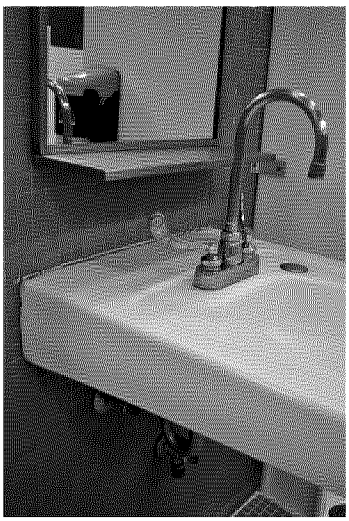




11. Replace existing lobby HVAC supply fan motor.

12. Replace existing lobby HVAC exhaust fan motor.

13. Replace all china (except urinals) and plumbing from wall shut-offs to fixtures. Many of existing shut-offs do not work and cause the need to shut-off water to the entire locker rooms to make a repair. Staff are constantly repairing leaks. All new fixtures will be low flow water saving fixtures. This item can be modified to do no china (fixtures) just plumbing for a reduced cost. New shower trees and improved control over the shower temps will be achieved through this item.

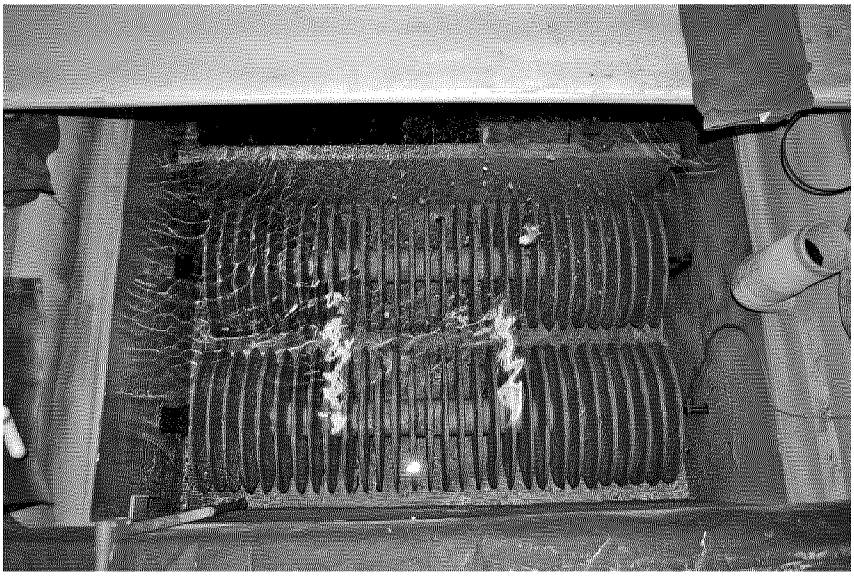
14. This is a manual system that staff would need to install and remove daily. There is a significant staff time cost associated with this that needs to be tracked and balanced against the proposed savings the blanket will provide. Blankets are budgeted in the life-cycle replacement plan to be replaced every 7 years, every year beyond that is additional savings.

18. This is a greatly reduced scope from fixing the broken wheels, adding an air bladder and making it movable and look brand new to simply painting it (and or the option of repairing the axles to make moveable). New targets will be painted on the one side only now.

20. Valley View Sewer has never done one of these but the need of it has been made known to them and they are on board to work with us on this. The current plan would install a meter on the pool make-up water line and another one on the filter tank drain line and a calculation would be made to ascertain the amount of water evaporated so that sewer charges do not have to be paid on that water.

21. With some of the changes in the locker rooms, like new lockers, there will be areas that need to be painted as well as the entire locker room is already in need. A good paint coat helps prevent moisture from weakening the CMU walls. A reduced scope might be to not paint the ceiling or do as a volunteer event or in-house. If the overall price can be reduced then additional painting could be done in the lobby too, (all front areas possibly?).

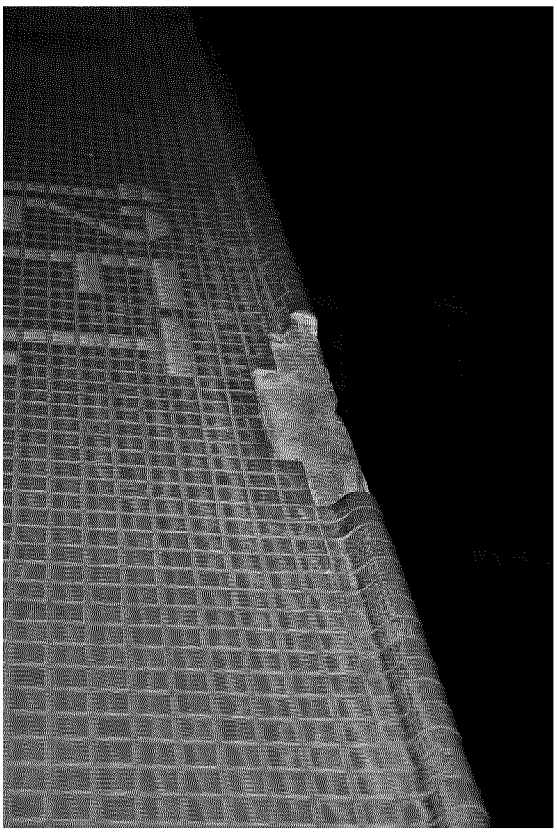
15. This is a modified and greatly reduced scope that will entail refinishing the surge tank the filters are in, purchasing new covers and some extra grids, and the equipment for staff to be able to change out the filter covers in-house without contracting that service out each year which should save approximately $1,000-$3,000 annually.

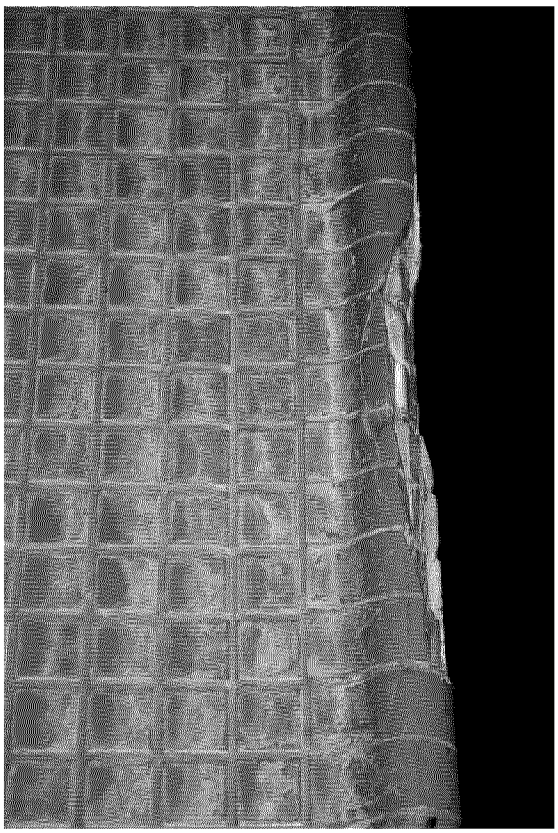


16. The product specified is a TPO solid membrane product that has a 20yr commercial warranty (lifetime warranty if installed on residential). If the roof is done now it can be overlayed, if it is postponed several years leaks may begin and then it is more extensive to re-roof. There is currently about 7in of material on the roof. A layer of hot tar (glue) then 3 inches of ISO Flex insulation, another layer of glue, 3 more inches of insulation, original roof, then 3/4in fiber board and then the current torch-down roof.

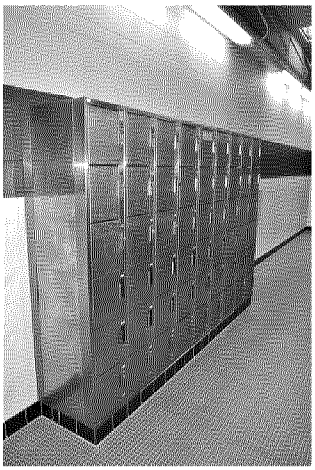
17. Different options are being looked at to complete this in the most cost-effective and efficient way. Includes removing some of the existing concrete panels near the parking lot, adding a ramp and landscaping to blend it all in. The issue with this is the slope of parking lot at the stalls where this would be installed (closest stalls to front doors). If this project is done then it has to be brought up to code and that will require leveling the parking stalls approximately 8 inches. Different options are being looked at how to achieve this in the most cost effective way.

19. This scope can be reduced if necessary to only repairing the broken tiles on the deck (bullnose) and cleaning the existing or could entail replacing the bullnose completely, new face tiles with depth markings, and a new bullnose edge tile then cleaning the flat tile on the deck. This item, if done in the entirety, would have a nice improved look to it and not look like patch work.





22. These would be a combination of 2 different sizes of larger lockers that are specially made for aquatic environments. They location in the locker room would be modified some. New and better sized lockers could produce a little additional revenue potentially.



23. Staff can purchase and install this unit. It will bolt into place where the previous deep end guard chair had been.

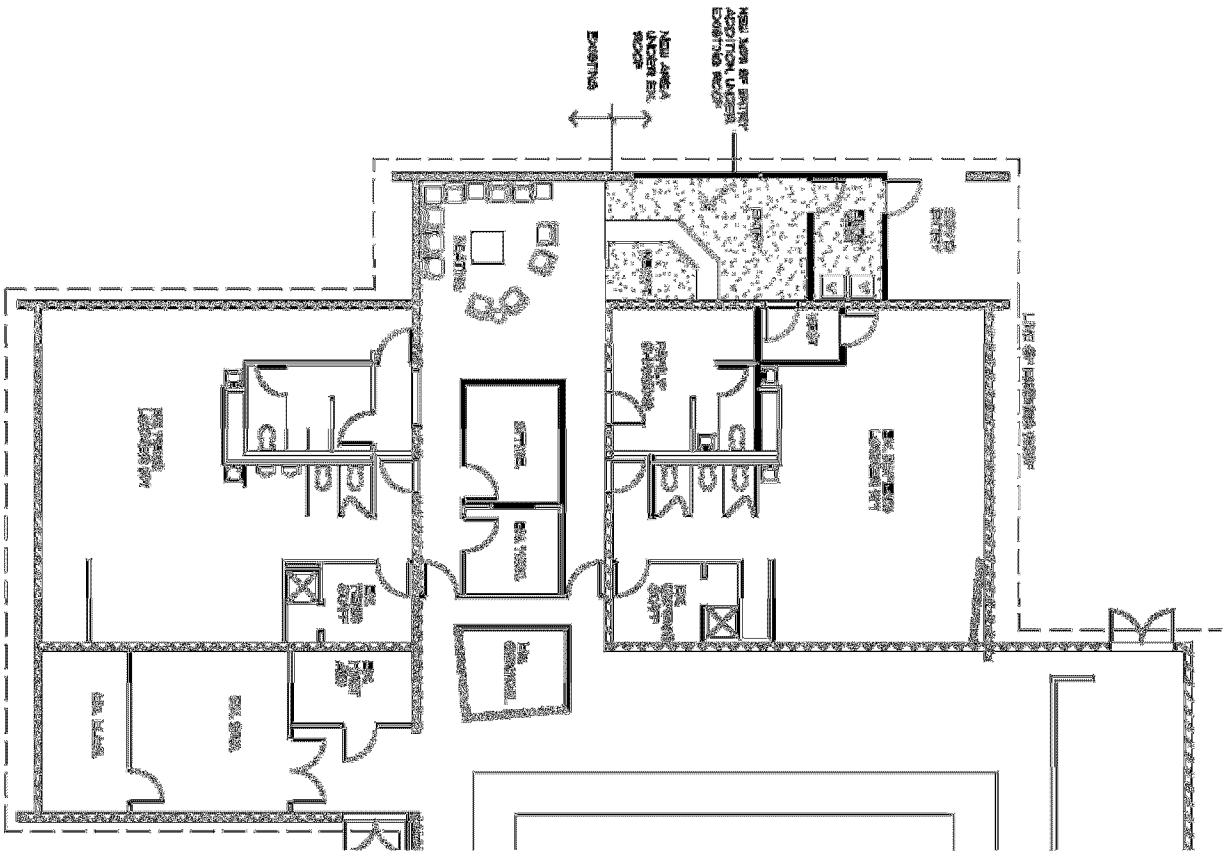
24. The goal of providing a private dressing area can be achieved by installing a partition wall and door in the corner of the locker room and adding a bench and a hook. The material could be virtually maintenance free and graffiti resistant if it were similar to the toilet partitions in there now.

25. This is a mortar floor that would provide a slip resistant surface, look nice, provide for better and safer maintenance, and would match the new deck (and lobby?) flooring if those items are done.

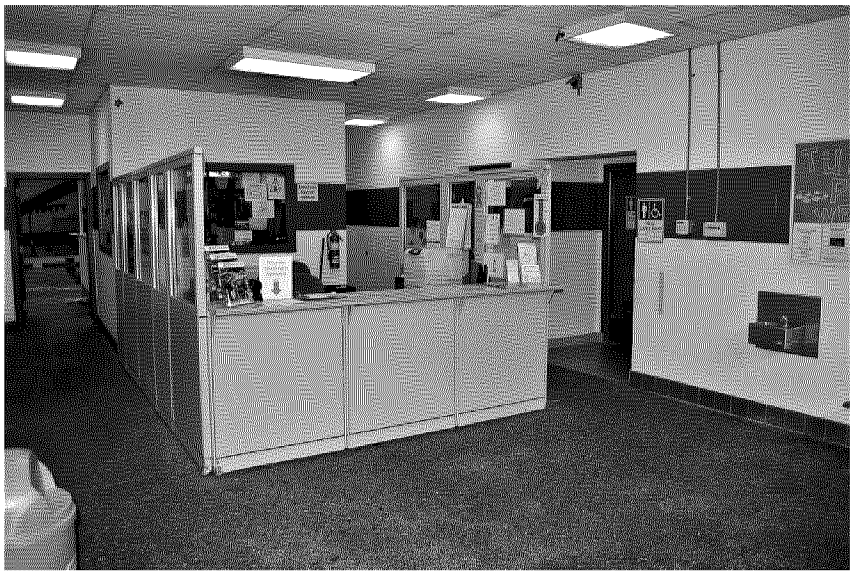
26. This is the same product as in the locker rooms and would provide more comfort for walking bare foot, be slip resistant, look great and bring a new look to the natatorium and could be layered over the existing deck and keep the deck tile and deck drain.

27. Installation of new sound abatement can be reduced in scope based upon what can be afforded. Attached is a CAD drawing showing what was specified by ORB, the aquatic consultant company McKinstry brought into the project. If every other cross row was removed then it would reduce the amount of product by about 25%. The consultant said that vertical baffles do better than horizontal applications and they have used this product in other projects with great success (this is what University Place pool used too). For this reason other products have not been looked out and the consultant does not recommend repairing the existing because the cost was not much different. They said that most contractors will not want to deal with repairing vs. replacing because it is just as cost effective to remove and replace then repair, not to mention warranty issues.

28. If the enclosure item is done then all the following items (29 – 34) will be done as well in a better way than if done on their own. This would provide a vestibule double door entrance, new social sitting area (kid and senior friendly), a new larger office for the manager providing better privacy (for personnel issues, money handling, etc.), an office for the assist manager, a large full use family changing room, new reception desk, new entrance to women's locker room, a staff break room (so the front desk is no longer that), and updated staff locker rooms (new plumbing, flooring, and lockers like the locker rooms).



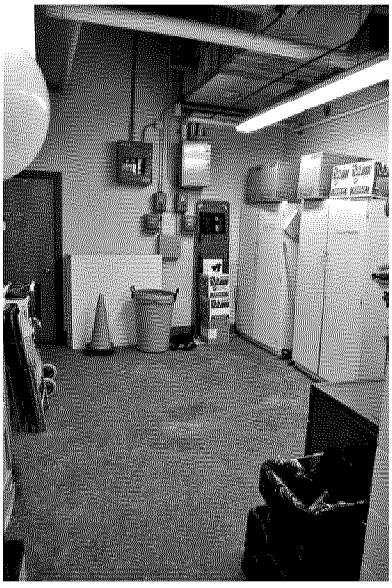
29. The reception desk can be reduced in size to make room for another office and possibly could be relocated to the corner of the lobby too for a new entrance feel.

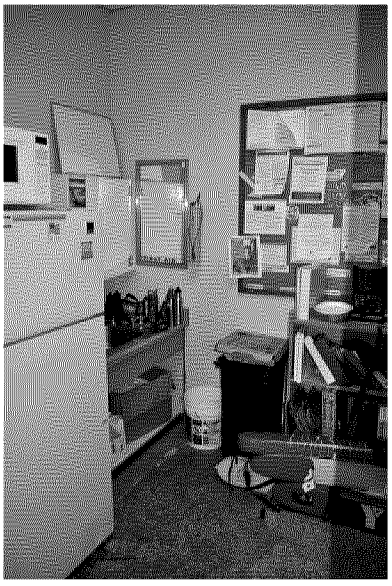


30. The need for an additional office is necessary for full-time staff to be able to better complete their duties. The size of a new office can vary depending upon what can be afforded. Some additional re-organizing of the existing office will happen also to make more space as well.

31. If the enclosure is not done then the scope of the family changing rooms will be drastically reduced to adding a diaper changing deck and new signage. It will not provide a showering changing room, more like a family dressing room.

32. Providing a new designated staff room (relocating it to the current supply room) will allow staff to keep personal belongings out of the lobby reception area therefore keeping the front entrance neat. The scope for this will include adding a sound proof drop ceiling below the HVAC system, adding a table and chairs, cubbies, etc. as can be afforded.





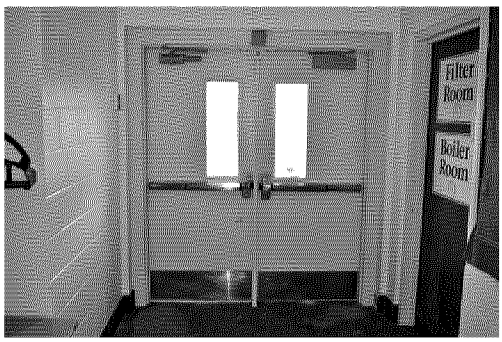
33. Provide new low flow plumbing fixtures, lockers (if can be afforded), new flooring.

34. This item will only be done if the enclosure happens. This would happen so that a large family changing room (with shower) can be completed.

35. These will be replaced using the operational Repairs and Maintenance budget and be replaced as needed.

36. This does not need to be replaced yet but will be done as needed to gain as much life out of current one as possible.

37. These will be replaced using the operational Repairs and Maintenance budget and be replaced as needed.



ITEM NO.
4.E.

INFORMATIONAL MEMORANDUM
Tukwila Metropolitan Park District

TO: **Tukwila Pool MPD Board President**

FROM: **Rick Still, Parks and Recreation Director**

DATE: **June 13, 2012**

SUBJECT: **Contract Amendment for Design Services**

ISSUE
Authorize the Board President to sign contract amendment documents for Capital Projects design services only.

FINANCIAL IMPACT
There is a one-time only financial commitment of $78,438.00 for design services on the first 13 items on the capital improvements list.

BACKGROUND
At the May 14th Board meeting, it was agreed to adjust the project timeline and process as necessary to accommodate the grant application timeline. The grant administrators are looking for shovel ready projects that meet their criteria for funding. In efforts to be more shovel ready, McKinstry and the Washington State Department of Enterprise Services (DES) agree that having a contract in place for "construction" would benefit for the MPD's grant application and allows for McKinstry to continue their design work on this project. At this point, a design contract is considered construction because it is the beginning work of implementing the project.

This design work is for the first 13 items on the capital improvement project list. Any additional items added will have additional design cost associated with them but this allows McKinstry to move forward with design work on these items that will be happening whether or not a grant is awarded.

DISCUSSION
This is a commitment of funding in the amount of $78,438.00 for design work on the first 13 items. By authorizing the Board President to sign a contract amendment document, Funding Authorization Form (Attachment 1), the MPD Board is authorizing McKinstry to continue their services with the MPD and begin the "construction" process of the Energy Savings Performance Contracting process. This will assist in maintaining the original timeline for an early November closure for construction. This is a key ingredient to have in place as the MPD applies for the grant application. The agreement between the State DES and McKinstry is Attachment 2. McKinstry's proposal for design only services is Attachment 3. Attachment 2 & 3 are for reference only but indicate the process needed to allow the project to continue and the scope of work being provided.

RECOMMENDATION
Authorize the Board President to sign the Funding Authorization Form with the State of Washington Department of Energy Services to implement design services only of the first 13 items on the Capital Projects list.

ATTACHMENTS
1. Department of Enterprise Services Funding Authorization Form
2. Department of Enterprise Services Energy Services Authorization Amendment No. 1
3. McKinstry's "Design Only Items 1 –13 Proposal"

Attachment 1

STATE OF WASHINGTON

DEPARTMENT OF ENTERPRISE SERVICES

1500 Jefferson Street SE, Olympia, WA 98501

June 12, 2012

TO: Robert Eaton, Tukwila Metropolitan Park District

FROM: Eddie Miller, Contracts Specialist, (360) 407-9363

RE: Authorization No. 2012-188 A (1)
Amendment No. 1
Design Services

McKinstry Essention

SUBJECT: Funding Approval

The Department of Enterprise Services, E&AS, requires funding approval for the above referenced contract document(s). The amount required is as follows:

Design Services	$ 78,438.00

In accordance with the provisions of RCW 43.88, the signature affixed below certifies to the Facilities Division, Engineering & Architectural Services that the above identified funds are appropriated, allotted, and that the using/client agency bears the liability for any issues related to the funding for this project.

By_____ _____ _____

Name **Title** **Date**

Please sign and return this form to E&AS. If you have any questions, please call me.

Attachment 2

STATE OF WASHINGTON

DEPARTMENT OF ENTERPRISE SERVICES

1500 Jefferson Street SE, Olympia, WA 98501

June 12, 2012

McKinstry Essention
5005 3rd Avenue South
PO Box 24567
Seattle, WA 98124-0567

RE: Authorization No. 2012-188 A (1)
Detailed Investment Grade Energy Audit and Energy Services Proposal
Tukwila Metropolitan Park District

Amendment No. 1

Enclosed is the above-referenced Amendment for your signature. Please sign and return it to this office as soon as possible.

Please note that this Amendment is not binding upon the State of Washington until it is signed by the state's contracting officer. Therefore, should you begin work prior to receiving a signed copy of this Amendment, your firm will assume all risk associated with your actions.

Should you have any questions or concerns, please contact me at (360) 407-9375.

Sincerely,

Todd Flynn, P.E.
Energy Engineer

TF:em

Enclosure

cc: Robert Eaton, Tukwila Metropolitan Park District

ENERGY SERVICES AUTHORIZATION AMENDMENT NO. 1

Project Title Design Services Authorization No. 2012-188 A (1)

Facility Tukwila Metropolitan Park District Date June 12, 2012

This Amendment, when properly signed, shall be the basis on which the Subject Authorization shall be modified.

Authorization (this sheet) Project Completion and Compensation
Scope of Work Options: Modify Basic Services

Approvals

Energy Services Company:

McKinstry Essention
5005 3rd Avenue South
PO Box 24567
Seattle, WA 98124-0567

Owner:

Tukwila Metropolitan Park District
acting through the
Department of Enterprise Services,
Facilities Division,
Engineering & Architectural Services

By: _____
Name: _____
Title: _____
Date: _____

_____
Roger Wigfield, P.E.
Energy Program Manager
_____

Compensation for this Authorization

Total Services being provided under this Authorization:

Basic Energy Services	COMPENSATION	
	Current	Previous
Energy Audit and Energy Services Proposal	$ 29,151.00	$ 29,151.00
Design	$ 78,438.00	$ 0.00
Construction Management	$ 0.00	$ 0.00
Overhead and Profit	$ 0.00	$ 0.00
Measurement and Verification – Year 1	$ 0.00	$ 0.00
Grand Total (Plus Washington State Sales Tax)	**$ 107,589.00**	**$ 29,151.00**

PROJECT COMPLETION AND COMPENSATION

Energy Services Compensation	Fee	Compensation	
		New	Previous
Energy Audit and Energy Services Proposal	Lump Sum	$ 0.00	$ 29,151.00
Design	10.0%	$ 78,438.00	$ 0.00
Construction Management		$ 0.00	$ 0.00
Overhead and Profit		$ 0.00	$ 0.00
Measurement and Verification – Year 1		$ 0.00	$ 0.00
Energy Services Sub-total =		$ 78,438.00	$ 29,151.00
Maximum Energy Services Fee Amount (New + Previous) =		$107,438.00	

Energy Services Authorization Total = $107,438.00

Value of this Amendment = $78,438.00 (Plus Washington State Sales Tax)

Scope of Work

The ESCO will perform a detailed engineering design as needed to obtain Owner review and approval of the proposed systems and to obtain bids as required. The ESCO will provide construction management, as-built drawings, and O&M manuals. All work is per the Tukwila Metropolitan Park District City of Tukwila Pool Energy Services Proposal dated June 8, 2012.

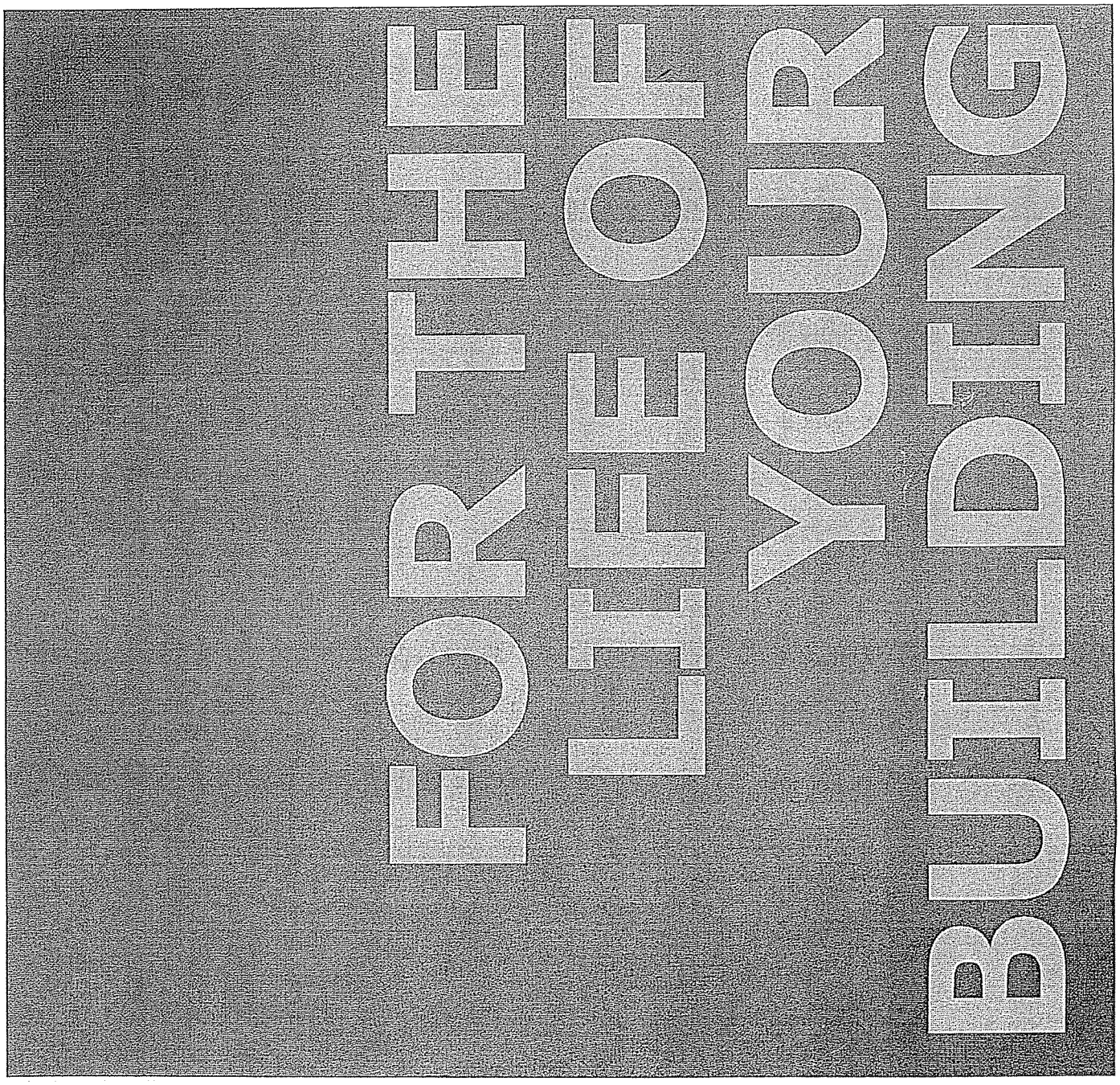
2012188Aam1cm

City of Tukwila Pool

Professional Services Proposal

McKinstry
For The Life Of Your Building

TUKWILA, WA
JUNE 8, 2012



Professional Services Proposal

City of Tukwila Pool

To: **Robert Eaton – City of Tukwila Parks and Recreation**
Rick Still – City of Tukwila Parks and Recreation
Todd Flynn – Washington Department of Enterprise Services
From: **Matt Montagner – McKinstry**
Project: **City of Tukwila Pool Phase 1**
Subject: **Design Engineering Services Proposal**

Dear Robert and Rick,

We appreciate the opportunity to present you with this proposal to complete the design engineering phase of the Tukwila Pool Energy Project. The intent of this proposal is to initiate the design effort on the selected **Facility Improvement Measures (FIMs)** that have been designated as the base scope of work.

The Tukwila Parks and Recreation team, together with the City of Tukwila have expressed that they would like to investigate their pool facility for opportunities to address aging, failing, unsafe and inefficient infrastructure. McKinstry has investigated the energy saving opportunities, as well as the measures detailed in the City of Tukwila's prioritized capital improvement plan, and established thirteen items as the base scope of work to be included in this project. This proposal is based on moving forward with the design of these thirteen items immediately.

In order to proceed with the design, McKinstry proposes to contract with the City of Tukwila, through the Department of Enterprise Services, to provide design engineering of the identified measures.

Timeline & Milestones: McKinstry will initiate this scope of work immediately upon acceptance of this letter of intent. Progress review meetings will be conducted throughout the engineering phase. During these review meetings, McKinstry will provide status on the design of the measures, while the Tukwila Parks and Recreation Department will provide final direction. The goal of these meetings is to focus engineering efforts in anticipation of construction.

The following are proposed milestones:

- 06/18/2012 – Design Engineering Authorized
- 06/25/2012 – Design Engineering Kick-off Meeting with Stakeholders
- 07/02/2012 – Commerce Jobs Now Grant Application
- 07/13/2012 – Anticipated Notice of Grant Award
- 07/20/2012 – Energy Service Proposal Delivered
- 07/30/2012 – Construction Kick-off Meeting with Stakeholders

Professional Services Proposal

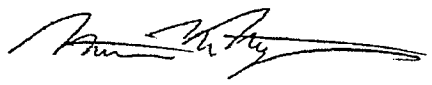
Scope of Work
The design of the following thirteen items is included in the scope of work for this proposal:

- Item #1: Pool Liner, Water Edge Tile, and Main Drains
- Item #2: Pool Circulation Pump VFD; Pool Water Plumbing / Valve Replacement; Pool Heating water Pump Replacement
- Item #3: ADA Pool Chair Lifts
- Item #4: Chemtrol Replacement
- Item #5: Natatorium HVAC Digital Controls / Dampers; Lobby HVAC Digital Controls / Dampers; Natatorium Fan & Motor Replacement
- Item #6: Building Heating Pump & Motor Replacement
- Item #7: Boiler Burner and Controls Replacement; Condensing Domestic Water Heater
- Item #8: Lighting Conversion
- Item #9: Remove Natatorium Ceiling Tiles
- Item #10:Locker Room Tile (Shower & Walls)
- Item #11: HVAC Lobby Supply Motor Replacement
- Item #12: HVAC Lobby Exhaust Motor Replacement
- Item #13: Locker Room Plumbing (Showers & Fixtures)

Fee Billing Based on Project Scope:
All design and engineering fees assessed under the proposed Engineering Design effort will be included in the final guaranteed project construction costs. Based on 10% of the estimated construction costs for the scope of work, McKinstry's engineering fee shall be **$ 78,438**.

All associated information will become the property of the owner upon receipt of payment.

Regards,



Matthew M. Montagner, P.E.
Program Manager
McKinstry Energy Services
206.832.8471

ITEM NO.
4.F.

INFORMATIONAL MEMORANDUM
Tukwila Metropolitan Park District

TO: **Tukwila Pool MPD Board President**

FROM: **Rick Still, Parks and Recreation Director**

DATE: **June 13, 2012**

SUBJECT: **Grant Application – Department of Commerce**

ISSUE
Authorize staff to complete necessary grant application forms to apply for the Department of Commerce 2012 Energy Efficiency Grants for Higher Education and Local Governments (thus committing matching funds for grant).

FINANCIAL IMPACT
This is a commitment of funds for approximately $1,250,000 for grant matching ratio of 3:1. At the 3:1 ratio the grant funding could be approximately $416,666.

BACKGROUND
As discussed at the May 14th Board meeting, it was agreed to adjust the project timeline and process as necessary to accommodate the grant application timeline. The grant application is due July 2, 2012. The following is taken from the Grant Frequently Asked Questions document.

Grants will be awarded through a competitive process. Applications will be scored on:
- *Leverage ratio (the higher the ratio of non-state funds to state funds, the higher the score);*
- *Energy savings (the higher the energy savings, the higher the score).*
- *Expediency of project (how soon can the work begin?).*

Commerce has the following program goals:
- *The Commerce grant is to constitute 25 percent or less of the total project cost (leverage ratio of 3:1).*
- *Applicants are encouraged to provide funding equivalent to seven years' worth of energy savings or more.*

McKinstry will complete the grant application and provide to staff for review and final submission. This item requires the Board to authorize staff to complete the grant application because there is approximately $1,250,000 commitment of matching funds at a 3:1 ratio.

DISCUSSION
For the purpose of the grant application a cleaned up copy of the capital projects list has been created (Grant Attachment 1). Staff will finalize this list based upon the Board decisions this evening on the capital projects list prioritization discussed earlier (item 4.d). The list will show the project scope based upon receiving grant funding of $416,666. Once the list is submitted with the grant application, it cannot be reduced at all; it is a commitment that these items will be included in

the scope of work no matter what. However, if the grant is not awarded then there is complete flexibility to modify the scope once again. If additional funding becomes available then other items can be added to the project list scope with no penalty.

RECOMMENDATION

Authorize staff to complete necessary grant application forms to apply for the Department of Commerce 2012 Energy Efficiency Grants for Higher Education and Local Governments thus committing $1,250,000 in matching funds for grant).

ATTACHMENTS

1. Grant Application version of the Capital Projects List – DRAFT
2. Grant Application Example – Department of Commerce 2012 Energy Efficiency Grants for Higher Education and Local Governments

Table 4.2 - Facility Improvement Measure (FIM) Summary - Preliminary

Project: Tukwila Pool **Draft ESP Cost Estimate**

Date: 6/13/2012

Item #	Project	McKinstry Budget	Annual Utility Savings	Potential Incentives
1	Pool Liner, Water Edge Tile, and Main Drains	$ 283,203	$ -	$ -
2	Pool Circulation Pump VFD Pool Water Plumbing / Valve Replacement Pool Heating Water Pump Replacement	$ 119,546	$ 2,586	$ 8,551
3	ADA Pool Chair Lifts	$ 22,635	$ -	$ -
4	Chemtrol Replacement	$ 22,624	$ -	$ -
5	Nat. HVAC Digital Controls / Dampers Lobby HVAC Digital Controls / Dampers Nat. Fan & Motor Replacement	$ 366,972	$ 12,047	$ -
6	Building Heating Pump & Motor Replacement, Lobby Exhaust and Supply Motors Replacement	$ 4,507	$ 302	$ 780
7	Boiler Burner and Controls Replacement Condensing Domestic Water Heater	$ 161,768	$ 259	$ -
8	Lighting Conversion	$ 107,049	$ 4,298	$ 10,777
9	Remove Natatorium Ceiling Tiles	$ 51,186	$ -	$ -
10	Locker Room Tile (Showers & Walls)	$ 20,364		$ -
11	HVAC Lobby Supply Motor Replacement	$ 1,101	$ 302	$ 780
12	HVAC Lobby Exhaust Motor Replacement	$ 1,101	$ 302	$ 780
13 20	Locker Room Plumbing (Showers & Fixtures - (could be modified to $52,000 no china)	$ 36,098	$ 1,822	$ -
14	Pool Cover / Blanket	$ 37,383	$ 8,570	$ -
15	Sewer Deduct Meter	$ 7,554	$ 1,163	
16	Bulkhead Renovation	$ 4,500		
17	DE Filter System - Vacuum DE Remodel	$ 15,000		
18	Gutter/Deck Tile	$ 64,172		
19	ADA Improvements (Parking Lot)	$ 90,000		
20	Locker Room China	$ 47,152		
21	New Roof	$ 85,449		
22	Privacy changing areas (modified - 1 dresing room)	$ 7,187		
23	Locker Room Floor Resurfacing	$ 85,000		
24	New Lockers MODIFIED #24 for Grant	$ 24,449		
	GRANT Scope of Work for Project Subtotal	**$ 1,666,000**	**$ 31,651**	**$ 21,668**

2.6.5.23.12

Department of Commerce

Innovation is in our nature.

2012 Energy Efficiency Grants for Higher Education and Local Governments

Applicant: _____

Institution Type _____

Contact: _____

Phone: _____ Address: _____

Email: _____ City: _____

Legislative District of Project: _____ State: WA Zip: _____

County: _____

Round 1 Application Due Date: Monday, July 2, 2012 @ 5:00 p.m.

Round 2 Application Due Date: Monday, December 31, 2012 @ 5:00 p.m.

The Department of Commerce reserves the right to amend the guidelines and application form.

GRANT APPLICATION

Does the applicant have an interagency agreement with the Department of Enterprise Services (DES) for energy performance contracting? (Please note that you are not required to work through DES and will not be scored on this question).

○ Yes ○ No

Does the applicant currently have a contract directly with an energy services company (ESCO)?

○ Yes ○ No

Does the applicant currently have a contract with a licensed engineer/certified energy manager?

○ Yes ○ No

Please submit a copy of the Request for Proposal (RFP) that was used to select your ESCO or the Request for Qualifications (RFQ) that was used to select your energy consultant. For agencies working with DES, please submit a copy of your interagency agreement with DES.

Name of contractor

Name of contractor's contact person (technical & day-to-day operations)

Date of final Investment Grade Audit (IGA) or equivalent was completed. Please include a copy of the final IGA.

Date the Energy Services Proposal or equivalent was completed or expected to be completed.

Expected construction start date

PROJECT SUBMITTAL INFORMATION

We will accept applications for more than one project per applicant, per grant round. We will not consider applications that seek funding for more than one project in the same building in the same round. The maximum grant amounts are:

* $2,000,000 for Higher Education
* $500,000 for Local Agencies

These are the maximum grant amounts any entity can receive from the program. NOTE: An applicant can receive the maximum grant amount for one project or the maximum amount could be split between multiple projects.

List main project type(s): (HVAC, controls, lighting, etc.)

PROJECT DESCRIPTION

Please provide a project description in sufficient detail that does not exceed 8,000 characters. Include institution or facility names and major systems affected.

Estimated TOTAL project costs (include taxes, management fees, etc.)

Guaranteed project costs (ESCO's guaranteed cost or maximum allowable construction cost)

Total non-state funds committed to the project (capital, operating, borrowed, or utility). Do not include other state dollars in this amount.

Total state funds committed to the project.

Commerce project grant request amount.

Are you planning to use bond or Certificates of Participation financing through the State Treasurer? Y/N

Amount of Financing

Utility Company (+ / -)	Utility Type	Date Contacted	Incentive Amount

Please include a letter of incentive funding estimate or letter of preliminary incentive review from your utility company that indicates the estimated or preliminary dollar amount of the incentive. Utility Company names may be used more than once.

Building square footage of project (where applicable)

	Annual Energy Units Net Saved	*Prior 3 years (2009-2011)* Average Energy Consumption (units)
Electrical (kWh)		
Gas (Therms)		
Oil (Gal)		
Propane (Gal)		
Water (CCF)		

Greenhouse Gas Reduction Plans

As of January, 2010, agencies distributing capital funds through competitive programs must consider whether the applicant has adopted policies or plans to reduce greenhouse gas emissions and vehicle miles traveled. For further information, please consult OFM's website (www.ofm.wa.gov) and proceed to Implementation of RCW 70.235.070.AZ

Please list applicant's plans and effective date(s) below:

Plans (+ -)	Completion Date

Does the applicant use Energy Star or another benchmarking program to obtain ratings for the buildings affected by this project?

○ Yes ○ No

ITEM NO.
4.G.

INFORMATIONAL MEMORANDUM
Tukwila Metropolitan Park District

TO: **Tukwila Pool MPD Board President**

FROM: **Rick Still, Parks and Recreation Director**

DATE: **June 13, 2012**

SUBJECT: **Revised Draft Long-Term Agenda**

ISSUE
Revised the Long-Term Agenda.

FINANCIAL IMPACT
No financial impact.

BACKGROUND
At the January 9th meeting, the Board approved a list of identified known issues and corresponding meeting dates to assist the Board in accomplishing all of the items for the year.

DISCUSSION
The capital projects discussion and potential grant have extended the work load out a couple months. It was requested to revise the work plan so the Board could possibly still address all of the issues desired.

RECOMMENDATION
Staff recommends adopting the Revised Draft Long-Term Agenda for the balance of the year.

ATTACHMENTS
Revised Draft Long-Term Agenda

Tukwila Metropolitan Park District
2012 Draft Long-Term Agenda

Board Adopted 1-9-12 *Revised for 6-18-12

June ~~11~~ 18
*Resolution to change meeting date.
* Financing alternatives for Capital Improvements
*Capital Project List and authorization to move forward with items to meet grant requirements
*Grant Application Authorization of Match
*Revised 2012 Long-Term Agenda
~~Contracted Services Research~~

July ~~9~~ 16
Adopt Final Energy Service Plan (ESP)
Financing alternatives for Capital Improvements, if needed
Potential award of grant
~~City Services Contract review~~
~~Budget Direction~~

August ~~13~~ 20
*Potential award of grant
*Rental Policy Review
2013 Budget Direction
Quarterly Reports

September ~~10~~ 17
*City Services Contract Review
*Contracted Services (outsource) Presentation
Preliminary 2013 Program and Fees Review

October ~~8~~ 15
Pre-Construction/Development Status/Projected Construction Timeline
Preliminary Budget

November ~~13~~ 19
2013 Program and Fees Review
Construction Status Update/Project Timeline
Quarterly Reports

December ~~10~~ 17
Adopt 2013 Budget
Construction Status Update/Project Timeline
Preliminary 2013 Draft Long-Term Agenda
Preliminary 2013 Draft TPAC Direction

OTHER: Build relation w/ TSD, Marketing

ITEM NO.
5.B.

INFORMATIONAL MEMORANDUM
Tukwila Metropolitan Park District

TO: **Tukwila Pool MPD Board President**

FROM: **Rick Still, Parks and Recreation Director**

DATE: **June 13, 2012**

SUBJECT: **Staff Report**

ISSUE
Staff update on several pool issues.

FINANCIAL IMPACT
No Financial Impact

BACKGROUND
This Informational Memorandum is to update the Board on the Capital Improvement Projects, operational issues and future MPD agendas.

DISCUSSION
Capital Improvement Project Update – ESPC
McKinstry provided additional information regarding the use of solar thermal as a viable energy savings opportunity. A final list of capital projects need to be approved and a separate list for the grant opportunity. Once these are finalized and the grant is awarded or not, the Final Energy Services Plan (ESP) can be prepared.

Operations
A Chemtrol unit, computerized chemical feeding system, is currently being rented but we are still having some control issues. This should be worked out real soon. We look forward to the entire system can be replaced with the capital project.

Lesson registration is going very well. There were 212 registered this last session compared to 144 last year for the same time period, approximately 47% increase. Public comments provided to the Tukwila Pool staff in response to the posted question "Why is the Tukwila Pool Important to you? (Attachment 1) Jazmyn Floyd, high school student in the occupational therapy program, sent a thank you note to Tukwila Pool staff for keeping her safe while doing her weekly physical therapy at the pool (Attachment 2). Tukwila Turtles won 16 medals at the State Special Olympics swim meet on June 2 at the King County Aquatic Center. Tukwila Turtles will be having a swim party at the pool on June 22, with a 3-4 swim and 4-5 pizza feast.

Future MPD Agendas

July 16
- Adopt Final Energy Service Plan (ESP)
- Financing alternatives for Capital Improvements, if needed
- Potential award of grant

August 20

- Potential award of grant
- Rental Policy Review
- 2013 Budget Direction
- Quarterly Reports

September 17

- City Contracted Services Review
- Contracted Services (outsource) Presentation
- Preliminary 2013 Program and Fees Review

ATTACHMENTS

1. Pool users public comments
2. Jasmyn Floyd - thank you note
3. Tukwila Turtles Special Olympics photos

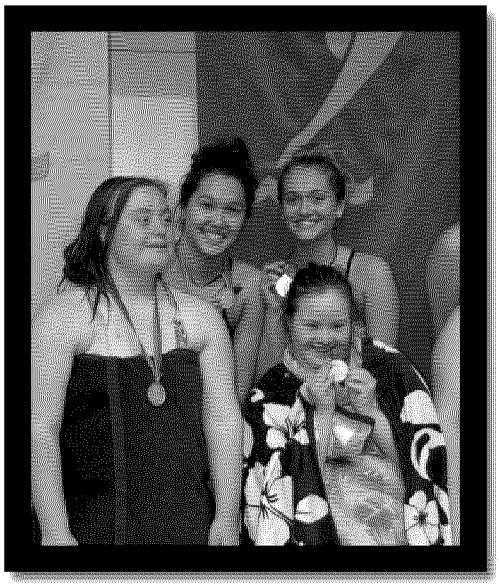
	Date received	Activities Participating in-	Why is the Tukwila Pool Important to you?
1			Shower. Thanks so much! :)
2		Tuesday Balance Class	It is good exercise, a social occasional nd a place to associate with nice people. It keeps my hip in place and makes me feel better.
3		Lap Swimming	Very, Very important for the community's health and well being. Nice people and save place. Thank you.
4		Lap Swimming	Heart!
5		Swimming	Because it's the only pool open at every day.
6		open swim, lap swim, swim team	Because it's where I feel at home and where I spend a lot of my time.
7		Open Swim, Foster Girl's Swim Team	The pool is important to me because it is a place where I got to be part of the first FHS Swim team and create some lasting friendships. :) Also a place I can exercise to let off some steam over the summer.
8		Lap Swim! Daily 'ctp Sat/Sun	It's the only way I can keep the flab off! I need swimming daily to keep mobility due to L1 spinal fracture. My daughter swims here during swim team "off season" to stay in shape. This is also a great community social gathering place! I love the people here!
9		Lap Swimming, I got certified as a lifeguard here	Everyone is so friendly and fun. It's nice coming here very morning! I got certified here also and a lifeguard and will work here once I turn 16.
10		Exercise	It's close to home. Very clean and all of the staff are very friendly and happy to help.
11		Lap Swim only	EXERCISE I lap swim 3x per week.
12		Family Swim & Swim Lessons!	Every child needs to know how to swim for water safety! Family swim is a fun, athletic activity for the Family to share.
13	05/01/2012	Lap Swim	It's a great place to swim and the nicest pool in the area, except for Coleman in W. Seattle.
14	05/01/2012	Daily Lap Swim	I have degenerative arthritis. The pool enables necessary and safe pain reduction and exercise. The pool enhances my quality of life. Essay Attached.
15	05/07/2012	Family Swim	Clean and Friendly
15	05/08/2012	Swimming Lessons for my daughter and myself	*very friendly staff * will learn how to swim (myself & my family) * very convenient location * very reasonable price
17	05/09/2012	Swimming	My daughter takes swimming here + really enjoys it.
18	05/15/2012	Balance & Fitness - 2-3 times wkly.	It provides a program to help me "keep moving" in a friendly, helpful atmosphere. Better, Closer ADA parking would enable me to use the pool for a longer period of time as long walks 7 climbing stairs are most difficult. I feel the right decisions will be made in regard to necessary repairs, upgrades & replacements for "bare bones" renovations 7 hope to see the ADA changes too. I am one of the approximately 50% non-residents who physically & financially support this operation. Thank you. Sarah C. Stanford
19	05/15/2012	Family time	I get to have fun with my family and is a fun place to have family time.
20	05/15/2012	Water Waling daily/ Water Balancing Classes	For the daily exercise need. Many friendships have been built. Safe place for seniors to exercise and know lifeguards and staff care there and care. For the Special Olympics team Tukwila has + their place to practice with caring instructors who go all the way with them from practice to meets. That security + trust are very important to those is Special Olympics.
21	5/21/12	Lap Swim	I can swim in it. It has excellent hours and superb staff. It is well maintained. It fill a geograpic need: other pools are not nearby.
22	05/29/2012	Lap Swim	It's location + the nice people who work there.
23	05/29/2012	Lap Swimming	Community- Great place to acquaint ones self with part of the community. Rehab- Swimming is a wonderful way to rehab after an injury & takes away everyday aches & pains as well. Exercise- whel body exercise. Increases stamina & flexibility. Cood Cardio- fitness exercise. What brings me here. Wonderful staff- diligent & friendly. Malcolm & his crew of Lifeguards are wonderful & dependable. Friendships with otehr swimmers have developed here. Thank you for Tukwila Pool!
24	06/05/2012	Water Walking / Balance Class	Exercise ecause of beign overweight/bad knees need water boyancy at my age. Pool has been important since I was young- now I am over 60 years. Thank you!
25	06/06/2012	Exercise in shallow end	I look forward to exercise every week.
26	06/07/2012	Balance + Flexibility/Lap Swim	Close, Price, good programs for my seniors @ a assisted living community. Our Rainer Beach Pool is closed for re-building so we're happy to be here.
27	06/07/2012	I have been participating in the Thurs. water exercise class. I hope to participate on Tues also during the summer.	I started out in the class for MS participant + have continued. I enjoy the class very much + feel that it gives me at least some exercise. Amy is a good instructor + always makes us feel welcome. Other instructors have been good as well. The pool means a great deal to me! Donna Monsfield

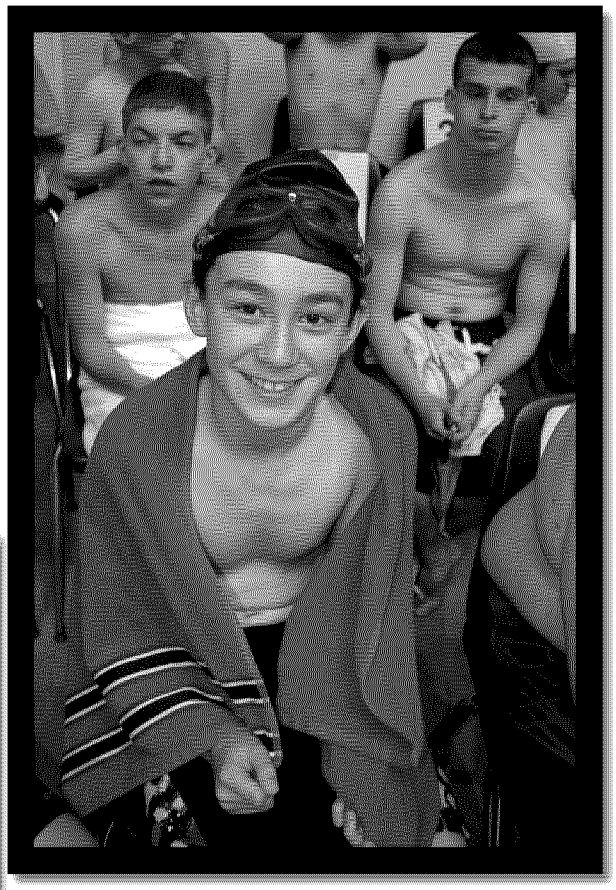
Thank you.

Thank you so
much for keeping
me safe while I
swim. I will miss
you all very much!

Tukwila Turtles
Special Olympics
The Tukwila Turtles brought home 12 Medals on June 2, 2012!

Attachment 3
Staff Report





ITEM NO.
5.C.

INFORMATIONAL MEMORANDUM
Tukwila Metropolitan Park District

TO: **Tukwila Pool MPD Board President**

FROM: Tukwila Pool Advisory Committee

DATE: June 13, 2012

SUBJECT: TPAC Meeting Minutes and Agendas

ISSUE
TPAC would like to communicate directly with the Board about the work they have done and recommendations they have discussed in their recent meetings.

FINANCIAL IMPACT
None

BACKGROUND
TPAC has been involved in discussing the priorities of items presented by staff to be included in the upcoming Capital Improvement Program.

DISCUSSION
Since its creation TPAC has adopted Bylaws, and electing officers. Bryan Nelson was elected Chairman of the committee and Vida Verdier was elected Co-chair of the committee. Since that time Vida has stepped down from the position of Co-Chair and Vanessa Zaputil has been elected Co-Chair.

The committee has also crafted a mission statement - The mission of the Tukwila Pool Advisory Committee is to advise, guide, and assist the Tukwila Metropolitan Park District on matters relating to the Tukwila Pool.

The committee has also recommended to the Board that the cost effectiveness of legal representation at future MPD Board Meetings be considered.

TPAC Business Items on the agenda have included discussion of the priority of items for the upcoming CIP program at the Pool, since their first meeting. These discussions have culminated in motions made by the committee at the June 13, 2012 meeting to recommend to the Board that the priorities for the items presented to the Board in the May 14, 2012 Board Meeting Packet, Page 15, be changed to reflect the following priority order-

1-13. #1-13 in priority listed in the FIM
14. #14 - Pool Blanket
15. #20 – Sewer Duct Meter
16. #18 – Bulkhead – Paint only
17. #15 – DE Filter System
18. #19 – Gutter/Deck Tile
19. #17 – ADA Improvements (Parking Lot)
20. #13B – Locker Room China
21. #16 – Roof

22. #24 - Privacy Changing Area (modified – 1 dressing room)
23. #25 - Locker room Floor Resurfacing
24. #22 - New Lockers
25. #28-34 – Enclosure and related items
26. #26 - Deck Resurfacing
27. #27 –Natatorium Sound Abatement

These motions were agreed upon unanimously by TPAC.

At the June 13, 2012 meeting the committee also unanimously agreed to a motion to recommend to the Board that Solar Power be no longer pursued as a part of this project due to the inability to reduce costs and complete other projects.

TPAC has also continued to discuss how to best communicate with the Board. This memo is a result of those discussions. TPAC hopes to continue to communicate their activities to the Board in this way.

ATTACHMENTS

Tukwila Metropolitan Park District
Citizens Pool Advisory Committee

TO: **Citizens Pool Advisory Committee**

FROM: **Rick Still, Parks and Recreation Director**

DATE: **May 15, 2012**

SUBJECT: **Tukwila Pool Advisory Committee Meeting**

If you are unable to attend, please notify Stephanie at 206-767-2342

AGENDA
May 18, 2012
7:00 AM
Meeting Location: Tukwila Pool

Call to Order

Approval of Minutes – May 2, 2012

Business Items

- Review of the May 14, 2012 MPD Board Packet
- CIP Funding options
- CIP Discussion
- 20 year modified budget

Committee Reports

Citizen Comments

Staff Report

Other

Next Meeting: Regular Quarterly Meeting: Saturday, July 14, 2012 at 8:00 AM at the Tukwila Community Center unless otherwise determined.

Adjournment

TUKWILA METROPOLITAN PARK DISTRICT
Tukwila Pool Advisory Committee

MINUTES
Tukwila Pool
Wednesday, May 2, 2012 7:00 AM

Attendance
Commissioners: Jeri Frangello-Anderson, Bryan Nelson, David Puki, Vida Verdier, Vanessa Zaputil
Staff: Rick Still, Amy Kindell
Board Members: Verna Seal

Call to Order: Vanessa Zaputil called the meeting to order at 8:05 AM.

Approval of Minutes: The minutes from the meeting April 14, 2012 were reviewed by the committee and corrections made. Vida Verdier motioned that the minutes be approved as amended. Jeri Frangello-Anderson seconded the motion. The motion carried 4-0.

8:07 AM Committee Member Bryan Nelson joined the meeting.

Business Items

Vanessa Zaputil motioned to amend the agenda order of business items to 4, 1, 2, 3, 5. David Puki seconded the motion. The motion carried 5-0.

4. April Pool's Day Review – Committee Members discussed the April 21, 2012 event and their pleasure with the turn out at the event. Questions were asked of staff about the event and the advertising that went into the event. Staff responded to questions and passed around photos from the event, as well as photos of the Tukwila Turtles Special Olympics Athletes taken at the Special Olympics Regional Aquatics Meet held the same day.

1. ROM Review, re: April 9, 2012 MPD Board Packet
2. CIP Budget Discussion
3. Priorities List Review –
   Committee members discussed Business items 1, 2 and 3 at the same time. Committee members shared their thoughts since the last discussion of the ROM at the April 14th Tukwila Pool Advisory Committee (TPAC) Meeting. Committee members asked questions of staff and followed up on the questions that were asked at the April 14th meeting. Staff responded to questions and provided clarification on the process for the CIP project.

   Vanessa Zaputil provided a re-prioritized list of items on the ROM that she drew up with the Save/Sustain Tukwila Pool group. (Attachment A) The list was discussed by the committee. Members of the committee mentioned that they were in agreement with the priority order of items in the list Vanessa Zaputil provided.

   Vanessa Zaputil also provided the committee with a document she generated showing an estimated year end fund balance through 2031. (Attachment B) She discussed her concerns regarding the amount of funding the MPD could afford and how obligations would be met

based on her calculations and the information currently available. The committee discussed the nature of budgets and budgetary predictions as related to the ROM.

The discussion resulted in the committee making the following recommendations to staff-

- Roof replacement for the Pool be included in the CIP work
- UV system not be included as a high priority item in the CIP work
- Have the maximum amount of work/improvements that are possible to be done once a maximum dollar figure has been established for the CIP project.

5. Summer Events Participation and Opportunities – Committee members discussed with staff their ability to participate as volunteers and special events at the Pool. Staff agreed to let committee members know when opportunities became available and briefly discussed the planning of a Pool special event in conjunction with the Touch-a-Truck event June 23, 2012.

Citizen Comments: None

Staff Reports: None

Other:

- Agenda Items for 5/18/12 meeting –
  - Review of the May 14, 2012 MPD Board Packet

David Puki motioned to hold a Special Meeting 7:00 AM, Friday, May 18, 2012 at the Tukwila Pool in the Party Area. Jeri Frangello-Anderson seconded the motion. The motion carried.

Adjournment: David Puki motioned to adjourn the meeting at 8:30 AM, Vida Verdier seconded the motion. The motion carried, 5-0.

Next Meeting: Friday, May 18, 2012, 7:00 AM, Tukwila Pool, Party Area.

Tukwila Metropolitan Park District
Citizens Pool Advisory Committee

TO: **Citizens Pool Advisory Committee**

FROM: **Rick Still, Parks and Recreation Director**

DATE: **June 1, 2012**

SUBJECT: **Tukwila Pool Advisory Committee Meeting**

If you are unable to attend, please notify Stephanie at 206-767-2342

AGENDA
June 6, 2012
7:00 AM
Meeting Location: Tukwila Community Center

Call to Order

Approval of Minutes – May 18, 2012

Business Items

- CIP Discussion: questions/answers
- CIP Timeline
- Feedback on "What is the Tukwila MPD" (attached)
- Meeting Correspondence
- Marketing : Staff Update

Committee Reports

Citizen Comments

Staff Report

Other

Next Meeting: Regular Quarterly Meeting: Saturday, July 14, 2012 at 8:00 AM at the Tukwila Community Center unless otherwise determined.

Adjournment

TUKWILA METROPOLITAN PARK DISTRICT
Tukwila Pool Advisory Committee

MINUTES
Tukwila Pool
Friday, May 18, 2012 7:00 AM

Attendance
Commissioners: Jeri Frangello-Anderson, Bryan Nelson, David Puki, Vida Verdier, Vanessa Zaputil
Staff: Stephanie Gardner, Amy Kindell, Peggy McCarthy
Board Members: Dennis Robertson

Call to Order: Bryan Nelson called the meeting to order at 8:00 AM.

Approval of Minutes: The minutes from the meeting May 2, 2012 were reviewed by the committee and a correction was made to the labeling of the attachments. Vida Verdier motioned that the minutes be approved as amended. Vanessa Zaputil seconded the motion. The motion carried 5-0.

Peggy McCarty, City of Tukwila Finance Director, was introduced to the committee. Committee members asked questions of Ms. McCarty regarding funding mechanisms for the upcoming Capital Improvement Project at the Pool, publication dates of valuation, and 20 year budget models. Committee members also asked clarifying questions regarding the quarterly reports presented at the May 14, 2012 MPD Board meeting.

Business Items

1. Review of the May 14, 2012 MPD Board Packet -The committee discussed the May 14, 201 MPD board packet and continued asking questions of Peggy McCarthy, Finance Director, regarding the packet. Committee members also asked clarifying questions regarding the quarterly reports presented at the May 14, 2012 MPD Board meeting.

   Vanessa Zaputil motioned that line item #10 in the 20 year budget be further defined to clarity its intended use for demolition expenditures. Vida Verdier seconded the motion. The motion carried 5-0.

7:35 AM Peggy McCarthy left the meeting.

2. CIP Funding Options
3. CIP Discussion
4. 20 year modified budget – Committee members discussed business items 2-4 interchangeably during the remainder of the meeting. The committee discussed if there were any items that are currently on the McKinstry Energy Services Proposal (ESP) that should have a different priority than the priority that was listed on page 15 of the May 9, 2012 MPD Board Meeting Packet. It was expressed that the ADA improvements were a very important priority for the CIP project. Questions were asked of Staff about the current Family Changing Area and how the ESP addressed that need.

Committee members asked clarifying questions about the path forward with the ESP/CIP list and what the timeline for the project is. Board Member Robertson answered these questions and provided some information about the Board process. Committee members also asked specific questions about the changing scope of the project and what items could be potentially change/removed from the ESP and done either by the City or another contractor at a reduced cost.

The addition of solar energy to the ESP was discussed by the committee and questions were asked about further research by staff on the topic.

Citizen Comments: None

Staff Reports: None

Other:
Vanessa Zaputil noted that she does not feel there is clear and direct communication between TPAC and the MPD Board. Committee members discussed with Board Member Robertson ways communication could be more direct. Stephanie Gardner suggested an informational memo summarizing the committee's discussions be included in the MPD Board Packet along with TPAC minutes. David Puki suggested the possibility of an agenda item for the MPD Board Meetings that included a TPAC Chairman's Report. Board Member Robertson agreed to discuss with Staff the potential for such an item for the next Board Meeting Agenda.

Bryan Nelson suggested a Special Meeting be held Wednesday, June 6, 2012, 7:00 AM at the Tukwila Community Center. Committee members were in agreement that they could attend, requested Rick Still and Robert Eaton attend and agreed to a tentative meeting. Stephanie Gardner said she would check on the availability of Rick Still and Robert Eaton for that date and get back to TPAC.

Adjournment: Bryan Nelson adjourned the meeting at 8:30 AM.

Next Meeting: Wednesday, June 6, 2012 7:00 AM, Tukwila Community Center, Senior Card Room

Tukwila Metropolitan Park District
Citizens Pool Advisory Committee

TO: **Citizens Pool Advisory Committee**

FROM: **Rick Still, Parks and Recreation Director**

DATE: **June 11, 2012**

SUBJECT: **Tukwila Pool Advisory Committee Meeting**

If you are unable to attend, please notify Stephanie at 206-767-2342

AGENDA
June 13, 2012
7:00 AM
Meeting Location: Tukwila Community Center

Call to Order

Approval of Minutes – June 6, 2012

Business Items

- Review Updated CIP list and confirm Items 1-13 for Grant application
- Review Solar Thermal option based on updated info from McKinstry
- Create written recommendations to the MPD Board on the above items for submission as part of the TPAC Chairman's Report at the 6/18 (deadline is Wed 6/13 at noon)

Committee Reports

Citizen Comments

Staff Report

Other

Next Meeting: Regular Quarterly Meeting: Saturday, July 14, 2012 at 8:00 AM at the Tukwila Community Center

Adjournment

TUKWILA METROPOLITAN PARK DISTRICT
Tukwila Pool Advisory Committee

MINUTES
Tukwila Community Center
Wednesday, June 6, 2012 7:00 AM

Attendance
Commissioners: Bryan Nelson, David Puki, Vida Verdier, Vanessa Zaputil
Staff: David Cline, Robert Eaton, Stephanie Gardner, Amy Kindell, Peggy McCarthy, Rick Still, Craig Zellerhoff
Consultant: Andrew Williamson, McKinstry
Board Members: Verna Seal

Call to Order: Bryan Nelson called the meeting to order at 7:05 AM.

Peggy McCarthy, City of Tukwila Finance Director, introduced Craig Zellerhoff to the committee and explained he has been responsible for much of the work regarding funding mechanisms for the upcoming CIP project.

Approval of Minutes: The minutes from the meeting May 18, 2012 were reviewed by the committee and a correction was made to paragraph 2 under Other to include the committee's request that Robert Eaton attend the next TPAC meeting as well as Rick Still. David Puki motioned that the minutes be approved as amended. Vida Verdier seconded the motion.

7:10 AM Stephanie Gardner joined the meeting.

Business Items

1. CIP Discussion – Questions/Answers – Andrew Williamson with McKinstry, made a presentation (attachment) to the committee regarding McKinistry's research into the options and costs for solar power for the Tukwila Pool as a part of the ESP that was presented to the MPD Board May 14, 2012. During the presentation committee members asked questions regarding the type of systems that were researched, implementation size, implementation costs, implementation logistics, payback time for different options, assumptions of utilities usage in relation to payback time, and comparisons to other pool facilities with similar systems. Committee members questioned specifically the methods used to calculate the annual savings given in the ESP. Andrew Williamson along with staff answered committee member questions and planned to provide additional information in the next MPD Board Packet.

   Due to time constraints, Rick Still requested to discuss the Marketing : Staff update, and committee members consented.

5. Marketing: Staff Update – Rick Still told committee members that staff had formed a marketing committee with the goal of forming a marketing plan for the Pool through the impending closure for renovations. Staff would like to invite a TPAC member to participate as a part of the committee. Committee members asked questions regarding meeting times/dates. Stephanie Gardner responded that meeting times/dates would be during the work week and that the committee that meeting times would be flexible depending on the availability of

whoever was able to participate. Committee members agreed that they would decide who would participate and get back to Staff.

Committee members then returned to Business Item 1. CIP Discussion.

1. CIP Discussion – Committee members requested that Rick Still and Robert Eaton respond to the questions that were brought up at the last TPAC meeting. Robert Eaton and Rick Still responded to the questions that had been posed the last meeting including questions surrounding family changing areas, changing scope of work for the ESP, and Sound Abatement removal & addition.

   Peggy McCarthy responded to questions regarding the funding mechanism research. She told committee members that one deadline for the local funding option was in June and the hope is to pursue the December application deadline.

   Rick Still responded to requests regarding the creation of additional 20 year budgets to reflect new funding options, telling the committee a 6 year budget was likely due to the assumptions involved in a 20 year projection.

2. CIP Timeline – not specifically discussed, but the process for the next MPD Board meeting was discussed.

3. Feedback on "What is the Tukwila MPD" (attached) – not specifically discussed

4. Meeting Correspondence – not specifically discussed

Citizen Comments: None

Staff Reports: None

8:35 AM Peggy McCarthy, Craig Zellerhoff, David Cline and Verna Seal exited the meeting.

Other:
Committee members discussed their desire to include a recommendation to the Board in the next Board Packet. The logistics of how committee members would get the additional information the committee desired before making a recommendation were discussed.

8:45 AM David Cline re-joined the meeting.

Committee members discussed with staff possible dates/times for their next meeting and how to structure that conversation.

Adjournment: Vanessa Zaputil motioned to adjourn the meeting at 8:50 AM. Vida Verdier seconded the motion.

Next Meeting: Wednesday, June 13, 2012 7:00 AM, Tukwila Community Center

TUKWILA METROPOLITAN PARK DISTRICT
Tukwila Pool Advisory Committee

MINUTES
Tukwila Community Center
Wednesday, June 13, 2012 7:00 AM

Attendance
Commissioners: Jeri Frangello-Anderson, Bryan Nelson, David Puki, Vida Verdier, Vanessa Zaputil
Staff: David Cline, Robert Eaton, Stephanie Gardner, Amy Kindell, Rick Still
Board Members: Allan Ekberg, Verna Seal

Call to Order: Bryan Nelson called the meeting to order at 7:05 AM.

Bryan Nelson shared with the committee that Jerri Frangello-Anderson has agreed to be the TPAC member to work with staff pool marketing team. David Puki told the committee that he will assist Jeri when his assistance is requested.

Bryan Nelson also mentioned that he would like to see discussion regarding the Business Items not covered in the June 6, 2012 meeting – Feedback on "What is the Tukwila MPD" document, Meeting Correspondence, as well as a discussion to schedule the committee's next meeting.

Vida Verdier motioned to amend the meeting agenda to include the Business Items mentioned by Bryan Nelson which included Feedback on "What is the Tukwila MPD" document, Meeting Correspondence, and Next Meeting Date. Vanessa Zaputil seconded the motion, all were in favor and the motion carried.

Approval of Minutes: The minutes from the meeting May 18, 2012 were reviewed by the committee and corrections were made. David Puki motioned that the minutes be approved as amended. Vida Verdier seconded the motion and the motion carried.

7:10 AM David Cline joined the meeting.

Business Items

1. Review Updated CIP list and confirm Items 1-13 for Grant application – Committee members asked questions of staff regarding the first 13 items on the **DRAFT 5-9-12 Table 4.2 – Facility Improvement Measure (FIM) Summary – Preliminary,** (FIM), from the May 14, 2012 MPD Board Meeting Agenda Packet. *All item numbers that were discussed and noted in the minutes, were discussed in regards to the number associated with that item in the FIM under the column labeled 5-14-12 Item #. The committee discussed with staff the possibility of changing the scope in regards to Item # 13 – Locker Room Plumbing (Showers & Fixtures – (could be modified to $52,000 no china).

   Vida Verdier motioned motioned to recommend items 1 – 13 as a minimum to keep the pool open; and to create an item 13B for locker room china and move that item down in priority below the first 13 items. David Puki seconded the motion. The motion carried 5-0.

Committee members then discussed and asked questions of staff regarding the scope of work in regards to renovations to the Pool Bulkhead, Locker Room Painting, DE Filter System, Gutter/Deck Tile, ADA Improvements, and New Roof. The committee also discussed the necessity for a Sewer Duct Meter and priority of Locker Room China Replacement.

Vanessa Zaputil motioned to recommend that the priority of the items directly following the first 13 items be as follows-

#14 - Pool Blanket
#20 – Sewer Duct Meter
#18 – Bulkhead – Paint only
#15 – DE Filter System
#19 – Gutter/Deck Tile
#17 – ADA Improvements (Parking Lot)
#13B – Locker Room China
#16 – Roof

David Puki seconded the motion. The motion carried 5-0.

7:50 AM David Cline left the meeting.

The committee then discussed their next priority grouping including New Lockers, Deep End Guard Chair, Privacy changing areas (modified – 1 dressing area), Locker Room Floor, Resurfacing Deck Resurfacing, and Locker Room Painting. Committee members asked questions of staff regarding these items. Rick Still let committee members know that the Deep End Guard Chair would be replaced out of the lifecycle replacement program.

Vanessa Zaputil motioned to recommend that the priority of the next group of items be as follows –

#24 - Privacy Changing Area (modified – 1 dressing room)
#25 - Locker room Floor Resurfacing
#22 - New Lockers
#26 - Deck Resurfacing

Jeri Frangello-Anderson seconded the motion. The motion carried 5-0.

Committee members continued discussing the priority of an enclosure and related items as well as Add Natatorium Sound Abatement. Committee members asked questions of staff regarding the items included in the enclosure package.

Vanessa Zaputil motioned to recommend if it became financially feasible, then items #28-34 – Enclosure and related items, be moved in priority above # 26 - Deck Resurfacing and item # 27 – Add Natatorium Sound Abatement be moved in priority below those items. Vida Verdier seconded the motion. The motion carried 5-0.

2. Review Solar Thermal option based on updated info from McKinstry - David Puki shared with the committee about his personal research into this matter, his discussions with Rick Still & Robert Eaton and his feelings about the item.

David Puki motioned to recommend that the project not continue to pursue solar as a part of the CIP project due to the inability to reduce costs and do other projects. Vida Verdier seconded the motion. The motion carried 5-0.

3. Create written recommendation to the MPD Board on the above items for submission as part of the TPAC Chairman's Report at the 6/18 (deadline is Wed 6/13 at noon)- This item was covered in the discussion of Business Item 1 - Review Updated CIP list and confirm Items 1-13 for Grant application, and is encompassed in the motions made by the committee. The final priority list generated from the recommendations made by the committee is as follows –

   #1-13 in priority listed in the FIM
   #14 - Pool Blanket
   #20 – Sewer Duct Meter
   #18 – Bulkhead – Paint only
   #15 – DE Filter System
   #19 – Gutter/Deck Tile
   #17 – ADA Improvements (Parking Lot)
   #13B – Locker Room China
   #16 – Roof
   #24 - Privacy Changing Area (modified – 1 dressing room)
   #25 - Locker room Floor Resurfacing
   #22 - New Lockers
   #28-34 – Enclosure and related items
   #26 - Deck Resurfacing
   #27 – Add Natatorium Sound Abatement

   Committee members asked questions of staff regarding the Action Plan/Next Steps for the CIP project. Rick Still responded outlining the process for moving forward and what decisions the board would be making at the June 18, 2012 Board Meeting.

4. Feedback on "What is the Tukwila MPD" (attached) – not discussed

5. Meeting Correspondence – not discussed

6. Next Meeting Date – Committee members expressed they had conflicts with the next regularly scheduled meeting date.

8:37 AM Verna Seal exited the meeting.

Committee members and staff discussed possible alternate dates.

Vida Verdier motioned that the Regular Meeting scheduled for Saturday, July 14, 2012 be moved to Wednesday, July 11, 2012 7 – 8:30 AM at the Tukwila Community Center. Vanessa Zaputil seconded the motion. The motion carried 5-0.

Citizen Comments: None

TUKWILA METROPOLITAN PARK DISTRICT
Tukwila Pool Advisory Committee

Staff Reports: None

Other:

Adjournment: Bryan Nelson adjourned the meeting at 8:40 AM.

Next Meeting: Wednesday, July7 11, 2012 7:00 AM, Tukwila Community Center

INFORMATIONAL MEMORANDUM
Tukwila Metropolitan Park District

TO: **Tukwila Pool MPD Board President**

FROM: Bryan Nelson, Chair, Tukwila Pool Advisory Committee

DATE: June 13, 2012

SUBJECT: **TPAC Chairperson's Report: CIP Recommendations**

ISSUE
The Tukwila Pool Advisory Committee is offering formal recommendations to the MPD Board relating to the CIP priority list.

FINANCIAL IMPACT
N/A

BACKGROUND
The Tukwila Pool Advisory Committee has reviewed and discussed the CIP priority list detailed in Table 4.2 – Facility Improvement Measure (FIM) Draft dated 5-9-12. At the Committee's June 13, 2012 meeting the Committee voted on several motions regarding the priority list and would like to offer recommendations as detailed below.

DISCUSSION
The Tukwila Pool Advisory Committee offers the following recommendations to the MPD Board regarding the CIP Priority List (Table 4.2 – Facility Improvement Measure (FIM) Summary).

- Committee Member, Vida Verdier, made a motion to recommend items 1 – 13 as a minimum to keep the pool open; and to create an item 13B for locker room china in the locker rooms and move that item down in priority below the first 13 items. The motion was seconded by Committee Member, David Puki, all were in favor and the motion carried 5-0.

- Committee Member, Vanessa Zaputil, made a motion recommending the priority of the second group of items as follows:

  14 Pool Blanket
  15 Sewer Duct Meter
  16 Bulkhead – Paint Only
  17 DE Filter System
  18 Gutter / Deck Tile
  19 ADA Improvements (parking lot)
  20 Locker room China
  21 Roof

  Committee Member, David Puki, seconded the motion, all were in favor and the motion carried 5-0.

- Committee Member, Vanessa Zaputil, motioned recommending the following items be the next priority:
  22 Privacy Changing Area (modified – 1 dressing room)
  23 Locker room Floor Resurfacing
  24 New Lockers
  25 Deck Resurfacing

  Committee Member, Jeri Frangello – Anderson, seconded the motion, all were in favor and the motion carried 5-0.

- Committee Member, Vanessa Zaputil, made a motion recommending if it became financially feasible to move the enclosure (items 28 -34) above deck resurfacing and sound abatement below those items, in priority. Committee Member, Vita Verdier, seconded the motion, all were in favor and the motion carried 5-0.

- Committee Member, David Puki, made a motion to discontinue the pursuit of pursue solar thermal as a part of the CIP due to inability to reduce costs and complete other projects. Committee Member, Vida Verdier, seconded the motion, all were in favor and the motion carried 5-0.

  * Note the above recommendations is listed in an updated Table 4.2 Facility Improve Measure (FIM) Summary, far left column dated 6-13-12

ATTACHMENTS

ITEM NO.
5.D.

Tukwila Metropolitan Park District
2012 Draft Long-Term Agenda

Board Adopted 1-9-12 *Revised for 6-18-12

June ~~11~~ 18
*Resolution to change meeting date.
*Funding alternatives for Capital Improvements
*Capital Project List and authorization to move forward with items to meet grant requirements
*Grant Application Authorization of Match
*Revised 2012 Long-Term Agenda
~~Contracted Services Research~~

July ~~9~~ 16
*Rental Policy
~~City Services Contract review~~
~~Budget Direction~~

August ~~13~~ 20
*Adopt Final Energy Service Plan (ESP) and Financing
*Potential award of grant
1/4ly Operations Statistical Review
1/4ly Budget Review

September ~~10~~ 17
*City Services Contract review
*Contracted Services Presentation
Preliminary 2013 Program and Fees Review

October ~~8~~ 15
Pre-Construction/Development Status/Projected Construction Timeline
Preliminary Budget

November ~~13~~ 19
2013 Program and Fees Review
Construction Status Update/Project Timeline
1/4ly Operations Statistical Review
1/4ly Budget Review

December ~~10~~ 17
Adopt 2013 Budget
Construction Status Update/Project Timeline

OTHER: Build relation w/ TSD, Marketing