

## **Executive summary: Minerva Pool House Work Session held on Monday, November 17th.**

In attendance: Mayor Southard, Councilpersons Pinter, Paessun, Martin, Koss, & Camara, Fiscal Officer Wilcheck

### **I. Project Overview & Code Requirements**

The meeting, led by Nancy Nozik and Dan Joyce from Brandstetter Carroll, reviewed four pool house design options as variations on a theme. The options were based on a conceptual pool renovation and expansion that includes a zero-entry and slide, which was necessary to calculate plumbing fixture requirements per code.

- **Design Occupancy:** The preliminary design for the pool deck surface area results in a design occupancy of 407 people (204 men, 204 women).
- **Minimum Plumbing Fixtures (Required):**
  - **Men:** 3 toilets (water closets/urinals), 3 sinks, 1 shower.
  - **Women:** 5 toilets, 3 sinks, 1 shower.
- **Showers:** It was pragmatically agreed to place the required showers in the family restrooms to discourage misuse by children.
- **Family Restrooms:** While not strictly code-required, a minimum of two family restrooms is strongly recommended by the designers and preferred by the board.

### **II. Budget and Cost Considerations**

The project has a target budget of **\$600,000**. Cost estimates for the initial design concepts varied:

- **"Green" Components Only (Restrooms, Office/Guard):** Approximately **\$522,000**.
- **Full Concept (Including Concessions):** Approximately **\$720,000**.
- **Cost Reduction:** Converting a family restroom to a storage room would only save an estimated **\$10,000 to \$20,000** on plumbing.

The general consensus was that building the full shell space now would be more cost-effective than adding it later, as future construction will be more expensive.

### **III. Design Option Feedback and Preference**

The location of the pool house will remain generally where the existing one is, as this makes the most sense.

- **Preferred Option (Concept 2/Variation):** The board expressed a strong preference for a design similar to **Concept 2** due to several functional features:
  - **Restroom Access:** The men's, women's, and family restrooms are accessible from a main entry breezeway.
  - **Off-Season Use:** The layout allows the main restrooms to be accessed from the parking lot during the off-season, with the pool entrance locked down.

- **Family Convenience:** An arrangement with additional family restrooms opening directly onto the top pool/zero entry area was favored for its convenience to parents with small children.
- **Covered Entryway:** A covered entryway/breezeway was preferred for practical reasons (e.g., during rain).
- **Maintenance:** The "restroom block" utilizes a central plumbing chase to ensure all plumbing is easily accessible for maintenance.
- **Disliked Option (Angular Designs):** Concepts that angled the building (e.g., a 20-degree angle in Concept 4) were generally disliked, as the angle was perceived to clash with the pool and site layout.

#### IV. Concessions and Storage

The inclusion of a concession stand and dedicated storage was a central point of discussion due to cost and functionality:

- **Concessions Flexibility:** The recommendation is to build the concession *space* now but only **stub up the plumbing** (rough-in the water and drain lines and cap them) to defer the cost of sinks and equipment until a later date.
- **Storage Necessity:** The board emphasized the critical need for adequate storage space for pool furniture and equipment (e.g., recently purchased chairs).
- **Restocking Access:** The concession/storage area should be designed with external access for easy restocking of supplies from the parking lot.
- **Guard Room:** The guard room and office will include a sink and counter for first aid and convenience.

The project team will refine the preferred concept, providing detailed breakdowns and 3D views for the next meeting which is scheduled for December 17<sup>th</sup> at 7:00 PM.

---

Jeffrey Wilcheck, Fiscal Officer

---

Tiffany Southard, Mayor