



**Town Council
WORK SESSION
Tuesday, February 21, 2023
Public Meeting Room / Eagle Town Hall
200 Broadway Eagle, CO**

*This agenda and the meetings can be viewed at www.Townofeagle.org.
Times listed are approximate and are subject to change.*

TOWN COUNCIL WORK SESSION ACCESS INFORMATION AND PUBLIC PARTICIPATION *This will be an in-person work session. Work sessions of the Town Council are not meetings requiring public comment. The public is allowed to attend, however, public comment will not be scheduled and will only be taken at the discretion of the Mayor. The Council shall take no final or official action, vote, nor make any motions.*

1. This will be an in person meeting with access via Teams.

Microsoft Teams meeting

Join on your computer, mobile app or room device

[Click here to join the meeting](#)

Meeting ID: 237 853 934 933

Passcode: FKSSPv

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[+1 469-770-0416,,627868082#](#) United States, Dallas

Phone Conference ID: 627 868 082#

PRESENTATION - 4:00 PM

1. Eagle Pool & Ice Rink, Mountain Recreation

I hereby certify that the above Notice of Meeting was posted by me in the designated location at least 24 hours prior to said meeting.

Jenny Rakow, CMC
Town Clerk

PUBLIC WIFI – Eagle Guest



BOARD & COUNCIL ACTION REPORT

Meeting Date: February 21, 2023

Prepared by: Janet Bartnik, Executive Director

SUBJECT: Eagle Outdoor Pool Direction-Finding

RECOMMENDED ACTION:

Provide direction to staff regarding replacement of the Eagle Outdoor Pool. Key questions:

- Provide direction on whether to replace the pool in its current location or in the location prescribed on the master site plan approved in 2020
 - Review next steps for the project
-

BACKGROUND:

The Town of Eagle and Mountain Recreation cooperatively constructed an outdoor pool and ice rink facility in 2002-03. By intergovernmental agreement, the facility is jointly owned with extraordinary capital outlays shared equally between the partners. Mountain Recreation operates the facility, subsidizing any annual operating deficits realized. The Eagle Pool was closed for the season in 2022 when subsurface soil compaction had lowered the northwest end of the pool significantly enough not to permit proper filtration of pool water to ensure bather safety. Town and District staff have been working together to provide information to the Town Council and District Board so that next steps can be determined with confidence.

At a joint work session held November 15, consultants reviewed results from the forensic geotechnical analysis and pool condition assessment conducted, offering four options for the partnership to explore:

1. Basic repair to the pool only.
2. Repair the pool with improvements to address the pool's aging (retains original design).
3. Replace the pool.
4. Close the pool permanently.

The consensus of both boards was to pursue a pool replacement project.

Meeting discussion recognized that replacement of the pool afforded the Town and Mountain Rec an opportunity to take a first step toward the vision established with the Haymaker Trailhead Master Plan. The site plan, developed in 2019, included a great deal of community engagement, ranging from surveys and stakeholder focus group meetings to open houses on- and off-site. Preliminary plans were opened to public comment and final adoption of the plan was accomplished in early 2020.

DISCUSSION:

The two boards agreed to meet again February 21 in joint session to continue discussion. Staff from the Town and District worked cooperatively with consultants to deliver:

- An analysis of the opportunity to relocate the pool to the master site plan's prescribed location
- List of next steps in the process

Pool Replacement in Place Versus Relocation

Staff engaged the services of Barker Rinker Seacat Principal Kevin Armstrong to assist with an analysis of options to consider regarding relocation of the pool to its prescribed location in the Haymaker Trailhead Master Plan project versus replacing the pool in its current location. Considered were the difference in capital costs, difference in operating costs, ability to deliver on other services the community had expressed interest in having in Eagle, such as health & wellness, additional ice, and gym spaces.

The consultant team's work revealed that it is possible to deliver on future community recreation series desired with the pool replacement occurring in its current location. The team has developed two project options for presentation at the joint meeting, both meet the intent of community feedback received in 2019 which informed the Haymaker trailhead Master Plan.

Consultants will present information on each option for review and consideration including:

- Detailed conceptual plans
- Construction cost estimates
- Service delivery limitations/opportunities
- Operating cost impacts

Next Steps

Once both boards provide their direction as to the location of the pool replacement project, staff can begin onboarding a full project team to conduct planning, community engagement, and design services necessary for the completion of the project. The staff team will also develop options for funding the project and discuss how the intergovernmental agreement may or may not need to be revised to reflect the terms of agreement on replacement construction.

POLICY ISSUE: Depending on the strategies employed, the Town and District may wish to consider negotiating a fresh intergovernmental agreement governing construction and future capital and operating plans. The current intergovernmental agreement was executed on June 25, 2002. Its initial term expired after 15 years. Renewals are automatic for one-year intervals unless either party provides the other 180 days advance notice of non-renewal.

FINANCIAL CONSIDERATIONS:

☐ Budgeted item

Line item:
Amount:



Non-Budgeted item

Line item:

Amount: TBD

dependent upon direction



Not applicable

ATTACHMENTS: Pool Options Analysis Presentation

EAGLE POOL & ICE OUTDOOR POOL REPLACEMENT CONCEPT OPTIONS

FEBRUARY 21, 2023



AGENDA

EXISTING VS. NEW AQUATICS PROGRAM COMPARISON

CONCEPT OPTION PLAN DIAGRAMS - FULL BUILD OUT & PHASE 1

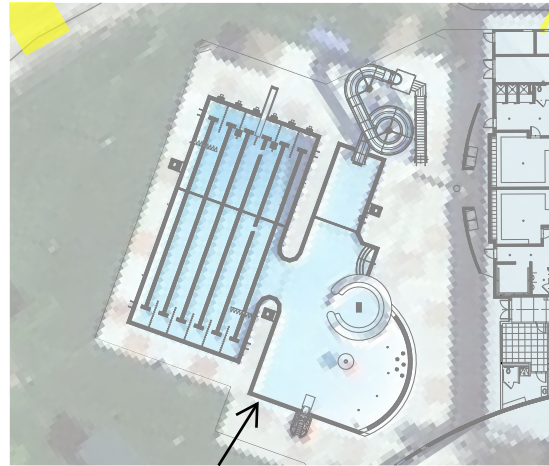
-EXISTING CONDITIONS | OPTION A (NEW LOCATION) | OPTION B (EXISTING LOCATION)

BATHHOUSE CONCEPTS

OPINION OF PROBABLE COSTS COMPARISON

OVERALL SUMMARY COMPARISON

FEBRUARY 21, 2023

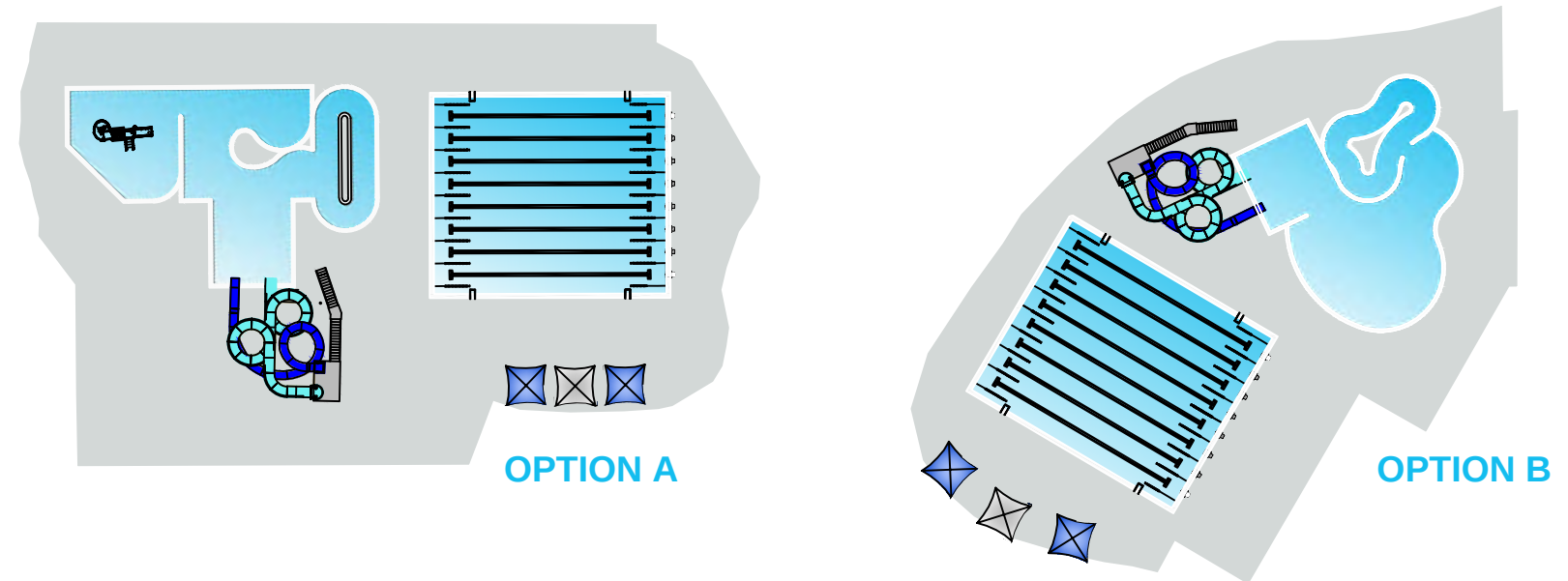


EXISTING POOL

- 5,135 S.F. WATER SURFACE
- LISTED CAPACITY: 333 GUESTS
- SINGLE POOL BASIN

FEATURES - EXISTING

ZERO-DEPTH ENTRY
 SPRAY FEATURES & SHALLOW WATER AMENITIES
 VORTEX POOL
 SINGLE BODY WATER SLIDE
 6 - 25 YD LAP LANES
 DEEP WATER (BUT NO DIVING)



PROPOSED POOL OPTION

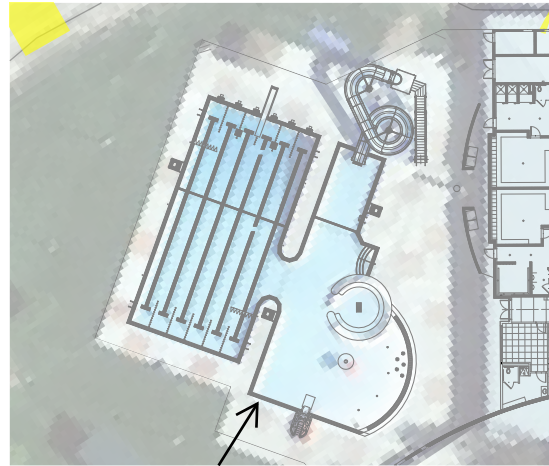
- APPROX 8,900 S.F. WATER SURFACE (70% LARGER THAN EXISTING)
- PROPOSED CAPACITY: 500 GUESTS (TO LIMIT # OF ADDITIONAL REQUIRED PLUMBING FIXTURES)
- TWO POOL BASINS - SEPARATED ACTIVITIES AND WATER TEMPS
- MORE FLEXIBILITY IN AQUATICS PROGRAMS
- INCREASE BATHHOUSE AREA AND PLUMBING FIXTURES FOR ADDED CAPACITY

FEATURES - BASED ON HAYMAKER TRAILHEAD MASTER PLAN

ZERO-DEPTH
 SPRAY FEATURES & SHALLOW WATER AMENITIES
 INTERACTIVE PLAY STRUCTURE
 CURRENT CHANNEL FOR RECREATION AND WATER WALKING
 TWO BODY WATER SLIDES
 8 - 25 YD LAP LANES, FOR ENHANCED SWIM PROGRAMS
 POTENTIAL DEEP WATER WITH DIVING OR OTHER DEEP WATER ACTIVITIES

EXISTING VS. NEW AQUATICS PROGRAM COMPARISON

FEBRUARY 21, 2023



EXISTING POOL

- 5,135 S.F. WATER SURFACE (WSA)
- LISTED CAPACITY: 333 GUESTS
- TYPICAL ATTENDANCE

SEASON: 15,000 to 30,000

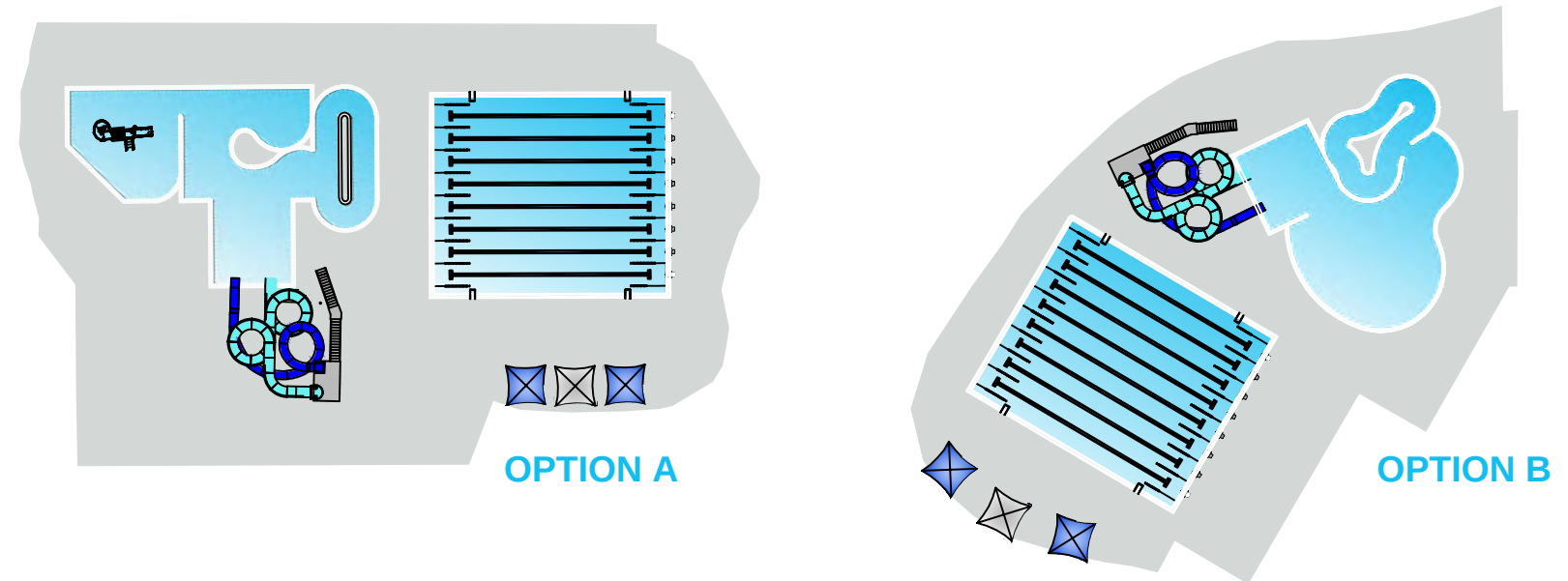
TYPICAL AVE. DAY: 200 TO 350

ASSUMED PEAK INSTANT: 333

TOWN OF EAGLE POPULATION: 7,500

PROJECTED CURRENT SERVICE POPULATION: 20,000
INCL. EAGLE, GYPSUM, 1/2 OF EDWARDS POPULATIONS

WSA PER CAPITA (SERVICE POP.): 0.38



PROPOSED POOL OPTION

- APPROX 8,900 S.F. WATER SURFACE (70% LARGER THAN EXISTING)
- PROPOSED CAPACITY: 500 GUESTS OCCUPANCY

COULD EXPAND TO 700 WITH ADDTL. PLUMBING FIXTURES

- ANTICIPATED INCREASED CAPACITY

EST. SEASONAL CAPACITY: 45,000

CORRESPONDING AVE. DAY: 500 TO 550

POTENTIAL PEAK DAY 900 TO 1,000

WSA PER CAPITA (SERVICE POP. OF 20,000): 0.45

NOTE: WE CONSIDER OPTIMUM RATIO TO BE 0.35 TO 0.55 WSA PER CAPITA

EXISTING VS. NEW AQUATICS PROGRAM COMPARISON

FEBRUARY 21, 2023

EAGLE POOL & ICE - OUTDOOR POOL REPLACEMENT
EAGLE, COLORADO



ADDITIONAL AQUATICS PROGRAM CONSIDERATIONS

- SHALLOW RECREATION POOL WITH SLIDES
- WET DECK WITH SPLASH PAD
- 6 LANE LAP POOL (VS 8 LANES)

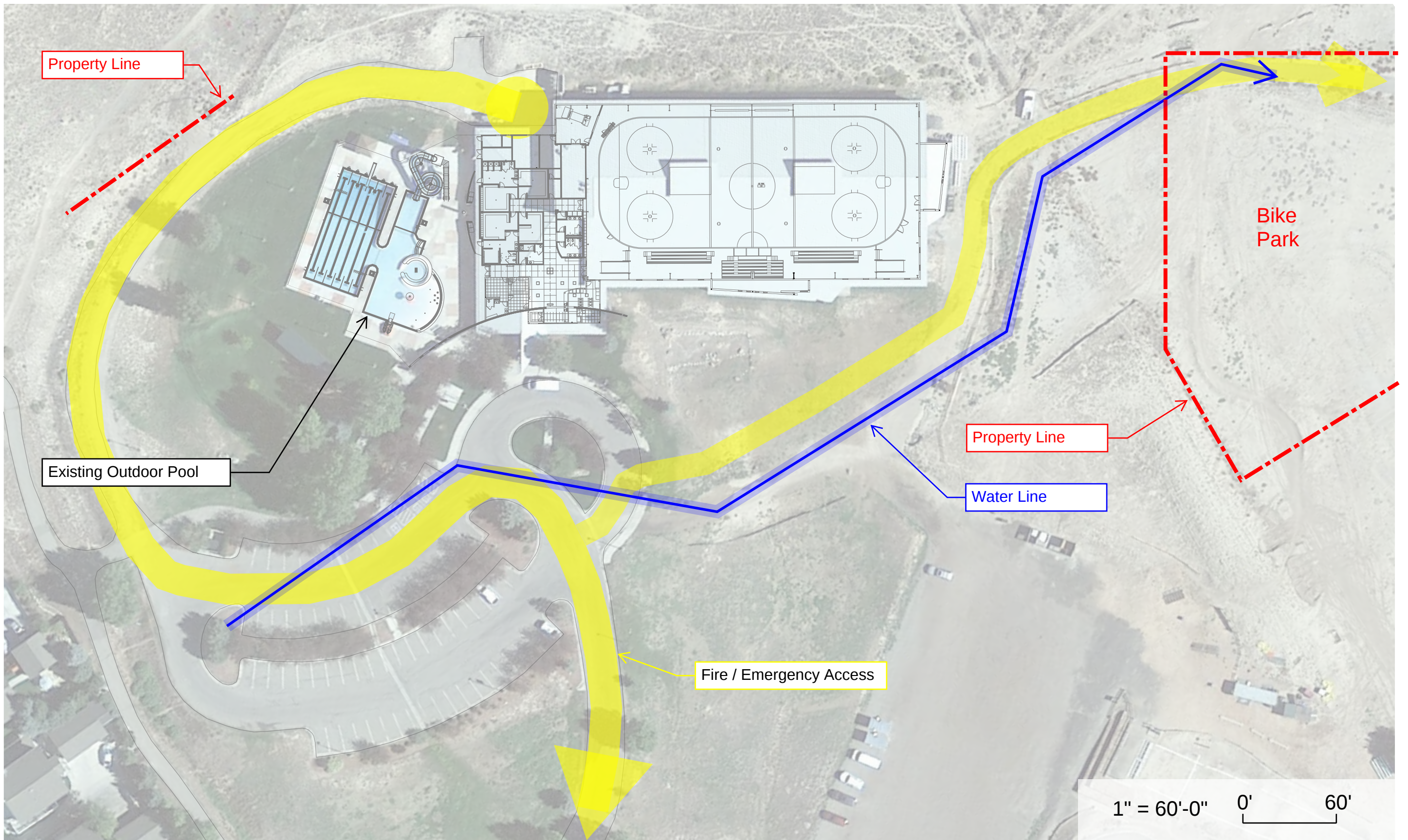


*EXAMPLE FROM PREVIOUS WATER'S EDGE WORK

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EAGLE POOL & ICE - OUTDOOR POOL REPLACEMENT
EAGLE, COLORADO



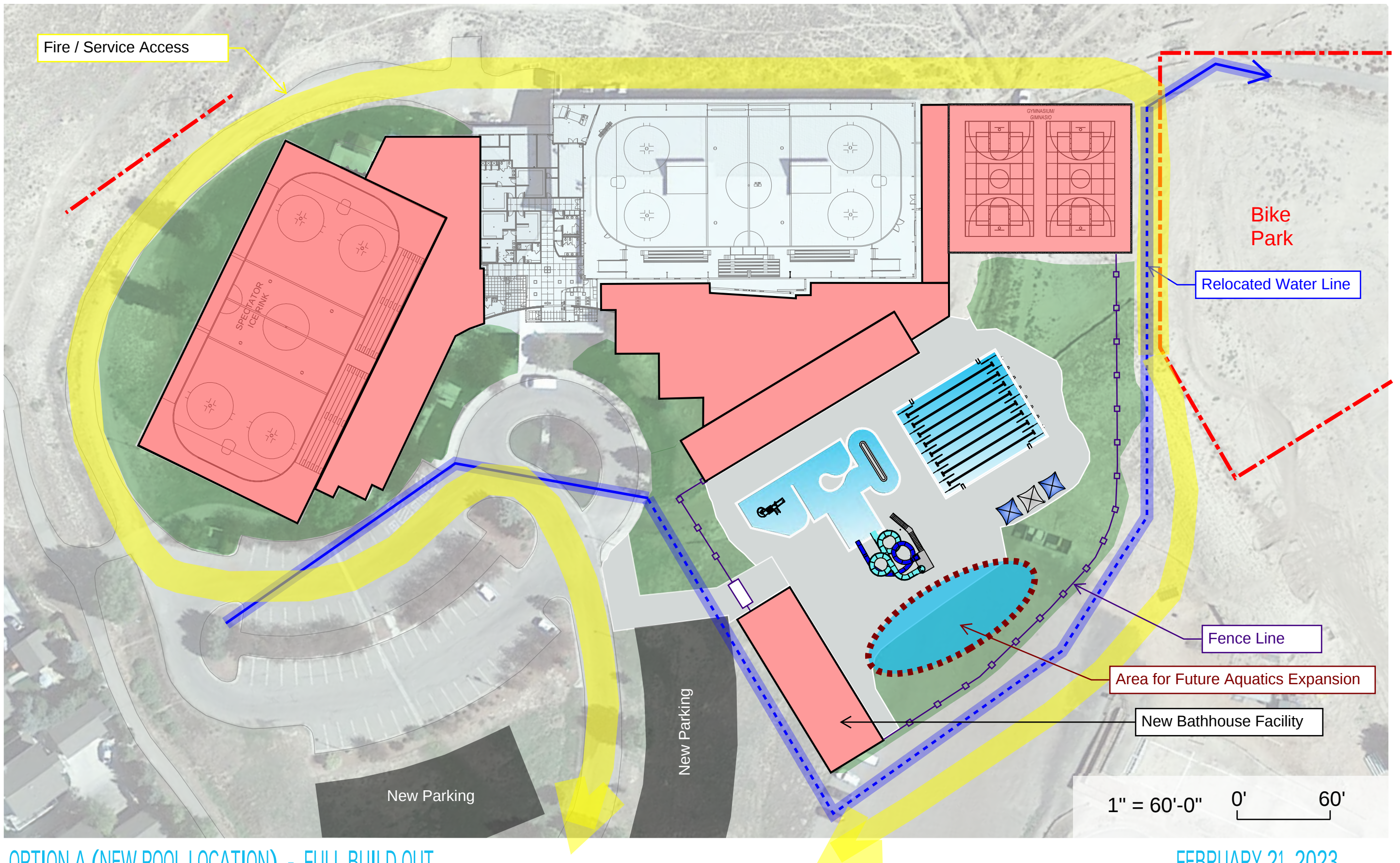


EXISTING CONDITIONS

FEBRUARY 21, 2023

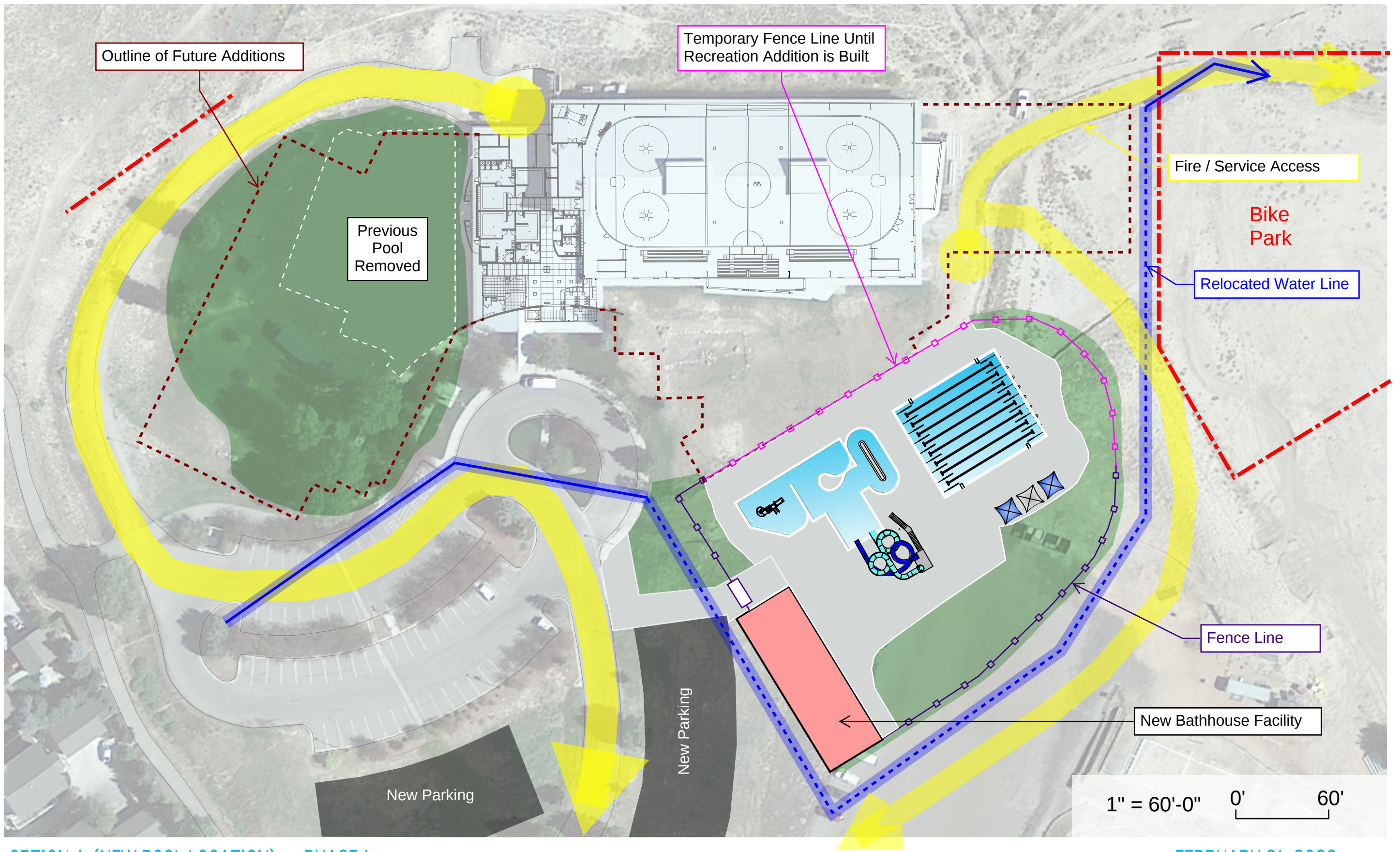
EAGLE POOL & ICE - OUTDOOR POOL REPLACEMENT

EAGLE, COLORADO



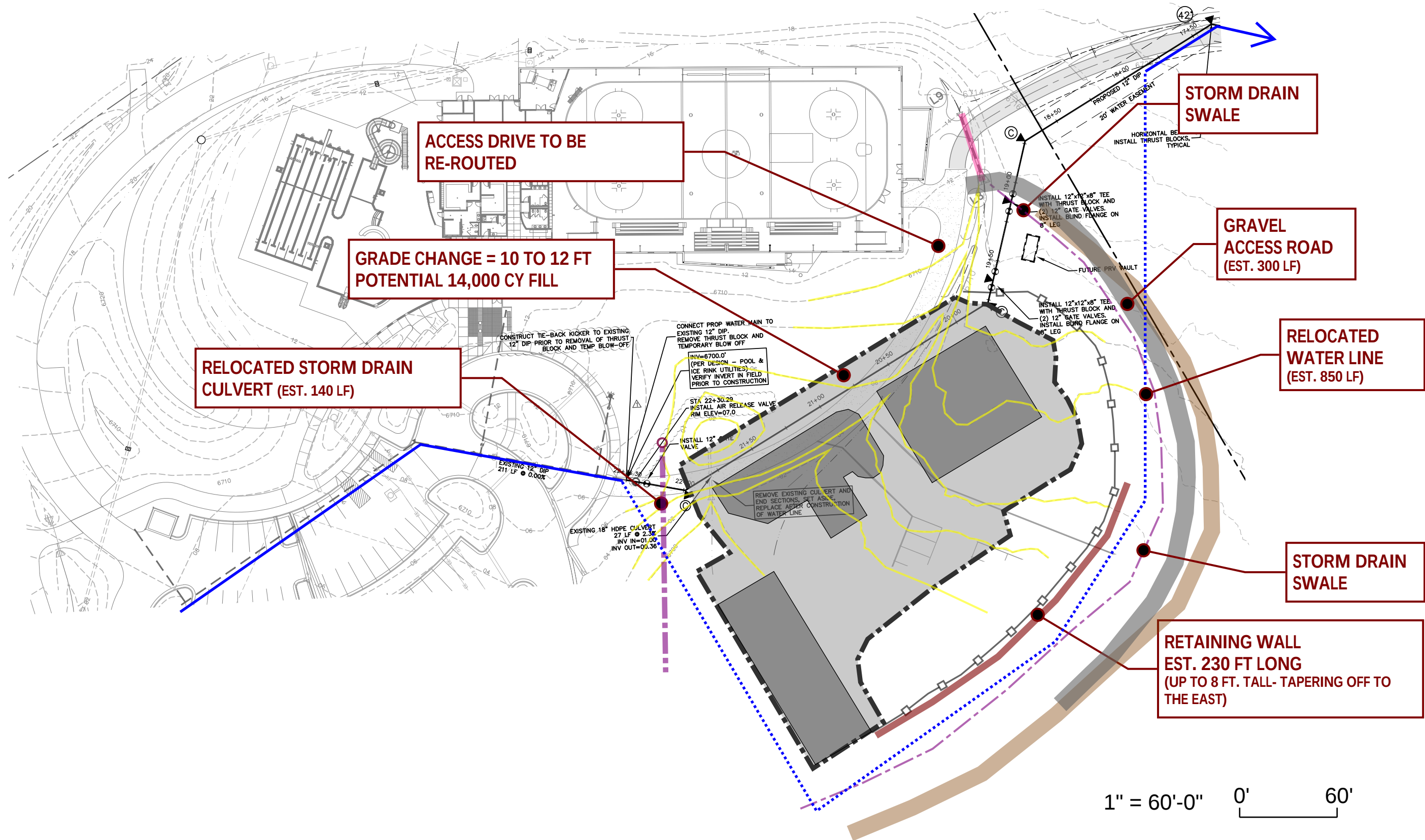
OPTION A (NEW POOL LOCATION) - FULL BUILD OUT

FEBRUARY 21, 2023



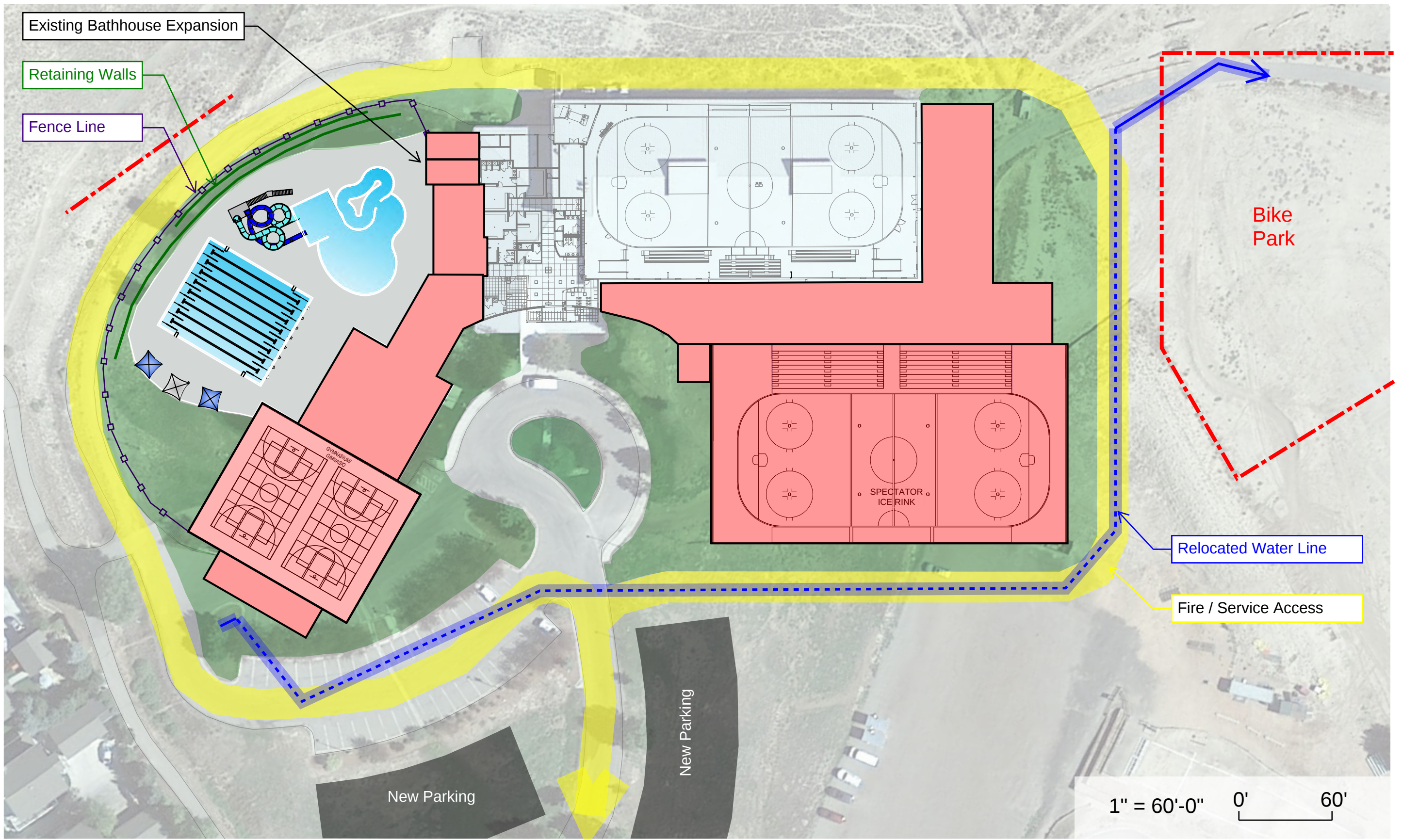
OPTION A (NEW POOL LOCATION) - PHASE 1

FEBRUARY 21, 2023



OPTION A (NEW POOL LOCATION) - ANTICIPATED GRADING & DRAINAGE SITE WORK

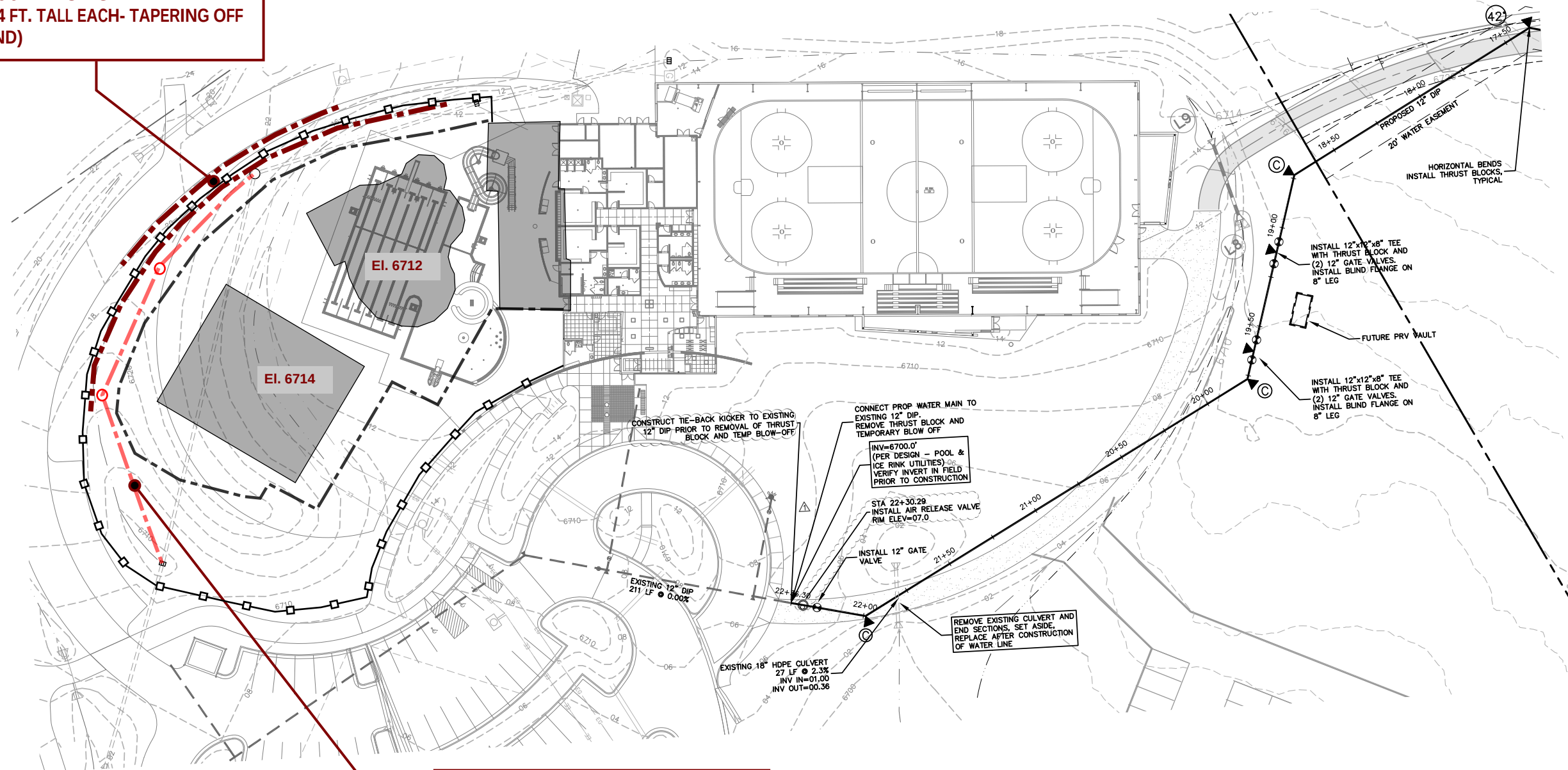
FEBRUARY 21, 2023



OPTION B (EXISTING POOL LOCATION) - FULL BUILD OUT

FEBRUARY 21, 2023

PARALLEL RETAINING WALLS
EST. 400 FT LONG
 (UP TO 4 FT. TALL EACH- TAPERING OFF EACH END)



REVISED STORM PIPE
TO COLLECT SURFACE RUNOFF
 (EST. 220 LF)

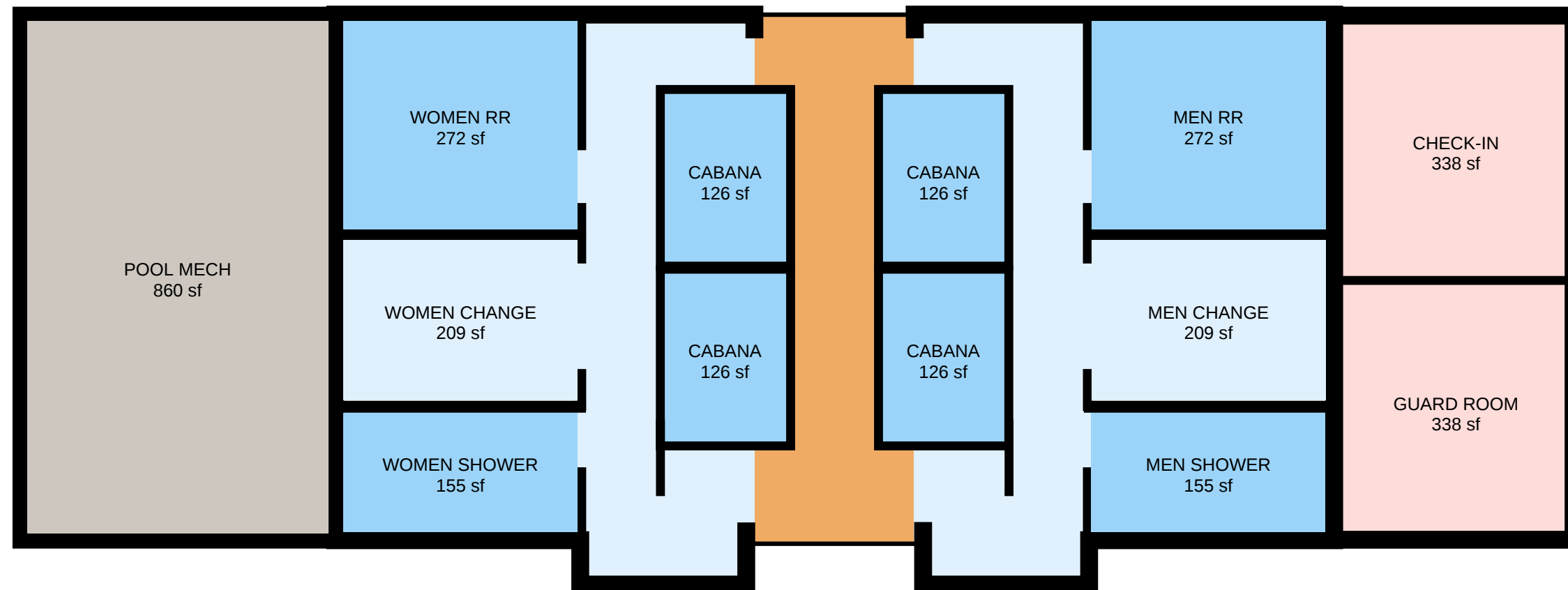
1" = 60'-0" 0' 60'

OPTION B (EXISTING POOL LOCATION) - ANTICIPATED GRADING & DRAINAGE SITE WORK

FEBRUARY 21, 2023

EAGLE POOL & ICE - OUTDOOR POOL REPLACEMENT
 EAGLE, COLORADO

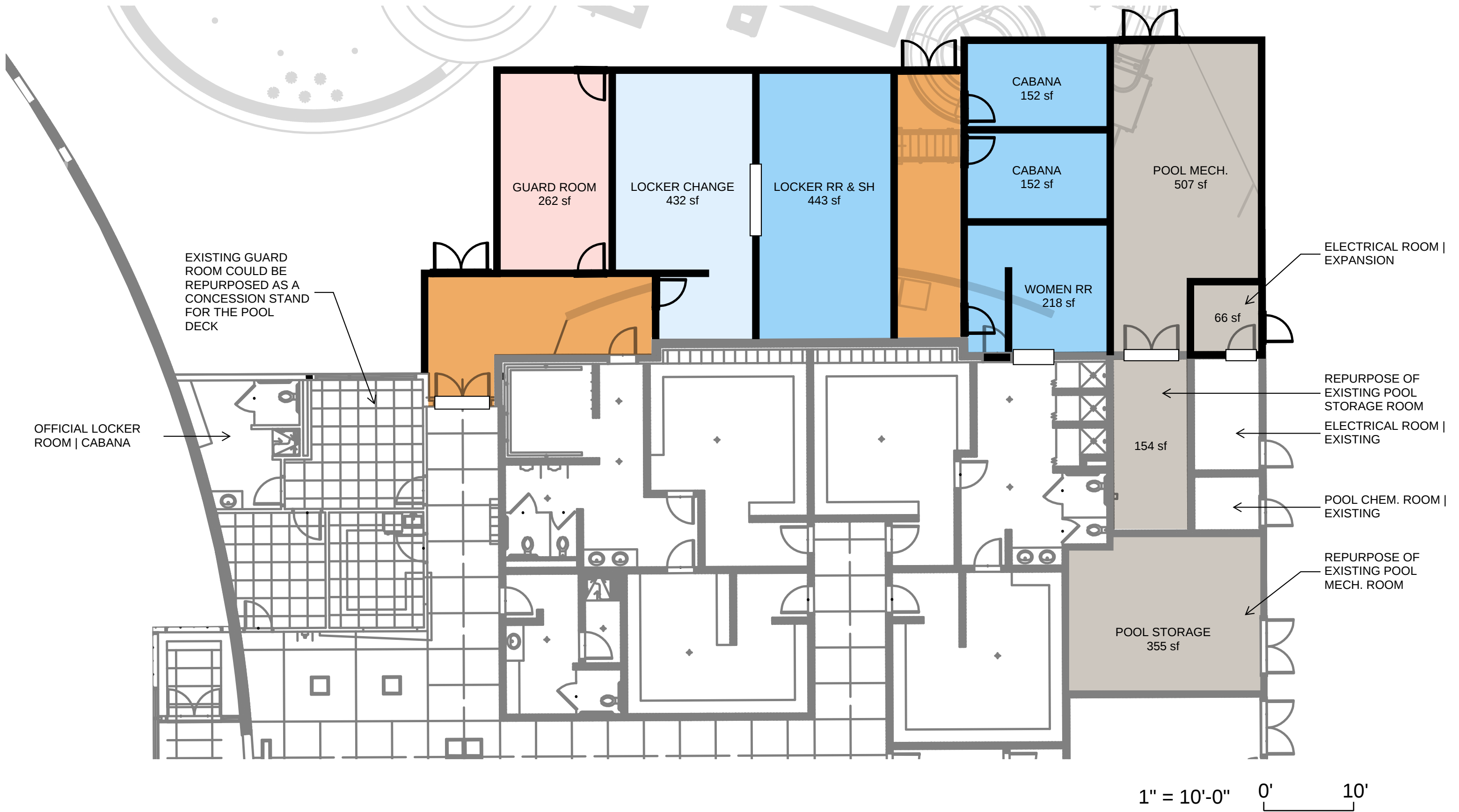




1" = 10'-0" 0' 10'

OPTION A (NEW POOL LOCATION) - NEW BATHHOUSE CONCEPT DIAGRAM | APPROX. 4,600 SF

FEBRUARY 21, 2023



OPTION B (EXISTING POOL LOCATION) - BATHHOUSE EXPANSION CONCEPT DIAGRAM | APPROX. 3,900 SF

FEBRUARY 21, 2023

OPTION A (NEW POOL LOCATION) - PHASE 1

OPINION OF COST - OUTDOOR POOL REPLACEMENT 2/21/2023

EAGLE, CO POOL

CONSTRUCTION ITEMS		Cost (\$)
SITE ITEMS		\$2,129,000
POOL CONSTRUCTION AND RELATED ITEMS		\$4,646,000
POOL DECK AND RELATED ITEMS		\$999,000
NEW POOL BATHHOUSE STRUCTURE		\$2,900,000
CONSTRUCTION SUBTOTAL		\$10,674,000
Contractor. Mobilization, General Conditions, OH&P		25% \$2,669,000
Contingencies		10% \$1,335,000
TOTAL CONSTRUCTION BUDGET		\$14,678,000
SOFT COSTS		\$2,936,000
Design, Permitting, Administration, Testing, FF&E, Owner's Contingency, Etc.		20%
TOTAL PROJECT COSTS		\$17,614,000

CONSTRUCTION BUDGET | \$14,678,000

TOTAL PROJECT COSTS | \$17,614,000

OPTION B (EXISTING POOL LOCATION) - PHASE 1

OPINION OF COST - OUTDOOR POOL REPLACEMENT 2/21/2023

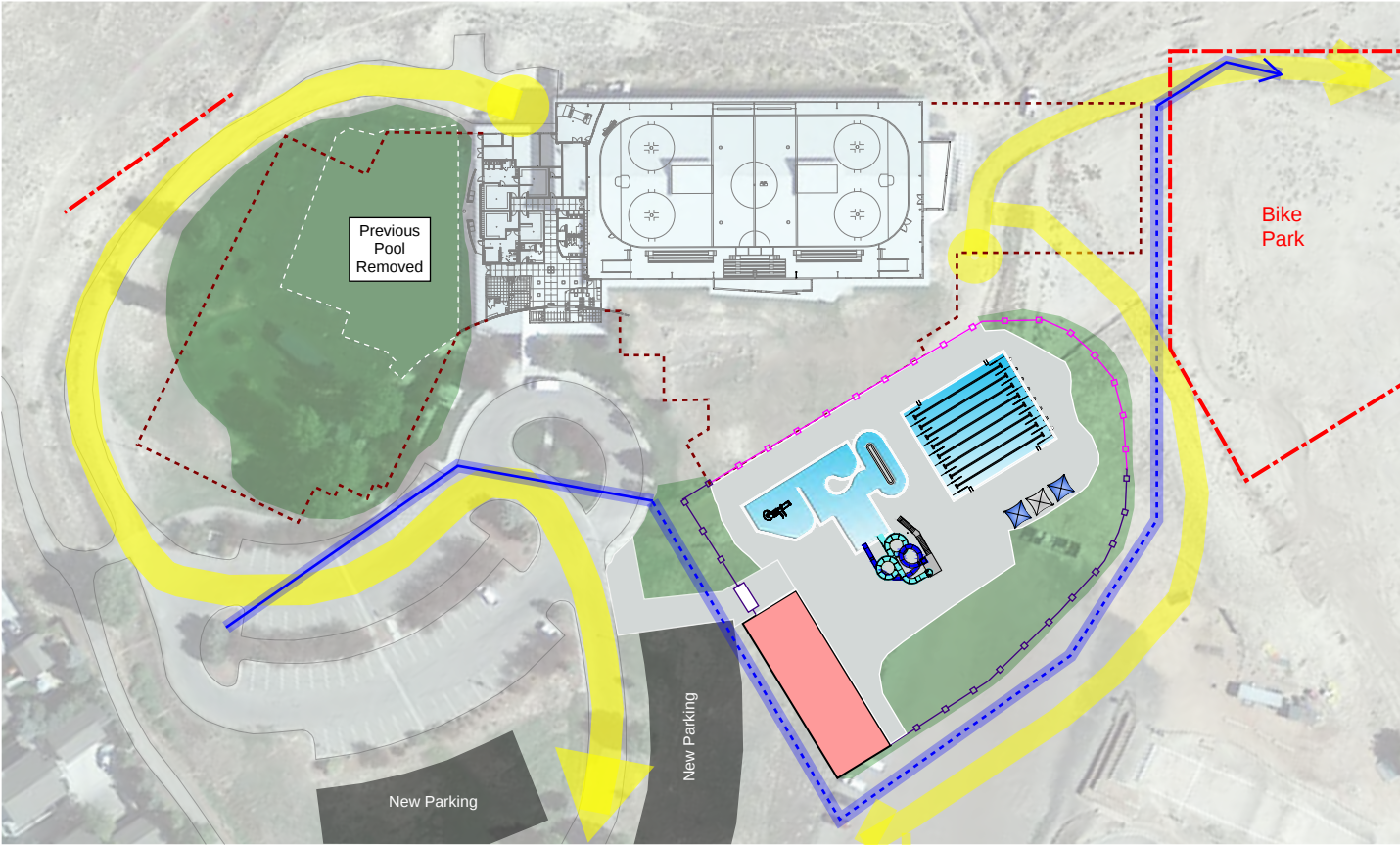
EAGLE, CO POOL

CONSTRUCTION ITEMS		Cost (\$)
SITE ITEMS		\$1,173,000
POOL CONSTRUCTION AND RELATED ITEMS		\$4,646,000
POOL DECK AND RELATED ITEMS		\$991,000
RENOVATION / EXPANSION BATHHOUSE STRUCTURE		\$2,250,000
CONSTRUCTION SUBTOTAL		\$9,060,000
Contractor. Mobilization, General Conditions, OH&P		25% \$2,265,000
Contingencies		10% \$1,133,000
TOTAL CONSTRUCTION BUDGET		\$12,458,000
SOFT COSTS		\$2,492,000
Design, Permitting, Administration, Testing, FF&E, Owner's Contingency, Etc.		20%
TOTAL PROJECT COSTS		\$14,950,000

CONSTRUCTION BUDGET | \$12,458,000

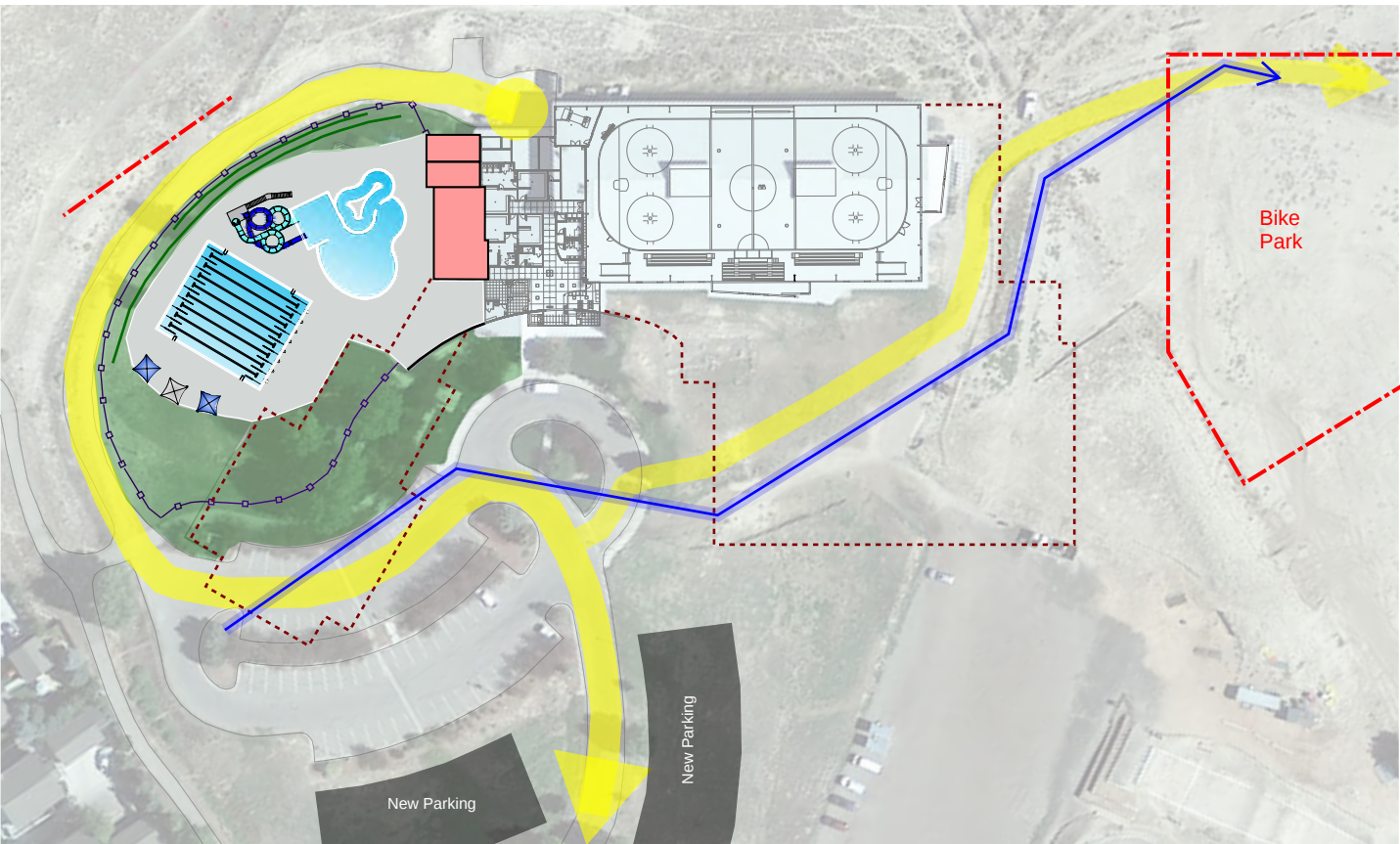
TOTAL PROJECT COSTS | \$14,950,000

OPTION A (NEW POOL LOCATION) - PHASE 1



- ADHERES TO THE ORIGINAL HAYMAKER TRAILHEAD MASTER PLAN
- REQUIRES RELOCATION OF THE EXISTING WATER MAIN IN PHASE 1
- DOES NOT IMPACT THE EXISTING BUILDING
- AREA ALLOWS FOR POTENTIAL FUTURE OUTDOOR AQUATICS EXPANSION COMPARED TO OPTION B
- PLACING THE POOLS OVER AN AREA OF FILL WILL REQUIRE ADDITIONAL COMPACTION AND PREPARATION MEASURES TO STABILIZE THE POOLS TO MITIGATE POTENTIAL SETTLEMENT RISKS
- HIGHER COST COMPARED TO OPTION B

OPTION B (EXISTING POOL LOCATION) - PHASE 1



- DEVIATES FROM THE ORIGINAL HAYMAKER TRAILHEAD MASTER PLAN
- DOES NOT REQUIRE RELOCATION OF THE EXISTING WATER MAIN AS PART OF THE CONSTRUCTION OF PHASE 1
- IMPACTS THE EXISTING BUILDING WITH THE BATHHOUSE EXPANSION
- REQUIRES LESS SITE WORK REQUIRED COMPARED TO OPTION A BY LOCATING THE NEW POOLS NEAR THE EXISTING POOL LOCATION
- LOWER LONG TERM OPERATIONS COSTS / LESS STAFFING COMPARED TO OPTION A (ONE POINT OF ACCESS)
- LOWER COST COMPARED TO OPTION A

QUESTIONS | NEXT STEPS

CONSIDER CONCEPT OPTIONS

ESTABLISH WHICH OPTION ALIGNS WITH POOL REPLACEMENT GOALS

DETERMINE THE APPROPRIATE PROCESS FORWARD

THANK YOU!

FEBRUARY 21, 2023