

## SWIMMING POOL ACTIVITY TIMELINE

### 2017

**August** - Discuss formation of Pool Advisory Committee (PAC)

**October** - Applications due for PAC, Council appointed members, first PAC meeting held, Andy Smith from Larkin Aquatics attended PAC meeting. Pool tours were held this month. Second PAC meeting held at the end of the month

**November** - Met with Carrother's Construction Company, LLC for inspection. Received draft report back from Carrother's regarding repairing or replacing the pool. Once reviewed final report was received.

**December** - PAC meeting regarding Carrother's Construction Company, LLC report and bringing in consultant. Cost of renovating came in at roughly \$805,000. The cost of building a new pool was estimated by Carrother's between \$2-3.5 million. Issued RFQs to consultants.

### 2018

**February** - RFQ's due from consultants

**March** - PAC interview team meeting regarding interviews with consultants. Interviews were conducted. After initial meetings, interview team requested RFP's from Larkin Aquatics and Waters Edge Aquatic Design.

**April** - PAC meeting to review RFP's from Larkin Aquatic and Waters Edge Aquatic Design.

**May** - Council work session prior to budget sessions to discuss Pool surcharge.

**June** - Cooper Malone McClain Financial Services presented to Council. Larkin Aquatics contract approved by Council for \$4,750 plus travel expenses, any additional trips \$1,400 each. Pool surcharge discussed in Council meeting as well.

**July** - Ranson Financial Services presented to Council

**August** - Piper Jaffray Financial Services presented to Council

**September** - City Council had financial discussion regarding debt services, concern was raised about city taking on more debt. PAC met with Larkin Aquatics to discuss features and amenities desired for new or renovated pool.

**October** - PAC met with Larkin Aquatics to go over proposals for features and amenities. Discussion took place to have survey to solicit public input.

**November** - PAC received copy of survey to review and survey was then opened up to the public.

### 2019

**January** - PAC meeting to discuss survey results and set up Public Input Session

**February** - PAC met to discuss plans and additional arrangements for Input Session

**March** - Public Input Session-Postponed due to weather

**April** - City Staff and Mayor discuss separate fund for tax deductible pool donations.



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November 17, 2017

Mr. Bradley Eilts, City Manager  
City of Larned  
417 Broadway  
Larned, KS 67550

Re: Larned Municipal Pool – General Inspection and Pipe Testing Report.

Mr. Eilts,

We have completed the general inspections and pressure testing of the pool piping. We used air pressure to test the process piping. Each individual line was plugged or valved off and brought up to the test pressure. The results are as follows:

**Pipe Testing:**

Line	Testing Results	Condition	Action Needed
Main Drain -TO- Wet Well	Could not be pressurized	Leaking	Replace
West Recirc. Line -TO- Inlets	Held pressure throughout test	Good	Leave as is
East Recirc. Line -TO- Inlets	Could not be pressurized	Leaking	Replace
Gutter Outlets -TO- Waste	Could not be pressurized	Leaking	Replace

- The piping from the Main Drain in the pool to the recirculation pump suction well could not be pressurized. This line has a major leak and needs repair or replacement.
- The piping from the filter area to the inlets on the west leg (two separate recirculation lines) held 4 psi air pressure for 4 minutes. Line is in good shape and does not need to be replaced.
- The piping from the filter area to the inlets on the east leg (two separate recirculation lines) could not be pressurized. This line needs to be replaced.
- The piping from the gutter outlets to the river would not pressurize. This line needs to be replaced. This line is now considered to be "sewage" by current standards and really should be either piped to a sanitary sewer or hooked into the recirculation system and treated.
- Wading pool piping was not tested as it is abandoned.

#### **Inspections:**

- The pool shell is in relatively fair to poor condition. Visual inspections reveal as many linear feet of cracking as there is control joints in the pool. Some have up to one inch in differential settlement. Some of these cracks are filled with paint. Some cracks are open and leaking even though they have some paint filling. Some areas of the pool slabs have settled compounding the cracking issue.
- Sounding inspections of pool floors indicate approximately 500 square feet of delaminated or deteriorated concrete.
- Sounding inspections of pool walls indicate spalling at the base of the wall at 80% of the perimeter (approximately 420 lf of delamination) from the floor up the face of the wall 6" to 18".
- The construction/expansion joints in the pool are in poor condition.
- Pool has been repainted/recoated many times over and paint in some places exceeds 3/8" in thickness.
- The slide suction appears to not be in compliance with new laws.
- The pool deck has settled in many places and the vertical movement is obvious. There are many areas where this differential settlement is in

excess of 1" causing safety issues. This is most likely due to pipe leakage.

- There are 12 each 30" sand filters in relative poor condition. Based upon a maximum capacity of 20 gpm/sf of filter area this filter bank should provide approximately 1,200 gpm of filtration. Based upon approximate pool volume of +/-525,000 gallons, this allows for a complete turn-over of the pool in 7.30 hrs. New construction today typically has a 6 hr minimum or less turn-over providing more water treatment.
- The recirculation pump (VTP) does not have a name plate and current capacity is unknown. It is in relatively fair condition.
- The chemical system seems to be adequate and in relatively good condition.

#### **Repair Recommendations:**

- Pool Piping: We recommend all piping be replaced.
- Pool Slabs: We recommend the delaminated concrete be removed and the areas repaired with non-shrink grout and/or concrete patch material depending on size. The cracks need to be routed out and filled with polysulfide flexible sealant material allowing future movement. The differential settlement should be ground down to lessen safety issues.
- Pool Walls: We recommend the base of the pool walls where deteriorated be chipped out and patched.
- Pool construction and expansion joints need to be cut out and replaced with polysulfide sealant and backer rod.
- Entire pool basin needs to be blasted clean and recoated with three coats of a pool coating such as Tenemec 161 Epoxy.
- Pool Deck: With the replacement of the pool piping, most of the pool deck will have to be replaced. The remaining deck, because of differential settlement should also be replaced. Also requiring fencing replacement.
- The slide suction should be modified to meet current laws.
- Pool Filters: This type of filter is typically not seen in municipal applications, they also seem to be reaching the end of their useful life. We

recommend the filters be replaced with two Steel Sand Pressure Filters of adequate size to allow a minimum 6 hr turnover.

- Pool Pump: No action needed.
- Chemical System: No action needed.

**Summary:**

In general the pool is in poor condition, has served its useful life and should be replaced. The above repair recommendations are only if replacement is not an option. The recommendations will extend the useful life of the pool, although in our opinion not long enough to justify the cost.

A budget to do the repairs listed above is \$805,000. If you would like individual budget cost estimates to repair each of the above items, please let us know. The entire facility including design and the bathhouse can be replaced for a budget of \$2 million to \$3.5 million depending upon size and amenities.

Sincerely,  
Carrothers Construction Co., LLC



Fritz Caspar

cc: File

# **CITY OF LARNED**

## **REQUEST FOR QUALIFICATIONS (RFQ)**

for

**Aquatic Facilities Consulting and Design Services**

The City of Larned, Kansas, is accepting statements of interest and qualifications from qualifying firms to provide consulting and design services for aquatic facilities. These services may include, but are not limited to preliminary consultation, design services, and construction management of a new municipal pool.

Larned has an aging traditional swimming pool with a pool house, slide, and a diving board. It has served the community well over the last 70+ years. The consultant will work with City Staff, City Council, and an appointed Pool Advisory Committee to discuss and explore a variety of viable options for the future of aquatic recreation in Larned. Depending on the direction of the City Council, the project may or may not move forward with design or construction of a new municipal pool.

### **CONTACT**

All inquiries concerning this Request for Qualifications (RFQ) should be directed to:

**Bradley Eilts, City Manager**  
**City of Larned**  
**417 Broadway**  
**Larned, Kansas 67550**  
**620/285-8500**  
**beilts@cityoflarned.com**

### **DEADLINE FOR PROPOSALS**

Statements of Qualification will be received by the City Manager's Office until 5:00 p.m. on Friday, February 2<sup>th</sup>, 2018. Please provide eight copies of the material.

### **BASIS FOR AWARD OF CONTRACT**

Contract will be awarded to the consultant that submits a consulting team that, in the City's sole discretion, best benefits the City.

### **PROPOSAL REQUIREMENTS**

The proposal must outline your qualifications and how you will accomplish the above tasks. Proposals should include team members, past project experience, knowledge of the community, schedule, and any other information you feel would be useful. It is the City's intent to make the selection on this qualifications packet only. However, in the event that more information is required, the City may hold interviews to expand on the information submitted. Please limit the written proposal to 20 pages, double-sided.

## **ANTI-DISCRIMINATION CLAUSE**

No Respondent to this request shall in any way, directly or indirectly, discriminate against any person because of age, race, color, handicap, sex, national origin, or religious creed. Successful Respondent must comply with the Kansas Act Against Discrimination and if applicable, execute a Certificate of Non-Discrimination as provided in K.S.A. 44-1030.

## **ANTICIPATED SELECTION SCHEDULE**

February 2, 2018	– deadline for proposals
Week of February 12, 2018	– interview of consultants
February 21, 2018	– recommendation of selected firm
March 2, 2018	– Consideration of contract by City Council

## **SPECIAL CONDITIONS FOR THE PROPOSALS**

1. Proposals may be delivered in person or mailed to the address on the first page. However, any proposal that is mailed but does not reach the City Manager's Office by the deadline time set forth above will not be accepted.
2. The City reserves the right to accept or reject proposals and to waive any technicalities or irregularities therein. No submitted proposal may be withdrawn for a period of thirty (60) calendar days from the submittal deadline.
3. During the evaluation process, the City reserves the right to request additional information or clarifications from those submitting proposals, and to allow corrections of errors or omissions.
4. The City reserves the right to retain all proposals and to use any ideas in any proposal submitted. Submission of a proposal indicates acceptance by the person submitting the proposal of the terms, conditions and specifications contained in this RFQ, unless clearly and specifically noted in the proposal submitted and confirmed in a subsequent agreement with the City.
5. The City of Larned will not reimburse responding companies or individuals for any expenses incurred in preparing proposals in response to this RFQ.
6. The Consultant shall be responsible for obtaining all permits and licenses, as required by any and all county, state, or federal laws, ordinances, or statutes.
7. This contract shall not be assigned, transferred, or sold, or services sublet to any other person, in whole or part, by the respondent, except with the express written consent of the City.
8. The respondent agrees to indemnify and hold harmless the City, their employees and agents, from any and all loss, claims, settlements, or judgments for any injury or damage whatsoever including those for personal injury, bodily injury, property damage, and/or death arising out of the negligence or other actionable fault of Consultant, its affiliates, subsidiaries, subcontractors, agents, servants, and/or employees in the performance of this Agreement.



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May 21, 2018

Bradley Eilts, City Manager  
City of Larned  
417 Broadway Street  
Larned, KS 67550

(Sent via email: [beilts@cityoflarned.com](mailto:beilts@cityoflarned.com))

RE: Professional Engineering and Planning Services  
Larned Swimming Pool Project  
Larned, KS

Dear Mr. Eilts,

We appreciate the opportunity to submit our proposal for your request of Professional Engineering and Planning Services for Larned Swimming Pool Project. **Larkin Aquatics** is available immediately to provide the services required for this project.

The goal of this assessment is to provide City of Larned clear direction for the future of the Larned Swimming Pool. To achieve this objective, Larkin Aquatics proposes the following Scope of Service.

We propose to perform the following professional services:

1. Data Collection:
  - a. Visually inspection and document the conditions observed of the:
    - i. Pool facility
    - ii. Pool vessel (structure)
    - iii. Mechanical systems (recirculation, filtration, and disinfection)
  - b. Identifies deficiencies or concerns associated with:
    - i. Prevailing code or current industry standards
    - ii. Safety concerns
    - iii. Public health concerns
  - c. Review existing plans/studies
  - d. Interview key operating staff
2. Facilitate a series of approximately four (4) meetings to:
  - a. Define programs and uses
  - b. Brainstorm/prioritize features
  - c. Assess scale/capacity of facility
  - d. Identify capital budget
  - e. Concessions/phasing/other details
3. Prepare concepts, based on input from the Pool Advisory Committee
  - a. Develop associated construction cost and operations cost estimates



Mr. Bradley Eilts  
Larned Swimming Pool  
Professional Engineering and Planning Services  
May 21, 2018  
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- b. Revise concepts and associated construction costs, based on input from committee.
- c. Finalize concept, construction and operations budget.
4. Participate in public outreach including:
  - a. Provide images and copy for advertisement:
    - i. Images of final concept
    - ii. FAQs and description of project
    - iii. Tri-fold brochures and posters for reproduction
  - b. Attending and participating in Public meetings, not to exceed two (2).
  - c. Presentation to City Council in public forum.

To perform the work described above, Larkin Aquatics proposes the following fees, plus actual expenses:

Lump Sum Fee        \$4,750.00

Plus, actual cost of expenses, consisting of:

- Travel: Mileage at prevailing rates or car rental plus fuel charges, whichever is less.
- Lodging and meals, at actual cost.
- Reprographics: Cost of reproduction, if required by third party.
- Postage: actual cost of postage/shipping, as required.

Larkin anticipates the maximum expenditure total to be approximately \$500.

Should additional visits by Larkin Aquatics be required Larkin shall request an additional fee of \$1,400 per trip.

**Scope of Services Exceptions:**

The following services are NOT included in the proposed scope of services:

These services can be provided once funding is secured (i.e. successful referendum) and the City Council authorizes the construction of the new facility.

- Construction Documents
  - Pool design
  - Architectural design
  - Mechanical (HVAC), electrical and domestic plumbing
  - Sanitary sewer design
  - Lighting design
  - Public address system
  - Water service (including backflow preventer and meter)
  - Civil design
- Geotechnical survey
- Topographic and/or boundary survey
- Distribution of bid documents, advertisement of bid, bidders list and issue addenda.
- Full-time construction observation
- Warranty walk-through

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Larned Swimming Pool  
Professional Engineering and Planning Services  
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Should you have any questions, please do not hesitate to contact us.

Sincerely,



Andrew D. Smith, P.E.  
Principal-in-Charge



Kyle A. McCawley, P.E.  
Project Manager

ENCLOSED