



City Council Meeting Agenda Item

Meeting Date: July 21, 2026

Agenda Item: Approve Funding and Consultant Selection for a Comprehensive Whitewater Aquatic and Fitness Center Facility Assessment

Staff Contact (name, email, phone): Kevin Boehm, kboehm@whitewater-wi.gov, 262-473-0122

BACKGROUND

(Enter the who, what when, where, why)

The 2026 Capital Improvement Program includes \$100,000 for replastering the pool shell at the Whitewater Aquatic and Fitness Center (WAFC). Prior to proceeding with this work, staff believes it is prudent to complete a comprehensive assessment of the facility to identify and prioritize all major repair and replacement needs.

The WAFC facility contains numerous interconnected systems and infrastructure components, including pools, mechanical systems, piping, filtration equipment, building components, and other assets that have aged over time. Staff is concerned that completing the pool shell replastering project without a comprehensive evaluation could result in future repairs or infrastructure replacements that may impact or require modification of newly completed work. For example, deterioration of underground piping, structural components, or mechanical systems could necessitate additional construction activities that may affect recently completed improvements.

To better understand the overall condition of the facility and establish long-term capital priorities, staff issued a Request for Bids for a comprehensive facility assessment. The assessment would evaluate the condition of the facility, identify existing and future capital needs, estimate replacement and repair costs, and develop a prioritized schedule of recommended improvements.

The City received proposals from five firms:

- ADCI – \$29,400
- Senga Architects – \$38,500
- Plunkett Raysich Architects – \$51,000
- Burbach Aquatics – \$52,550
- Groth Design Group – \$69,500

Staff evaluated the proposals based on qualifications, experience, project approach, and cost. Particular consideration was given to each firm's experience with aquatic facilities and their ability to provide a comprehensive assessment of pool, mechanical, structural, and supporting infrastructure systems. Based upon the evaluation, staff recommends ADCI as the most qualified firm to complete the assessment at a cost of \$29,400.

While a comprehensive facility assessment was not specifically budgeted in the 2026 Capital Improvement Program, staff recommends utilizing available WAFC Capital Improvement Program fund balance reserves to complete the study. The resulting assessment would provide valuable information for future capital planning, development of a long-term facility replacement schedule, prioritization of repairs and improvements, budget forecasting, and identification of future capital campaign opportunities. The

assessment will also help ensure that future capital investments are strategically prioritized and coordinated to maximize the useful life of facility assets and avoid unnecessary expenditures.

Completion of the facility assessment may result in staff recommending modification, reprioritization, or deferral of the pool shell replastering project depending on the findings and identified capital needs.

PREVIOUS ACTIONS – COMMITTEE RECOMMENDATIONS
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(Dates, committees, action taken)

2026 Capital Improvement Program approved funding of \$100,000 for replastering of the Whitewater Aquatic and Fitness Center pool shell.

June 23, 2026 Finance Committee approved moving forward with ADCI to provide engineering evaluation of the WAFC Facility to complete a comprehensive priority assessment of necessary improvements in the amount of \$29,000.

FINANCIAL IMPACT

(If none, state N/A)

The City received five proposals ranging from \$29,400 to \$69,500 for completion of a comprehensive Whitewater Aquatic and Fitness Center facility assessment.

Staff recommends awarding the assessment contract to ADCI in the amount of \$29,400.

The recommended funding source for the assessment is the Whitewater Aquatic and Fitness Center Capital Improvement Program fund balance. No additional tax levy impact is anticipated as a result of this request.

Completion of the assessment is expected to provide valuable information for future capital budgeting, asset management, repair prioritization, long-term financial planning, and capital campaign development.

STAFF RECOMMENDATION

Staff recommends that the Finance Committee authorize the use of Whitewater Aquatic and Fitness Center Capital Improvement Program fund balance reserves to fund a comprehensive facility assessment and approve the selection of ADCI to complete the assessment at a cost of \$29,400. The assessment will be used to establish capital improvement priorities, support long-term budget forecasting, guide future repair and replacement decisions, and assist with future capital campaign planning efforts at the Whitewater Aquatic and Fitness Center.

ATTACHMENT(S) INCLUDED

(If none, state N/A)

- 1.) Request for Bids – WAFC Comprehensive Facility Assessment
 - 2.) Bid Tabulation Summary
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